



State of the County

Greene County, PA
July 15, 2022

Agenda

- History
- Traditional Government Revenue
- Financial Status
 - Cost Cutting Measures
- Taxable Assets
- Non-traditional Funding
- Challenges
- Funding awards
- Funding requests
- New Initiatives (Amenities/QOL)



History – Fossil Fuel

- **Greene County has the largest bituminous coal reserves in the commonwealth.**
 - At one time coal contributed nearly 50% of Greene County's taxable assets.
 - Currently about 30%. Nothing replaced the 20% loss.
- **#4 in natural gas production in PA**
 - Act 13 of 2012 – 2021 (Impact Fee)
 - \$46,228,388.00 total
- **Yet, we remain the second poorest county in the commonwealth**



History – (Predicted destiny)

- We know that economic diversification is good for growth
 - Diversification is also tremendously important for resilience
-
- 1977 Discussed threat of non-diverse economy
 - 2008 Sternly criticized by auditor as too dependent on coal
 - 2012 Standard and Poor's – Very weak economic profile
 - 2014 Housing Market Study – declining population
 - 2015 Began decreasing cash reserves to balance budget
 - 2019 Comprehensive Plan recommends to stay the course (?)
 - \$400,000 investment with the wrong answers

ECONOMY

A Pennsylvania county went from bust to boom times with natural gas. Now, it's nearly broke.

by Jamie Martines of Spotlight PA | March 8, 2021



SHANE DUNLAP / TRIBUNE-REVIEW

Spotlight PA is an independent, nonpartisan newsroom powered by The Philadelphia Inquirer in partnership with PennLive/The Patriot-News, TribLIVE/Pittsburgh Tribune-Review, and WTTG Public Media. [Sign up for our free newsletters.](#)

WAYNESBURG — Greene County is going broke.

Despite receiving millions in payouts from the natural gas industry to compensate such counties as Greene that host natural gas wells, it is struggling to balance its

Financial Status (2014-2020)

In 2014 we had a \$4.7 million fund balance and \$9 Million act 13 in the bank

\$13.7 reserve

Year	Fund Balance12/31	Decrease	Act 13 used
2014	\$ 4,748,604.00		
2015	\$ 4,134,130.00	12.9%	\$ 682,000.00
2016	\$ 3,121,709.00	24.5%	\$ 1,082,962.00
2017	\$ 3,027,542.00	3.0%	\$ 2,814,112.00
2018	\$ 2,063,101.00	31.9%	\$ 3,715,000.00
2019	\$ 1,308,521.00	36.6%	\$ 4,288,795.50
2020			\$ 5,006,700.00
2020 - Rev			\$ 4,366,700.00

