

Subject: WESTMORELAND COMMUNICATOR

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Development Council

WESTMORELAND COMMUNICATOR

The Sky is the Limit

[Arnold Palmer Regional Airport](#)

What the future holds is yet to be seen!

Could it be generating energy from the influx of oil and gas-related companies moving to the area or most notably driven by the hub of one of the strongest manufacturing bases within the region? Is it an easy outlet for tourists visiting the county's famous historic sites, spectacular mountains and deepest river gorge, otherwise motivated by the success of a commercial airline carrier? Any way you look at it, the [Arnold Palmer Regional Airport](#) has become a door of opportunity sitting on the cusp of the region's future in a new age of aviation.



Selected this year by the U.S. Department of Transportation's Federal Aviation Administration (FAA) as Air Carrier Airport of the Year, Arnold Palmer Airport was recently honored at the Economic Growth Connection of Westmoreland's (EGCW) annual dinner along with golfing legend Arnold Palmer on their outstanding accomplishments and successful contributions to the community.



"Some of the airport's recent rumble can be attributed to the arrival of our commercial airline service provider Spirit Airlines," said Gabe Monzo, executive director of the Westmoreland County Airport Authority. In February 2011, Florida-based Spirit Airlines started operating almost daily flights to Fort Lauderdale, Orlando and Myrtle Beach. Before the Spirit flights, the airport handled about 3,220 passengers a year. That number has jumped to 137,012 since Spirit flights started. The airport

reported that in 2011 its economic impact on the region grew from \$94 million to \$141 million; a remarkable 50% increase. Even more, Spirit Airlines has since announced that it will begin flights to Dallas/Fort Worth in June 2013.

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To promote economic growth throughout the county, the Westmoreland County Commissioners, through its Department of Planning & Development, in concert with the Economic Growth Connection of Westmoreland (EGCW), the Westmoreland County Industrial Development Corporation (WCIDC) and the Redevelopment Authority of the County of Westmoreland (RACW), formed the [Westmoreland Development Council](#) to create better opportunities for the residents of Westmoreland County.

Visit us on the Web

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**BUSINESS-READY
PROFESSIONAL OFFICE
SPACE AVAILABLE**

[Greenforge Building](#)
[Westmoreland Industrial Park I](#)

Hempfield Township
20,000-SF Total
1,065-SF Available

*Good access to U.S. Route 30 and Westmoreland Mall

*Located in a developed business park environment

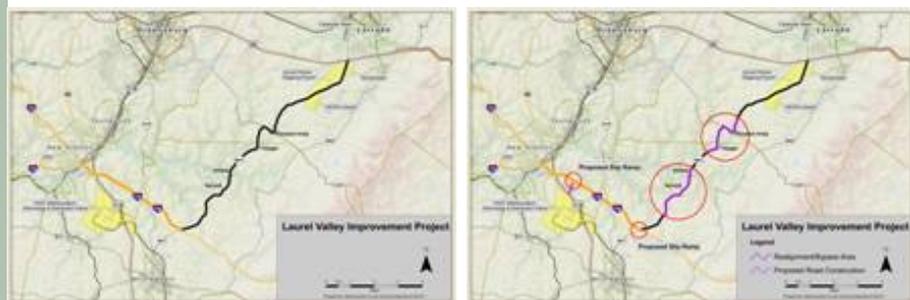
The energy generated by the airport's boom has County officials now looking to build a new terminal and a parallel runway as part of an expansion. Additionally, these tactics have renewed efforts for the construction of the Laurel Valley Improvement Project, a road that would link the Pennsylvania Turnpike near New Stanton to the airport in Latrobe. "This is the number one transportation project in the county," said Commissioner Tyler Courtney. "This project has been talked about for 40 years, and we need to get it moving."

Laurel Valley Improvement Project

A Brief History...

