



Volume 10, Issue 4

4th Quarter 2019

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Franklin County 8th Fastest Growing County in State since 2010

The Penn State University Data Center recently announced that Franklin County ranked as the 8th fastest growing county in the entire state since 2010. According to the Data Center, the County added more than 5,200 people since the last national census. The growth represented a 3.5% increase. Neighboring Cumberland County ranked as the fastest growing county adding an estimated 16,000 people representing a nearly 7% increase. Additionally the Data Center reported that Chambersburg Borough ranked in the top 5 for borough population growth.

...Message from Mike



It's hard to believe that we are not only closing out another year but another decade. It's a reminder that time marches on and with it comes changes, and with changes come new challenges and opportunities. It's interesting how quickly we adapt to new developments and incorporate them into our daily lives. Each community can look back over the last 10 years at those projects that have been developed that have become part of the community fabric. As an example, for those of you who might frequent the Longhorn or Olive Garden restaurants at the Walker Road interchange of I-81, it seems like they've been there forever. Actually, they opened in 2012. Or the King Street expansion of the Chambersburg Hospital...that also occurred in 2012. The list can go on, however the one change that did not occur and which remains our top priority is the widening of I-81. Hopefully when this newsletter is being written in December 2029, the widening of I-81 will be the lead story for the decade.

Specific to 2019, the year built on the foundation that has been created over the last several decades. As you read through this edition of *The Developer*, it will identify the projects that took place across the County over the last year. I am pleased to report that the FCADC met its goal of facilitating at least one project in each of our six school districts. In doing so, it affirms that everyone had/has an opportunity to take advantage of FCADC services.

So, as we look to 2020 and the next decade, what should we expect? I expect that we will continue to build on our foundation, with a focus on workforce and community development projects. We need to create a well-educated workforce capable of meeting the technology revolution that is impacting every industry sector. The FCADC will continue to advocate and support investments in education and workforce development initiatives to include early childhood, STEM programs, vocational and post-secondary education. Moreover, we will continue to collaborate on strategies that advance planned & sustainable growth capable of enhancing the quality of life for all Franklin County residents. Knowing that we can create economic development, our biggest challenge is learning how to manage it. With that, I extend my sincere best wishes for a healthy and prosperous 2020!

FCADC Podcast Show Launched in October


"30 Minutes with Mike" Available on All Major Platforms

In late October, the FCADC launched its very own podcast show called "30 Minutes with Mike". The podcast is focused on issues that impact the economic vitality and quality-of-life of Franklin County. To date, guests have included COL Greg Gibbons, Commander, Letterkenny Army Depot, and Tim McMahan, CEO, Triangle Tech. Future guests will include a cross-section of business and community leaders from across the County. The show can be found on the FCADC website and Facebook page, as well as Apple Podcasts, Spotify, iHeartRadio Podcasts, and Google Podcasts. The FCADC is planning a new episode each month.



2019 Year-in-Review

2019 proved to be another active year around Franklin County. The following projects and initiatives are helping to set the stage for a prosperous 2020.

 Ashland, Virginia-based Concrete Pipe and Precast extended its lease for the property at 401 S. Carlisle St. in Greencastle. The 36,000 square foot production facility is owned by the FCADC. CP&P manufactures a wide variety of pre-cast concrete pipe and related structures for public works, infrastructure, and construction projects. Products include box culverts, manhole structures, storm drainage pipe, concrete containment vaults, and railroad grade crossings. The company employs roughly 15 people with increased employment during construction seasons.



The FCADC recently approved a \$50,000 Franklin County First Fund (FCFF) low interest loan for Shippensburg-based Aqua Power Pros, LLC. The loan will be used in support of the acquisition of an existing building, as well as the construction of a new 1,400 SF pole barn building for the Company. Aqua Power Pros is a professional full-service cleaning company for commercial, industrial and residential customers. The Company employs 37 workers.



Jamison Door BMP, LLC officially opened their new 50,000 SF production facility in the Wharf Road Industrial Park. The FCADC served as the project developer. The project represents a \$3.5 Million capital expense and is expected to result in 35 new manufacturing jobs. Jamison is also partnering with the Waynesboro School District on cooperative education opportunities.



Transportation and logistics company A. Duie Pyle started construction of its new 200,000 SF warehouse and maintenance terminal on Molly Pitcher Highway in Greencastle. When fully operational, the Company is projecting to create up to 200 new jobs.



Chinese-based manufacturer, LGMG executed a lease for the 50,000 SF production facility at 1445 Sheffler Drive in Chambersburg. LGMG manufactures aerial lifts and related construction equipment.



Italy-based manufacturer, Manuli Hydraulics extended the lease for its 15,000 SF production facility in Chambersburg. The lease extension will be for an additional 24-months. The property is owned by the FCADC. Manuli is a major supplier of hydraulic hose assemblies and related components to regional OEMs.



Riviana Foods, Inc. opened a 700,000 SF logistics facility in the Antrim Commons Business Park. Riviana markets itself as “America’s leading rice company and the nation’s second largest provider of pasta products”. The Company’s portfolio includes over 20 recognized brands and more than 500 different products.