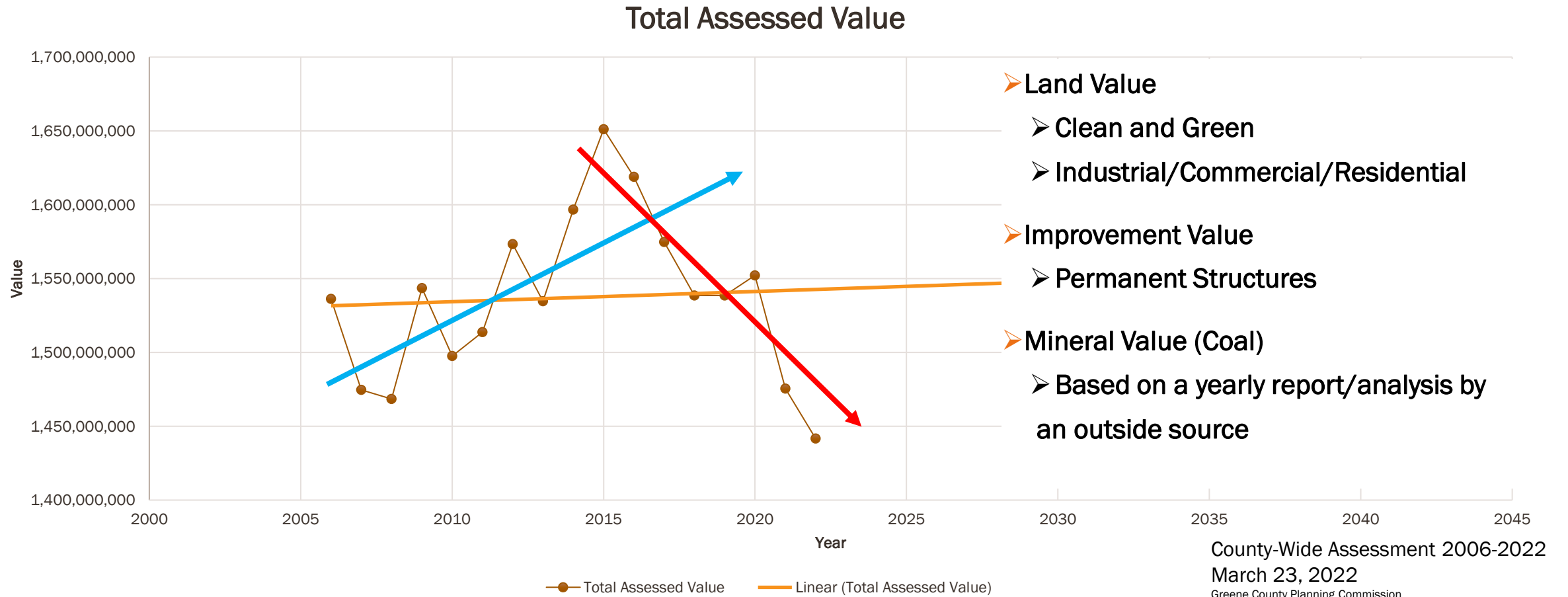


We started 2020 with a \$1.3 Million fund balance and \$400,000 Act 13 in the bank.

\$1.7 reserve

2015-2020 budget balanced with fiscal reserves and annual ACT 13 funding

County Total Taxable Assets



Financial Status

- 2020 Budget had a \$5 million deficit (\$5 of \$6 million of ACT 13 to balance budget)
- 2022 budget down to \$1.1 million deficit
 - Cost savings
 - Raised taxes
- 2023, 2024 should be balanced with cost savings and federal ARP (\$7.02M)
- Spending restricted funding appropriately
 - ACT -13
 - CARES Act
 - American Rescue Plan

Cost Savings / Revenue

- Twenty staff member reduction compared to 2019
- Reviewed all contracts
- Offered early retirement
- Restructured \$6.5 million debt
- Union negotiations
 - Froze pay 2020
 - Share more in health care costs
 - 2.5% COL raise for 2022
- More cost effective office spaces
- Capital Projects Investment
- Traditional revenue
 - Pictometry Assessment Program
 - 7,000 changes county-wide
 - Increased tax revenue equaled loss of Murray Mine reserves
- Petitioning Legislature to increase State Game Lands taxes
 - PGC pays 3% of regular taxes on 15,330 acres (-\$570,000 annually)
- Completed Strategic Management Planning Program and Five-Year Financial Management Plan (STMP)

Financial Status

- Total expenses for 2020 finished the year at \$16.7 million, the lowest level since 2015. (STMP)
- The year 2020 marked the first time during the 6 year period that the fund balance grew, instead of declining. (STMP)
- Government general administration expenses dropped by 13.9% from 2019 to 2020. (STMP)
- Future requires substantial increase in tax base (current percentage)
 - Improvements (49.5%)
 - Minerals (29.1%)
 - Land (21.4%)

