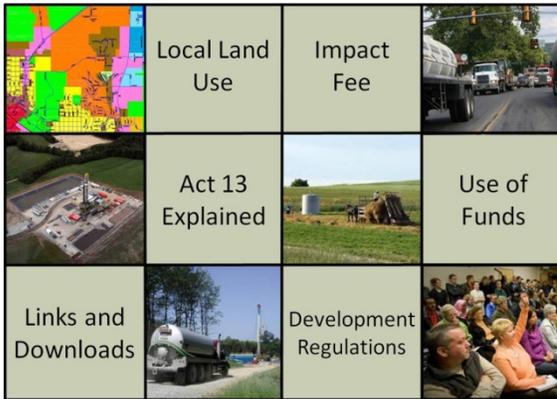


WESTMORELAND COMMUNICATOR

Westmoreland County Seeking Input for Drilling Impact Fee

Drilling Impact Fee



If you missed the county's kick-off in April concerning the unveiling of the Planning Division's section of the county website concerning "Drilling Impact Fee," you can still view this informative resource. This site, which is continually updated, can be accessed directly at www.co.westmoreland.pa.us/drilling.

Westmoreland County developed the website after Governor Tom Corbett signed into law House Bill 1950, and counties across the Commonwealth began reacting

to the provisions of Act 13 of 2012. The new law, also known as the Unconventional Gas Well Impact Fee, enhances environmental standards, defines local regulatory control and provides a mechanism by which an impact fee can be imposed on unconventional well drilling. In addition, the law outlines how the funds will be disbursed to state-wide programs and to the counties and municipalities that are experiencing impacts as a result of the growing gas exploration and production industry.

Featured sections of the website contain "Act 13 Explained," which includes a Frequently Asked Questions document; a "Development Regulations" sector providing an overview of new development regulations associated with drilling and how Act 13 affects local land use; "Use of Funds," which includes a breakdown of the funding statewide as well as providing estimates for each municipality on the revenue they should expect to receive at the end of the year; other areas include an interactive map showing the locations and relevant information about each Marcellus well spud in the county; and more.

"The site was created to help residents understand more about the drilling industry," said Chris Bova, deputy director of the planning department. "In addition to providing an explanation on what Act 13 means to county residents, local municipalities can click on a specific area to see an estimate of annual revenues it is expected to receive."

Since the beginning of 2009, there have been 162 Marcellus Shale gas wells drilled in Westmoreland County. New fees are expected to infuse about \$4 million into county and local municipalities' reserves. Westmoreland County is expected to receive about \$2 million this year as its share of the revenue from the impact fees.

The county's municipalities that have wells within their borders would split a pool of an additional

CONNECT WITH US:



[WESTMORELAND DEVELOPMENT COUNCIL](http://www.co.westmoreland.pa.us)

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](http://www.co.westmoreland.pa.us) to create better opportunities for the residents of Westmoreland County.

Visit us on the Web

www.co.westmoreland.pa.us
www.westmorelandcountyidc.org
www.egcw.org

Fifth Floor, Suite 520
 40 North Pennsylvania Avenue
 Greensburg, PA 15601
 724.830.3061 ph
 724.830.3611 fax

AVAILABLE FEATURED SITES –

[EFR Flex Building](#)
[Westmoreland County Airpark](#)

Unity Township
 52,500-SF Total
 30,000-SF Available
 Can be subdivided into 7,500-SF units.

\$1.4 million, while other nearby municipalities affected by the wells would receive a share of another \$1 million.

“Act 13 provides counties a range of options to use the funds generated by the Impact Fee,” said Commissioner Charles Anderson. “We are now seeking the public’s input for consideration on the usage of these funds.” Beginning in July, Westmoreland County will be hosting a series of public meetings throughout the county to seek input on the use of these funds, as allowed for under Act 13.

The meeting schedule is as follows:

- **July 9, 2012** – Westmoreland County Courthouse, Commissioners’ Meeting Room, 2 North Main Street, Greensburg, PA 15601
- **July 10, 2012** – Washington Township Municipal Building, 285 Pine Run Church Road, Apollo, PA 15613
- **July 23, 2012** – Mount Pleasant Township Municipal Building, 208 Poker Road, Mount Pleasant, PA 15666
- **July 26, 2012** – Rostraver Township Municipal Building, 201 Municipal Drive, Belle Vernon, PA 15012
- **August 13, 2012** – Derry Township Municipal Building, 5321 Route 982, Derry, PA 15627

*All meetings will be held at 6:00 PM.

