

In The News...

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County Unemployment Rate Continues to Decline

The Pennsylvania Department of Labor and Industry reported that the seasonally adjusted unemployment rate for the Chambersburg-Waynesboro statistical area was down 2.0 percentage points in August to 8.9%. The local rate peaked at over 13% in March-April. This is a positive sign that the local economy has started to stabilize from pandemic related closures throughout early Spring. It was also reported that 500 more jobs were created Countywide from July to August. The statewide unemployment rate is 10.3% and the national rate is 8.4%.



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...Message from Mike



For a metropolitan statistical area that was projected to be among the slowest in the nation to recover, we are witnessing investment decisions during Covid that will be transformative in 2021. The “experts” at 24/7 Wall Street failed to take into account that Covid did not relocate us, as we are still strategically located on one of the most important interstate highways in the nation. As you will read in this edition of *The Developer*, there are three “mega” projects that have announced their intentions of investing in our area, of which one is already under construction at the exit 24 interchange of I-81. Collectively, the three projects are forecasting the creation of nearly 3,000 new jobs. In addition, there is every reason to expect that Herbruck’s Poultry Ranch will be operating in Montgomery Township in 2021 and just to remind everyone, they are projecting the creation of 200 jobs when fully operational. I just named four projects but there are others...A. Duie Pyle just completed construction of a new logistics facility in Antrim Township; our office is in discussion with a local manufacturer to construct a new manufacturing facility in the Wharf Road Industrial Park; commercial construction is occurring across the County, but especially along Norland Avenue and its tributaries in Chambersburg; and there is heightened residential construction taking place across the County with the Covid acceleration of tele-working. And that is some of what is taking place within the boundaries of Franklin County because when you add to it the expectation of Amazon with a facility in Washington County, Clorox building a facility in Berkeley County, WV, and having the fastest growing county in the state as our northern border on I-81, our challenge will continue to be creating growth management strategies that not only assure but enhance our quality of life. So, while Covid has been truly disruptive in so many ways and it has been easy to feel distressed and depressed, there are still good things happening and more to come. Stay Well!

Franklin County Small Business Recovery Grant

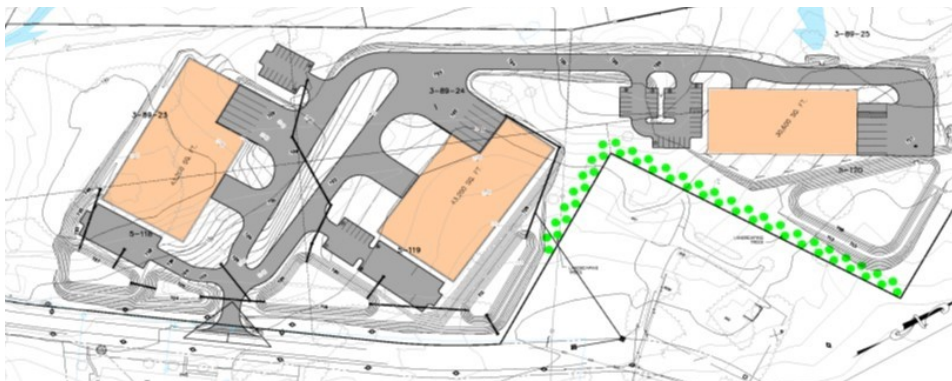
FCADC Recommends Funding of 177 Applicants

The Small Business Recovery Grant (SBRG) program was created to provide funding to eligible Franklin County small businesses impacted by the COVID-19 Pandemic. The program application process was administered by the Franklin County Area Development Corporation (FCADC) on behalf of Franklin County. The development of the program guidelines and application process included input and expertise from local community and business leaders from across Franklin County. **\$5,898,000** was appropriated for the program During the two week application period 187 applications were received and of those applications, the FCADC reviewed and recommended funding 177. Applications were received from all across the County from State Line-to-Willow Hill and included every economic sector. The hospitality, personal services, like hair salons and barber shops, as well as retail made up a majority of the applicants. The FCADC provided the Board of Commissioners with a summary of the program at their meeting on September 16th. The final funding decisions will be made by the County Commissioners.



Letterkenny Industrial Development Authority Planning for the Future *Several Small-to-Mid-Sized Industrial Buildings Being Considered for Development*

The Letterkenny Industrial Development Authority (LIDA) is considering the development of up to three small-to-mid-sized industrial buildings fronting Coffey Avenue in the Cumberland Valley Business Park. The buildings would be constructed over the span of several years and made available for lease. In addition to industrial zoning, the properties are also located within a Keystone Opportunity Zone (KOZ). The KOZ program offers full abatement of all local real estate taxes and certain state business taxes for a period of 10-years. For more information on LIDA and the development plan, contact Kip Feldman, Executive Director, 717-267-9351, Ext. 29.



