

Northpointe Pad-Ready Site Development



If you traveled Route 28 near Exit 18 earlier this year, you probably noticed earthmoving equipment actively shaping land for development. Perhaps you didn't realize that the earthmoving equipment created large pad-ready sites at Northpointe, Armstrong County's premier office and light manufacturing park.

In response to growing demands from the real estate and development communities, the Armstrong County Industrial Development Council (ACIDC) created four sites with pads ranging in size from 5 acres to 20 acres. In 2012, the ACIDC applied for funding through Pennsylvania's Business In Our Sites (BIOS) program. The program is aimed at empowering communities to attract growing and expanding businesses by helping them build an inventory of pad-ready sites. The ACIDC later learned that their application for BIOS funding was approved through a low interest loan. The ACIDC borrowed approximately \$2.2 million to do the work, which includes the construction of an integrated storm water management system for each pad. This means that future businesses or developers will not have to build costly storm water management ponds on site. Furthermore, Northpointe is fully permitted which allows businesses to move quickly with their construction activities after purchasing property.

Now that the earthmoving equipment is gone and the project completed, the property at Northpointe will be marketed and sold to companies needing these larger pads. According to the Pittsburgh Regional Alliance, an affiliate of the Allegheny Conference on Community Development, there was a critical lack of pad-ready sites

within the Route 28 corridor. The investment by the ACIDC to create these sites positions Armstrong County and Northpointe to attract regional, national and international projects with shovel-ready requirements.

The ACIDC extends their thanks to the South Buffalo Township Supervisors, Freeport Area School District Board of Directors, and the Armstrong County Commissioners for working cooperatively to approve a Keystone Opportunity Expansion Zone (KOEZ) on the newly created pads at Northpointe. The KOEZ designation will be implemented on January 1, 2014 and expire December 31, 2023. Keystone Opportunity Zones (KOZ) and Keystone Opportunity Expansion Zones (KOEZ) are designated areas or zones that have greatly reduced or completely abated taxes for periods of up to 10 years. Because the KOZs and KOEZs are virtually tax free, this allows businesses to invest more of their financial resources in business operations.

For additional information about the available acreage at Northpointe, please contact the Armstrong County Industrial Development Council at 724-548-1500.



Business Spotlight



FLIR Government Systems Pittsburgh

FLIR Government Systems Pittsburgh recently finished renovating the Technology Center I facility at Northpointe. A world renowned leading manufacturer of infrared detectors and systems, FLIR employs 80 people in Armstrong County. At Northpointe, FLIR Government Systems Pittsburgh manufactures weapon sights, hand-held night vision viewers, and other high-performance systems for individual soldiers and force protection.

BelleFlex Technologies

BelleFlex Technologies purchased the former PPG Foundry and Plant 2 buildings in the Ford City Heritage & Technology Park during 2012. The company extensively retrofitted a 60,000 square foot building to meet their needs. BelleFlex leases an additional 30,000 square feet to OEM Shades, a manufacturer of pleated window coverings. BelleFlex manufactures Belleville disc springs that can be used individually or stacked to achieve desired load and travel. The company was formed in 2010 with one employee. Today, the company employs 28 in Ford City, PA.



Steve's Auto Body

Steve's Auto Body purchased Lot 5 in the Manor Township Business Park in 2012 for the construction of an automobile collision repair shop. Their 10,000 square foot building officially opened in March 2013. Steve's Auto Body now employs 6 people in addition to one part time employee, a student from Lenape Technical School.

Sloan Brothers Company

Sloan Brothers Company, a fourth generation family-owned business located in Northpointe, designs and builds lubrication systems for compressors and other critical equipment. Sloan outgrew their 20,000 square foot facility within three years and recently added an additional 12,000 square feet. To accommodate their expansion, Sloan purchased a portion of Lot 15 from the ACIDC in December 2012. When Sloan moved to Armstrong County in 2008, they employed 14 people. They currently employ 32 people at Northpointe.



About the ACIDC

The Armstrong County Industrial Development Council (ACIDC) is a private, non-profit economic development agency that provides single-point-of-contact service for emerging or expanding business and industry. Owners of industrial parks and leasable facilities, the ACIDC works closely with

government agencies and financial institutions to provide prospective clients with a variety of resources necessary to facilitate expansion and relocation into any part of Armstrong County. To learn more, visit our website--www.armstrongidc.org or call us at **724-548-1500**.

Armstrong County Business Expands

Projectile Tube Cleaning, Inc. owner Daniel Lyle knew that in order for his business to meet growing customer demand, a larger facility was needed.

