**Greene County Industrial Development Authority**

93 E. East High Street
Waynesburg, PA 15370
Tel: 724.852.5259

**GCIDA Board Meeting**
**Minutes**
**July 14, 2026**

**I. The meeting was called to order at 9:00 AM. Those present were as follows:**

*George Scull, Vice Chairman*
*Tim Fox, Treasurer*
*Matt Stuck, Board Member*
*Connie Bloom, Director*
*Ernie DeHaas, Solicitor*

***Phone:***
*Greg Firely, AMO Environmental Decisions*

***Public:***
*Nicole Mickens, RDA*

**II. "If a potential conflict exists, you are duty bound to disclose."**

**III. Approval of Minutes** – June 9, 2026

*Mr. Scull requested a motion to approve the June 9, 2026 Meeting Minutes.*

*Motion to approve- Mr. Fox*
*Second- Mr. Stuck*
*All in favor.*

**IV. Treasurers Report**

a. **Balance Sheet** as of June 30, 2026
b. **Profit & Loss** as of June 30, 2026
c. **Deposit Detail** as of June 30, 2026
d. **EPA Assessment Grant** as of June 30, 2026

*Ms. Bloom reviewed the reports through the end of June 2026 that were included in the Board's packet.*

*Mr. Scull requested a motion to approve the Treasurer's Report.*

*Motion to approve- Mr. Fox*
*Second- Mr. Stuck*
*All in favor.*

V. **Deposits**

**Revolving Loan Payments**

a. 6/3/26 - **$1,200.00**
   i. Blessed Valley Lodging (Mar – June 27)
b. 6/5/26 - **$321.75**
   i. Vending Solutions
c. 6/8/26 - **$299.25**
   i. LK Cafe
d. 6/8/26 - **$299.25**
   i. MR Structures
e. 6/17/26 - **$299.25**
   i. JCNH Rentals
f. 6/17/26 - **$438.02**
   i. Michaels Auto
g. 6/26/26 - **$325.00**
   i. 7 One Eight Design Build (July 26)
h. 6/30/26 - **$350.00**
   i. Greene County Land Development 3 (July 26)
i. 6/30/26 - **$742.47**
   i. Hydraulic Solutions #2 (Dec 26)
j. 6/30/26 - **$299.25**
   i. Hydraulic Solutions #1 (Apr 27)
k. 6/30/26 - **$1,200.00**
   i. Blessed Valley Lodging (July – Oct 27)

**SIP**

a. 6/22/26 - **$1,498.54**
   i. Boondock Sales

**General Account**

None

**EPA Assessment Grant**

None

*Ms. Bloom reviewed the deposits for the Board and reminded the Board that if there is a notation it reflects the month/year for which the payment was applied. Mr. Fox asked if Blessed Valley Lodging is paid through October 2027 and Ms. Bloom confirmed. Mr. Scull stated the funds for 7 One Eight Design Build was to renovate an event center and he is requesting an update on the progress. Ms. Bloom will send a letter requesting the update be provided prior to the next meeting.*

VI. **Approval of Checks for Payment**

**General Account**

a. DeHaas Law, LLC - **$3,365.00**
   i. General Services – $345.00
   ii. Crucible Property - $3,020.00
b. George Scull – **$19.96**

i. No Trespassing Signs

**Assessment Grant Account**

a. AMO Environmental Decisions - **$9,311.30**
   i. 50 Rolling Meadows Rd
      1. PHASE I
      2. Field Sampling Plan
   ii. EPA Coordination
   iii. US ACRES Update

*Ms. Bloom reviewed the checks for payment for the Board and indicated these invoices were included in the email for the Board's review.*

*Mr. Scull requested a motion to approve the checks for payment.*

*Motion to approve- Mr. Fox*
*Second- Mr. Stuck*
*All in favor.*

**VII. Brownfields Initiative**

2025 Assessment Grant
   i. 50 Rolling Meadows Rd
      1. Phase I ESA Completed
      2. REC's Identified
      3. FSP in development
   ii. Outreach response
   iii. Next Sites
   iv. Quarterly Report

*Mr. Firely explained the Phase I for 50 Rolling Meadow Road has been completed and the plan is being drafted for the Phase II and will be submitted to the EPA for review. He added that new sites need to be identified and outreach has been completed to garner interest. Mr. Firely mentioned the compressor station located near the Greene County Maintenance Building as a possible site. Ms. Bloom asked if that site would be approved to assess and Mr. Firely confirmed. Ms. Bloom indicated a letter would be drafted and mailed out. Mr. Scull introduced Nikki Mickens, the RDA Director to the Board. He explained the RDA owns a property in Nemacolin that is believed to have an oil tank in the ground. Ms. Mickens asked if this grant can be used on residential and Mr. Firely stated residential is not the goal of this grant unless there is a plan to develop the site. Ms. Bloom mentioned that the Swiger's Garage site owner reached out and indicated they are not interested in the grant.*

**VIII. New Business**

a. Mather Property

i. Lease/Sale Price
ii. Useable Acres
iii. Trespassing

*Ms. Bloom explained that Mr. Firely provided the map of the developable acres in Mather at the request of the Board. She added this is to help determine what the Board is going to set as the lease or sale price. Mr. Stuck asked how many total acres are developable and Mr. Firely replied the area on the map in purple has been cleared and totals five acres. Mr. Scull discussed that he thinks the best option is to have a short time lease as to not prevent the property from being sold. He also stated there needs to be access to the remaining ties for removal.*

