

## In The News...

- FCADC Spec Building Nearing Start
- FCADC Supports Infrastructure Investments
- CHIRP Grant Update
- PIDA Interest Rates set for 2nd Quarter

## Local Unemployment Rate for January Released March 18th

The seasonally adjusted unemployment rate for the Chambersburg-Waynesboro MSA was 5.9% in January. The statewide rate was 7.3% and the national rate was 6.3% over the same period. It was also reported that Franklin County had 58,000 non-farm related jobs. Although the County is continuing to recover from the negative impacts of the pandemic. Non-farm jobs are still lagging 3,800 jobs behind the pre pandemic level of more than 61,000 in January 2020.



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# The Developer

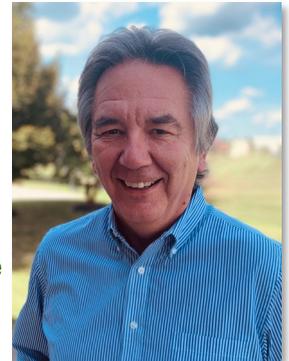
Volume 12, Issue 1

1st Quarter 2020

www.fcadc.com

## ...Message from Mike

We are 90 days into 2021 and with each day it feels and looks more like 90 days into 2019. From an FCADC perspective, the activity levels are pre-pandemic as we are supporting hundreds of millions of dollars of investments ranging from Shippensburg to Greencastle and Mercersburg to Waynesboro. (And while we are not currently involved in any new projects in Path Valley, we always welcome the opportunity to do so.) Like 2019, the biggest challenge facing employers is labor availability. Regardless of the industry sector or location within the County, there are "Help-Wanted" signs. To that point, currently there are approximately 40,000 unfilled positions in the eight counties comprising southcentral Pennsylvania, of which approximately 3,500 are in Franklin County. Arguably, the most negatively Covid-impacted sector has been hospitality and as the restrictions are being lifted so that restaurants, hotels, and related businesses can fully open, many cannot find enough employees to do so. Looking ahead and knowing the projects that are under development and those being planned, the labor challenge is not going to dissipate, rather it is going to intensify. Our growth is and will continue to impact our school districts, housing developers, health care systems and social services. We have reached the point where creating growth in the post-pandemic economy will not be our challenge, developing growth management strategies that are designed to enhance the quality of life for all Franklin Countians will be. The FCADC will be actively involved in facilitating those discussions. So, please read as to what is taking place and if you ever have comments or questions, please do not hesitate to contact our office.



## FCADC Spec Building Nearing Start of Construction

*32,000 SF Building Will be Available for Purchase or Lease*

The FCADC is nearing the start of construction on a 32,000 square foot industrial spec building. Located on Lot 6 within the Wharf Road Industrial Park in Waynesboro, the construction is expected to begin within the next 45-60 days. Once completed, the property will be made available for lease or purchase. The building will feature one at grade drive-in door, four loading docks, and roughly 2,000 square feet of professional office space. Other amenities include clear span construction,



3-phase electrical service, and both interior and exterior LED lighting fixtures. After a competitive bidding process, Lehman Construction Services, Inc. was selected general contractor. F&M Trust is providing construction financing. If interested, please contact our office for additional information.

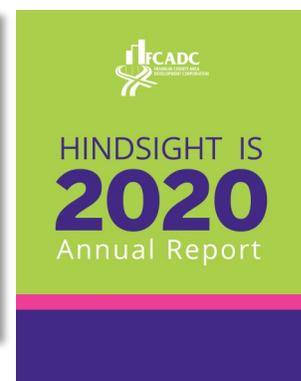
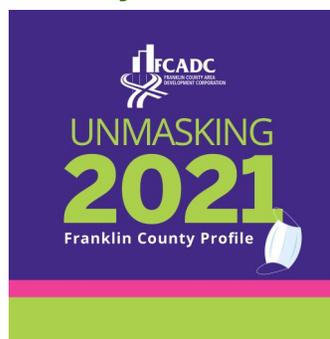
## FCADC State of the Local Economy Presentation held March 4th

*More than 270 business and community leaders participate in Virtual Event*

Held virtually for the first time on March 4th, the FCADC State of the Local Economy presentation had its largest number of registrants. More than 270 community & business leaders logged onto the event for an overview of FCADC accomplishments, a workforce development presentation from Jesse McCree, CEO, SCPA Works, and an engaging panel discussion that featured Tim Henry, President & CEO, F&M Trust; Jeff Gayman, Executive Vice President, Orrstown Bank; and Fred Ryerse, Chief Lending Officer, Patriot Federal Credit Union. A full video of the presentations and Q&A session can be found here <https://vimeo.com/520965563>.

## 2020 FCADC Annual Report and 2021 Franklin County Profile Now Available

The 2020 FCADC annual report, “*Hindsight is 2020*” and the 2021 Franklin County profile, “*Unmasking 2021*” are now available. The annual report provides details on FCADC activities in support of economic development throughout 2020. The 2021 county profile provides socio-economic, demographic, and quality-of-life information for the County. The profile is the FCADC’s most widely utilized marketing tool to promote the benefits of Franklin County. Copies both publications can be downloaded from the FCADC website. Link to [Resources and Publications](#).



