

In The News...

- FCADC “Spec Building” SOLD!
- Jamison Door Company Announces Expansion to Franklin County
- FCADC Business Survey Results
- Pennsylvania Cherry Acquires Foremost Campus in Upton
- RDA Supports Noah’s House Real Estate Acquisition

3.1% County Population Growth Among Highest in State

In March the Penn State Data Center reported that Franklin County’s total population was estimated to be 154,234 which represents 3.1% growth from the 2010 Census. The growth rate represents the 8th fastest among the state’s 67 counties.

Neighboring Cumberland County remained the fastest growing county since 2010. According to the Data Center, “PA’s south-east and southcentral counties continue to grow into the second half of the decade while the rest of the state experiences population losses.”



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Volume 9, Issue 1

1st Quarter 2018

www.fcadc.com

...Message from Mike



Despite the weather, the first quarter has been among the most active ever for the FCADC. To date, 2018 has been a continuation of 2017 and all signs are that the momentum will continue throughout the remainder of the year. While I would like to attribute the prediction to some type of psychic power, it is based on the activity levels and project announcements that have taken place as well as survey results of local businesses that indicated that 84% plan to make capital investments of \$100,000 or more in 2018, while an equal percentage plan to hire. Moreover, 19% of the respondents are planning to expand their operations during the year. (The entire survey results can be found in this edition of *The Developer*.)

Among the project announcements that you will read about are the Franklin County Visitors Bureau and its \$1.75 Million renovation of 15 South Main Street, Chambersburg; the expansion of the Baxter Group; Fil-Tec’s decision to purchase the FCADC “spec” building in the Wharf Road Industrial Park; the decision of Jamison Door to build 50,000 square feet in the Wharf Road Industrial Park; the PA Cherry acquisition of the former Foremost manufacturing facility on Route 16 in Montgomery Township; the Redevelopment Authority’s support of Noah’s House; and the \$67 Million announcement of the Franklin County Commissioners to construct a courthouse addition and renovate the Second Street annex. In addition, our office is involved in several other projects that we hope to be able to announce throughout the upcoming months.

If you are reading this and asking, “yeah, that’s great about how others have received support for their business but what about me?” **Please contact the FCADC office.** Our office welcomes the opportunity to meet with you and determine how best we can avail support for whatever assistance you require. If you are not familiar with the FCADC, you can learn more by visiting our website (which is on the process of being revamped) at fcadc.com. Now, if only spring would arrive.

FCADC “Spec” Building SOLD to Fil-Tec, Inc. Summer 2018 Completion Date Expected

In early April the FCADC executed a sales agreement with Fil-Tec, Inc. for the purchase of the 20,000 square foot FCADC spec building in Waynesboro. Based in Smithsburg, MD, Fil-Tec operates a 45,000 square foot industrial facility at the Wharf Road Industrial Park. The spec building is located immediately adjacent to their existing building and will serve as expansion space for Fil-Tec. The project represents a \$1,550,000 investment within the Park. Fil-Tec manufactures a wide variety of industrial threading, fibers, embroidery thread, cable, and candlewicks for some of the most well known consumer companies in the World. Construction of the building is in full swing with the concrete slab being poured the week of April 9th. The sale is expected to be completed this summer.



Jamison Door Company Announces Planned Expansion to County

FCADC Serving as Project Developer

JAMISON
DOOR COMPANY

As has been widely reported, on April 3rd Jamison Door Company announced their plans to expand operations to Franklin County. Based in Hagerstown, MD, Jamison is a 110 year old manufacturer of high quality overhead and man doors primarily for the cold storage industry. The Company also manufactures a line of air doors, high speed roll-up doors, and insulated molded fiberglass doors. The 50,000 square foot expansion will serve the growing high speed roll-up door production line. The

FCADC will be serving as the project developer. The facility will be located on Lot 10 within the Wharf Road Industrial Park. The 4.63 acre property is one of the last remaining available lots within the original 122 acre industrial park. The FCADC is currently in the land development planning stage and expects to begin construction in mid-Summer with an estimated completion date of early 2019. Jamison will own the building when completed and is expected to create between 18-25 highly skilled manufacturing jobs when fully operational. For more information on Jamison Door Company visit jamisondoor.com