In addition to the public meetings, a survey will be made available on the county’s homepage (www.co.westmoreland.pa.us) shown under “What’s New” and/or “Top Clicks” as well as on the Planning Division website (www.co.westmoreland.pa.us/drilling) for any county resident wishing to provide input in the usage of these funds but is unable to attend one of the scheduled public meetings.



EFR Flex Building

[EFR Speculative Building](#)

(Available October 2012)

[Westmoreland County Airpark](#)

Unity Township
36,910-SF Warehouse
1,560-SF Office



EFR Speculative Building
Under Construction

WESTMORELAND COUNTY . . . is the SMART CHOICE for your business expansion!

Move Over “Today’s Tough Economic Times”

Mission...method...marketing. That’s business boot camp jargon for a concept that your company can not only survive, but thrive during tough economic times. A cogent coach would advise you to enhance your marketing budget, increase your power of leverage, boost training of employees, and above all – maintain a positive attitude to keep your business profitable.

In Westmoreland, we can tell you that today’s difficult times have not stood in the way of the county’s marketing efforts or certain local business expansions. These companies are providing proof to this concept.

[Westmoreland Development Council](#) – Partnership Success in Action

By John Skiavo, President/CEO, EGCW of Westmoreland

When the Economic Growth Connection of Westmoreland (EGCW) was formed in 2000, the EGCW Board committed the organization to developing a public/private partnership with the Westmoreland County Industrial Development Corporation (WCIDC) led by the County Commissioners and Larry Larese, its Executive Director. Through the working relationship of Larry Larese and John Skiavo, and each of their staffs, a working partnership was developed. The first projects where the partnership occurred were several brown-field projects, like South Greensburg Commons (former PPG facility) and Mount Pleasant Glass Centre (former Lenox glass plant) where EGCW was helpful in bringing some resources to the projects with the WCIDC taking the lead for the majority of the funding and redevelopment work. EGCW also lent its support to the County Commissioners, the WCIDC and County Planning Department who were leading the charge to get PennDOT to complete the many transportation projects that had not been completed. The end result was that over \$300 million in projects were approved or committed to be completed.

Seeing the results of these efforts, both the EGCW and WCIDC agreed that collocating our agencies along with the County Planning and Community Development offices and the Redevelopment Authority of the County of Westmoreland (RACW) was something we needed to do. Given the opportunity to not only accomplish this goal but to provide much needed, cost effective space for the Westmoreland County Children’s Bureau, the logical answer was to construct a four-story office building above the existing one-story structure known as the Courthouse Extension. With air rights secured from the County, the office building was erected with the Children’s Bureau locating in what are now the second and third floors of the building and the EGCW, WCIDC, County

Make Way for Steel City Vacuum Company's Expansion

Located in the Westmoreland Technology Park I near New Stanton, Steel City Vacuum Company Inc. announced their company's second expansion plans in less than two years.

Established in 1947, as a national wholesale/distributor of vacuum parts and supplies, Steel City Vacuum Company expanded its operations just over a year ago by locating in an existing 44,000-square foot building in the industrial park. Having success with growing the wholesale vacuum business, the company is now constructing a 26,000-square foot addition onto its facility for warehousing.



"We are happy we made the decision to be located in the Westmoreland Technology Park and anxious to begin construction," said Howard Levine. "We can attribute our accomplishments to our employees' hard work and strong dedication to outstanding customer service."



[Read more](#) on Steel City Vacuum Company's expansion.

-Make Way for Clearspan Construction Products' Expansion



At six companies strong and moving towards Phase II development, the Westmoreland County Airpark will soon become home to Clearspan Construction Products. Headquartered in Pittsburgh and with operations in the Latrobe area, Clearspan Construction Products' real estate entity recently purchased approximately 4.046-acres from the Westmoreland County Industrial Development Corporation (WCIDC). This particular lot will support the company's purchase of a vacant 100,000-square foot

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Planning and Community Development and RACW occupying the fifth floor. The collocation of these agencies has enabled one of the most effective public/private partnerships to be formed in the Commonwealth of Pennsylvania.

