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Tuesday, January 09, 2007

## Business park gains tenant

By Amy Karpinsky, Herald-Standard  
06/16/2004

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The Fayette County Business Park has found another tenant.

At Tuesday's monthly meeting of the Fayette County Redevelopment Authority, the authority voted to approve a proposal from Grandview Building LLC to purchase 2.20 acres in the park, on which a medical building will be constructed.

With the commitment, there are eight businesses either located or locating in the park. Three businesses are completed and operational, one is under construction and three other businesses have committed to building at the site, located along Route 40 in South Union Township.

Grandview Building LLC, a group of doctors that includes orthopedic surgeon Dr. Owen Nelson, plans to construct a two-story building where Nelson and other medical professionals will set up shop. In addition to Nelson, Dr. Rick Roland and physical therapist Fred Gaggiani will locate to the site. Raymond C. Polaski, executive director of the redevelopment authority, said another doctor plans to locate there as well.

The building, which will include more than 23,000 square feet on two floors, will be located at the intersection of Mary Higginson Drive and Wayland Smith Drive. Polaski said the doctors and staff will use the first floor, and the second floor will be used for rental space. He said, in addition to the current staff that will be retained, six new jobs will be created.

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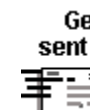
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Engineer Terry E. McMillen Sr. said the site plan calls for 23,600 square feet on two floors. He said 118 parking spaces will be provided for the building, which will include two entrances. The site will also include "quite a few trees" as landscaping, McMillen said.

Developer Robert A. Lang of Building Systems Construction Inc. said the entrance to the doctors' offices will include a canopy with a drive-thru to accommodate less-mobile patients.

Lang said a 1,500-square-foot addition may be built onto the building in the future for a 4-foot-deep therapy pool. The building will be constructed of beige, split-face block with terra-cotta red striping and the dark-green teal roof will be constructed of sturdy seam steel. "I think it will be an attractive building," Lang said. He said there will be several "projections" off the roof so it doesn't look like a great big unattractive box.

Authority chairman Kenneth Finney noted that the roof of the Fayette County Mental Health/Mental Retardation building, which is under construction at the park, will also be the color green, and the two buildings should blend in well together.

Lang said the financing is being finalized and plans are for a groundbreaking in August. He said he would like to "fast track" construction and have the building enclosed before inclement weather strikes.

McMillen's offices are located at the park, as well as a Super 8 Motel and CareerLink and MH/MR is under construction. Laurel Pediatrics, Preferred Primary Care Physicians and a food market owned by Thomas Jamieson have committed to relocating at the site also.

During the monthly directors report, Polaski said he anticipates that he will have another property acquisition proposal at the July meeting. He said the proposal for requirements for construction at the business park should be ready as well.

The authority also approved contracts for a storm sewer project in Brownsville Township to Pompei & Sons Inc. for \$66,220.20; a storm sewer upgrade and pavement resurfacing project in Hopwood to Macson Corporation for \$114,410; a road reconstruction project in Luzerne Township to A.C. Moyer Company for \$87,711.20 and a contract for the purchase of light fixtures and related materials at Areford Park in South Union Township, per item.

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