

# The Developer

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## ...Message from Mike



And so another year comes to an end...but what a year it was! 2018 was among the most successful in the 32-year operating history of the FCADC. Projects impacted every industry sector ranging from manufacturing and logistics-to-health care and tourism. Employment and wages were at record levels and while it is difficult to predict the future, 2019 is shaping up to be a continuation of the past year. As I am writing this message, we have **34 projects** on our "active list" that are in various stages of development, which is why we continue to be optimistic about our future.

While I am optimistic about 2019, there are still challenges and uncertainties. Among the challenges is our lack of existing industrial buildings which stands to impede expansion and site location opportunities across the County; an inverse labor market in which the number of job openings exceeds the number of unemployed; our need to create a greater number of affordable housing units across the County; and the increasing demands placed on our education, health care, and human services providers as our population continues to increase. With regard to uncertainties, global events such as war, international trade policies, and immigration are issues that could affect the economy...positively or negatively.

The success of the FCADC is directly correlated to our operating infrastructure both internally and externally. Internally, it starts with our Board of Directors who set the tone and provide the necessary oversight governance that filters down to our Committees, especially our Loan Review and Industry Appreciation committees, and our staff. To that point, our staff, which includes David Mackley, Rhonda Wojciechowski and Judy Evans is as good as it gets and their individual and collective commitment to excellence is exemplary. Externally, we value our relationship with our contributors and sponsors, all of who generously support our efforts. My point is that our success is a team effort and every player on the team plays an important role.

As I sign off for 2018, I extend my best wishes to everyone reading this newsletter for a happy, prosperous, and healthy 2019!

## Jamison Door Construction on Schedule

Despite the continued wet weather through late summer and the fall, the construction of the 50,000 SF production facility for Jamison Door Company is on schedule.

The FCADC is serving as the project developer and when completed, the building will serve as Jamison's latest plant for the production of high speed roll-up doors in partnership with Italy-based manufacturer BMP Group. High-speed roll-up doors are used in a variety of industrial and commercial applications including clean rooms, cold storage, warehousing facilities, industrial refrigeration, hospitals, and commercial carwashes.

The FCADC expects to complete the facility in March/April 2019. Jamison initially expects to employ 15 people at the facility with an opportunity for employment growth in the future.



### In The News...

- Jamison Door Project on Schedule
- Local Job Creation Higher than State Averages
- 2018 County Economic Development Year-in-Review

### Jobs up 1.8% on Average Over Last 12 Months.

On November 28th the PA Department of Labor and Industry reported that over the last 12-months, the number of jobs in Franklin County grew by 1.8%. The percentage represents roughly 1,100 new jobs. Statewide, jobs grew by 1.5% over the same period. The transportation sector saw the largest gain with 500 new jobs while the "goods producing" sector added 200 new positions. Finally, it was also reported that Franklin County ranked 8th out of 67 counties for lowest unemployment rate. The local rate is 3.7%, which is lower than the state average of 4.1%.

## 2018 Franklin County Economic Year-in-Review

2018 continued to be another great year for the Franklin County economy. Nearly every sector from manufacturing-to health care-to-hospitality-to transportation and logistics experienced positive job growth as well as significant capital investments that were either announced, started, or completed. These are the projects that are setting a positive tone for our County and region as we enter 2019.



In August the FCADC settled on the sale of its 20,000 SF spec building located within the Wharf Road Industrial Park in Waynesboro. The new building was acquired by Smithsburg, MD-based Fil-Tec, Inc. The property is immediately adjacent to Fil-Tec's 45,000 SF production and warehouse facility. The project represents a \$1.5 Million capital investment.



In April Herbruck Poultry Ranch celebrated the opening of its \$2 Million warehouse and cooler facility on Sunset Pike in Chambersburg. Herbruck's purchased the property from the FCADC. In addition to storing eggs from the Company's Michigan location, the facility will provide storage and cooler space for their future Montgomery Township egg-layer operation.



WIPRO Infrastructure Engineering executed a 5-year lease extension with the FCADC for its 35,000 SF hydraulic cylinder production facility on Sheffler Drive in Chambersburg. Based in Bangalore, India, WIPRO is a major supplier of hydraulic cylinders to Volvo Construction Equipment (VCE). The local facility manufactures cylinders for a host of regional and national OEMs.



In May the FCADC provided a \$60,000 low interest loan via its Franklin County First Fund to Waynesboro-based, Rebuilder's Unlimited, Inc. The loan was used to support the acquisition of a new *MC Series Touch 2200* CNC machining center. Rebuilder's specializes in the repair, refurbishment, and rebuild of Landis thread generating machines and parts to OEM specifications.



Indiana-based utility trailer manufacturer Novae Corporation settled on the acquisition of Waynesboro-based CAM Superline, Inc. Additionally, Novae purchased the adjoining 11 acres of industrial land adjacent to CAM's Wharf Road Industrial Park facility. The lot will be used for future expansion of the local operation. The Company is the 3rd largest manufacturer of utility trailers in North America.



The FCADC provided a \$100,000 low interest loan to environmental remediation, air quality, cleaning, and restoration company, Baxter Group. The loan will be used to support the expansion of Baxter locally. The Company employs 27 people.