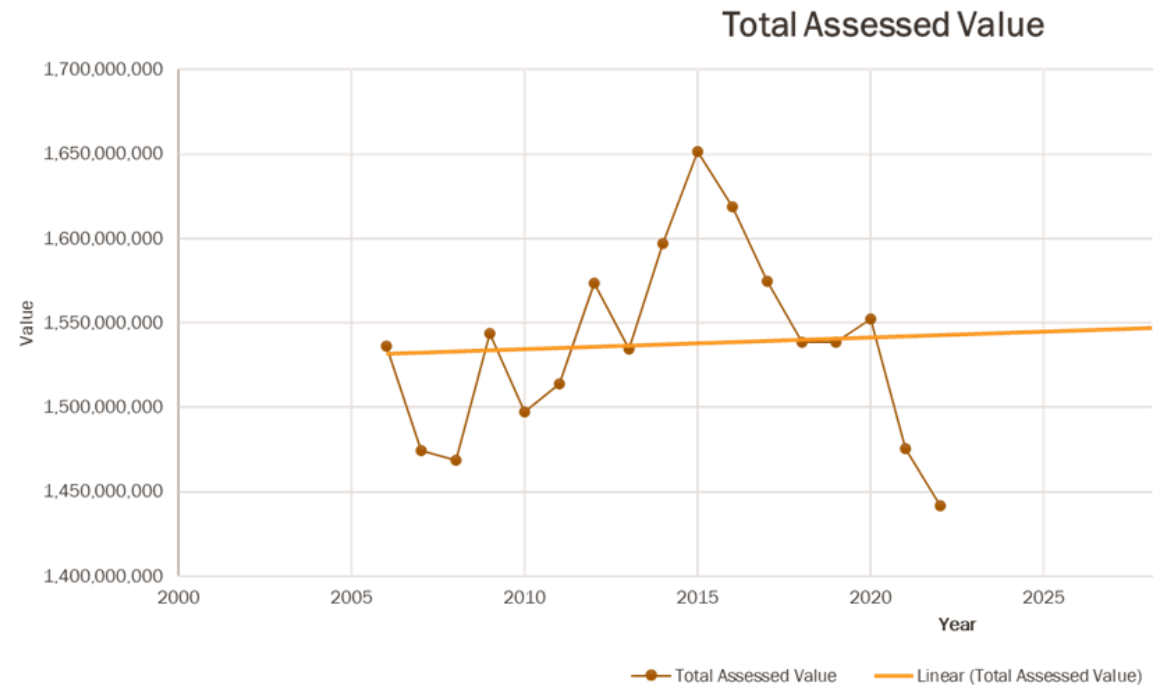
What is substantial increase?

➤ To meet trend line: +\$100,919,309 (2022)

