

In The News...

- FCADC Sells 33,000 SF Industrial Building to Wipro Infrastructure Engineering
- Local Unemployment Rate Continues to Decline
- 2020 Economic Development Year-in-Review

Local Unemployment 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 0.7 percentage points in October to 6.2%. 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 300 more jobs were created Countywide in the transportation sector. The statewide unemployment rate is 7.3% and the national rate is 6.9%.



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The Developer

Volume 11, Issue 4

4th Quarter 2020

www.fcadc.com

...Message from Mike

Finally, it has come to a close. No one could have imagined 2020. It was a year that started with great promise and is ending with great promise...it was the nine months in between that we didn't expect and weren't prepared for. One might ask how can you say that it is ending with great promise. More than 1 million people have been vaccinated as I write this and all indications are that the majority of us will have the opportunity to have been vaccinated by mid-summer or before. And while we are not yet post-Covid, there are strong indicators that the I-81 corridor extending from Harrisonburg Virginia-to-Harrisburg, Pennsylvania will experience the V-shaped recovery that many have predicted. At the risk of being redundant, Covid altered our lives in many ways but it did not relocate Franklin County. We are still strategically located on one of the most active interstates in America within a day's drive of 50% of the North American population. That equates to unparalleled consumer spending potential and uniquely positions us for economic growth.



As you will read, we are already actively involved in projects that will change our economic landscape from Shippensburg-to-Greencastle and from Path Valley-to-Waynesboro. Ironically, project decisions made in 2020 stand to make 2021 an unprecedented year. You are already seeing major construction taking place and unless something else emerges that no one has predicted, you will see far more.

While I am speaking of a post-covid recovery, it is important for me acknowledge that the FCADC understands the impacts that Covid has had on many of our small businesses, especially those in the travel, hospitality, and events sectors. Many of our restaurants, hotels, and events centers have been irreparably impacted and it is why the FCADC partnered with the Franklin County commissioners to deliver approximately \$5.9 million of Small Business Recovery Grants. And as we move into 2021, should your business need assistance regarding financing, permitting, site location, etc., please do not hesitate to contact our office. That is why we are here. Our phone number is (717) 263-8282 and our website is www.fcadc.com.

So, we can finally put 2020 behind us. On behalf of the FCADC...our Board and staff...I extend our sincerest appreciation to all the front line workers for all that you have done and continue to do; and to all of our small and large businesses-best wishes for a safe and prosperous new year!

Wipro Infrastructure Engineering Purchases Industrial Building

33,000 SF Acquired from FCADC in November

India-based Wipro Infrastructure Engineering recently acquired a 33,000 square foot industrial building located at 1101 Sheffler Drive in Chambersburg. Wipro had been leasing the property from the FCADC since 2013. Settlement was completed on November 17th. With 16 state-of-the-art manufacturing facilities across four continents, Wipro specializes in hydraulics, additive manufacturing, and automation. The local facility designs and manufacturers a wide variety of hydraulic cylinders for construction equipment, earthmoving and mining, agriculture, and material moving equipment. They employ 25 workers in Chambersburg. For more information on Wipro visit www.wiproinfra.com.



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 Supports Sale of James Buchanan Hotel and Pub

\$100,000 Low Interest Loan Approved

The FCADC approved a \$100,000 low interest Franklin County First Fund loan to James Buchanan, LP in support of the purchase of the historic James Buchanan Hotel & Pub in Mercersburg. The proposed operation will be a very upscale, urban style, pizzeria much like 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.



FCADC Facilitates COVID-19 Working Capital Funds to County Businesses

In response to the COVID-19 pandemic, the Pennsylvania Industrial Development (PIDA) authorized the statewide disbursement of \$61 Million of emergency working capital loans to those businesses negatively impacted by the coronavirus pandemic. The launch of the *COVID Working Capital Access Program* resulted in more than 100 inquiries to the FCADC. As the Certified Economic Development Organization (CEDO) serving Franklin County, the FCADC served as the local conduit for eligible businesses to apply for funding. Working remotely, the FCADC staff successfully submitted 18 applications, of which 13 were approved totaling **\$813,000**.

