

April 15, 2021

WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION

A meeting of the Westmoreland County Industrial Development Corporation was held beginning at 10:28am on Thursday, April 15, 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, March 18, 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) Resolution No. WCIDC-9-2021 authorizing the execution of a First Addendum to a Lease Agreement between Glassautomatic, Inc. and the Economic Growth Connection of Westmoreland for a 21-Month Extension Term, applicable to the current Lease Agreement for approximately 36,316 SF of space within Building 300 at the Mt. Pleasant Glass Centre complex. The total lease payments to be received over this initial 21-Month Extension Term will be \$174,770.75.

Glassautomatic, Inc. is a glass cutting operation that is a current tenant in the Mt. Pleasant Glass Centre, occupying a total of 62,316 SF within Building 200 and adjoining Building 300. Their current Lease for Building 300 is set to expire on April 30, 2021, and with this Extension Term, the space will continue to be utilized for additional warehousing of products supporting their manufacturing operations.

- (2) Resolution No. WCIDC-10- authorizing the execution of a First Addendum to a Lease Agreement between O'ROURKE CUT GLASS and the Economic Growth Connection of Westmoreland for a 1-year Extension Term, along with the option of a 1-year Optional Extension Term, both applicable to the current Lease Agreement for approximately 2,400 SF of space within Building 600 at the Mt. Pleasant Glass Centre complex. The total lease payments to be received over this initial 1-year Extension Term will be \$7,200.

O'ROURKE CUT GLASS is a current tenant at the Mt. Pleasant Glass Centre complex whose current 1-year Extension Term is set to expire on April 30, 2021. The company will continue its operation of producing hand-cut glass products in the space.

- (3) Resolution No. WCIDC-11-2021 authorizing the execution of an Option Agreement between the REDEVELOPMENT AUTHORITY OF THE COUNTY OF WESTMORELAND and WAB ASSOCIATES LLC, for Lot 22, containing approximately 6.23 acres in the Westmoreland Business and Research Park, Phase II development. The total consideration to be received at closing is \$218,050 and the Westmoreland County Industrial Development Corporation agrees to authorize the execution and delivery of the Deed if the Option is exercised by WAB ASSOCIATES LLC.

WAB ASSOCIATES LLC represents JK Tool, a tooling and manufacturing business who is a current tenant in the Park. Presently, JK Tool is expanding their 20,000 square foot building to 40,000 square feet. Anticipating additional future growth to their tooling and manufacturing business, WAB ASSOCIATES LLC plans to construct a separate new 40,000 square foot manufacturing and office building on Lot 22. JK Tool currently employs 25 highly skilled workers, and the company expects that number to triple within these 2 facilities in the next 3-5 years.

- (4) Engineering and Site Rendering Proposal with HF Lenz, Inc. in the amount of \$2,800 for Commerce Crossing at Westmoreland located in Sewickley Township. This agreement is to create a marketing drawing which includes AS-BUILTS of roadways, utilities including easements, storm water management system improvements, finished topography/contours, lot lines, environmental information, etc. to assist in the marketing of the industrial park.

- (5) Award of Bid with Four Brothers Contracting in the amount of \$2,222.22 for the initial clean-up cut for Commerce Crossing at Westmoreland. This bid is for mowing and string trimming for Commerce Crossing at Westmoreland located in Sewickley Township. Other bids received:

Silvis Group \$ 2,500.00

- (6) Award of Bid with Silvis Group in the amount of \$1,947 per month. This bid is for ongoing mowing and string trimming for Commerce Crossing at Westmoreland located in Sewickley Township. Other bids received:

Four Brothers \$ 3,230.00

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 10:30am

Certified by,

Gina Cerilli, Esq.
Secretary