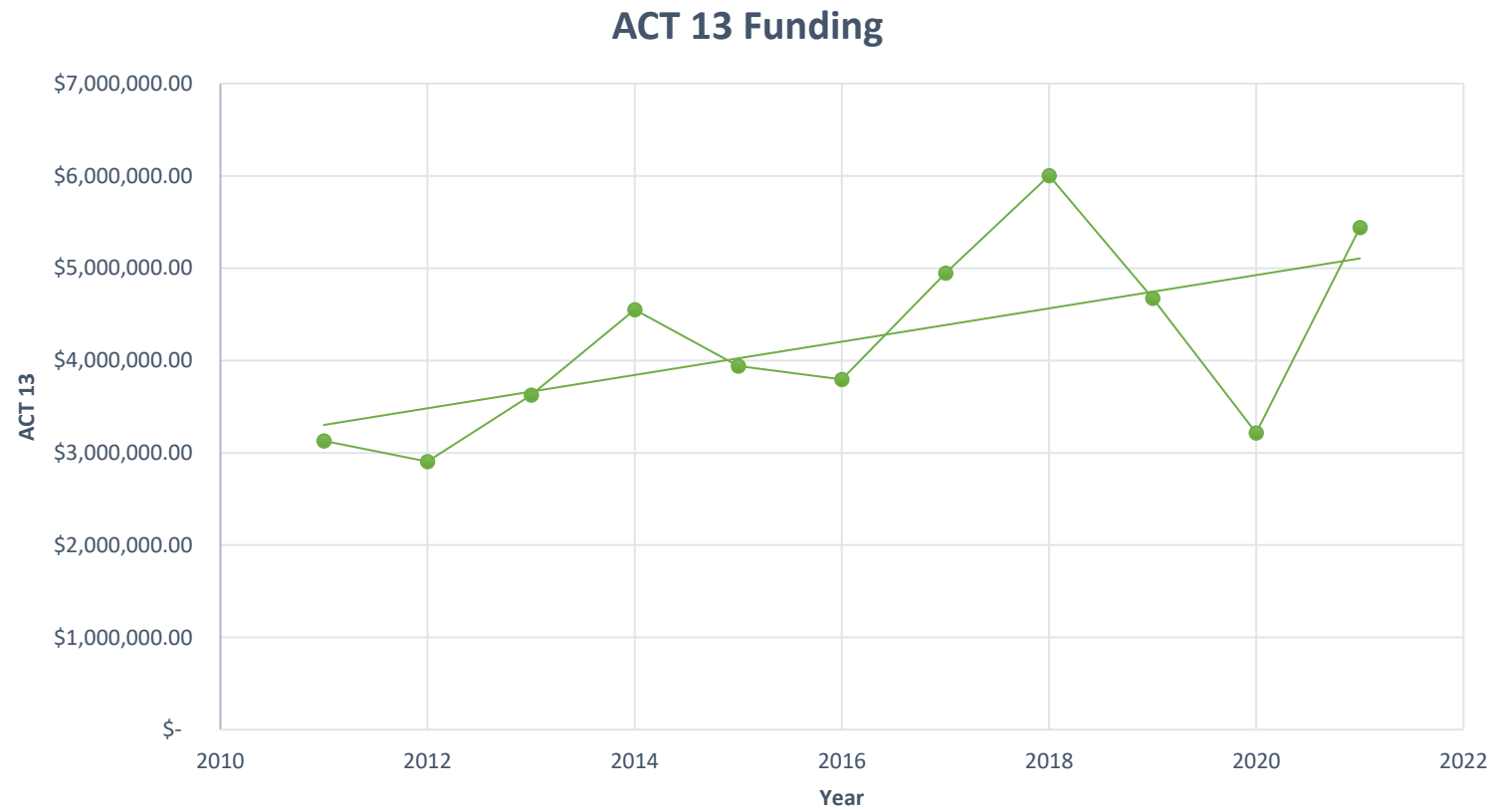
- Dollar Generals: 360
- Metal Pre-Fab Work Stations: 504
- Walmart: 32
- Home Depot/Lowes: 26
- Texas Roadhouse: 76

➤ White Knight

- \$6 Billion Cracker Plant
- \$ Other industry/business
- \$ Federal Government



Non-traditional Funding – ACT 13



2021	\$5,441,643.00
2020	\$3,215,463.00
2019	\$4,673,249.00
2018	\$6,002,733.00
2017	\$4,946,617.00
2016	\$3,794,373.00
2015	\$3,940,156.00
2014	\$4,549,675.00
2013	\$3,627,570.00
2012	\$2,906,300.00
2011	\$3,130,609.00
Total	\$46,228,388.00

Pennsylvania is the largest U.S. natural gas producer that does not impose a severance tax.

Non-traditional Funding

- CARES Act Funding (2020) Broadband, non-profits, COVID expenses, grant match
 - \$3.2 Million
- American Rescue Plan Funding (2022-2023) Capital project investment, general county operations, grant match
 - \$7.02 Million over two years
- Forgivable Advance for Small Business Assistance (FASBA)
 - \$1.3 million (competitive)
- Covid-19 Hospitality Recovery Program (CHIRP)
 - \$600,000 (competitive)
- HOME Investment Partnership Program
 - \$1.5 million (competitive)
- REPAIR Program (PHARE)
 - \$800,000 (competitive)
- Emergency Rental Assistance Program (ERAP)
 - \$2.3 million