Franklin County Small Business Recovery Grant

FCADC Recommends Funding of 177 Applicants

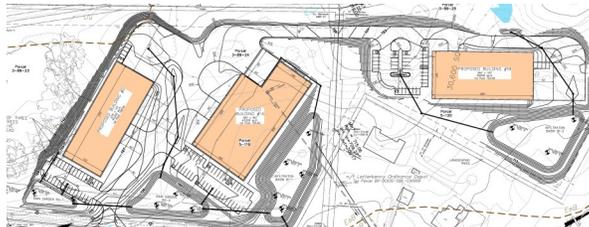
The Small Business Recovery Grant (SBRG) program was created to provide funding to eligible Franklin County small businesses impacted by the COVID-19 Pandemic. The program application process was administered by the FCADC on behalf of Franklin County. The development of the program guidelines and application process included input and expertise from local community and business leaders from across Franklin County. **\$5,898,000** was appropriated for the program and the FCADC reviewed and recommended funding 177.



The Developer is Sponsored by
the
*Letterkenny Industrial
Development Authority*

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

The Letterkenny Industrial Development Authority (LIDA) received approval for the development of up to three industrial buildings fronting Coffey Avenue in the Cumberland Valley Business Park. The buildings will 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 at 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*



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. 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.

NorthPoint Development Constructing New Building in Antrim Township

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 encompass more than 3.3 Million SF of usable space via the use of mezzanine construction. 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. 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.

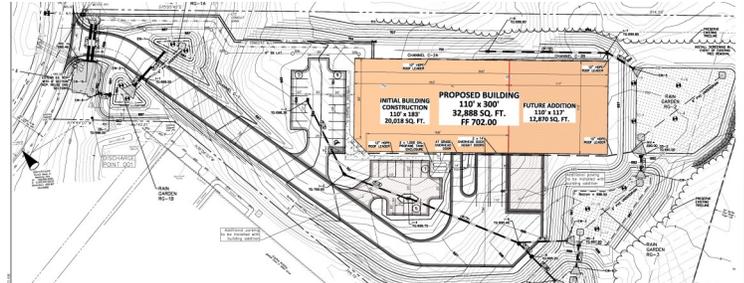


Matrix Development Group Building at Multiple Locations. *New Logistics Centers in Southampton Township and Antrim Township*

New Jersey-based Matrix Development Group has initiated site work for an approximately 1,850,000 square foot logistics facility at Exit 24 in Southampton Township, Franklin County. (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 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. In addition to the Exit 24 development, Matrix is also well underway on the construction of two new warehouse facilities located on US Route 11 in Antrim Township adjacent to Corelle Brands.

FCADC “spec building” Receives Land Development Plan Approval

The Washington Township Board of Supervisors recently approved the FCADC’s land development plan for a 32,000 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. A construction RFP is expected in the first quarter 2021. If interested, please contact our office.



JLG Receives Approval for Future Expansion of Molly Pitcher Highway Facility FCADC Also Participates in JLG Supplier Forum

JLG Industries received approval of its land development plan for a future expansion of their Molly Pitcher Highway facility in Antrim Township. The building is owned by the FCADC. The plan highlights additional employee parking and outside finished goods storage space. In addition to approval of the land development plan, JLG hosted a Supplier Forum in December. The event was held virtually and included more than 40 of the Company’s parts and service vendors from around the world. The purpose of the forum was to discuss localization strategies. The FCADC served as the keynote for the forum. Staff provided information on Franklin County and the services offered by the FCADC.



Luminest Community Development Completes Parkview Corner Project Represents Major Redevelopment in Chambersburg



Luminest Community Development recently completed Parkview Corner, a new senior housing development on East South Street in Chambersburg. Amenities include 40 one and two bedroom units, fitness room, salon, patio, maintenance free living, and community room. Luminest is also the developer/owner of Mount Vernon Terrace and Valley Terrace both in Waynesboro, among other developments across the County.

County Redevelopment Authority Supports Luminest Community Development \$125,000 Loan to Support Redevelopment of 252-256 South Main Street in Chambersburg

The Franklin County Redevelopment Authority, which is administered by the FCADC staff, approved a \$125,000 low interest loan to Luminest Community Development. The loan will be used to support the acquisition and redevelopment of the properties at 252-256 South Main Street in Chambersburg. The project plans include a new commercial store front location as well as the construction of a new apartment.