*Ms. Bloom explained a resident reached out regarding a fence that we installed with no trespassing signs on the property. She added this fence was installed to secure the property from kids riding dirt bikes on the GOB pile. Ms. Bloom recapped the conversation she had with resident, James Gayman, Jr., and how she explained that the fence was installed to keep people from trespassing on private property and his concern was that it was barbed wire and that the kids could get hurt when trying to cross it so he cut it down. She added that she informed him that no one is permitted to be on the property and that he needed to reinstall the fence the way he found it. Ms. Bloom stated that the are pictures in the packet showing how the fence was initially installed and how Mr. Gayman, Jr. reinstalled it. Ms. Bloom stated that Mr. Gayman, Jr. mentioned numerous times if someone gets hurt due to the barbed wire fence it will be a problem for the IDA and my response was that it is posted and the property secure so that wouldn't be the case. Ms. Bloom requested that the property get surveyed and then the issue with the property line that is adjacent to Mr. Gayman Sr. property wouldn't be questioned. She will call and get estimates of the cost. Mr. Scull discussed that Mr. Gayman Sr. removed the fence that belonged to the IDA but he stated was on his property so currently there is no fence between the IDA's and Mr. Gayman Sr. properties. Mr. Fox asked what the liability is for the IDA when we secured the property and Mr. DeHaas replied the duty is to post it and install a fence where there is an access point. Mr. DeHaas stated once those things are done you have protected yourself the best you can. He added the normal risk someone takes when trespassing on a dirt bike the IDA would not be responsible. Mr. Fox asked for a recommendation from Mr. DeHaas. Mr. DeHaas suggested keeping the gate locked and where people are illegally accessing the property a fence should be installed. Mr. Stuck asked how many access points there are potentially on the property. Mr. Scull replied unfortunately a few. Mr. Scull recommended having a survey completed on the part property that borders the actual town. Mr. Fox asked Ms. Bloom to get an estimate on the survey and then the Board can determine how to secure the property with a fence.*

*Ms. Bloom mentioned that she did confirm that Jefferson VFD used the GOB site to let off their July 4th fireworks after we were told they wouldn't be utilizing the site any longer and that is why we paid to have someone mow it. She added that to her knowledge no one gave permission.*

b. Crucible Property
   i. Closing

*Ms. Bloom stated that the closing is complete, however, the bi-monthly updates are still required. Mr. DeHaas explained Froops Land had as many issues with the closing entity as the IDA. He added one thing that needed to be completed as the payment in lieu of taxes to the three taxing bodies per the agreement. Mr. DeHaas explained they had tried to make one half of a payment, and he had to explain they owe a full payment. He stated they paid both the County and Township in full but still needs to pay the school. Mr. DeHaas mentioned Froops Land picked the* *closing date as June 30th since it was the end of the fiscal year and now, they will file an assessment appeal for the next fiscal year. Mr. DeHaas explained the Board needs to determine when payment will be made to the County and the amount. He discussed the amount is half of the net proceeds of the sale, which was $50,000, but the Board needs to determine if a deduction of the attorney fees applies. Mr. DeHaas mentioned that is how the airport property was handled. Mr. Scull and Mr. Fox agreed that the attorney fees should be deducted. Mr. Fox suggested paying the County their portion now. Ms. Bloom clarified that the attorney fees are to be deducted from the $50,000 then divided equally between the County and the IDA and the Board agreed. Mr. DeHaas explained Froops Land has a year to develop the property to the satisfaction of the Board per the agreement or the IDA would get the property back.*

*Mr. Scull requested a motion to approve the payment to the County in the amount of $23,490 for the sale of the Crucible property to Froops Land, LLC.*

*Motion to approve- Mr. Fox*
*Second- Mr. Stuck*
*All in favor.*

c. Main Street Matters

*Ms. Bloom explained Commissioner McClure approached both the RDA and IDA about partnering on the Main Street Matters Grant and the application is due August 31st. She added it is to revitalize main street with housing, business growth and community development. Ms. Bloom stated the plan would be to meet with Waynesburg Borough to gauge interest with the Board support. Mr. Fox said he supports the initiative but is the RDA and IDA the right entities to be the driving force with this grant.*

## IX. Old Business

a. USDA Butchering Facility

*Mr. Fox stated Ben the Butch and Mark Krupa had an on-site meeting at the site on 218. He added both seem to be excited and are hoping to continue discussion and move forward. Mr. Fox explained that Mr. Krupa was scheduled to discuss this with his Board and there has been no update yet on how that meeting went.*

b. Greene County Futures Forum

*Mr. Scull discussed these meetings are continuing and he is hopeful, but it seems like there may be too many people involved and maybe it will evolve into a committee with a direction that will have results. He added the next meeting is scheduled for next week.*

c. Business Expansion Listing

*Ms. Bloom stated there is no update.*

d. PRA Project
   i. Island
   ii. Presidio
   iii. Bridge
   iv. Wallcover
   v. Waypoint

*Ms. Bloom stated there were 5 PRA requests received; however, no parcels were submitted due to the specific requirements. Mr. Fox mentioned moving forward with partnering with a landowner on a small project but not sure what that would look like. He added the Board needs to identify a site that could be attractive and determine what to develop.*

**X. Public Comment**

*None*

**XI. Executive Session**

*None*

**XII. Next Meeting** – August 11, 2026

**XIII. Adjournment**

*Mr. Sull requested a motion to adjourn the meeting at 10:08 AM.*

*Motion to approve- Mr. Fox*
*Second- Mr. Stuck*
*All in favor.*

**MEETING MINUTES CERTIFICATION**

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Industrial Development Authority on August 11, 2026.

________________________________________
Chairman, Greene County Industrial Development Authority

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Vice Chairman, Greene County Industrial Development Authority

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Secretary, Greene County Industrial Development Authority