Clients now get a one stop center. When one agency is contacted or working on a project or with a client, all of the resources of all the agencies are immediately made available as needed. Staff interaction as been remarkable and communication has vastly improved for the benefit of our business clients and projects. Sharing staff competencies and time has increased the cost effectiveness of all the agencies and has allowed staff reductions while improving productivity. Coordination with our other partners, both locally and at the state level, has also substantially improved. The collocation effort and partnership development is an example of how an effective economic delivery system can be achieved. Westmoreland County can be proud of its economic delivery system and the results that have been accomplished.

AQUION ENERGY hosting a Job Fair at the Westmoreland County Community College



Strategic Partnership Formed at Former Sony Site

Coinciding with a long-term Lease and Purchase Option Agreement executed between The Pennsylvania Industrial Development Authority (PIDA), owner of RIDC Westmoreland, and The RIDC Regional Growth Fund (RIDCRGF), last month the WCIDC signed a Joint Development and Property Management Agreement with RIDCRGF to manage and operate the facility.

"One of RIDC's top strategic priorities is to partner with leading development organizations that have similar priorities in order to achieve significant economic wins for our region," said RIDC Board Chairman G. Reynolds Clark.

warehouse, also located at the Airpark and situated adjacent to the 4.046-acre property. The new building will house Clearspan Construction Products' Latrobe operations and the adjoining property will be used for expanded parking and vehicular access to the new facility.



[Read more](#) on Clearspan Construction Products' expansion plans.

[Read more](#) on teamwork at [RIDC Westmoreland](#).

WESTMORELAND COUNTY . . . is the SMART CHOICE
for your business expansion!

And the Synergy in the City of Latrobe continues . . .

Latrobe Revitalization

Lloyd Avenue in the City of Latrobe looks a little different than it did a few years ago, although one might not realize exactly what has changed. But if you haven't traveled into Latrobe via Lloyd Avenue recently, you should take the time to notice that many of the dilapidated homes once present have been replaced with modern, well-landscaped, well-maintained duplexes and tri-plexes. Spearheaded by Homes Build Hope in cooperation with the [Westmoreland County Department of Planning and Development](#), 21 rental units were constructed in strategic locations to replace deteriorated housing. Funding for the venture was provided by Westmoreland County through its Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. In addition, the Katherine Mabis McKenna and McFeely-Rogers Foundations assisted with property acquisitions while the Rolling Rock Foundation provided funding for beautification efforts. The city's garden club has also had a hand in the project as they concentrate on the city's gateway through their creative floral designs. Westmoreland County CDBG housing rehabilitation funds, in the form of low interest-deferred loans, were made available to low and moderate income homeowners throughout this targeted area. Twelve homeowners were eligible for the loans which were used to weatherize properties, create better access and ensure the homes were code compliant.



throughout this targeted area. Twelve homeowners were eligible for the loans which were used to weatherize properties, create better access and ensure the homes were code compliant.

The Lloyd Avenue revival began with the housing project, but did not end there. It has branched out in other ways as well. In a 2-phased project recently completed, CDBG funds were used to relocate utility poles and electric lines fronting the 3-block area of Lloyd Avenue where the new rental units were constructed. Decorative street lighting was also installed. The [Latrobe Community Revitalization Program](#) (LCRP) is currently working to secure funding for a third phase of the utility relocation. In the meantime the Latrobe Revitalization Program was able to secure a grant to fund a Trail Feasibility Study which helped to determine that a walking and bike trail would be a great addition to the area. The proposed trail would link the City of Latrobe and Saint Vincent College, the Winnie Palmer Nature Reserve, the Fred Rogers Center, Lawson Heights, and Wimmerton. LCRP is partnering with the Redevelopment Authority of the County of Westmoreland in their search to identify funding sources for the trail.





When the Well's Dry, We Know the Worth of Water

Derry Township – Water Line Extension Project

A non-viable water system, large numbers of private wells testing positive for coliform and an inadequate water supply were recognized as primary factors that helped to secure public funding for water service in the Sundial area of Derry Township. Approximately 180 households, representing over 500 people, will have access to



municipal water once water lines are extended and a storage tank and pump station are completed. Construction on the project began in March 2012 and is anticipated to be complete in the fall of 2012. Funding for the project consists of a \$550,000 grant from the Westmoreland County Commissioners through the federal Community Development Block Grant (CDBG) program and the balance was secured in the form of a PENNVEST loan obtained by Highridge Water Authority. The Community Development Block grant will help to lower customer rates for the public water service. Total project costs are estimated to be over \$3 million.

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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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