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The Developer

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In The News...

- COVID-19 Updates
- FCADC State of the Economy Breakfast
- FCADC Executes Sales Agreement for Lot 6A at Wharf Road Industrial Park
- FCADC Hosts MS4 Roundtable with Congressman Joyce

...Message from Mike



To state the obvious, this has been a year like no other. We are living history and we all have gathered a lifetime of memories and stories to be shared with future generations. While we have all struggled to adjust to a new "normal" brought on by the COVID-19 crisis, we also have had the opportunity to witness the incredible American spirit of resiliency and perseverance. When put under pressure, we rally as families, as communities, as states and as a nation. It is the unique American spirit that defines our nation and that spirit is a reflection of all of us. So, while we need to thank our health care workers, we need to equally thank our farmers and truck drivers and grocery store workers, and our churches and non-profits and the list goes on. When we embrace each other, we are at our absolute best. And as we "adjust" to the COVID-19 world, with a little luck,

the year is going to end as a good one.

As you read this newsletter, you will find that there was a lot of activity during the first quarter to include the retention of Manuli Hydraulics at the Cumberland Valley Business Park, a planned expansion for JLG in Greencastle, a future FCADC development in the Wharf Road Industrial Park. Additionally, the planned F&M campus at 1500 Nitterhouse Drive continues to progress and we expect that facility rehabilitation will commence in July. Additionally, we were privileged to host a meeting orchestrated by Congressman John Joyce specific to the MS-4 regulations that are impacting several of our local municipalities. Congressman Joyce arranged for EPA Region II Administrator Cosmo Servidio to attend, which was a big deal. Finally, we hosted our annual State of the Economy breakfast on March 5 where we were able to honor former Franklin County Commissioner Bob Thomas for his 24 years of service to the County, but more specifically the FCADC.

While the timing and strength of our recovery is going to be correlated to the duration of the economic shut-down, we will recover! Our location has not changed; the Franklin County work ethic has not changed; our self-reliance and resiliency has not changed; and most importantly, our commitment to each other has only grown stronger. With that I extend best wishes to all to stay healthy!



FCADC Executes Lease Extension

In early February, the FCADC executed a 2-year lease extension with Manuli Hydraulics for the 15,000 square foot industrial property located at 1683 Opportunity Avenue in Chambersburg. The extension will take effect on July 1st and run through June 30th, 2022.

Manuli is a global manufacturer of hydraulic hose assemblies and related products. Locally the Company is a supplier to Volvo Construction Equipment.

Federal Paycheck Protection Program & Disaster Loans

SBA Now Accepting Applications for Federal Assistance in Response to COVID-19

In response to the negative impacts of COVID-19 on the national economy, on April 3rd, the US Small Business Administration launched the Paycheck Protection Program (PPP). PPP is part of the federal CARES Act and can be accessed via any approved SBA lender. Under the program, companies, sole proprietors, and non-profits with fewer than 500 employees can apply for funding to cover payroll during this emergency. The



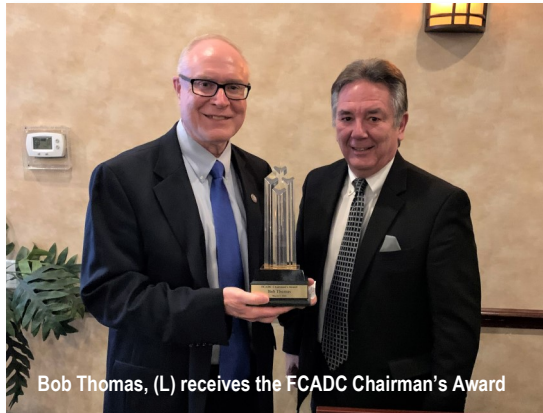
U.S. Small Business Administration

federally guaranteed loans may be forgiven in the future if the applicant maintains their payroll during the crisis, or restores their payrolls afterwards. For more information on the Paycheck Protection Program, including a listing of approved lenders in Franklin County, please visit the FCADC website at <https://fcadc.com/sba/>. The FCADC also has information online pertaining to SBA's Economic Injury Disaster Loan Program. The loan program provides low interest loans to for-profit small businesses that have been adversely impacted by COVID-19. Links to the SBA resources can be found at <https://fcadc.com/sba/>. Please check the FCADC COVID-19 resource pages frequently for the latest information on these and other programs.



FCADC Holds Annual State of the Economy Breakfast

Bob Thomas Presented Chairman's Award



Bob Thomas, (L) receives the FCADC Chairman's Award

On March 5th the FCADC held its Annual State of the Economy Breakfast at the Orchards Restaurant in Chambersburg. The event featured a year-in-review presentation by FCADC president, Mike Ross. In 2019, the FCADC was directly involved in 11 economic development projects across Franklin County, including at least one project in each of the County's six school districts. Those projects represented more than \$7.3 Million of new private capital investment. The FCADC availed more than \$2.5 Million of direct economic development incentives in support of the private capital. Ross also provided a review of the last decade of FCADC support of the local economy. Over the last 10-years, the FCADC was directly involved in 125 projects totaling more than \$523 Million of private capital investment and nearly \$87 Million of economic development incentives availed by the Corporation.

