

**REORGANIZATIONAL MEETING AGENDA  
WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
TUESDAY, JANUARY 17, 2023, 3:30pm**

1. Roll Call:

Bruce J. Corna	_____	John Kline	_____
Daniel Howard, Jr.	_____	Vikki Ridenour	_____
Denny Kennedy	_____	Edward Sobota	_____
Terry Painter	_____	Thomas Sochacki	_____
Tony Pauly	_____		

Also present: James J. Conte, Esquire \_\_\_\_\_  
Rebecca S. Lewis \_\_\_\_\_

2. Election of Officers:

**Chairman –**

Motion to nominate \_\_\_\_\_ by \_\_\_\_\_  
Second by: \_\_\_\_\_ Other nominations: \_\_\_\_\_  
Motion to close nomination: \_\_\_\_\_ Second by: \_\_\_\_\_  
Election of: \_\_\_\_\_  
In favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**Vice Chairman –**

Motion to nominate \_\_\_\_\_ by \_\_\_\_\_  
Second by: \_\_\_\_\_ Other nominations: \_\_\_\_\_  
Motion to close nomination: \_\_\_\_\_ Second by: \_\_\_\_\_  
Election of: \_\_\_\_\_  
In favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**Secretary –**

Motion to nominate \_\_\_\_\_ by \_\_\_\_\_  
Second by: \_\_\_\_\_ Other nominations: \_\_\_\_\_  
Motion to close nomination: \_\_\_\_\_ Second by: \_\_\_\_\_  
Election of: \_\_\_\_\_  
In favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**Treasurer –**

Motion to nominate \_\_\_\_\_ by \_\_\_\_\_  
Second by: \_\_\_\_\_ Other nominations: \_\_\_\_\_  
Motion to close nomination: \_\_\_\_\_ Second by: \_\_\_\_\_  
Election of: \_\_\_\_\_  
In favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**Assistant Treasurer –**

Motion to nominate \_\_\_\_\_ by \_\_\_\_\_  
Second by: \_\_\_\_\_ Other nominations: \_\_\_\_\_  
Motion to close nomination: \_\_\_\_\_ Second by: \_\_\_\_\_  
Election of: \_\_\_\_\_  
In favor: \_\_\_\_\_ Opposed: \_\_\_\_\_

**Assistant Secretary –**

Motion to Appoint Rebecca S. Lewis by \_\_\_\_\_  
Seconded by: \_\_\_\_\_  
Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_

3. Today's meeting and all other meetings for the year 2023 were advertised on December 12, 2022; a copy of the Proof of Advertising is attached hereto as Exhibit A.
- a. Motion to ratify and approve the meeting dates for 2023 as advertised in the Tribune Review on December 12, 2022.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_  
Comments: \_\_\_\_\_

4. Review of Minutes:
- a. Motion to waive formal reading of the Minutes of September 19, 2022, meeting and to approve the Minutes of September 19, 2022, meeting (copy of Minutes attached as Exhibit B).

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_  
Comments: \_\_\_\_\_

5. Treasurer's Report:
- a. Motion to approve Report of Treasurer for the period September 19, 2022, through January 17, 2023 (copy attached as Exhibit C).

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_  
Comments: \_\_\_\_\_

6. Report of Solicitor:

- a. Reappointment by the Westmoreland County Commissioners, on December 1, 2022, for a five (5) year term for Terry Painter and Tony Pauly
- b. Appointments:

**Bank Depository** – (Current – Commercial Bank & Trust of PA)

Motion to Appoint Commercial Bank & Trust of PA by \_\_\_\_\_

Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_

Motion to Approve Corporate Authorization Resolution designating the Chairman, Treasurer, Assistant Treasurer, and Assistant Secretary as authorized signatories for the powers described [(1), (2), (3), (4), (5)] with 2 signatures required.

Motion by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_

Not approved: \_\_\_\_\_

Comments:

**Auditor** – (Current – Horner, Wible & Terek, P.C.)

Motion to Appoint Horner, Wible & Terek, P.C. for the 2022 audit by \_\_\_\_\_

, Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_

Not approved: \_\_\_\_\_

Comments:

**Solicitor** – (Current - James J. Conte, Esquire)

Motion to Appoint James J. Conte, Esquire by \_\_\_\_\_

Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_

Not approved: \_\_\_\_\_

**Bond counsel** – (suggest James H. Webster, Esquire of Clark Hill, PLC)

Motion to Appoint \_\_\_\_\_ by \_\_\_\_\_

Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_

Not approved: \_\_\_\_\_

Deferred: \_\_\_\_\_

**Insurance and/or Bond carrier** – (Cincinnati Insurance Company)

Motion to Appoint Cincinnati Insurance Company by \_\_\_\_\_

Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_ Deferred: \_\_\_\_\_

- c. Motion to adopt and have all members execute the Yearly Conflict of Interest Resolution

