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Authority adjusts to PennDOT recommendations

By Paul Sunyak, Herald-Standard
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Adjusting to PennDOT's recommendations for locating an access road off Route 40 into the Fayette County Business Park, the Fayette County Redevelopment Authority voted Tuesday to divest itself of a small triangle of orphaned land.

The authority board voted to sell .20 acres to Terry E. and Denise McMillen for \$4,560, a price prorated on a calculated value of \$38,000 per acre. Terry McMillen, an engineer who plans to move in to a new building in the park April 21, said he plans to use the additional space for an expanded parking lot.

McMillen, whose building is going up on a one-acre tract he previously purchased, said his expansion plans are moving faster than anticipated. He said that while initial projections called for his firm to grow from 25 to 32 employees over a five-year period, he is already at 32 employees.

The authority also voted to deed the remaining portion of the triangle, a small .08 of an acre, to Uniontown Lodging, L.L.C., for \$1. That firm is building a Super 8 Motel on adjacent property it already owns.

Raymond C. Polaski, executive director of the redevelopment authority, said the \$1 transaction was a "no brainer" for two reasons: there is no other practical use for the land and the motel development firm's contract with the authority entitles it a hookup to the access road.

That road, christened Wayland Smith Drive in honor of the authority's former executive director, was shifted slightly westward per PennDOT's construction recommendation.

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Polaski said PennDOT wanted two egress lanes from the park onto Route 40, separated from the one ingress lane by a sliver-like island of land.

The original plan called for one ingress lane and one egress lane and no separation island, said Polaski, who said the motel developers are agreeable to the revised plan. The small portion deeded to Uniontown Lodging will give the motel the promised access to Wayland Smith Drive at a point beyond the separation island, said Polaski.

In another matter related to the park, Polaski said he's contacted high school English teachers throughout the county, informing them of an April 30 deadline for their students to submit names for the 277-acre park. The winner will receive a \$100 savings bond from the authority, said Polaski.

Although the redevelopment authority staff suggested several names "no one seemed terribly enthused" about any of them, noted Polaski. The goal is to give the park a catchier name than the generic and unofficial Fayette County Business Park, a moniker that some also confuse with the Fayette Business Park in Georges Township being developed by Fay-Penn Economic Development Council.

On another front, Polaski said he's invited 14 people to serve on an ad hoc committee to explore the viability of opening a factory outlet mall in the county. The authority received a somewhat positive report on that potential in February and the committee is the next logical step in assessing that possibility.

Polaski said 12 of the invitees have responded thus far. He plans to hold no more than three meetings with that group over the next 45 days.

The board will also be invited to the upcoming dedication of the Brownsville Wharf project, which heavily involved the redevelopment authority, Polaski noted.

The authority also awarded these contracts:

? Victor Paving & Construction Inc. of Monongahela, \$119,640 for a road reconstruction project on Wiltrout Hollow, Spruce Hollow and Medsger Road in Bullskin Township; and \$67,385 for road improvements on Duck Pond Road in Dunbar Township.

? A.C. Moyer Co. of Lemont Furnace, \$58,792 for road improvements on Duff Road, Demniak Road, First Street and Patch Road in German Township.

? Marsolino Construction Co. Inc. of Uniontown, \$30,104 for road reconstruction on Haas Avenue in Dawson Borough.

? Seiler Excavating of Hopwood, \$100,360 for waterline extension on Leckrone-Highhouse Road in German Township.

All of the contracts went to the low bidders, after a review of the bids by Widmer Engineering Inc.

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