For many years, a key transportation project having major significance was the Laurel Valley Expressway. This proposed expressway would provide a direct link from the county's primary highway transportation hub in New Stanton to U.S. Route 22, a major east-west artery traversing Westmoreland County just north of Greensburg.

In 1996, \$7 million was appropriated for the initial studies and corridor location analysis evaluating two possible links providing access; one near Blairsville and the other north of Greensburg.



The conclusion reached from the preliminary studies was that a new 4-lane expressway was far beyond the available funding for the foreseeable future and Federal review agencies would strongly oppose a new 4-lane expressway.

The project was then changed to the Laurel Valley Improvement Project with current studies evaluating an upgrade of existing roads combined with necessary relocations or new highway construction. Coupled with a new Turnpike interchange (slip ramp) on PA Route 981 (supported by the Turnpike Commission) and a proposed two-mile connector running from U.S. Route 119 (where a new interchange is also planned by PennDOT), the project will provide efficient access from the New Stanton area to the vicinity of the Arnold Palmer Regional Airport.

Recently at a meeting that took place at the Arnold Palmer Airport, county officials, including support by Representative Mike Reese and the State Senator Kim Ward, reiterated the need now more than ever for this improvement and pressed state transportation officials for immediate action to finalize development plans and allocate the required funding.



Greenforge Building



Side Parking



Back of Building



Inside Space

[Get into Westmoreland County's Zone!](#)

THE NEW - Keystone Opportunity *Expansion* Zone (KOEZ) – New Stanton



[RIDC Westmoreland](#)



[Westmoreland Distribution Park North](#)



(pictured left to right) Jason W. Rigone, Executive Director, WCIDC; R. Tyler Courtney, County Commissioner; Larry J. Larese, Consultant, WCIDC



(pictured left to right) Larry J. Larese, Consultant, WCIDC; Jason W. Rigone, Executive Director, WCIDC; R. Tyler Courtney, County Commissioner; Chad Amond, Westmoreland Chamber of Commerce; Terry Daughenbaugh, Kalumetals, Inc.

Westmoreland County Airpark

Amongst the vigor, with this region already supported by a significant mass of manufacturing companies and the adjacent expanding airport, the county's industrial park in Unity Township has also been targeted for growth.



Westmoreland Airpark located on Route 981 consists of approximately 105 acres of property that was first developed in 2001. The strategic location of the site gives opportunities to new and expanding companies in the region as well as supports the major manufacturers in Latrobe such as Kennametal, Pace Industries Airo Division and Latrobe Specialty Metals. "In addition to this solid manufacturing foundation, the effects of the Marcellus shale industry in the region have amplified marketing efforts specifically in this area," said County Commissioner Chuck Anderson.



FOR MORE INFORMATION CONTACT WCIDC:
Joseph D. Sisley, Marketing Director
724-830-3061



Consequently, with the first phase of development at ten (10) companies strong which gives way to a 72% occupancy rate, the industrial park has clearly demonstrated the capacity to generate increases in employment and tax revenues.

"As a result of the activities synergetic to the expanded air service at Arnold Palmer and the pressing demand for additional sites, we are currently in the process of pursuing additional funding through the Commonwealth's

Redevelopment Assistance Capital Program (RACP) Grant for the park's second phase of development," said Jason Rigone, executive director of the county's Industrial Development Corporation. This area of the park will open up an additional 52 sellable acres and provide larger parcels that could accommodate buildings from 50,000-square feet in size with expansion capabilities that are lacking in this particular area. Construction for Phase II is slated to begin in March of 2013.

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Marcellus Shale Impact Fee -

Beginning in July, Westmoreland County hosted a series of public meetings throughout the county seeking input on the use of funds expected to be received through Act 13, a state law approved earlier this year under House Bill 1950. The money generated through Act 13 could dole out approximately \$2 million to the County. Of that, \$1.3 million is discretionary, and the county is permitted to spend it on 13 categories specified in the act. Smaller portions of the \$2 million are allocated for bridges and for open space or recreation.