← Businesses

← Hospitality

← Home Owners

← Home Owners

← Residents

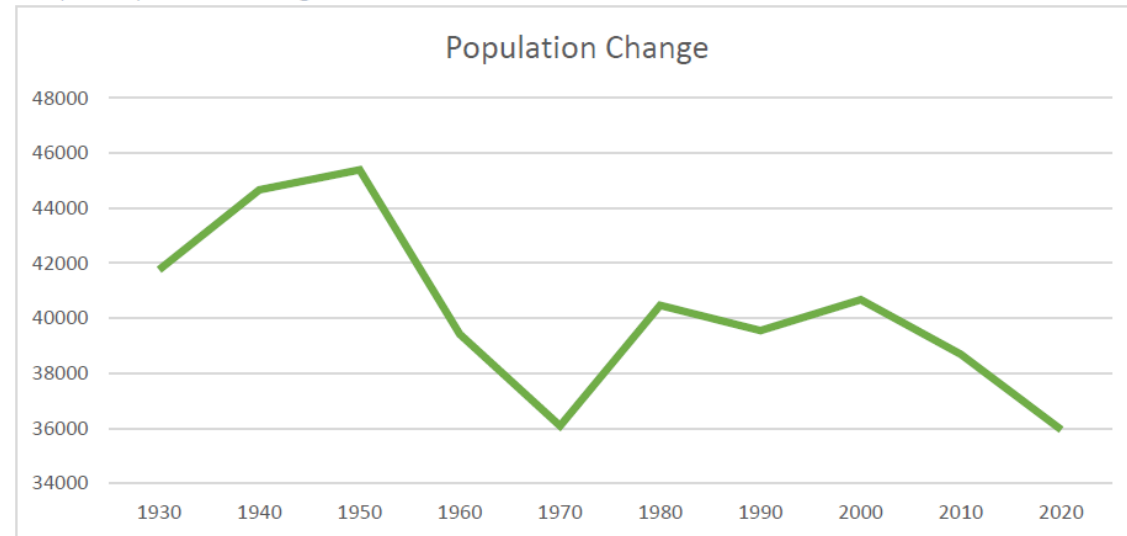
**Business and
Community
Resilience
\$6.5 million**

Challenges

- Declining Tax Base
 - Struggle to diversify economy
- Declining and aging population
 - Hard to keep young people here
- Increasingly individual property owners are carrying tax burden
- High taxes compared to neighbors
 - 70% to school districts
 - 18% county
 - 12% township/municipality
- Non-profits approx. 30% of surface property
 - Schools, government, churches, non-profits
- 62% of workers commute into Greene County
- Housing stock
 - Planned developments with no activity
 - Tax Rate discourages building/developers
 - Limited specialty housing (patio homes)
- DEP permitting issues – timeliness
- PA Corporate Net Income Tax
- PA Fuel taxes

County population change

Greene County Population			
Year	Population	Change	%
1930	41767		
1940	44671	2904	6.95%
1950	45394	723	1.62%
1960	39424	-5970	-13.15%
1970	36090	-3334	-8.46%
1980	40476	4386	12.15%
1990	39550	-926	-2.29%
2000	40672	1122	2.84%
2010	38686	-1986	-4.88%
2020	35954	-2732	-7.06%



25 of 26 municipalities have shown a decrease in population. Greensboro Borough increased in population by four.

Municipality	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	Change 2010 to 2020	% change 2010 to 2020	Change 1930 to 2020	% change 1930 to 2020
CASD	7,895	8,137	8,696	7,450	6,812	7,683	7,274	7,120	7,106	6,815	-291	-4.10%	-1,080	-13.68%
CGSD	12,069	13,025	14,141	13,571	12,947	14,371	14,705	16,211	15,921	14,984	-937	-5.89%	2,915	24.15%
JMSD	6,743	7,623	8,107	6,851	5,895	6,806	6,446	6,612	5,902	5,567	-335	-5.68%	-1,176	-17.44%
SEGSD	7,194	7,427	7,541	5,742	5,210	5,452	5,045	4,812	4,649	4,322	-327	-7.03%	-2,872	-39.92%
WGSD	7,866	8,459	6,909	5,810	5,226	6,164	6,080	5,917	5,108	4,266	-842	-16.48%	-3,600	-45.77%

How do we compare?