The FCADC support impacted nearly 9,000 family sustaining jobs across the County. In addition to the year in review presentation, Congressman John Joyce provided an overview of the Federal government's preliminary response to the emerging Coronavirus pandemic. Finally, retired Franklin County Commissioner Bob Thomas was presented with the FCADC Chairman's Award recognizing his 24 years of service to Franklin County that included his service on the FCADC Board of Directors.

JLG Announces Planned Expansion of Greencastle Plant

On March 4th JLG Industries announced plans to expand its facility at 15276 Molly Pitcher Highway in Greencastle. The Company is in the approval process with Antrim Township to expand the parking lot at the facility to provide for additional secure employee parking, as well as provide space for increased employment in the future. The Molly Pitcher location is a research-and-development and small assembly facility for new JLG and Jerr-Dan products. Plans also include roughly 560 feet of sidewalk along US Route 11 as part of the Township "shared use trail". With the expansion, JLG officials are projecting potential employment growth at the facility. Currently there are 65 workers at the location, and with the expansion, the local workforce could grow to 100.



FCADC Hosts MS4 Meeting with Congressman Joyce

EPA, DEP, and Local Municipal Officials Discuss Concerns



On March 6th our office hosted a roundtable discussion with more than 25 local municipal leaders, regional EPA and DEP officials to discuss local concerns related to the MS-4 program. Congressman John Joyce moderated the meeting that included Cosmo Servidio, EPA Region II Administrator. Mr. Servidio is the top EPA official in Region II and has direct oversight of the MS-4 program and the corresponding Chesapeake Bay initiative.

FCADC Continues to Oppose Transource Project *February 19th Editorial Reaffirms FCADC Position*

Below is an editorial from Mike Ross that recently appeared in the local print media regarding the FCADC's ongoing opposition to the Transource project.

"As was widely reported, on February 13th there was a "Meet & Greet" for vendors interested in doing business with Transource. The Transource invitation to attend the event *implied* that the project has received all of the requisite Public Utility Commission (PUC) approvals, has the support of the Chamber of Commerce as well as other organizations, and is proceeding toward commencement. It was heartening to see that 30 "Stop Transource" protesters showed up to demonstrate their opposition and set the record straight. **This is not a good project and it has not been approved.** It is a project without a defined need and whose impact has been grossly overstated from the standpoints of improving energy reliability and cost reductions to the Washington metro area. There are no sustainable economic or energy benefits to Franklin County residents or businesses. The impact to Franklin County is the placement of 130' towers that will permanently impair the Falling Spring, the Chambersburg Area School District's cross-country course, some of our most productive farm lands as well as our most scenic vistas. Like you, I cannot wait to see the placement of a tower in the Lowes parking lot next to the Patriot Federal Credit Union.



In 2017 the FCADC was the first organization to publicly oppose the Transource project, which was a total surprise to Transource as they assumed that because the FCADC is an economic development corporation that we would automatically be supportive. **Fast forward to 2020: The FCADC still opposes the project!** The FCADC supports planned development that includes support of our agricultural and tourism sectors. This project would negatively impact both."

FCADC Partnering with WIDC on Potential Gas Line Extension to Wharf Road Industrial Park

The FCADC is partnering with the Waynesboro Industrial Development Corporation (WIDC) on the potential extension of a natural gas line to serve the Wharf Road Industrial Park in Zullinger. A feasibility analysis was conducted at the end of 2019 to determine a proposed route of the line, as well as any potential permitting and environmental concerns. UGI Central Penn Gas is currently developing a cost and scope of work for the project. FCADC and WIDC are planning



to apply to the Pipeline Investment Program (PIP) through the Commonwealth Financing Authority. The PIP provides matching grant funds to extend natural gas lines to underserved areas and existing industrial parks. The Wharf Road Industrial Park is sold out and includes six industrial tenants that support more than 500 workers.

FCADC & CADC Sale of 1500 Nitterhouse Drive Moving Forward *F&M Set to Acquire Property in July*



The CFDC sale of the former Danfoss property at 1500 Nitterhouse Drive in Chambersburg continues to move forward and is expected to close in early July. South Main Ventures, which is a joint venture of the FCADC and CADC, has agreed to purchase 20 South Main Street in downtown Chambersburg from F&M. F&M will lease the entirety of 20 South Main Street (41,271 square feet) until

such time that they are able to fully relocate to 1500 Nitterhouse Drive. After relocating, F&M will continue to lease roughly 8,100 square feet for their teller and retail operations in the building; and South Main Ventures will be actively pursuing tenants for the remainder of the space.

FCADC Executes Sales Agreement for Lot 6A at Wharf Road *Future Spec Building Planned*

The FCADC recently executed a sales agreement to purchase 5.3 acres within the Wharf Road Industrial Park, Zullinger for the purpose of developing a 20,000-30,000 square foot speculative industrial building. Currently, there is little availability of small-to-mid-sized industrial buildings in the County, which is the genesis of the initiative. 2021 is the target date for project completion.



NOW AVAILABLE...

The 2019 FCADC Year-in-Review and 2020 Franklin County Profile are now available. Copies can be obtained at the FCADC office or online for download at www.fcadc.com. The award winning publications are the primary marketing materials for the FCADC and are used for site location inquiries, socio-economic and demographic research, and quality-of-life information on the County.

