

Contact Us | Advertise | About Us | Home Delivery



quick search:



News Sports Obituaries Classifieds Archives Job Search Marketplace Special Sections

Partly cloudy 81°

5 Day Forecast

<b>CLASSIFIEDS</b>
Jobs Cars Homes
All Classified Ads
Print Ads
Special Sections

Registration

[Register](#) [Log In](#)

- News ▶
- National News ▶
- Sports ▶
- Business & Finance ▶
- Archives
- Advertise
- Classifieds
- Photo Galleries ▶
- Order HS Photos
- JobSearch
- Opinion ▶
- Weddings And More ▶
- Circulation
- HSTV News 19

Home > News > News > Top Stories

Wednesday, August 16, 2006

## Authority OKs agreements for major development

By Amy Zalar, Herald-Standard  
08/16/2006

[Email to a friend](#) [Post a Comment](#) [Printer-friendly](#)

The Fayette County Redevelopment authority has approved agreements protecting the authority's land use interests in the unlikely event the Wal-Mart Super Center development in the Fayette County Business Park is not completed.

During a special meeting Monday afternoon, the authority approved two agreements, one with the development company undertaking the retail project and the other with the bank providing the funding for the development. Earlier this year Cedarwood Development Inc. paid \$1,282,000 for 25 acres that will house Fayette Crossing Shopping Center in the business park along Route 40 in South Union Township.

The first agreement the authority approved is between the authority, three separate Fayette Crossing Associates, LLC entities and Wal-Mart Stores Inc., and includes a timeline that calls for opening the 203,622-square foot anchor store within four years.

Solicitor Herbert Margolis explained that although Cedarwood Development Inc. is still running the show, they have transferred interests to limited liability companies for "some corporate reason."

Executive Director Andrew French said while the agreement allows up to two years each for site work and construction, the goal of Wal-Mart is to open the store by the end of 2007. The Fayette Crossing Shopping Center will also include a Chili's Restaurant and other shops.

The second agreement is between the authority, three separate Fayette Crossing Associates LLC entities and Bank

- [HSTV Daily Schedule](#)
- [Local Interest](#)
- [Entertainment](#)
- [Calendars](#)
- [Websites](#)
- [Community Choice Awards](#)
- [Contact Information](#)
- [The Greene County Messenger](#)
- [Other Calkins Media Sites](#)

of America for the \$14 million project.

In approving the agreements, the authority followed suggestions by Margolis to seek further clarification for items such as exactly what site plan is referred to but not attached, and if indeed the property will fall under the same covenants if the project falls through. The agreements also stipulate that excess material can't leave the site, and addresses such issues as storm water run off and mineral rights.

Margolis said he doesn't believe the project will be stopped for any reason, but he was approaching the agreements "from a legal standpoint" and with a desire to protect the authority's interests.

**SECTION LINKS**

- [Photo Gallery by Herald-Standard Photographer Dave Rafferty](#)
- [Photo Gallery by Herald-Standard Photographer Christine McCormick](#)
- [Photo Gallery by Herald-Standard Photographer Ed Cope](#)

Authority member Rob Sleighter said the authority merely wants assurances that the property can't be made into a junkyard if the project falls through. Sleighter said if Bank of America takes the property by default, "they should still be subject to the same covenants" as Cedarwood. The covenant agreement, crafted by French, spells out items such as where dumpsters can be placed and how much landscaping must be done on properties in the business park.

Margolis said most of the agreements are "cut and dried" and he is looking forward to the project. "I can't wait until the building goes up," Margolis said.

In other action, the authority approved a mitigation agreement with Brownsville Borough, the National Road Heritage Corridor and the Pennsylvania State Historic Preservation Office for the demolition of two properties along Market Street in Brownsville. French said the mitigation agreement includes mention of improvements to the cast iron bridge as a way to mitigate the impact of tearing down buildings in the historic district.

The authority also approved a partnership agreement with the National Road Heritage Corridor in the amount of \$18,000 for renovations to Nemacolin Castle in Brownsville. French said the renovations include repointing of bricks and soffit and fascia work on the historic castle.

*©The Herald Standard 2006*

[Email to a friend](#) [Post a Comment](#) [Printer-friendly](#) [↑ Top](#)