The FCADC approved a \$200,000 loan in support of the Franklin County Visitors Bureau's acquisition and renovation of the former Sovereign Bank building in Chambersburg. The \$1.75 Million project will serve as the new permanent home of the Visitors Bureau.



In May it was announced that a \$1 Million state Redevelopment Assistance Capital Projects (RACP) grant was awarded to Leg Up Farm. The funding will be used by York-based Leg Up Farm to assist with the development of a \$7 Million therapeutic center for children with special needs. The facility will be located on Mont Alto Road, adjacent to the Penn National Retirement Community.

## 2018 Franklin County Economic Year-in-Review



In early 2018 the Franklin County Commissioners formally approved a \$67 Million County Court facility improvement program. The plan includes construction of a new 108,000 SF court house building as well as renovations to the existing Court House and adjoining Court Annex building. Additional work includes the renovation and expansion of the County Administrative Annex on North Second Street and the construction of a new County archives building.



Trucking firm A. Duie Pyle announced plans to build a new truck and maintenance terminal on 35 acres along US Route 11 in Antrim Township. The Company is estimating the creation of 125 jobs at the new location.



After several attempts, Whitetail Resort was finally successful in obtaining passage of a local referendum permitting the sale of alcohol at the ski resort and golf course in Montgomery Township. A recent change in state law allowed for local referendums to authorize the site specific sale of alcohol. It is important to emphasize that the referendum does not permit sales at any other locations in the Township. It is expected that the new license will result in future capital investments at the popular resort.



On December 16th officials with Menno Haven Retirement Community cut the ribbon on a new \$21 Million rehabilitation center on Scotland Avenue in Chambersburg. The project is the latest in the multi-year Project Genesis which encompasses over \$100 Million of planned capital improvements at the retirement community.



Kansas City-based developer NorthPoint Development completed the construction of 800,000 SF of distribution and logistics space within the Antrim Commons Business Park at Exit 3, Interstate 81 in Antrim Township. The building is being occupied by Staples. NorthPoint is planning an additional 4.4 Million SF of warehouse and distribution space on lands adjacent to the existing building.



Matrix Development Group completed construction of 1.2 Million SF of logistics space at the United Business Park, Exit 24, I-81 in Southampton Township. An additional 1.4 Million SF is planned adjacent to the existing building. Matrix is also the owner of the Corelle Brands facility in Greencastle.



Summit Health/Wellspring commenced construction of a new 40,000 SF medical office building in Antrim Township. The project represents a \$17 Million capital investment on the part of Summit Health. It is expected to be completed in the Spring of 2019.



Keystone Health began construction on a new 62,000 SF medical office building along Chambers Hill Drive in Chambersburg. The new facility will house several different health care services including, urgent care, pediatric dentistry, administration, occupational and speech therapy, and medical records.

## 2018 Franklin County Economic Year-in-Review



Penn Cherry, LLC purchased the former Foremost Homes manufacturing campus in Montgomery Township. The acquisition represents at \$15 Million capital investment. The Company is estimating the creation of 42 new jobs within the next three years. Based in Missouri, Penn Cherry dries and scores cherry lumber for shipment to international markets.



Mercersburg-based, APX Enclosures, Inc. acquired the 90,000 SF former Eldorado Stone production plant on Molly Pitcher Highway in Antrim Township. APX also owns the former Mitchell Machine and Null Machine Shops in Greencastle, as well as a production operation in York and an industrial coatings facility in St. Thomas. The building acquisition represents a \$2.5 Million capital investment.



Milan, Italy-based manufacturer of precision machined cylindrical and planetary gears, Cattini & Figlio opened a small warehouse and shipping facility within the Cumberland Valley Business Park (CVBP). Company officials are continuing due diligence on the potential establishment of a production operation in the County in partnership with Torcomp Machining and Components, which is also located within the CVBP.



Rausch, USA, a Germany-based manufacturer of robotic equipment and related components used for the inspection of underground water, sewer, and conduit piping, executed a lease with the Letterkenny Industrial Development Authority (LIDA) on a new 36,000 SF production facility. LIDA constructed the building on Opportunity Avenue within the Cumberland Valley Business Park.



The Franklin County Redevelopment Authority (RDA), which is administered by the FCADC, provided \$25,000 of Housing Trust Fund proceeds to Noah's House, Inc. The funding was used towards the purchase and renovation of a residential property on Lincoln Way East in Chambersburg into a transitional home for those individuals in recovery from substance abuse. The Trust Fund program is administered by the County Commissioners.



Chambersburg-based developer, B. Developed, LLC, acquired the former Jennings Chevrolet dealership on North Second Street in Chambersburg and immediately began a complete renovation and expansion of the property for commercial and professional needs. The location is also home to the new two-story "Grant Street Loft" event center that is owned and operated by The Butcher Shoppe.



CFDC, LLC, a joint partnership between the Chambersburg Area Development Corporation and the FCADC invested \$300,000 into the ongoing redevelopment of the former Central Junior High into the highly anticipated Rose Rent Lofts. McKissick Properties is serving as the project developer and it is expected that market-rate loft apartments will be available sometime in 2020.