Missouri Walnut, LLC Announces Acquisition of Foremost Homes Property

New Project Expected to Create more than 40 Jobs at Vacant Facility

In late March, Missouri Walnut, LLC d.b.a Pennsylvania Cherry, LLC settled on the acquisition of the former Foremost Industries production facility in Montgomery Township. The Company is a leading manufacturer of kiln-dried hardwood cherry. The local facility will serve as an industrial kiln and processing facility for cherry hardwoods and is expected to create upwards of 42 full-time jobs within the next three years. The project represents a \$15 Million capital investment on the part of the Company. The FCADC worked closely with the PA Governor's Action Team and representatives of the Company in helping to facilitate the property acquisition. In addition to the capital investment, the project will result in the redevelopment of a large industrial property that has been vacant for the last two years.



Redevelopment Authority Assists Noah's House Incorporated

Financial Assistance Supports Property Acquisition and Renovations



The Franklin County Redevelopment Authority (FCRDA), which is administered by the FCADC, recently facilitated \$30,000 of financial assistance on behalf of Noah's House Incorporated in Chambersburg. The assistance included a \$25,000 County Housing Trust Fund program appropriation supported by the County Commissioners, as well as \$5,000 provided by the FCRDA. The funding was used to support the purchase of the property at 2138 Lincoln Way East and to renovate it into a residential treatment facility for those persons in substance abuse recovery. Residents of the property are required to pay rent and maintain employment. For more information on Noah's House visit noahshouse.org

County Court Facility Improvement Project Unveiled *39 Years Since Last Major Court Facility Expansion*

On January 25th the Franklin County Board of Commissioners formerly approved a \$67 Million County Court facility improvement program. The approval comes on the heels of several community input sessions. It has been nearly 40 years since the last major court facility improvement and since that time, the County population has grown 39% and three additional Common Pleas Court Judges were added to the bench. Citing the safety and security of the public, the



need for increased Courtroom facilities, and County office co-location efficiencies, the Commissioners approved the comprehensive expansion and renovation plan. The plan includes the construction of a new 108,000 square foot Court-house building serving the Judiciary and support staff, detainer holding cells, secure prisoner sally port, the Register and Recorder, Sheriff's Department, Clerk of Courts and Prothonotary; renovation of the existing Courthouse and Court-house Annex to house Juvenile Probation, Domestic Relations, Adult Probation, the Office of the Public Defender and staff and the Office of the District Attorney and staff; and a 47,000 square foot renovation and expansion of the Administrative Annex on North Second Street. The Administrative Annex will house the Commissioners, Treasurer, Fiscal Department, Human Resources, IT, and County Planning Department. More information on the Court Facility project can be found on the County website franklincountypa.gov

Baxter Group Expanding in Chambersburg

FCADC Provides Low Interest Financing



BAXTER GROUP
INC.

Chambersburg-based environmental remediation, cleaning, and restoration company, Baxter Group is expanding operations in the County. Founded in 1989 as an asbestos abatement company, Baxter, in addition to its asbestos

services, now also specializes in radon detection and remediation, mold assessment and remediation, HVAC cleaning, indoor air quality testing, and basement waterproofing services, among others. The FCADC recently approved a \$100,000 low interest loan in support of the Company's growing list of products and services. Additionally, the FCADC support will help to retain 27 existing employees and result in the creation of four new jobs within the next three years.

Visitor's Bureau Renovating 15 South Main Street *Facility Will Serve as New Visitor's Center*

The FCADC recently approved a \$200,000 low interest loan in support of the Franklin County Visitor's Bureaus' acquisition and ongoing renovation of the former Sovereign Bank building at 15 South Main Street in Chambersburg. When completed, the \$1.75 Million project will serve as a

new administrative office for the Bureau and will provide renovated space for a new public visitor's center. It is expected that the new facility will be completed in September. Other project partners include the Chambersburg Area Development Corporation, the Community Development Corporation, the Borough of Chambersburg, and F&M Trust. Check out the Bureau's website at explorefranklincountypa.com

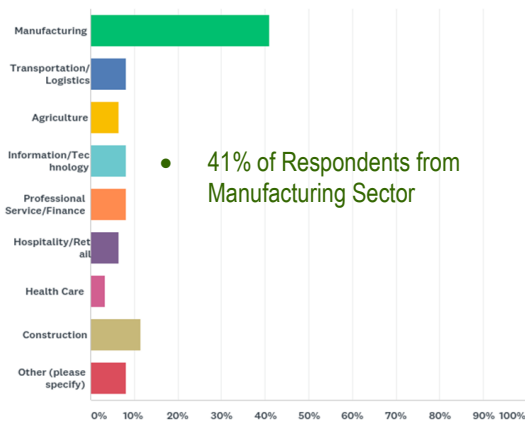


The Results are In...