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_

Comments: \_\_\_\_\_

- d. Motion to adopt and have all members execute the Yearly Suspected Misconduct and Dishonesty Resolution.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_

Comments: \_\_\_\_\_

- e. Solicitor requests a Motion to approve and ratify all decisions and actions of the Board, Solicitor, Bond Counsel and Auditors for the year 2022

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Approved: \_\_\_\_\_ Not approved: \_\_\_\_\_

Comments: \_\_\_\_\_

7. Report of the Assistant Secretary.

- a. A Statement of Financial Interest/Ethics Statement is attached. Please fill out and return at the end of the meeting or as soon as possible. Statements are to be submitted to the County Commissioners' Office by May 1, 2023
- b. Annual fee (Annual Post-Issuance Compliance fee) statements have been sent out for the year ending 2022 to the following: Adelphoi USA, Inc.; CSE Corporation/Chattan Highland Group, LLC; EA Fischione; Excelsa Health; Redstone Presbyterian SeniorCare and Westmoreland Cultural Trust for a total billing of \$1,500.00
- c. Annual Post-Issuance Certificates for the year ending 2022 were sent out to the following: Adelphoi USA, Inc.; CSE Corporation/Chattan Highland Group, LLC; EA Fischione; Excelsa Health; Redstone Presbyterian SeniorCare and Westmoreland Cultural Trust.

8. New Business:

9. Adjournment:

Motion to adjourn: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote: \_\_\_\_\_

Adjournment at \_\_\_\_\_ p.m.



# TRIB TOTAL MEDIA LEGAL ADVERTISING

## Proof of Publication of Notice in The Valley News Dispatch Under the Act of July 9, 1976, P.L. 877, No. 160

Commonwealth of Pennsylvania }  
County of Allegheny } SS:

Patty Klingensmith, Classified Advertising Manager of Trib Total Media, Inc., a corporation of the Commonwealth of Pennsylvania with place of business in Pittsburgh, Allegheny County, Pennsylvania, being duly sworn, deposes and says that the Tribune-Review is a daily newspaper in general circulation in Southwestern Pennsylvania. Said corporation was established in the year 1924. A copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions of the said daily newspaper on the following dates, viz:  
LEGAL# 268190, RE: WESTMORELAND COUNTY IDA / 2023 MEETING DATES; 12<sup>TH</sup> DAY OF DECEMBER, 2022.

Affiant further deposes that s/he is an officer duly Authorized by the Trib Total Media, Inc., publisher of the Tribune-Review, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

Regional Multi-Media Advertising Manager,  
Trib Total Media, Inc.

Sworn to and subscribed before me this  
12<sup>TH</sup> day of DECEMBER, 2022

Notary Public

Commonwealth of Pennsylvania - Notary Seal  
JoAnn M. Callahan, Notary Public  
Westmoreland County  
My commission expires July 1, 2024  
Commission number 1243230  
Member, Pennsylvania Association of Notaries

### Statement of Advertising Costs

JAMES J. CONTE, ESQUIRE  
1004 LIGONIER STREET  
4<sup>TH</sup> FLOOR  
LATROBE, PA 15650

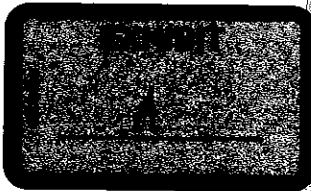
To Trib Total Media, Inc.  
For Publishing the notice or advertisement attached  
hereto on the above stated dates \$195.00  
Probating Same \$ 0  
Total \$ 195.00

### Publisher's Receipt for Advertising

The Trib Total Media, Inc., publisher of the Valley News Dispatch acknowledges a receipt of the aforesaid advertising and publication fully paid.

Trib Total Media Inc., Publisher  
of the Tribune-Review, a Daily Newspaper.