US Cold Storage Planning Major Expansion in Antrim Township *Initial Construction of 379,000 Square Feet Planned on Hykes Road*



**UNITED STATES
COLD STORAGE**

Camden, New Jersey-based United States Cold Storage recently presented its plans to develop a new state-of-the-art cold storage facility on 45 acres of industrial land on Hykes Road in Antrim Township. Phase 1 of the plan entails development of 379,000 square feet of cold storage space and up to 80 new jobs. Plans also include

significant roadway improvements. Phase 2 could add an additional 200,000 square feet. The FCADC provided written and oral testimony on behalf of the Company's request for a height variance. The variance request was approved on August 13th. The Company provides "highly reliable, cost-effective, and environmentally sustainable solutions for the frozen and refrigerated food industries." They manage more than 376 Million cubic feet of temperature controlled warehouse and logistics space in 42 facilities across the Country. The Company employs more than 3,500 people. It is expected that the local facility will be operational in the third quarter of 2021.

FCADC Supports Sale of James Buchanan Hotel and Pub *\$100,000 Low Interest Loan Approved*

The FCADC has approved a \$100,000 low interest Franklin County First Fund loan to James Buchanan, Inc. in support of the purchase of the historic James Buchanan Hotel & Pub in Mercersburg. The low interest loan is part of an overall financing package that is being spearheaded by Community State Bank. The proposed operation will be a very upscale, urban style, pizzeria of which the new owners have successfully operated in the DC market. The new menu is expected to capitalize on both the Mercersburg Academy and visitors to Whitetail Resort.



NorthPoint Development Constructing New Building in Antrim Township *1.94 Million Square Feet Planned at Exit 3 of Interstate 81*

Missouri-based, NorthPoint Development recently announced plans to develop an additional 1.94 Million square feet of “e-fulfillment” logistics space within the Antrim Commons Business Park. The interior of the building will entail more than 3.3 Million SF of usable space via the use of mezzanine construction. NorthPoint has already developed two warehouse facilities within the Park. The Company is also under construction on a similar facility on Wesel Boulevard in Washington County, MD. The new building in Antrim Township required a variance to exceed the Township’s height limitations; the variance was subsequently approved by the Board of Supervisors on August 13th. Like the US Cold Storage development, the FCADC provided both written and oral testimony in support of NorthPoint’s request. Employment at the new facility is projected to be more than 2,000 workers. The building is expected to be completed in the third quarter of 2021.

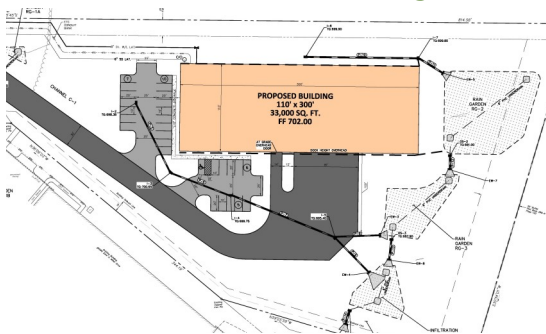


Low Interest Loan from FCADC Supports Greencastle Sunoco

Loan is First from FCADC’s Covid Working Capital Program

The FCADC approved a \$50,000 low interest loan from its new Covid working capital program for Greencastle Sunoco. The short term loan carries a special 2.5% fixed interest rate to assist with the working capital needs of the Company resulting from Covid-19. Located at 705 Buchanan Trail East, Greencastle Sunoco is a gas station and full service convenience store serving Interstate 81 traffic and local Greencastle-Antrim customers.

FCADC “spec building” Receives Land Development Plan Approval



The Washington Township Board of Supervisors recently approved the FCADC’s land development plan for a 33,000 square foot spec building. The building is planned for lot 6A, a 5.3 acre parcel within the Wharf Road Industrial Park in Waynesboro. The plan includes parking for more than 25 vehicles, one at grade drive-in door, and space for multiple loading docks. Once completed, the building will be made available for lease or purchase. For more information contact the FCADC.

Matrix Development Group Developing 1.8 Million Square Feet

New Logistics Center Located at Exit 24 of Interstate 81

If you happen to drive north on I-81 to exit 24 and see what appears to be a “moonscape”, it is the initiation of site work for an approximately 1,850,000 square foot logistics facility. (It will be slightly smaller than the Procter & Gamble facility on the other side of I-81 but you probably won’t be able to know that from a drive-by visual.) The project developer is Matrix Development. The project is on a trajectory to be completed around this time in 2021 and, yes, there is a quality tenant that will occupy the building, hence the accelerated construction schedule. In fact, when fully operational, the employment projection is 800.

FCADC Hosting Virtual Co-Op Education Employer Event

October 28, 2020 Zoom Event...Register NOW

The FCADC is partnering with SCPA Works and co-operative education coordinators from across Franklin County in hosting a virtual event for employers to learn the in's-and-out's of co-operative education and how the program can help with their workforce needs. Please see below for registration information. **The event is FREE...and you don't have to wear a mask to attend!**

CO-OP EDUCATION: *Your Pipeline to a Skilled Workforce*



Please join us in learning how to connect the dots between area students and employers in Franklin County. The event will be held virtually.

Event Details

Date: Wednesday, October 28, 2020

Time: 10:00 AM to 12:00 PM

Click Link Below to Register

<https://us02web.zoom.us/join/register/tZEucOqvpzgvHNZNuanLDInnpNo6WfgdEBoN>

Agenda

FCADC Introductions
Presentations from the following school districts:
Chambersburg Area
Greencastle-Antrim
Shippensburg
Tuscarora
Waynesboro
Franklin County CareerTech

Q&A
Thank you and Follow-up