## FCADC Hosts Transportation and Logistics Roundtable



On March 11th, the FCADC hosted a Logistics Roundtable that involved 32 participants. The participants included representatives from several major logistics companies, our workforce development board, and secondary & higher educational institutions. Topics included how logistics companies and education providers can partner on developing a skilled workforce for the future. That workforce includes employees skilled in warehouse automation. The discussion was well received and the take-away was that our job projections for 2021 into 2022 have been woefully understated. Between Mechanicsburg and Winchester, which is all part of our labor shed, it is expected that there will be 15,000 jobs created within the next 12-18 months.

## FCADC Participates in Leadership Franklin County Session

On March 10th, FCADC staff participated in a half-day economic development session with the latest group of Leadership Franklin County students. Staff provided an update on economic development activities taking place across the County and region. Additionally, students participated in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of the County. The SWOT session was moderated by the FCADC. The FCADC participates annually in the Leadership Franklin County program



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

# The Developer

## Letterkenny Industrial Development Authority Developing New Industrial Space *Building is First of up to Three New Facilities within the Cumberland Valley Business Park*

The Letterkenny Industrial Development Authority (LIDA) will soon begin 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. The first building will be 30,250 square feet and include, 3-phase electric, four loading docks, and two at-grade drive in doors. Additionally, the property is 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 contact Kip Feldman, Executive Director at 717-267-9351, Ext. 29.



## New Logistics Center Well Underway in Southampton Township, Franklin County *Project Represents Another Major Investment within the United Business Park*



New Jersey-based Matrix Development Group is well underway on the construction of a new 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 before the end of 2021 and, yes, there is a quality tenant that will occupy the building, hence the accelerated construction schedule. In fact, when fully operational, the employ-

ment 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.

## The Pennsylvania Industrial Development Authority (PIDA) Sets 2nd Quarter Interest Rates

The Pennsylvania Industrial Development Authority (PIDA) announced interest rates on its low interest financing programs for the 2nd Quarter. The new 15-year fixed rate on industrial real estate loans is 2.75%. PIDA provides low interest loans for industrial real estate construction, and acquisition. PIDA also provides financing in support the purchase of machinery and equipment. The FCADC is the local state certified organization for administering the PIDA program. For more information please contact our office.

## FCADC Encourages Congressional Action on Infrastructure Funding

*Below Op-Ed Piece appeared in Local Media Outlets in January*

2021 stands to be year of transition. With the roll out of Covid vaccines, I am confident that we will transition to a post-covid economy, which I believe will be "V" shaped, not only here in the Cumberland Valley but nationally. The United States is the epi-center for global investment, however to accommodate and manage the anticipated growth, the first order of business of the 117<sup>th</sup> Congress is passage of a comprehensive infrastructure bill. Candidly, support for infrastructure legislation should be bi-partisan given that an INVESTMENT in our future is the best long-term response to COVID.

Infrastructure is the genesis of economic development. We desperately need to invest in our transportation networks to include highways (think I-81), rail, and our ports-both air and sea. We need to upgrade and better securitize our electric grid; and we need investments to assure our future water supplies as well as sewer capacities.

The one thing that COVID has clearly exposed is the disparity in broadband technology. Rural America needs to be able to compete, and for that to happen the broadband network has to be improved. We have seen this as our schools have been forced online and have struggled to consistently and efficiently deliver educational content. Many employers have faced similar challenges trying to have their employees work remotely...they simply don't have high speed internet availability. This is highly problematic and needs to be addressed ASAP.

Not only will an infrastructure bill create the opportunity to widen I-81 in Franklin County, but Franklin County is fortunate to be home to the companies that build the equipment that builds the infrastructure. Think Volvo Construction Equipment, Manitowoc Crane Group, or JLG Industries, and their suppliers, such as D. L. Martin, APX Enclosures, Vetter Forks and Burnside Autocyl to name but a small sample. An infrastructure bill would be an economic boon to Franklin County.

Congress has found trillions of dollars in response to Covid impacts nationally and globally. Now is the time for Congress to finally INVEST in our future. I strongly encourage anyone reading this to consider reaching out to your congressional representative to include Senators Casey and Toomey, and enlist their support to pass infrastructure legislation.

L. Michael Ross  
President, FCADC

## Covid-19 Hospitality Industry Recovery Grant Program (CHIRP) Update

*FCADC Administering Program*

The Pennsylvania legislature passed legislation and the Governor signed into law Act 1 of the 2021-2022 session. Act 1 is known as the Covid-19 Hospitality Industry Recovery Program (CHIRP). CHIRP is being funded by the transfer of \$145 Million from the Commonwealth's Workers Compensation Fund. The monies have been block granted to our 67 counties based on population of which Franklin County received \$1,755, 892. The funding is intended to alleviate revenue losses and pay eligible operating expenses due to the COVID-19 pandemic.

Locally, the FCADC has entered into a contract with the County to administer and distribute CHIRP grants. Grant amounts will range from \$5,000 to \$50,000 per applicant in \$5,000 increments and rounded down to the nearest \$5,000. The program opened on March 15 and due to the overwhelming demand, we suspended the program at the close of business on March 17. Our goal is to fully disburse the funds by May 15.

