

April 13, 2022

**WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION**

A meeting of the Westmoreland County Industrial Development Corporation was held on Wednesday, April 13 2022 at the Westmoreland County Courthouse, Public Meeting Rooms, 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 10:22am

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, March 17, 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) Consider approval of **Resolution No. WCIDC-6-2022** authorizing the execution of a 6-month Option Agreement with **RED FISH LLC** for the purchase of Lot 6, containing approximately 5.72 total acres, in the Westmoreland Technology Park II, Hempfield Township development. The total consideration to be received at closing is \$228,800. The Westmoreland County Industrial Development Corporation agrees to authorize the execution and delivery of the Deed if RED FISH LLC exercises the Option.

*RED FISH LLC represents Fossil Industries, which recently finished constructing a 41,000 SF manufacturing facility on a neighboring lot. The company needs to expand onto Lot 6 for the construction of an additional manufacturing facility of approximately 52,000 SF to support its operation, which uses high-tech manufacturing techniques catering to the consumer, automotive, military, and other industries. This expansion project will add five salaried employees and up to 20 hourly employees within three years.*

- (2) Consider approval of **Resolution No. WCIDC-7-2022** authorizing the execution of a Second Addendum to a Lease Agreement with **RYAN MOVING, LLC** for a 2-year extension to the current Lease Agreement for approximately 16,112 SF of space within Building 500B at the Jeannette Industrial Park complex. The total lease payments to be received over this term will be \$88,616.

*RYAN MOVING, LLC is a current tenant at the Jeannette Industrial Park complex. The company is a moving, storage and warehouse/distribution type operation that currently employs 15 workers.*

- (3) Consider approval of **Resolution No. WCIDC-8-2022** authorizing the execution of an Option Agreement with **M&G Realty, Inc.**, for Lot 1, containing approximately 21.776 acres at Commerce Crossing at Westmoreland located in Sewickley Township. Proceeds to be received are \$1,524,320, and the Westmoreland County Industrial Development Corporation agrees to authorize the execution and delivery of the Deed if the Option is exercised by M&G Realty, Inc.

*M&G Realty intends to construct a 12,500 SF commercial/retail building on Lot 1. During the construction phase, 100+ jobs will be supported, and an average of 50 permanent jobs will be created upon completion.*

- (4) Consider approval of **Resolution No. WCIDC-9-2022** authorizing the execution of a First Addendum to a Lease Agreement, with **FRANCINE HENKEL** for approximately 233 SF of total space within Suite 203 at the GreenForge building complex. The total lease payments to be received over this one-year term will be \$3,320.25.

*FRANCINE HENKEL has been a tenant in the GreenForge complex since October 2007. Her current lease agreement expired on March 31, 2022, and it is FRANCINE HENKEL's desire to enter into a 1-Year Lease Extension Term effective April 1, 2022.*

- (5) Consider approval of a quote with Raimondo Construction Company, Inc. in the amount of \$9,576 for window replacement work. The scope of the work will provide the removal and replacement of an existing masonry sill and aluminum window. This space is occupied by Department of Agriculture- Suite 110 at GreenForge located in Hempfield Township.

Other bids received:

Artech Group, LLC	\$ 9,910
Rehcon Construction	\$14,630

- (6) Consider approval of **Resolution No. WCIDC-10-2022** authorizing a Lease Agreement between the County of Westmoreland (County), the Economic Growth Connection of Westmoreland and Westmoreland County Industrial Development Corporation for the County to lease a portion of Suite 700A situate at Lenox Road in Mt. Pleasant Township, Westmoreland County at the rate of \$2.75 per square foot per year for a term of 1-year commencing June 1, 2022 with the option to extend for additional periods of one year, to store records of the Westmoreland County Department of Planning and Community Development.

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 10:25am

Certified by,

Gina Cerilli Thrasher, Esq.  
Secretary