

March 18, 2021

WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION

A meeting of the Westmoreland County Industrial Development Corporation was held beginning at 10:00am on Thursday, March 18, 2021 at the Westmoreland County Courthouse, Commissioners Public Meeting, 2 North Main Street Greensburg, PA. The following were present: Commissioner Sean Kertes, Commissioner Douglas W. Chew, Commissioner Gina Cerilli, Esq. and Executive Director Jason Rigone. The following business was conducted:

Motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the minutes of regular meeting held Thursday, February 11, 2021 as presented

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

- (1) Accept a Proposal from Horner, Wible & Terek, PC for audit years ended December 31, 2020, and 2021 for \$18,515. This amount represents the same cost as the 2019 audit.
- (2) **Resolution No. WCIDC-2-2021** authorizing the execution of a Second Addendum to a Lease Agreement between EARLY AMERICAN PITTSBURGH, INC. and the Economic Growth Connection of Westmoreland for a 3-year Extension Term, along with the option of an Optional 2-year Extension Term, both applicable to the current Lease Agreement for approximately 17,000 SF of space within Building 100 C & 100 D at the Mt. Pleasant Glass Centre complex. The total lease payments to be received over this initial 3-year Extension Term will be \$171,360.

EARLY AMERICAN PITTSBURGH, INC. is a current tenant at the Mt. Pleasant Glass Centre complex whose current 1-year Extension Term is set to expire on March 31, 2021. The company is a candle manufacturing operation that currently employs 21 workers.

- (3) Grant of Right-of-Way with West Penn Power to maintain electrical facilities at Commerce Crossing at Westmoreland located in Sewickley Township. This agreement allows for a permanent easement to replace, improve, alter, redesign, extend and remove overhead, underground and ground level facilities along Waltz Mill Road, Waltz Mill Flats Road, and Tomjanko Road.
- (4) Grant of Right-of-Way with West Penn Power to maintain electrical facilities at Commerce Crossing at Westmoreland located in Sewickley Township. This agreement allows for a permanent easement to replace, improve, alter, redesign, extend and remove overhead, underground and ground level facilities along Waltz Mill Road.
- (5) Agreement with Alder Valley Consulting for the evaluation, marking, and sale of timber for the Westmoreland County Air Park property located in Unity Township. Compensation for the agreement is based on the amount of 8% of the gross selling price.

- (6) Agreement with GAI Consultants, Inc. in the amount of \$233,400. GAI will provide site engineering and construction administration services for expansion of pad-ready sites at the Westmoreland County Distribution Park North Phase II located in East Huntingdon Township.
- (7) **Resolution No. WCIDC-3-2021** authorizing the execution of an agreement with Kriebel Wells Dissolution Company, LLC and Kriebel Leasing, LLC to release certain surface rights for the development of the Hempfield Office Park located in Hempfield and Unity Townships.
- (8) **Resolution No. WCIDC-4-2021** authorizing the execution of a six (6) month Option Agreement with Kriebel Minerals, Inc. for Lot 4C containing approximately 2.536 acres at the Westmoreland Technology Park I, East Huntingdon Township. Proceeds to be received for the sale of this lot are \$15,216, and the Westmoreland County Industrial Development Corporation agrees to authorize the execution and delivery of the Deed if the Option is exercised by Kriebel Minerals, Inc.

Kriebel Minerals, Inc. is a conventional natural gas well operation; it is their desire to purchase Lot 4C for purposes of the installation/construction of certain natural gas infrastructure improvements which would help support the natural gas supply in the immediate area.

- (9) Agreement with Four Brothers Contracting in the amount of \$20,897. This agreement is for the scrubbing and sealing of the concrete floors at the Jeannette Industrial Park space 102 located in the City of Jeannette. Other bids received:

<i>Raimondo Construction Company, Inc</i>	<i>\$23,954.00</i>
<i>TBI Contracting</i>	<i>\$232,921.32</i>

- (10) **Resolution No. WCIDC-5-2021** authorizing the execution of a Cooperation Agreement with the County of Westmoreland (County) and The RIDC Regional Growth Fund concerning the application for a grant under the Office of the Budget Redevelopment Assistance Capital Program (RACP) for financing of various infrastructure improvements for the RIDC-Westmoreland Phase IV Project. The County authorizes the submission of a \$1,000,000 grant application to the Commonwealth of Pennsylvania Office of the Budget RACP. The County designates the WCIDC to act as an Agent for the County and as Grant Administrator. The grant will be distributed to RIDC (sub-grantee) who will be the Project Administrator and Developer. There will be no cost to the WCIDC.
- (11) **Resolution No. WCIDC-6 -2021** authorizing the execution of a Cooperation Agreement with the County of Westmoreland (County) and Adelphoi USA, Inc. concerning the application for a grant under the Office of the Budget Redevelopment Assistance Capital Program (RACP) for financing of various costs for the Enhanced Supervision Facility Project. The County authorizes the submission of a \$700,000 grant application to the Commonwealth of Pennsylvania Office of the Budget RACP. The County designates the WCIDC to act as an Agent for the County and as Grant Administrator. The grant will be distributed to Adelphoi USA, Inc. (sub-grantee) who will be the Project Administrator and Developer. There will be no cost to the WCIDC.

- (12) **Resolution No. WCIDC-7-2021** with the Southwest Pennsylvania Railroad Company and the Regional Trail Corporation for certain Agreements associated with accessing and maintaining the Southwest Pennsylvania Railroad property and specific to the 5 Star Trail as well as installation of improvements. Agreements include Temporary Permit to Enter Property, Municipal Partner Temporary Permit to Enter Property, and License Agreement for Wire, Pipe and Cable Transverse Crossings and Longitudinal Occupations.
- (13) **Resolution No. WCIDC-8-2021** authorizing execution of a Purchase and Sale Agreement with the Southwest Pennsylvania Railroad Company. The Agreement establishes the terms and conditions for the purchase of Westmoreland County Industrial Development Corporation (WCIDC) owned rail lines with certain properties excluded. The total consideration is \$15,000,001. The WCIDC agrees to authorize the execution and delivery of the deed as well as other required documents provided for in the Purchase and Sale Agreement once all required approvals are secured.

Motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed that being no further business, the meeting be adjourned at 10:05am

Certified by,

Gina Cerilli, Esq.
Secretary