

## McKeesport developer enters contract for business park property

By Patty Yauger HeraldStandard.com | Posted: Wednesday, June 6, 2012 2:00 am

A rebound in the marketplace has renewed interest by a McKeesport developer in undeveloped parcels in the Fayette County Business Park.

On Tuesday, the Fayette County Redevelopment Authority agreed to enter into a contract with Synergy Development Fayette LLC for the possible development of two 1.5-acre sites in the business park on Route 40 in South Union Township.

Andrew French, authority executive director, said that Synergy had obtained an earlier agreement for the property, but chose not to pursue action because of an unstable real estate market.

“It now appears the market is rebounding and Synergy has renewed interest in the property,” he said.

The two lots are in the area of the PNC Bank, Arby’s restaurant and Verizon, also developed by Synergy, said French.

The six-month initial contractual agreement will allow the developer to seek businesses to locate on the property.

“Right now, it is uncertain what may go in there,” said French. “If there is interest, Synergy will return with the details and we’ll go from there.”

According to the contract, the firm will pay the authority \$5,000 with the signing of the agreement and \$13,300 in six months should the contract remain intact. In the event the properties should be developed, Synergy will pay the authority about \$872,000 for the two lots.

In other business, the authority:

- n Created three full-time positions and named current employees to fill the posts, including finance officer Beryl Geller; housing development director Al Jeffries and community development technician Kate Molinaro.

- n Awarded a \$75,500 contract to A.C. Moyer Co. Inc. of Lemont Furnace for reconstruction of North Mill Street extension and Rohall Road in the Stash and

Buffington areas of Menallen Township. The project will be funded with state Community Development Block Grant (CDBG) funds.

n Authorized a \$43,440 contract to A.C. Moyer Co. Inc. for road reconstruction in the village of Herbert, Redstone Township. The 4,000-foot project will impact 33 homes. The project will be funded with CDBG funds.

n Approved a \$214,500 contract with El Grande Industries Inc. of Monessen for road reconstruction along 17,800 feet of roadway in various sections of Washington Township. The project will be funding through the township's CDBG allocation.

n Approved the purchase of materials for the third phase of a water system improvement project in the Crystal area of Springhill Township. Contracts will be awarded to various low-bidders for a variety of materials. The Albert Gallatin Water Authority will do the actual construction work.

n Awarded a \$243,200 contract to El Grande Industries Inc. for a road reconstruction project in the Swan plan and Hiller areas of Luzerne Township.

n Approved a contract with the state Department of Health to continue the Fayette County lead hazard control program. The authority will receive a \$274,500 grant for the program.