

June 9, 2022

WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION

A meeting of the Westmoreland County Industrial Development Corporation was held on Thursday, June 9, 2022 at the Westmoreland County Courthouse, Senior Judges Courtroom, 4th Floor Annex, 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 1:36pm

Motion was made by Mr. Chew, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed to approve the minute of the regular meeting held Thursday, May 12, 2022, as presented.

Motion was made by Mr. Chew, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed to approve the following:

- (1) **Resolution No. WCIDC-13-2022** authorizing the execution of a five-year Lease Agreement commencing September 1, 2022, with **Scott Electric Company** for approximately 50,095 square feet of total space in Suite 102 at the Jeannette Industrial Park complex. The total lease payments to be received over this term will be **\$1,001,900.**

Scott Electric is a wholesale electrical distributor headquartered in Greensburg. The company plans to move one of its wholly-owned subsidiaries to Jeannette Industrial Park, allowing for a more suitable location for the company and expansion opportunities. There will be 26 employees at this location, and the company hopes to add five to ten new jobs.

- (2) Award of Bid to **Crosby Garage Door Company** in the amount of **\$16,375.** This agreement is for the installation of two (2) new dock locks and a head sill for tenant space 400 at the Mt. Pleasant Glass Centre located in Mt. Pleasant Township.

Other bids received:
ArTech Group, LLC. \$ 17,610

Non-Responsive:
Timber-Kovar Co/Commercial Dock & Door

- (3) A 10% increase in the 2020 multi-year **Silvis Group** maintenance agreement for the following parks. The price increase is due to the increase in fuel and materials to maintain the parks. With the 10% increase, Silvis Group remains the lowest of the 2020 bids for the following parks.

	2020	2022
GreenForge	\$478.50 Per Month	\$526.35 Per Month
Commerce Crossing at Westmoreland	\$1,947.00 Per Month	\$2,141.70 Per Month

- (4) A contract termination of the 2020 multi-year Silvis Group agreement with a 10% increase for Distribution East/West.

- (5) 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 becomes the lowest of the 2020 multi-year bids for Distribution Park East/West.

	2020	2022
<i>Distribution Park East/West</i>	<i>\$480.00 Per Month</i>	<i>\$494.40 Per Month</i>

- (6) **Resolution No. WCIDC-14-2022** authorizing the WCIDC to enter into a Cooperation Agreement with Westmoreland County whereby the County will act as an agent for the WCIDC and submit a grant application to the Commonwealth of Pennsylvania Office of the Budget's Redevelopment Assistance Capital Program in the amount of \$500,000 (ME# 2838-00) and \$1,532,750 (ME# 2838-01), for a combined total of \$2,032,750 (RACP). The grant funds will be used for various improvements of Phase II at the Westmoreland Distribution Park North site in the Township of East Huntingdon. WCIDC will prepare all application documents and will act as project administrator and developer.

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 1:38pm

Certified by,

Gina Cerilli Thrasher, Esq.
Secretary