Per a \$250,000 home

					Rate %
• Greene County					
• Average - \$9,384.76	High- \$12,038.13	Low- \$7,498.75	Span- \$4,539.38		100%
• Fayette County					
• Average- \$6,514.20	High- \$8,909.87	Low- \$5,907.00	Span- \$3,002.87		69%
• Washington County					
• Average- \$4,324.05	High- \$6,402.65	Low- \$3,512.73	Span- \$2,889.92		46%

Funding Awards

Jan 2020- Apr 2022



Greene County Funding Awards – 2020 to First Quarter 2022		
Project	Program	Award
Brave Water and Sewer Authority System Extension	Environmental Protection Agency STAG	\$2,200,000.00
Greene County Business Incubator (Silveus Bldg.)	Rural Development Community Facilities	\$1,395,000.00
Greene County Broadband Implementation Initiative	ARC POWER	\$2,500,000.00
Active Transportation Plan	WalkWorks	\$15,000.00
Legion Field Recreational Improvements	Greenways, Trails and Recreation Program (GTRP)	\$67,915.00
Greene River Trail Extension	Greenways, Trails and Recreation Program (GTRP)	\$200,000.00
Waynesburg Commons	Multimodal Transportation Fund (CFA)	\$200,000.00
Greene County Structurally Deficient Bridge Program	Multimodal Transportation Fund (PennDOT)	\$829,950.00
Greene County Body Worn Camera Initiative	PA Commission on Crime and Delinquency (PCCD)	\$18,602.00
Greene County Adult Drug Court	PA Commission on Crime and Delinquency (PCCD)	\$150,000.00
Softball Field Development at the Wisecarver Recreation Area	Community Conservation Partnership Program (C2P2)	\$200,000.00
Waynesburg-Wisecarver Trail Connector Study	Community Conservation Partnership Program (C2P2)	\$31,100.00
Wisecarver Boat Launch and Access Improvement Project	Boating Facility Grant Program	\$85,845.00
Greene County Structurally Deficient Bridge Program	Multimodal Transportation Fund (PennDOT)	\$760,192.00
Wisecarver Boat Launch and Access Improvement Project	Boating Facility Grant Program	\$154,388.00
East Dunkard Water Authority	CDBG-CV Discretionary	\$1,939,341.00
Total		\$10,747,333.00

Current Funding Requests



DELTA | DEVELOPMENT | GROUP
I N C .

GREENE COUNTY PRIORITIES FOR SPC - 2022

ROUTE 21 – PLANNING FUNDING – DESIGN/ENGINEERING/ENVIRONMENTAL

- Highest accident rate road in Greene County and offers economic development opportunities.
- PennDOT internal study already conducted.

EAST DUNKARD WATER AUTHORITY – CAPITAL AND SYSTEM MGMT PROJECTS

- 1650 East Dunkard Water Authority customers frequently affected by boil advisories.
- Continuous problems spanning 8 years or so.
- Very costly corrective measures that total more than \$9 million.

WISECARVER DAM RECREATION AREA IMPROVEMENTS

- 415-acre site owned by the Southwestern Pennsylvania Water Authority (SPWA) – Leased by Greene County (99-year lease). Site contains the Wisecarver Dam – an 18.5-acre reservoir.
- Fully permitted and preliminary engineering complete.
- Total park build-out includes thirteen (13) major projects budgeted at \$5,338,905.
- \$600,000 Phase I is underway.
- Awaiting \$3.2 million EDA request announcement.

GREENE COUNTY AIRPORT IMPROVEMENT PROJECTS

- Security improvements, runway and taxiway lighting and a community hangar would increase interest in a career path for youth and solidify interest in aviation hobbyists.
- Total investment of \$ 3.1 million

USA BMX I.S.R.FACILITY

- Very unique opportunity for a growing sport in which all ages may participate.
- Direct revenue cash flow opportunities. Increases use of county fairgrounds.
- Estimated costs at \$1.5 – 2 million

SILVEUS BUILDING – GOVERNMENT CENTER AND BUSINESS INCUBATOR

- Business incubator initiative in county owned building.
- Cooperative partnership with Waynesburg University.
- \$1.4 Federal ear-mark awarded of \$2.5 million total cost.

