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Wednesday, September 10, 2008

Authority handles real estate transactions at meeting

By Amy Revak, Herald-Standard
09/10/2008

Updated 09/09/2008 09:00:19 PM EDT

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The Fayette County Redevelopment Authority Tuesday took action relating to real estate transactions at the Fayette County Business Park in South Union Township in which the sale prices range from one dollar to \$2 million.

The one-dollar transaction, approved by the authority, involves the sale of .12 acres to Terry E. and Denise E. McMillen for property near McMillen Engineering.

Executive director Andrew French said the McMillens have been maintaining the non-buildable lot, which is essentially a "side green space area."

French said with the transfer of the lot to the McMillens, the only piece of property the authority would retain in the vicinity is a small parcel near the Motel 8.

Authority member Dee John said since the authority is selling the property to McMillen, she thinks someone from the authority should talk to the Motel 8 officials to see if they wish to purchase the piece of property near their motel.

"We should give them the same opportunity," John said.

French said he would make the offer.

When asked why the authority retained the two small parcels after the sales to McMillen and Motel 8, attorney Herb Margolis said for some unknown reason the lot plan was changed.

Authority member Jim Woleslagle said he believes the authority thought at the time of the sale the entire parcel was being conveyed. He added that the reason the McMillen sale occurred was because the McMillens wanted to buy the property and thus offered to pay all the associated fees with the transfer and the motel officials haven't expressed the same interest.

The authority also approved a modification to the two-year mortgage and promissory note with Synergy Real Estate Corp. for 8.39 acres of property along Route 40 in the Fayette County Business Park.

Executive director Andrew French said the action changes the payoff amounts for the five parcels that make up Lot 15. On July 30, the authority approved the contract for sale of land as well as a mortgage and promissory note between the authority and Synergy.

In April 2006, the authority initially approved a motion to sell the property to Synergy for \$2 million, to develop into a site with restaurants and retail stores.

Allan Wampler, president of Synergy, said the company is merely redistributing the payoffs and "the total is still the total."

French said since the initial action to sell the property, it has been subdivided into five parcels and plans are for Synergy to pay the redevelopment authority for each parcel as they are made available for either sale or lease.

The business park currently includes numerous restaurants, retail stores, medical offices, a Wal-Mart Super Center, the Career Link office, Fayette County Mental Health/Mental Retardation, McMillen Engineering and Super 8 Motel.

French reported that renovations have been ongoing for five weeks at the 86 West Main St., Uniontown building that the authority previously purchased. He said crews are working every day and the project is still on schedule for completion at the end of September.

The move to the new building from the current rental location of 45 East Main St. will occur in October, French said.

The building where the authority will relocate was formerly the location of the Farwell printing business. The top two floors of the building used to contain about 15 apartments, but they haven't been occupied since about 1980. Also, French said the basement formerly housed the Slovak Club.

French said the tenant at 86 West Main St, Creation Station, is closing its doors at the end of this week and the authority will be seeking a new tenant.

The authority also approved a contract for road reconstruction on Wayland Smith Drive in the business park to Victor Paving & Construction Inc. of Monongahela in the amount of \$58,522.

French said the road was the first constructed at the business park and there have always been challenges with the intersection with Route 40. The South Union Township supervisors have agreed to use Community Development Block Grant money for the project.

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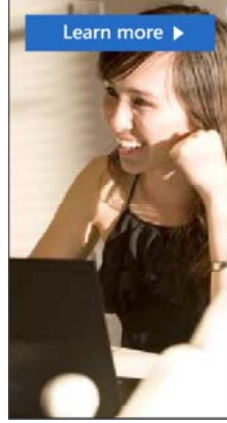
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