By \_\_\_\_\_



**NOTICE**  
Pursuant to OPEN MEETING LAW  
(P.L. 486, No. 175, Section 1, et  
seq. of July 19, 1974, as  
amended) of  
**WESTMORELAND COUNTY  
INDUSTRIAL DEVELOPMENT  
AUTHORITY**  
Westmoreland County Industrial  
Development Authority shall hold  
its regular monthly meeting on the  
third (3rd) Monday of each month  
(unless such Monday is a holiday  
in which event, such meeting shall  
be held Tuesday immediately fol-  
lowing such holiday) at 3:30 P.M.  
in the Conference Room of Eco-  
nomic Growth Connection of  
Westmoreland at 40 North Penn-  
sylvania Avenue, Fifth Floor, Suite  
510, Greensburg, Pennsylvania.  
For calendar year 2023, the meet-  
ings are scheduled as follows:  
Tuesday, January 17, 2023  
(Reorganizational Meeting)  
Tuesday, February 21, 2023  
Monday, March 20, 2023  
Monday, April 17, 2023  
Monday, May 15, 2023  
Monday, June 19, 2023  
Monday, July 17, 2023  
Monday, August 21, 2023  
Monday, September 18, 2023  
Monday, October 16, 2023  
Monday, November 20, 2023  
Monday, December 18, 2023  
James J. Conte, Solicitor  
Westmoreland County Industrial  
Development Authority  
268190(12-12-22)

**WESTMORELAND COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**MINUTES OF THE BOARD MEETING  
Monday, September 19, 2022**

1. The meeting opened with roll call and those attending were:

Daniel Howard (by phone)  
John Kline  
Terry Painter  
Edward Sobota (by phone)  
Tom Sochacki

Also in attendance were the Solicitor, James J. Conte, and Rebecca S. Lewis.

2. **Minutes.** The minutes of the Reorganizational Meeting held January 18, 2022, were attached to the Agenda and were reviewed by all members in attendance prior to meeting. Tom Sochacki moved for approval of the minutes and waiving formal reading, second by Terry Painter; approved by 5-0 vote.
3. **Report of Treasurer.** An updated outline of the balance in the checking account was attached to the Agenda for review prior to meeting. The outline indicated that there were disbursements to James J. Conte to reimburse advertising costs (\$271.00); Cincinnati Insurance Co. (\$975.00); Commercial Bank (\$17.75); James J. Conte to reimburse costs (\$57.67); James J. Conte to reimburse costs for GoTo Meeting (\$152.64); Horner, Wible & Terek (\$1,800.00) for the annual audit fee; the current balance as of the date of the meeting is \$3,570.83. Terry Painter moved for acceptance of the Report of Treasurer, second by Tom Sochacki; approved by 5-0 vote.
4. **Audit Report.** The Audit Report dated August 1, 2022, from Horner, Wible & Terek, PC, was attached to the Agenda for review prior to the meeting. Tom Sochacki moved for approval of the Audit Report, second by John Kline; approved by 5-0 vote.
5. **Reappointment.** Mr. Conte called for a motion to recommend and request reappointment by Westmoreland County Commissioners for Tony Pauly and Terry Painter as members of the Authority.
- a. John Kline moved for the recommendation and reappointment of Tony Pauly as a member of the Authority, second by Ed Sobota; approved by 5-0 vote.
  - b. John Kline moved for the recommendation and reappointment of Terry Painter as a member of the Authority, second by Ed Sobota; approved by 4-0 vote.



6. **Report of Assistant Secretary.** Copies of the Department of Community and Economic Development 2021 Mid-Year Allocation Report and Allocation Bulletin #43 were attached to the Agenda for review prior to the meeting.

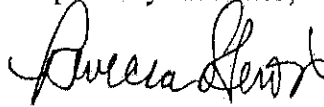
7. **New Business.**

Mr. Conte informed the Board that he had discussion with Jason Rigone concerning the possibility of a TIF project in North Huntingdon Township for a recreational project and other ancillary development with Colony Development. Discussion included the fees to be paid to WCIDA in the range of \$2,500-\$5,000. Tom Sochacki made a motion for WCIDA to participate in the TIF Project and approval of range of fees to be paid to WCIDA, second by Terry Painter; approved by 5-0 vote.

8. **Adjournment.**

Upon motion by John Kline, second by Tom Sochacki, a motion to adjourn was approved by an 5-0 vote. Adjournment occurred at 3:45 pm.

Respectfully submitted,



Rebecca S. Lewis  
Assistant Secretary



**REPORT OF THE TREASURER**

**Balance on hand as of September 15, 2022** **\$3,570.83**

Deposits:

None

**Total Deposits:** **\$ 0.00**

Disbursements:

Date	Check	Payee	
10/04/22	1020	Trib Total Media – publish audit	\$ 475.00
10/17/22	1021	Economic Growth Connection of Westmoreland – GoTo Meeting Charge for 09/15/22 Board Meeting	\$ 3.75
12/19/22	1022	The Cincinnati Insurance Insurance Company (commercial policy \$525; nonprofit pillar policy \$975)	\$1,500.00
12/19/22	1023	Hempfield Mini Storage	\$ 908.21
12/19/22	1024	Trib Total Media – publish 2023 meeting schedule	\$ 195.00

**Total Disbursements:** **-3,081.96**

**Balance on hand as of January 11, 2023** **\$ 488.87**



