

In The News...

- 2022 Year in Review
- Unemployment Rate Lowest in 16 Years
- Mercy House Coming to Norland Avenue



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The Developer

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Unemployment Rate Lowest in 16 Years

On December 28th the PA Department of Labor & Industry reported that the Chambersburg-Waynesboro unemployment rate reached its lowest level since April 2006. The rate reached 3.3% in November which is lower than the statewide average of 4% and the national average of 3.7%. Additionally, it was reported that the number of jobs increased by 1,400 over the last 12 months. The job growth, combined with lagging labor participation rates (62%) continue to exacerbate staffing shortages.

County Population Estimate Increases

The US Census Bureau reported that Franklin County's population is estimated to be 156,289. The estimate represents a slight increase from the 2020 Census population of 155,932.



...Message from Mike

Where does the time go? It's hard to believe that we are closing the book on 2022 and preparing to open the first chapter on 2023. The last year had its share of challenges that included supply chain interruptions, exacerbated staffing shortages in every business sector, additional regulatory requirements in virtually every business sector, and near-record inflation, and yet in spite of the challenges, as the year progressed, we were able to mitigate the trials and tribulations such that we ended on an upswing with growing optimism about 2023.

To recap 2022, our office was able to support 17 development projects across the County that represent roughly \$110 million of capital investments and will create/retain more than 800 family-sustaining jobs.

Among the projects were Guardian Booth's purchase and planned expansion of Homes By Keystone in Waynesboro (Washington Township); the expansion of Hopewell Manufacturing/Biltwood Powder Coating in Waynesboro; the start-up of Hidden Key Brewery in Greencastle; and the start-up of Front Porch Fitness in Chambersburg (Guilford Township). Additionally, we hosted 14 events that included the State of the Economy breakfast in March and our 34th Industry Appreciation Dinner in September.

2022 turned out to be a far-better year than expected and based on project-related inquiries that we are currently responding to, both local expansion and new site location projects, I anticipate 2023 to continue the momentum. Two signature projects...the Martin's Pastry Shoppe expansion in Chambersburg (Guilford Township) and the Walmart mega-facility in Greencastle (Antrim Township)...are expected to be completed and operational later in the year. And it is important to remember that our quad-state region is growing as projects including Hitachi Rail in Hagerstown and Commercial Metals Company in Berkely County add to our regional manufacturing base. So, while we are beginning to see evidence of some easing of supply chain constraints as well as inflationary pressures, staffing challenges are going to continue.

While we continue to experience success, please know that our Board of Directors and staff does not take it for granted and complacency could change our circumstances almost overnight. For that reason, we remain committed to fulfilling our long-standing mission which is "to formulate, implement, and promote economic development strategies to facilitate planned growth and family-sustaining employment opportunities across Franklin County." I wish everyone reading this (and those who aren't) a healthy and prosperous new year.



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Mercy House of Chambersburg Acquires 730 Norland Avenue Summer 2023 Opening Expected

Mercy House of Chambersburg, a residential end-of-life facility where terminally ill individuals will receive round-the-clock compassionate care, is scheduled to open in late summer 2023 at 730 Norland Avenue. Formed as an independent nonprofit in mid-2022, Mercy House will partner with local hospice agencies in providing care for those who need 24-hour assistance and who are unable to remain at home. Hospice staff will direct case management, while Mercy House staff and volunteers will provide supportive care.

"The board is thrilled to be able to bring this important community service to Chambersburg and the greater Franklin County area, and so pleased to have found an existing building that is centrally located," said Gail Reeder, president of the MHOC board. Extensive renovations are underway in the former real estate office building, with 11 private patient rooms, family spaces, and offices planned for the site. Every aspect of the house is designed for the comfort of patients and families, offering a haven of care and dignity at the end of life. Adhering to PA personal care home requirements, Mercy House will be the first facility in Franklin County offering this type of residential care for dying patients. Fundraising efforts to support the renovations, ongoing operations, and an endowment will commence early in 2023, along with a website and social media presence to provide end-of-life information and educational resources for the community. Contact Ashley Winters, Executive Director for additional information 717-575-5035.



MERCY HOUSE
OF CHAMBERSBURG



2022 Year-in-Review

17 Total Projects

Supported Retention & Creation of 800+ Jobs

Supported \$110+ Million of new capital investment

Availed \$2.3+ Million of economic development incentives

Supported 7 Site Location Searches

Hosted 14 Events

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2022 Development Highlights



Safe. Secure. Convenient.

Guardian Booth, an industry leading manufacturer of prefabricated structures, recently announced the acquisition of Waynesboro-based Homes by Keystone. Guardian Booth will be relocating its Orangeburg, NY headquarters to the Midvale Road facility.

- \$4.5 Million Capital Investment
- 33 new jobs & 20 existing jobs retained
- FCADC facilitated \$270,000 of economic development incentives



South Main Ventures

South Main Ventures, a joint partnership between the FCADC and the Chambersburg Area Development Corporation (CADC), recently executed two leases for professional office space at 20 S. Main St. in downtown Chambersburg.



The FCADC sold its 18,000 SF industrial building at 207 N. Franklin Street, Waynesboro to Hopewell Manufacturing, Inc.

- \$800,000 sale price
- FCADC facilitated PIDA and FCFF low interest economic development financing in support of the project



The FCADC provided a \$100,000 Franklin County First Fund (FCFF) low interest loan in support of the start-up of Hidden Key Brewing Company in downtown Greencastle. The new brewery represents a \$300,000 investment in the downtown.



Lot 5, Wharf Rd., Waynesboro

The FCADC settled on the acquisition of 20.5 acres of industrial land within the Wharf Road Industrial Park in Waynesboro. 2023 plans include the potential subdivision of the lot into two parcels and development of a 30,000 square foot spec building.

- \$425,000 capital investment

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2022 Development Highlights Cont.



Thermo-Fisher Scientific agreed to lease 460,000 square feet of industrial space within the Antrim Commons Business Park. The project represents a \$38 Million capital investment and the creation of up to 250 jobs. The FCADC has been involved in facilitating electrical upgrades in support of the project.

2022 Low Interest Financing Highlights

Company	Financing
Hidden Key Brewing Company	\$100,000 Franklin County First Fund
Luminest, Inc.	\$250,000 FCADC Direct Loan
Saint Thomas Apothecary	\$59,500 Franklin County First Fund
ZJGM Enterprises, LLC (Hopewell Manufacturing)	\$150,000 Franklin County First Fund
Front Porch Fitness, LLC	\$85,000 Franklin County First Fund

2022 Event Highlights



Business Climate Roundtable
with
Congressman John Joyce



State of the Economy Breakfast



PennDOT Franklin County Roundtable



Industry Appreciation Dinner



The Developer is Sponsored by
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