

# CONNECTED TO BUSINESS CASE STUDY

## North Huntingdon Township and Colony Holding Company: Building Success

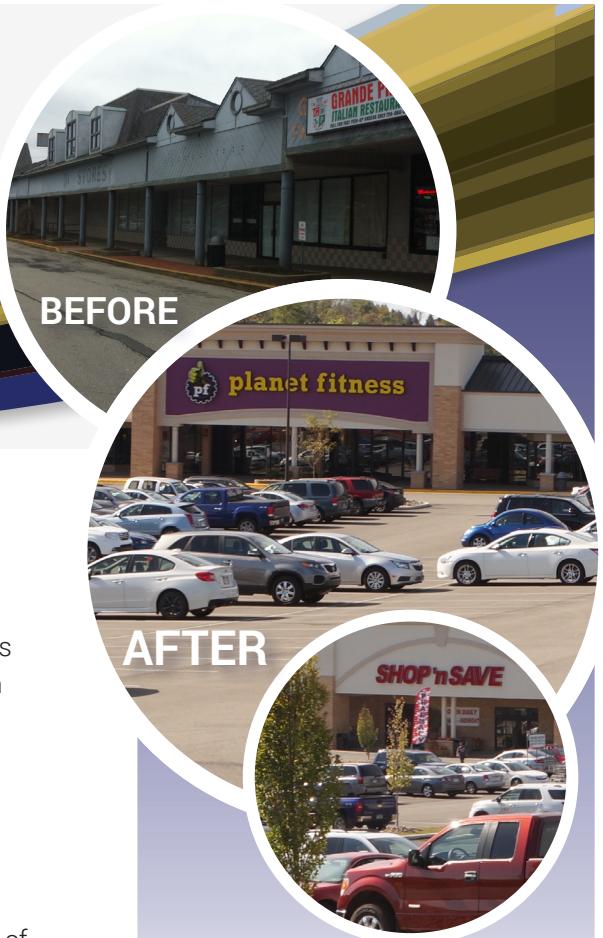
As a real estate developer who has created some of North Huntingdon Township's most recognizable and successful properties, Colony Holding Company has been collaborating with the Township for decades.

Colony Holding's early years saw them selling Lincoln homes along Route 30. As they progressed to multi-family town home developments, North Huntingdon Township came to Colony to address a need within the community — a shopping center. Through this early collaboration, Norwin Hills Shopping Center was born.

A more recent project, the Norwin Town Square development, is another example of township teamwork. Once an over-developed property with structures blocking commercial tenants, the Town Square required Colony Holding and North Huntingdon Township to join forces once more to enhance the property as a community asset. Since the project wasn't a traditional development, the Township and Colony Holding had to find common ground in determining actions to meet the spirit of ordinances, while maintaining a viable business opportunity. Now, Norwin Town Square is a marquee example of how public-private collaboration can lead to an incredibly successful community asset.

Today, Colony Holding still focuses on both residential and commercial development recognizing the value of North Huntingdon as a partner in each project. "The right words here are 'mutual trust,'" explains Don Tarosky, partner, Colony Holding. "You get a fair treatment here." Tarosky also sites the stability in North Huntingdon's leadership as a reason for success. "They are very easy to deal with — you don't get that from many other places regarding development," Tarosky states.

As an investor in the community, Colony Holding continues to help drive the success of its home community, seeded in partnership with North Huntingdon Township. The infrastructure, schools, and residents are what the developer sites as reasons to North Huntingdon's success. "We choose to be here. We think it is an up and coming location," added Tarosky. "It's time is now."



"North Huntingdon is a stock that's rising. People want to live here. It's as simple as that."

**Don Tarosky**

Partner

Colony Holding Company

