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## Authority amends office lease in city

By Amy Karpinsky, Herald-Standard  
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The Fayette County Redevelopment Authority took action on two unrelated real estate matters Thursday during a special meeting.

The authority voted to amend the original lease between J. David Ewing and the authority for office space located at 45 E. Main St. The action to amend the lease was taken although the authority previously voted to approve an agreement with Ewing for the purchase of 45 and 49 E. Main St. for \$490,000 plus closing costs. The authority has occupied two of the six stories in the building since 1990.

The lease action was slated for approval at the regular December meeting, but authority member Rob Sleighter expressed concerns about locking into a five-year lease when the authority was committing to purchase the building. The action was tabled and solicitor Herbert Margolis agreed to look over the lease.

Before the authority voted to accept the lease, Margolis said he added a provision that states that if the authority purchases the building, the lease ends. With that information, the authority voted unanimously to amend the lease.

When the authority discussed purchasing the building, authority member Ross DiMarco mentioned that rent has increased every year since the authority first occupied the building. Executive Director Andrew French said rent is \$32,000 this year, and it is slated to increase to about \$35,000 in 2006.

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He said annual payments on a loan to purchase the building and parking lot would be \$45,000 per year, but the building brings in total revenue of \$65,000 per year, which doesn't include the currently vacant third floor.

In other action, the authority voted to approve an agreement with the Pennsylvania Turnpike Commission for a right of entry and right of way for property in North Union Township.

The long-awaited Mon/Fayette Expressway Uniontown-to-Brownsville link will pass through property currently owned by the authority at the site of the Springer Farm.

The agreement the authority approved includes selling .7 acres for \$8,000 and giving the PTC a temporary construction easement. The Springer Farm property contains approximately 17 acres and includes a historic building the authority is attempting to market.

DiMarco joked that the building is going to be moved to Uniontown and used as an antique shop.

In making the motion, Sleighter said he would make the motion because the action benefits the authority.

Margolis pointed out that the PTC would likely condemn the property and take it anyway.

He said the area that is being taken is not a piece of property the authority could utilize.

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