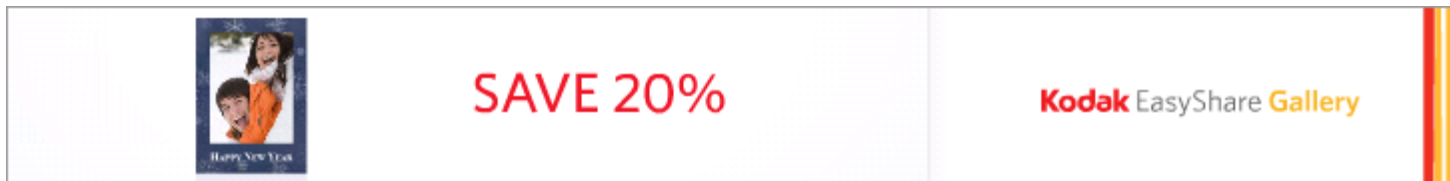


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Tuesday, January 09, 2007

Authority OKs funding for improvements to New Salem Road

By Paul Sunyak, Herald-Standard
08/04/2004

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The Fayette County Redevelopment Authority on Tuesday approved spending \$400,000 to upgrade New Salem Road and its intersection with Matthew Drive, a move its executive director said paves the way for future internal development of the Fayette County Business Park.

Raymond C. Polaski, redevelopment authority executive director, said PennDOT has given him assurances that the \$400,000 "contribution" from the authority will alleviate its long-term concerns about added traffic flow in the area caused by development in the park.

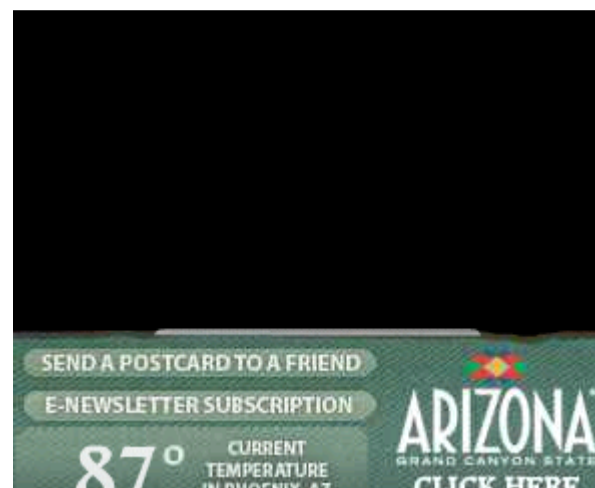
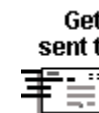
Polaski said the \$1 million project includes a \$400,000 contribution from PennDOT and approximately \$200,000 from the Widewaters Group of New York, which built the Home Depot and is developing property on the other side of New Salem Road.

"We knew we had to do our share (to pay for highway upgrades) at some point in time," said Polaski. "It's a widening of the road and a widening of the intersection ... and (the addition) of a stacking lane (on New Salem Road)."

While he would have preferred to hold off on making the financial commitment until more of the authority's park was ready for development, Polaski said that PennDOT wants to finish the project this year, with work scheduled for September, October and November.

The improvements will immediately benefit the Widewaters development, but will in the long run aid the Matthew Drive

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extension project that will put a vital road through the authority's business park. That road will hook up with New Salem Road on one end and with Route 40 and Duck Hollow Road on the other.

Polaski said the authority could use proceeds from prior land sales in the business park to fund its inescapable obligation to pay for highway system improvements in the area, as all developers must.

As recommended by PennDOT, the board's action consisted of approving a "contribution contract" with the state agency regarding upgrades to that section of New Salem Road.

The authority board also conducted the following business:

- Approved a \$115,000 contract with Donald M. Miller Inc. of Uniontown, the lowest of three bidders, to begin a roof replacement job at Nemacolin Castle in Brownsville. Polaski said that Miller agreed to begin the job using the \$80,000 that the authority currently has available.

Polaski said that Miller will use the existing funds to repair the worst portions of the multi-tiered roof, with the understanding that the remaining sections can be done if and when additional funds become available. "The building is in serious need of repairs," said Polaski, who noted that fixing the roof is crucial with winter approaching.

Board member Ross F. DiMarco abstained on the vote because Miller is his nephew through marriage.

- Agreed to a contract with Liokareas Construction Co. Inc. of Bethel Park to build two new single-family homes in the Mountain View Estates complex near Fairchance. The houses will be built for \$95,000 and \$99,000, and the authority plans to sell them to low- and moderate-income families for between \$125,000 and \$130,000 each.

Andrew French, the authority's assistant executive director, said the purchasers must be first-time homebuyers who fit the income criteria, which is a maximum \$44,000-per-year income for a family of four.

Polaski said the houses, which are each approximately 1,200 square feet with three bedrooms and a two-car garage, are "a lot of house for the money."

French said the authority will also offer the purchasers help with gap financing and closing costs.

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