Act 13 specifies the following permitted uses for impact fee funds: work on roads and bridges; water, storm water and sewer work; law enforcement and emergency response; environmental programs; preservation and reclamation of water supplies; tax reductions; safe and affordable housing; records management; social services; judicial services; capital reserve; career centers for drilling workers; and planning.

-what did the public have to say?

A total of 103 residents attended the meetings with 41 providing public



Wendell H. Stone Company, Inc. to build at I-70 Industrial Park

A development team that caters to oil and gas-related exploration firms in the region purchases Lot 19.

The development team overseeing this new project in Westmoreland County will be Shalestone Group, a subsidiary of cement-maker Wendell H. Stone Company who proposes to construct multiple flex-type industrial facilities on approximately 28 acres at the I-70 Industrial Park in South Huntingdon Township.



Shalestone plans to replicate a customized development containing several separate buildings recently completed in neighboring Washington County. The company's marketing strategy will continue catering to the needs of industrial clients, as well as oil and gas-related exploration firms who have entered the region during the past few years to explore Marcellus Shale natural gas deposits.

"Westmoreland County continues to have its share of impact from natural gas exploration," said Jason Rigone, Executive Director of the

comment. Strong support was shown for infrastructure (water, storm water and sewer work), roads and bridges, environmental programs and public safety/

emergency management. "We felt it was important that we hear directly from county residents and local officials," stated Commissioner Ted Kopas. "It is very clear that there are tremendous needs across the county and numerous requests for funding."

In addition to the public meetings, the county's Department of Planning & Development conducted an online survey to seek additional public comment regarding the use of Act 13 funds. The survey produced 105 responses. Of those, 26% chose roads and bridges; 18% public safety/emergency management; 14% environmental programs; 13% water, storm water and sewer systems; 8% tax reductions; 6% surface/subsurface water reclamation; 5% local and regional planning; 4% social services; 3% capital reserve fund; 1% career and technical training; 1% affordable housing; and 1% judicial services.

Initial funds are to be distributed by December 1, 2012, with subsequent distributions occurring by July 1st of each year, thereafter.



WCIDC. "This park in particular has been a focal point of inquiries for companies in the industry who are looking for sites to start-up operations."



[Read more](#) on Wendell H. Stone Company's expansion plans.

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LET THE TRAIN STOP HERE

Presenting the latest in redevelopment – Derry Business Park ~ A Rail-Served Site!

Westmoreland County's new rail-served industrial site is located in the Borough of Derry. This prime 19.3 acre pad-ready property offers three (3) parcels with potential rail spur connection service provided by Norfolk Southern Railroad.

Zoned I-Industrial, the site is ideally situated off PA Route 217 just 3.5 miles north of U.S. Route 30, 8.2 miles south of U.S. Route 22 and 18 miles from the Pennsylvania Turnpike, New Stanton Exit.

"This pad-ready site has everything a business needs: rail and highway access, existing infrastructure, and a quality workforce," said April Kopas, executive director of the county's Redevelopment Authority. "These amenities are all within walking distance from a revitalized downtown district."

In addition to redeveloping the site, the county's Redevelopment Authority and



Department of Planning & Development have approached PennDOT officials to consider providing better trailer truck access. With the reconstruction of the PA Route 217 Bridge under preliminary design, the opportunity exists to modify the structure to provide direct and improved access to the site. This modification would reduce the amount of truck traffic on neighborhood streets, improve safety for Borough residents and make the site more marketable for manufacturing.

FOR MORE INFORMATION CONTACT:

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[Read more](#) on Derry Redevelopment Project Receives \$200,000 Grant.



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If you need other assistance, please let us know or contact: wcidc@wpa.net, Westmoreland Development Council, Fifth Floor, Suite 520, 40 North Pennsylvania Avenue, Greensburg, Pennsylvania 15601.

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Westmoreland Development Council

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