Projectile's former facility along Eljer Way in Ford City was surrounded by other businesses and expansion was not feasible. "I knew the IDC had various properties and programs from previous meetings, so I thought I should give them a call", said Mr. Lyle. In December 2012, Projectile Tube Cleaning

purchased Lot 4 in the Manor Township Business Park. Mr. Lyle added, "Manor Township Business Park was two miles from our old building, there is good highway access and the KOZ (Keystone Opportunity Zone) designation made it financially possible for us to invest in the future of the company. The new building creates capacity for increased sales and new jobs."

The company currently employs 16 people and has immediate plans to add three more employees. Projectile Tube Cleaning manufactures condenser tube cleaning equipment and products including patented mechanical scrapers. In addition to manufacturing, the company services condenser tubes at power plants across the United States. The new 10,000 square foot facility is currently under construction and will be ready for occupancy in December 2013.



Precision Machine Shop Moves to Armstrong County

In 2014, Armstrong County will be home to a new precision machine shop. Metal Solutions, Inc. broke ground on their 12,000 square foot building in October 2013 to relocate from Westmoreland County. The new building is being constructed on Lot 11 in the Parks Bend Farms Industrial Park (near Leechburg, PA) and will be ready for occupancy in early 2014. Metal Solutions owner, Mr. Robert

Geer contacted the ACIDC to discuss options for growing his business. "Mike (Coonley) and Justin (Nolder) visited my shop and understood that a larger building was needed to help Metal Solutions grow", Mr. Geer stated. "I started Metal Solutions in 2006 and the business has grown each year, to a point our 2,000 square foot building was prohibiting growth." The staff at the ACIDC told Mr. Geer about potential buildings and industrial parks in Armstrong County and identified low-interest financing programs that could help him. The new building is partly financed through a Small Business First loan from the Pennsylvania Department of Community & Economic Development (DCED). Mr. Geer added, "The new facility will allow us to boost production, grow into welding and fabricating and fill more orders. Additional work orders will justify new hires." Metal Solutions currently employs four people and expects to add four more employees within three years.

New Economic Development Website In an effort to promote its business assistance services, the Armstrong County Industrial Development Council (ACIDC) launched a new website in September -- www.armstrongidc.org. An emphasis was placed on showcasing available properties, both public and private, on the website. It contains information about industrial parks and buildings owned by the ACIDC, business services offered by the ACIDC and its regional affiliates, and information about the quality of life in Armstrong County. Increasingly, site selection consultants, commercial realtors and developers are doing a great deal of their site research online. By providing a more robust platform and a comprehensive listing of site details, it is our hope that we make their jobs easier; and because more and more work is done on smart phones and tablets, the website is fully functional on mobile platforms.



The Future

Future Retail/Commercial Development at Northpointe

The Armstrong County Industrial Development Council (ACIDC) was recently awarded a Redevelopment Assistance Capital Program (RACP) grant to complete grading, infrastructure improvements and access to the lots designated for retail and commercial development at Northpointe. If a developer is identified this winter, the ACIDC will engineer the site to the developers specifications. Without a developer, the site will be designed with a main pad and appropriately sized outparcels. Construction will begin in the summer of 2014.

The retail development at Northpointe will not only serve the businesses and employees within Northpointe, but also the vehicular traffic along Route 28 and the surrounding communities. The retail/commercial property is located adjacent to Exit 18 which provides easy ingress/egress. Because there are no such services within an eight (8) mile radius, the community has expressed strong support. As a demonstration of that strong support, the local taxing bodies approved a Keystone Opportunity Expansion Zone (KOEZ) on this site that will become effective January 2014.



Contact

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Revitalization Planned for Market Street in Kittanning

The Armstrong County Industrial Development Council is actively participating in the Kittanning Market Street Revitalization Project. Project improvements will include the removal and relocation of overhead utilities, sidewalk and handicap enhancements, safer



pedestrian crossing areas, decorative historic-style street lights and traffic signals, new street trees, implementation of two-way traffic on McKean Street, curb-side parking with decorative historic-style meters and street resurfacing, striping and signage. This first phase will be completed in the 300 block of Market Street, including the intersections of McKean Street and Grant Avenue. Construction on Market Street is scheduled to begin in the Spring of 2014.

Coming Soon

ARC Manor

ARC Manor recently purchased Lot 17 in the West Hills Industrial Park to construct a 37,000 square foot addiction recovery center. A ground breaking for the new facility will take place in early 2014. ARC Manor will add 14 new jobs to their current 37 positions when the new building is complete.