EASTERN GREENE LIBRARY/COMMUNITY CENTER

- New Community Center and Public Library replacing antiquated buildings.
- 37,000 square feet at \$13.7 million.

GREENE COUNTY PRIORITIES FOR SPC - 2022

SELECT COUNTYWIDE WATER LINE EXTENSIONS

- Greene County has made a commitment to improving infrastructure countywide. Roughly 38.4 percent of land in Greene County is served by public water service, which accounts for more than half of all households. A long term goal for the County is for all residents to have access to public water.
- Morgan township – four projects totalling \$3,823,000
- Washington township – six project totalling \$4,550,000
- Perry township – one project totalling \$350,000

DRY TAVERN SEWAGE

- The Dry Tavern Sewer Authority provides public sanitary sewerage service to approximately 352 customers in the Village of Dry Tavern, Jefferson Township, Greene County.
- System upgrades and emergency generator for PADEP compliance.
- Estimate project cost is \$94,290.

CENTER TOWNSHIP, ROGERSVILLE/WEST GREENE SCHOOL SEWAGE

- The Dry Tavern Sewer Authority provides public sanitary sewerage service to approximately 352 customers in the Village of Dry Tavern, Jefferson Township, Greene County.
- The existing West Greene Middle-Senior High School sewage treatment plant is in need of repair.
- Total project cost is estimated to be \$944,064.00

DUNKARD TOWNSHIP BRIDGES

- Dunkard Township is faced with making repairs to four (4) bridges in the Township and is seeking grant funding to complete these repairs.
- The total cost of the projects will be \$839,200
- Administrative and engineering costs are estimated to be \$80,000 and Dunkard Township will commit \$100,000 to the project.

DUNKARD BOBTOWN SANITARY SEWER REPAIR AND REPLACEMENT

- The Dunkard Bobtown sanitary sewer collection system was initially constructed by the coal mining company that built the Village of Bobtown. The system was initially constructed using vitrified clay tile (VCT) piping. The Authority plans to accomplish three major projects.
- The proposed project is well beyond the Authority's very limited financial capabilities.
- The total cost of the project will be \$450,000
- Administrative and engineering costs are estimated to be \$58,000

RICES LANDING BOROUGH SIDEWALK AND LIGHTING PROJECT

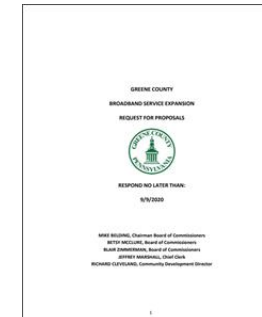
- The Borough of Rices Landing completed the first phase of its Main Street Pedestrian Improvements in the Fall of 2011. The Borough is seeking funding to construct Phase II of a three phased Pedestrian Master Plan.
- The total cost of the project will be \$500,000
- Administrative and engineering costs are estimated to be \$60,000

New Initiatives (Amenities/QOL)

- Continually seek business and industry investment
- Abatement program adjustment
- **Broadband – live here, work anywhere**
- Route 21 Design-Engineering-Environ
- East Dunkard Water Authority
- Wisecarver Recreation Area
- Greene County Airport Improvements
- USA BMX I.S.R. Facility
- Silveus Building – Business Incubator
- Eastern Greene Library/Community Center
- Select countywide water line extensions
 - Morgan, Washington and Perry Townships
- Dry Tavern Sewage
- Center Township/Rogersville/WGHS Sewage
- Dunkard Township Bridges
- Dunkard-Bobtown Sewer Repair and replace
- Rices Landing sidewalks and lighting project
- Increase Activities, Balloon Glow, Concerts, etc.