Staples Distribution completed its move from Chambersburg to a new 1 Million SF warehouse and distribution facility also located within the Antrim Commons Business Park. The Company employs more than 350 people.



Pittsburgh-based post secondary vocational education provider Triangle Tech opened a new location in the former welding training center on Opportunity Avenue in Chambersburg. Triangle is fully accredited and licensed. The Chambersburg location is currently offering an Associates Degree in Welding Technology, however plans are in place to increase vocational degree opportunities in the future.



Franklin Financial Services Corporation and its subsidiary F&M Trust announced plans to relocate their corporate headquarters and operations center to a larger, state-of-the-art building at 1500 Nitterhouse Drive in Chambersburg. The bank is purchasing the former Danfoss manufacturing facility for \$7 million from CFDC, LLC, an entity jointly owned by the FCADC and the Chambersburg Area Development Corp. F&M Trust is selling its 41,000 square-foot corporate headquarters located at 20 South Main Street, for \$3.3 million to 20 South Main Ventures.



ATW, a Texas-based industry leader in the manufacture of trailer and truck beds, acquired longtime Chambersburg manufacturer B Wise Trailers (formerly Bri-Mar Trailers). B Wise manufactures over 100 different trailer models under the B Wise and Bri-Mar brands. ATW brands include Big Tex Trailers, PJ Trailers, CM Truck Beds, and RC Trailers. Locally, B Wise operates in a 414,000 SF production facility on Wayne Avenue, Chambersburg.



Chambersburg-based metal fabricator and custom 4x4 designer, Hawk Designs, LLC, recently executed a five-year lease with the FCADC for the property located at 207 North Franklin Street in Waynesboro. The 18,000 SF industrial building was purchased by the FCADC in October 2016.



PennState

Penn State University and Lightsource BP held a ground breaking ceremony in Newburg for a 70 megawatt "solar farm". The project is the largest "solar farm" currently under development in the Commonwealth.



The FCADC Loan Review Committee approved a \$100,000 FCFF low interest loan to GearHouse Brewing Company in Chambersburg. The funding was used to support the purchase of a new brewing system.



The FCADC approved a \$100,000 FCFF low interest loan in support of craft brewery start-up, Rough Edges Brewing. The FCADC financing will help to support the acquisition and renovation of real estate located at 91 W. Main Street in Waynesboro, as well as the purchase of brewing equipment.



Shippensburg University announced the renovation of the former campus steam plant building into a new state-of-the-art School of Engineering Building. It is expected that the building will be completed in June 2020. The University now offers full degree programs in Software, Computer, Civil, Electrical, and Mechanical Engineering.



Fil-Tec, Inc. acquired an additional seven acres of industrial land within the Wharf Road Industrial Park from the Waynesboro Industrial Development Corporation (WIDC). The Company already owns and operates two facilities within the Park. The new acquisition will help to support future growth of Fil-Tec locally.

The Developer



Penn State Mont Alto announced the development of a new \$13 Million state-of-the-art Allied Health Building. Occupancy is expected in July 2021. The facility will promote cutting-edge learning in the school's nursing, occupational therapy, and physical therapy assistant degree programs.



The FCADC approved a \$100,000 FCFF low interest loan in support of the start-up of Cold Spring Hollow Distillery. Located on Findley Drive in Mercersburg, the Distillery opened in November. The FCADC funding was used to purchase a distilling system.



Keystone Health opened a new 68,000 square-foot medical office building. The facility houses Urgent Care, Pediatric Therapies including Audiology and Speech, Pediatric Dental, Infectious Diseases and Community Outreach. Keystone's Administrative Offices will also be relocating to the new building.



In addition to celebrating its 150th Anniversary, Wilson College was awarded a \$1 Million grant from the National Science Foundation to support a groundbreaking new program to recruit area students majoring in Science, Technology, Engineering, and Math (STEM) curriculums. Also, Dr. Wesley R. Fugate was appointed as the 20th President of the College and will assume his duties in January.

Junk Inn Farms, LLC

The FCADC sponsored a \$400,000 Pennsylvania Industrial Development Authority (PIDA) low interest loan to Junk Inn Farms, LLC for the construction of a new 40,831 SF livestock finishing barn. Located in Willow Hill, the new facility represents a \$1.3 Million capital investment.



Herbruck's Poultry Ranch held a ceremonial groundbreaking for their future \$90 Million egg layer operation on Corner Road in Montgomery Township. Once fully operational the project is expected to create approximately 200 jobs. Several million cage free chickens will be housed in several state-of-the-art laying houses.



In addition to completing its acquisition of Summit Health, WellSpan Health officially opened its new 45,000 SF medical office building in Greencastle. The facility offers a wide array of professional medical services including specialty care and urgent care.



Lowe's opened a new 1.2 Million SF warehouse and distribution facility to serve more than 130 home improvement retail centers across the Northeast. The property is located within the United Business Park adjacent to Exit 24 of Interstate 81 in Southampton Township. The project is expected to create up to 100 jobs.