

May 12, 2022

WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION

A meeting of the Westmoreland County Industrial Development Corporation was held on Thursday, May 12, 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 10:23am

Motion was made by Mr. Chew, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed to approve the minutes of regular meeting held Wednesday, April 13, 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) A 3% increase in the 2020 multi-year **Lawn Pros** maintenance agreement for the following parks. The price increase is due to the increase in fuel and materials to maintain the parks. With the 3% increase, Lawn Pros remains the lowest of the 2020 bids for the following parks:

	2020	2022
<i>Mount Pleasant Glass Centre</i>	<i>\$528.00 Per Month</i>	<i>\$543.84 Per Month</i>
<i>South Greensburg Commons</i>	<i>\$416.00 Per Month</i>	<i>\$428.46 Per Month</i>
<i>Industrial Park IV</i>	<i>\$224.00 Per Month</i>	<i>\$230.70 Per Month</i>
<i>Business & Research Park</i>	<i>\$1,664.00 Per Month</i>	<i>\$1,713.90 Per Month</i>
<i>Jeannette Industrial Park</i>	<i>\$1,104.00 Per Month</i>	<i>\$1,137.12 Per Month</i>
<i>Tech Park I</i>	<i>\$536.00 Per Month</i>	<i>\$552.06 Per Month</i>
<i>Industrial Park III</i>	<i>\$128.00 Per Month</i>	<i>\$131.82 Per Month</i>

- (2) A 5% increase in the 2020 multi-year **Four Bros, LLC** maintenance agreement for the following parks. The price increase is due to the increase in fuel and materials to maintain the parks. With the 5% increase, Four Bros, LLC remains the lowest of the 2020 bids for the following parks:

	2020	2022
<i>I-70 Industrial Park</i>	<i>\$289.32 Per Month</i>	<i>\$303.79 Per Month</i>
<i>Westmoreland Airpark</i>	<i>\$533.31 Per Month</i>	<i>\$559.98 Per Month</i>
<i>Distribution Park North</i>	<i>\$373.50 Per Month</i>	<i>\$392.18 Per Month</i>
<i>Tech Park II</i>	<i>\$666.66 Per Month</i>	<i>\$699.99 Per Month</i>

- (3) Asset Management Service Agreement for engineering and architectural services with **H.F. Lenz Engineering Company** for all WCIDC real estate assets. This agreement is to provide engineering and architectural services for industrial park properties, building/facility management, maintenance and capital improvement projects and is based on submitted rate schedule.

Other proposals including rate schedules received:
GAI Consultants
Morris Knowles
Markosky Engineering (no rate schedule provided)
Gibson-Thomas (no rate schedule provided)

- (4) Award a Bid to **A. Liberoni, Inc.** in the amount of \$5,583,889.51 for the Westmoreland Distribution Park North – Phase II project located in East Huntingdon Township. The project will include the construction of 3-pad ready sites, relocation of a high-pressure gas line, and a stormwater management system. This project will be supported in part by a Redevelopment Capital Assistance Program (RACP) grant in the amount of \$2,035,750.

Other bids received were:

	Base Bid
<i>Cast and Baker</i>	\$6,131,183.95
<i>Independence Excavating</i>	\$6,155,689.14
<i>Mele & Mele & sons</i>	\$7,289,131.94
<i>Macson Corporation</i>	\$7,994,950.58
<i>Ligonier Construction</i>	\$8,995,000.00
<i>Charles J. Merlo</i>	\$10,185,947.81

- (5) Agreement for Operation and Maintenance of Stormwater Management Best Management Practices (SWM BMPs) with **East Huntingdon Township** for the Distribution Park North – Phase II. This agreement is to ensure the stormwater management system is functioning correctly. The Agreement is a requirement of East Huntingdon Township.

- (6) Award a Bid to **Piedmont Services, LLC** for the base bid amount of \$418,000.00 for the Commerce Crossing at Westmoreland - Lot Restoration for Lots 1 & 5, located in Sewickley Township. This bid is for the removal and disposal of existing concrete structures and general site improvements on Lots 1 & 5. Other bids received were:

	Base Bid
<i>Berkebile Excavating Co Inc.</i>	\$491,300.00
<i>Whitehorse Excavating, LLC</i>	\$486,550.00
<i>Ligonier Construction Co.</i>	\$637,790.00
<i>Firestone Energy Services, LLC</i>	\$1,358,306.53

- (7) Amendment No. 1 with **Land Reclamation Group, LLC (LRG)** for a two-year extension of time based on LRG being in receipt of final payment of \$58,080 per the Agreement entered into with LRG November 24, 2020. The LRG will reserve future purchase of wetland migration credits for the required Section 105/404 Permit to mitigate approximately .66 acre of wetlands located at the Commerce Crossing at Westmoreland Industrial Park located in Sewickley Township. The credits to be held per the Agreement with LRG dated November 24, 2020 terminated November 24, 2027 and Amendment No. 1 will extend the credit to May 12, 2029

- (8) **Resolution No. WCIDC-10-2022** authorizing the execution of an Option Agreement with **Roechling Industrial Cleveland, LP DBA Roechling Industrial Mount Pleasant, LP** for Lot 1-R, containing approximately 6.39 acres at Westmoreland Technology Park I located in East Huntingdon Township. Proceeds to be received are \$319,500.00, and the Westmoreland County Industrial Development Corporation agrees to authorize the execution and delivery of the Deed if the Option is exercised by Roechling Industrial Cleveland, LP DBA Roechling Industrial Mount Pleasant, LP.

Roechling Industrial Mount Pleasant currently operates a facility in Westmoreland Technology Park I. The purchase of Lot 1-R will allow the company to undergo an expansion on their current building and will enable the company to accommodate future growth. The company currently employs 61 people, and they plan to add 7-10 jobs with the planned expansion.

- (9) **Resolution No. WCIDC-11-2022** authorizing the execution of an Option Agreement with **BGH Properties, LLC**, for Lot 2-R, containing approximately 3.86 acres at Westmoreland Airpark located in Unity Township. Proceeds to be received are \$122,150.00, and the Westmoreland County Industrial Development Corporation agrees to authorize the execution and delivery of the Deed if the Option is exercised by BGH Properties, LLC.

BGH Properties, LLC represents Latrobe Animal Clinic, which intends to construct a 7-10,000 SF veterinary hospital on Lot 2-R to meet the increased need of the community and allow for the company's future growth. Currently, Latrobe Animal Clinic employs four full-time and one part-time veterinarians and 14 support staff. The company intends to double the number of employees in 3-5 years.

- (10) **Resolution No. WCIDC-12-2022** authorizing the execution of a Cooperation Agreement with Westmoreland County and **Three Rivers Marine & Rail Terminals, LLC** concerning the application for a grant under the 2022 Port Infrastructure Development Program, United States Department of Transportation for financing of environmental upgrades to the stormwater management plan and power upgrades for the Gibsonton Terminal (Rostraver Township and City of Monessen). The County authorizes the submission of a \$2,000,000 grant application to the United States Department of Transportation. The County designates the WCIDC to act as an Agent for the County and as Grant Administrator. The grant will be distributed to Three Rivers Marine & Rail Terminals, LLC (sub-grantee). There will be no cost to the WCIDC. Three Rivers Marine & Rail Terminals, LLC will be responsible for any match.

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 10:29am

Certified by,

Gina Cerilli Thrasher, Esq.
Secretary