

August 18, 2022

**WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION**

A meeting of the Westmoreland County Industrial Development Corporation was held on Thursday, August 18, 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 10:02am

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, July 14, 2022 as presented

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

- (1) Agreement with **ArTECH Group, LLC** in the amount of **\$46,990.00**. This agreement is for the site preparation and installation of a Mail Delivery Facility at Commerce Crossing at Westmoreland in Sewickley Township.

Other bids received:

<i>Westmoreland Construction Group</i>	\$55,242
<i>CH&amp;D Enterprises</i>	\$59,010
<i>KGD Contracting, Inc.</i>	\$65,100
<i>Ligonier Construction Company</i>	\$120,511

- (2) **Resolution No. WCIDC-15-2022** authorizing the execution of a First Addendum to Option Agreement between the Westmoreland County Industrial Development Corporation and Hempfield Commerce Center II LLC for a one-time Development Credit which will be used to offset the costs associated with the additional site work on Lot 16 in the Westmoreland Technology Park II, Hempfield Township. The Development Credit totaling \$120,000.00 will be applied as a credit to the purchase price of Lot 16 at closing. This First Addendum also extends the termination date of the Option Agreement to September 16, 2022.

*Lot 16 is currently under an Option Agreement with Hempfield Commerce Center II LLC, which is an affiliated entity of AL Neyer LLC and it is their intention to construct a 150,000 SF flex industrial/warehouse building. Once completed and at full capacity, the facility is designed to accommodate 150 employees.*

- (3) **Resolution No. WCIDC-16-2022** authorizing the execution of a Commitment Letter from the Pennsylvania Industrial Development Authority for a loan up \$2,250,000, with Jason W. Rigone, Executive Director authorized to execute on behalf of WCIDC. The Resolution also authorizes the Board of Directors of WCIDC to execute all loan documents to facilitate the loan closing. The loan is part of the financing for the development of Westmoreland Distribution Park, Phase II projected located in East Huntingdon Township.

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 10:04am

Certified by,

Gina Cerilli Thrasher, Esq.  
Secretary