

WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION

A meeting of the Westmoreland County Industrial Development Corporation was held on Thursday, February 17, 2022 at the Westmoreland County Courthouse, Room #101, 2 North Main Street Greensburg, PA. The following were present: Commissioner Sean Kertes, Commissioner Douglas W. Chew, Commissioner Gina Cerilli Thrasher, Esq. and Executive Director Jason Rigone. The following business was conducted:

Mr. Kertes called the meeting to order at 10:00am

Motion was made by Mr. Chew, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed to approve the minutes of regular meeting held Thursday, January 27, 2022 as presented

Upon review and recommendation of Jason Rigone, Executive Director, motion was made by Mr. Chew, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed to approve the following:

- (1) **Resolution No. WCIDC-2-2022** authorizing the execution of a six-month Option Agreement with **Hempfield Commerce Center II LLC** for Lot 16 (containing approximately 14.79 acres) at the Westmoreland Technology Park II, Hempfield Township. Proceeds to be received at closing will be **\$887,400** and the Westmoreland County Industrial Development Corporation agrees to authorize the execution and delivery of the Deed if the Option is exercised by Hempfield Commerce Center II LLC.

Hempfield Commerce Center II LLC is an affiliated entity of AL Neyer LLC, a real estate development company that desires to purchase the property for the construction of an approximate 150,000 SF Flex industrial/warehouse building. The building/site will be designed to accommodate more than 150 employees.

- (2) Change Order #1 with **Straw Construction Company** for an additional ninety (90) days with a new completion date of May 1, 2022 for South Greensburg Commons Stormwater Conveyance Improvement Project located in South Greensburg.
- (3) Change Order #1 with **ArTech Group, LLC** for an additional seventy-five (75) days for a new completion date of July 15, 2022 for South Greensburg Commons Entrance Stairs & Ramp Project for the Westside Entrance A and Westside Entrance B located in South Greensburg.
- (4) Change Order #1 with **Drew's Mowing** for an **increase of \$4,000** for clearing on Lot Five (5) in Commerce Crossing at Westmoreland located in Sewickley Township. The increase in the original contract of \$9,565 is for additional clearing that was not in the original scope of work.
- (5) Change Order #1 with **Silvis Group, Inc** for an additional ninety (90) days with a new completion date of April 29, 2022 for Commerce Crossing at Westmoreland Landscaping and Signage Project located in Sewickley Township.

- (6) Agreement with **77 Design Co.** in the amount of **\$3,295.18** for the creative conceptualization, design, and layout of a 12-page 2021 annual report. Cost includes a PDF flipbook version and the printing of 1,000 copies.

Other bids received:

<i>Fotorecord</i>	\$2,287.72
<i>Blue Sky Design Co.</i>	\$2,720
<i>Moseye</i>	\$3,400
<i>West Media Group</i>	\$6,582

- (7) Quote with **ArTech Group LLC** at GreenForge - Suite 111 in the amount of **\$10,930** located at 226 Donohoe Road in Hempfield Township. The scope of work is to include repair and replace water damage to the interior and exterior wall of Suite 111. The work will accommodate Westmoreland Human Opportunities occupancy scheduled for May 1, 2022.

- (8) Quote for Electrical Construction Services with **ArTech Group LLC** in the amount of **\$16,610** for interior electrical work, installing lighting, wiring and new outlets for a new storage space and adjacent hallway at Mt. Pleasant Glass Centre located in Mt. Pleasant Township.

Other quotes received:

<i>George R Smalley CO., INC.</i>	\$18,750
<i>FourBros Contracting</i>	\$24,700

Motion was made by Mr. Chew, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed that being no further business, the meeting be adjourned at 10:03am

Certified by,

Gina Cerilli Thrasher, Esq.
Secretary