Greene County Broadband - \$9M

- **Feasibility Study – Dedicated team**
 - Subject matter experts inventory of industry assets and capabilities
 - Recommendations for appropriate technology, speeds, and priorities
 - Grant writing, implementation and close-out team
- **CARES Act funding, December 2020**
 - \$1.2 million CARES Act Funding
 - \$1.6 million industry partner
 - 220 + miles of fiber-optic cable deployed
 - 8,300 homes and businesses with gig capability
- **Appalachian Regional Commission (ARC) Grant, Sept 2021**
 - \$2.5 million grant
 - \$2.7 million industry partner
 - 92 + miles of fiber-optic cable, nearly 1,000 homes and businesses
 - Engineering and environmental is being finalized
- **CNX \$1 Million Donation – June 2022**
 - RFP published



New Initiatives (Amenities/QOL)

- Continually seek business and industry investment
- Abatement program adjustment
- Broadband – live here, work anywhere
- Route 21 Design-Engineering-Environ
- East Dunkard Water Authority
- Wisecarver Recreation Area
- Greene County Airport Improvements
- USA BMX I.S.R. Facility
- Silveus Building – Business Incubator
- Eastern Greene Library/Community Center
- Select countywide water line extensions
 - Morgan, Washington and Perry Townships
- Dry Tavern Sewage
- Center Township/Rogersville/WGHS Sewage
- Dunkard Township Bridges
- Dunkard-Bobtown Sewer Repair and replace
- Rices Landing sidewalks and lighting project
- Waynesburg Street Improvement Project
- Increase Activities, Balloon Glow, Concerts, etc.

Wisecarver Recreation Area

- 415-acre leased site. Wisecarver Dam – an 18.5-acre reservoir.
- Total park build-out includes thirteen (13) major projects budgeted at **\$5,338,905**.
- \$600,000 secured for Phase I with contractor selected for the project.
- Awaiting \$2 million ARC Power Grant announcement.

Project Components	Costs
Water Access - Boat Launch	\$803,250
Water Access - Low Impact Kayak Launches	\$85,400
Trail System - Ada Compliant Walking Loop Trail	\$405,150
Event Space	\$562,150
S.R. 4035 Water Dam Road Terraced Parking Adjacent To Boat Launch	\$403,530
Park Wayfinding Signage	\$45,000
S.R. 0018 Browns Creek Road Overflow Parking	\$104,480
S.R. 4035 Water Dam Road Terraced Parking Adjacent To Kayak Launches	\$502,780
Trail System - Shared Maintain Bike/Hiking Trails	\$777,125
Nature Area With Wetland Walks	\$276,560
Athletic Fields	\$792,580
Archery Range And Archery Course	\$523,150
Overnight Large Group Camping (North End Of Lake)	\$20,250
Overnight Large Group Camping (West Ridge)	\$37,500
TOTAL PROJECT COST	\$5,338,905

New Initiatives (Amenities/QOL)

- Continually seek business and industry investment
- Abatement program adjustment
- Broadband – live here, work anywhere
- Route 21 Design-Engineering-Environ
- East Dunkard Water Authority
- Wisecarver Recreation Area
- Greene County Airport Improvements
- USA BMX I.S.R. Facility
- Silveus Building – Business Incubator
- Eastern Greene Library/Community Center
- Select countywide water line extensions
 - Morgan, Washington and Perry Townships
- Dry Tavern Sewage
- Center Township/Rogersville/WGHS Sewage
- Dunkard Township Bridges
- Dunkard-Bobtown Sewer Repair and replace
- Rices Landing sidewalks and lighting project
- Increase Activities, Balloon Glow, Concerts, etc.

Information availability

- Open invitation to request a Town Hall Meeting
- Schedule constituent meetings anytime
- News Releases
- Facebook live and saved for later viewing
- Instagram
- Podcasts
- County website
- Numerous studies, analysis, research available



Questions

Greene County, PA
June 2, 2022

Back-up slides

USA BMX I.S.R. Facility

- Very unique opportunity for a growing sport in which all ages may participate.
- Direct revenue cash flow opportunities. Increases use of county fairgrounds.
- Estimated costs at \$1.5 – 2 million