Leg Up Farm Completes Site Work at Future County Therapy Center



Mt. Wolf-based, Leg Up Farm completed excavation and site work for its future Franklin County therapy center. The property is located on donated land adjacent to Mont Alto Road in Guilford Township. Leg Up provides a full range of therapeutic services for children with special needs including speech and physical therapy, life skills activities, and equestrian therapy. The Franklin County Redevelopment Authority partnered with Leg Up in acquiring a \$1 Million RACP grant for the site work.

Herbruck's Poultry Ranch Set to Formally Begin Construction in early 2021



Herbruck's Poultry Ranch is set to begin construction on its new \$100 Million egg layer facility located on Corner Road in Mercersburg. A site work contract was awarded in November and construction RFPs were due the week of December 21st and a contract is expected to be awarded in early 2021. When completed, the local facility is expected to employ 200+ workers.

Pete & Gerry's Organic Eggs Expands in Greencastle

Herbruck's is not the only egg supplier making a significant capital investment. Pete & Gerry's, an organic egg supplier who purchased the former Fresh Express building several years ago in the Greencastle-Antrim Industrial Park, has initiated a fairly sizeable expansion. Pete & Gerry's eggs are produced without antibiotics, synthetic pesticides, GMOs, or animal by-products. The Company was the first egg producer in the Country to become *Certified Humane* under the auspices of Humane Farm Animal Care guidelines.



County Judicial Center Nearing Completion



The new County Judicial Center project is nearing completion in downtown Chambersburg. The facility is expected to be completed in February 2021. It should be noted that the expected completion date is ahead of schedule. The new center includes increased security measures for the public and jury members, holding cells, courtrooms, judge's chambers, new Sheriff's, Clerk of Courts, and Prothonotary offices. In addition to the new judicial center, the entire scope of work includes renovations to the existing courthouse and annex facility, renovation and expansion of the administration building on North Second Street, and construction of a new county archives facility. The archives building is also nearing completion.

Did you know...?

In the height of the pandemic, Letterkenny Army Depot manufactured 120,000 PPE gowns and masks for frontline workers with WellSpan Health.

Rose Rent Lofts is Fully Leased



After a two month construction pause due to COVID, McKissick Properties, the developer of the new Rose Rent Lofts apartments, fully leased all the loft apartments in the redeveloped former Central Junior High School. The project is located on South Third Street in downtown Chambersburg. In addition to the new apartments, the project also includes redevelopment of the former gymnasium and auditorium into new commercial and community space. The entire investment represents nearly \$10 Million. The FCADC is an investor in the project along with the Chambersburg Area Development Corporation.

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Manuli Hydraulics Extends Lease for Two Years

Chambersburg Building Owned by the FCADC

Manuli Hydraulics extended the lease on its 15,000 square foot production facility in Chambersburg for an additional two years. Located on Opportunity Avenue within the Cumberland Valley Business Park, the building is owned by the FCADC. Based in Italy, Manuli is a global leader in hydraulic power and related hose assemblies and components. Locally, the Company is a major supplier to Volvo Construction Equipment in Shippensburg.



FCADC Hosted MS4 Meeting with Congressman Joyce

EPA, DEP, and Local Municipal Officials Discussed Concerns



The FCADC 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 Hosted Virtual Co-Op Education Employer Event

The FCADC partnered 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. More than 40 employers across all sectors participated in the event.

Judge Says "No" to Transource in Franklin County

December Recommendation to Revoke Utility Status of Company

In late December an Administrative Law Judge for the PA Public Utility Commission (PUC) recommended to revoke Transource Energy's application to construct its *Independence Energy* transmission line project through Franklin County. The judge also recommended to revoke the Company's status as a public utility in Pennsylvania. The recommendation is a big victory for the local "Stop Transource" efforts, of which the FCADC was fully engaged. The PUC will make a final ruling on the issue in the future, however we are optimistic the Commission will confirm the judge's recommendation.