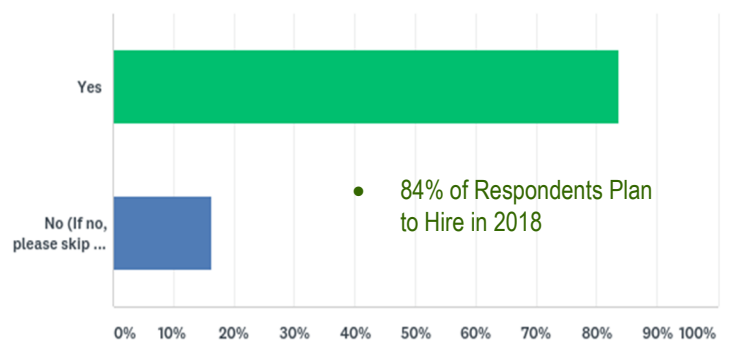
FCADC Business Climate Survey Completed

In February the FCADC electronically surveyed 157 Franklin County-based employers to gauge their opinions of the current business climate in the County. The survey was conducted across all employment sectors, of which 61 companies responded representing a 38% response rate. The results of the survey were presented publicly at the FCADC annual *State of the Economy Breakfast* on March 6th. The information can be found below.

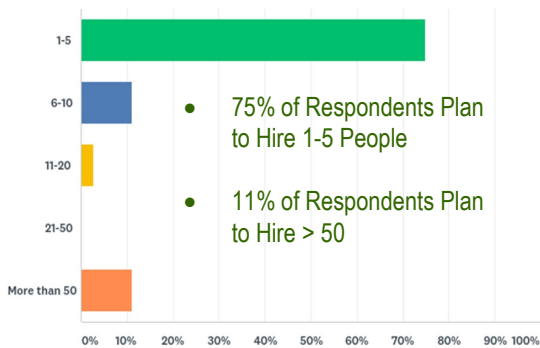
Q1 Please identify your industry sector



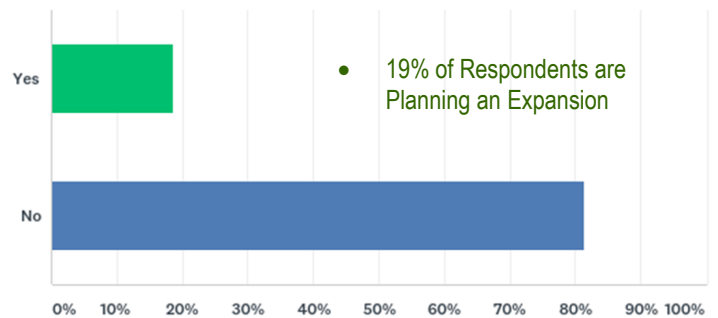
Q3 Do you plan to hire in 2018?



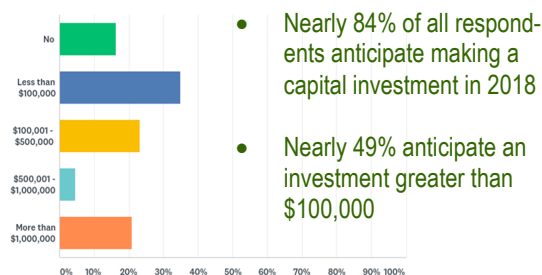
Q4 If you plan to hire, how many?



Q5 Do you anticipate a facility expansion in 2018?



Q6 Do you anticipate making capital investments in 2018? (Capital investments can include land, building construction/expansion, machinery, equipment, and furniture/fixtures.)



Q7 What are the biggest challenges facing your operation? (Please rank 1-4, with 1 being the biggest challenge.)

