

July 15, 2021

WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION

A meeting of the Westmoreland County Industrial Development Corporation was held on Thursday, July 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 Thrasher, Esq. and Executive Director Jason Rigone. The following business was conducted:

Mr. Kertes called the meeting to order at 10:20am

Motion was made by Mrs. Cerilli Thrasher, seconded by Mr. Chew and it was unanimously agreed to approve the minutes of regular meeting held Thursday, June 10, 2021 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) **Resolution No. WCIDC-16-2021** authorizing the execution of a Second Addendum to a Lease Agreement between **WATT FUEL CELL CORP.** and the **Economic Growth Connection of Westmoreland** for a 1-year lease extension, along with the option to extend the Term of the Lease for a maximum of two (2) successive one (1) year extension term(s), for approximately 39,153 SF of space within the Mt. Pleasant Glass Centre complex. The total lease payments to be received over this initial 1-year lease extension term will be **\$127,247.25**.

WATT FUEL CELL CORP. is a current tenant at the Mt. Pleasant Glass Centre complex whose current 7-year Lease Term is set to expire on October 31, 2021. The company is a developer and manufacturer of solid oxide fuel cell systems that currently employs 31 workers.

- (2) Surveying Proposal with **Barry E Sakal Land Surveying** in the amount of **\$2,500.00** for the Mt Pleasant Glass Center. This agreement is to provide surveying services to determine property line locations for potential encroachments and tree removal activities. Other quotes received:

<i>Mackin Engineering</i>	<i>\$3,200</i>
<i>H.F.Lenz Company</i>	<i>\$7,500</i>

- (3) **Resolution No. WCIDC-17-2021** which amends the current Resolution (WCIDC-2-2019) with **AL. NEYER, LLC** for Lot 3 (containing approximately 25.896 acres) at Commerce Crossing at Westmoreland, Sewickley Township. The purpose of this amended Resolution is to accommodate AL. NEYER, LLC'S request to purchase the property under an affiliated entity named Commerce Crossing Industrial I, LLC.

On February 21, 2019 the WCIDC entered into an Option Agreement with AL. NEYER, LLC for the purchase of the above mentioned property. The company is a real estate development company that desires to purchase the property for the construction of an approximate 250,000 SF Flex industrial/warehouse building. The building/site will be designed to accommodate more than 200 employees.

- (4) **Resolution No. WCIDC-18-2021** authorizing the execution of a Highway Use Agreement between the Pennsylvania Department of Transportation (“PennDot”), Sewickley Township, and the Westmoreland County Industrial Development Corporation (“WCIDC”). This Agreement addresses certain Landscaping and Highway Lighting improvements and maintenance responsibilities to be performed by Sewickley Township and the WCIDC within existing PennDot improvements located at the Commerce Crossing at Westmoreland development in Sewickley Township.

- (5) A proposal with **Design 3 Architecture** in the amount of **\$3,000.00** to provide architectural services to investigate and design the removal of existing and installation of new roof insulation for Jeannette Industrial Park 100B in the City of Jeannette.

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 10:24am

Certified by,

Gina Cerilli Thrasher, Esq.
Secretary