



2023
Annual Report

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Message from Mike

As I am sitting down to write this, I need to start by offering an edit to John Lennon and Paul McCartney's "All You Need Is Love," by offering the line, *everything that I am writing has already been written*.^{*} Our location has not changed as we are within a one-day drive of 50% of the North American population; although increasingly dangerous for pedestrian drivers, I-81 continues to be a highway of choice for site locators; we remain one of the fastest growing counties in the Commonwealth, especially as the quad state region continues to accommodate the northwest expansion of the DC metro area; and our most significant challenges are related to growth management.

So, what happened in 2023? As you will read, our staff was involved in supporting 17 transactional economic development projects that resulted in an eye-popping \$650 million of capital investments and which will lead to the recruitment/retention of more than 7,100 jobs within the next three years. Moreover, we were able to avail \$7.3 million of economic development resources in support of those projects. In addition, staff participated in more than 100 events that highlighted economic development accomplishments across the County.

What about 2024? Succinctly stated, it's going to be busy. As we begin the year, we are assisting on 18 bona fide projects that are in various stages of progression. The two projects with arguably the most public interest are the efforts to redevelop/repurpose the Chambersburg Mall and the former Scotland School for Veterans Children. We are working closely with the owners of the respective projects to avail all applicable assistance.

While we have confirmed the viability of our location and that 2024 is expected to be a continuation of 2023, we have long-term growth-related challenges that need to be addressed. Locally and regionally, we continue to experience a labor shortage. To seriously improve the situation, we need to be focused on increasing the housing supply for every

economic stratum; expanding the availability of high-quality early learning/childcare options; and re-evaluating opportunities for creating a functional public transportation network. Moreover, we need to continue our support of community investments because our focus can no longer be simply on the number of jobs that can be created but how we can continue to improve the quality of our communities. Enhancing our community development efforts to create places where people want to live will go a long way in our collective efforts to further diversify the economy.

For anyone reading this report, please know that the FCADC is committed to availing assistance to individuals seeking to start their own business; and companies...small and large...who are exploring opportunities to expand their operations. Please reach out to us at 717-263-8282 or via email at info@fcadc.com.

I extend best wishes for a healthy and prosperous 2024!

Mike

^{*}Please note that Lennon & McCartney were somewhat successful even without my input.



Board of Directors

Officers



Chuck Sioberg
Chairman



Frank Traver
Vice - Chair



Scott Brown
Treasurer



David Keller
Secretary



Mike Ross
President

Members



John Flannery



Stephen Christian



Rodney Benedick



Chris Ardinger



Bob Moser



Bob Ziobrowski



Brad Kearns



Jim Junkin



Jackie Mowen



Chad Rosenberry

Ex-Officio Members



Patrick Fleagle



Janet Pollard



Jack Martin



Kip Feldman



Jack Sharpe

Solicitor

Staff



L. Michael Ross
President



Judy A. Evans
Operations Manager



Rhonda L. Wojciechowski
*Loan Administrator/
Executive Assistant*



David B. Mackley
Project Manager

Leaving the Board...



David Keller served from 2008-2023



Frank Traver served from 2013-2023

Loan Review
Committee (LRC)

Bob Moser, *Chairman*
Community Representative

Chad Rosenberry
Orrstown Bank

Dawn Keller
Community Representative

John McDowell
Community Representative

Patrick Fleagle
Community Representative



Mission & Services

FCADC Mission

The FCADC is a 501(c)(6) private non-profit corporation charged with formulating, implementing, and promoting a comprehensive countywide economic development strategy. The Corporation strives to create an atmosphere that nourishes planned growth and family sustainable employment opportunities.

Core Strategies



Business Retention



Selective Attraction of New Businesses



Start-Up Assistance

Services

The FCADC provides a host of services including:



Financing



Liaison with Local, State, and Federal Officials



Leadership on Issues Impacting Economic Development

\$650M

**CAPITAL
INVESTMENT**



**TOTAL
PROJECTS**



**Events,
forums,
ribbon cuttings,
speaking
engagements,
& breakfasts**

**7,100
JOBS**



**CREATED/
RETAINED**

**\$7.3
M**



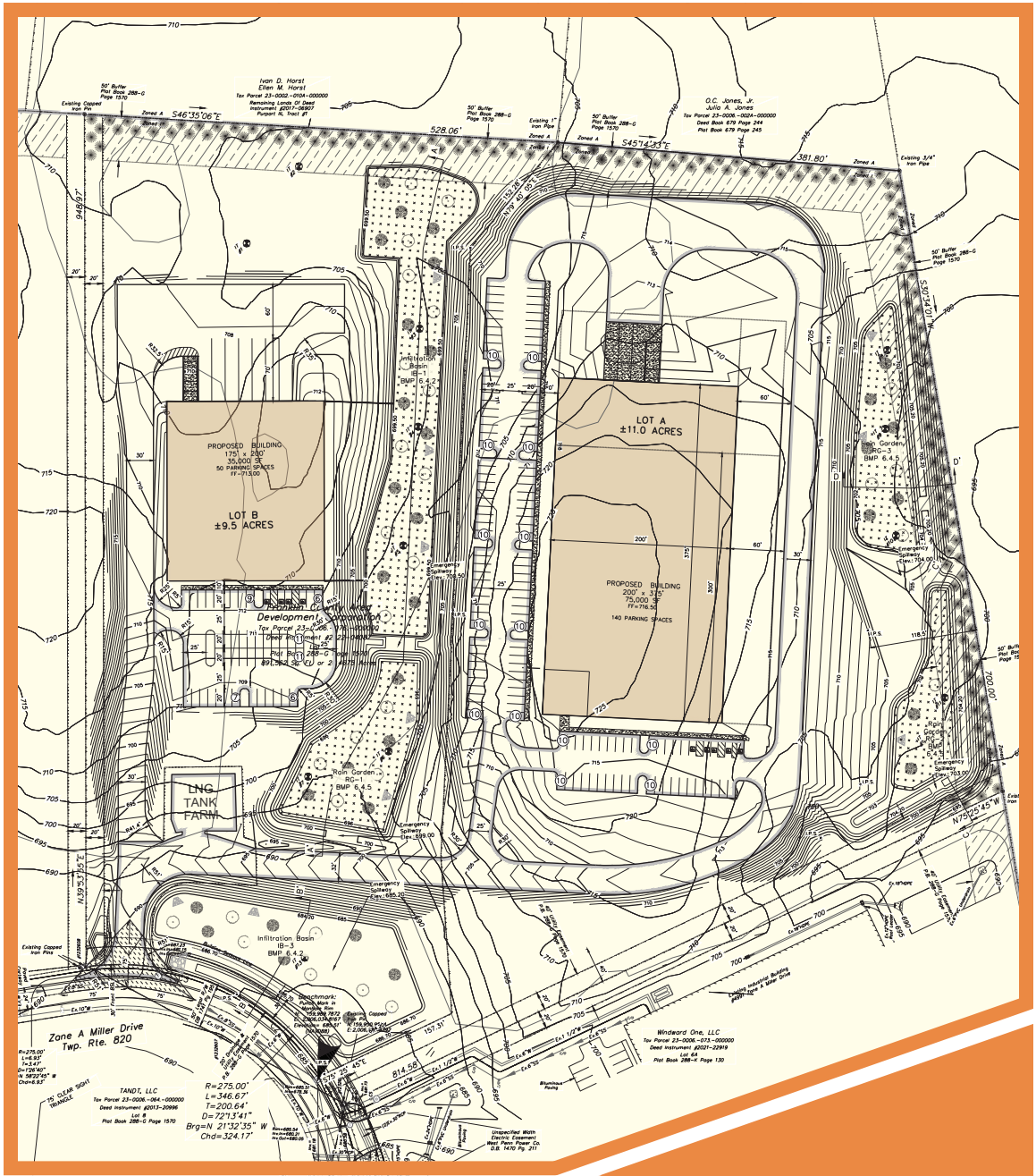
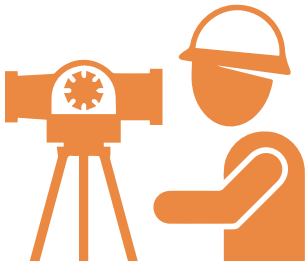
**ECONOMIC
DEVELOPMENT
INCENTIVES**



**SITE
LOCATION
SEARCHES**

Lot 5 Wharf Road Project

Throughout 2023, FCADC staff continued to work on the subdivision and development of Lot 5 within the Wharf Road Industrial Park in Washington Township.



Low Interest Loan Activity 2023 and LSA Grants



Program	Amount	Purpose
PIDA	\$354,742	Machinery, Equipment, and Facility Renovations
FCFF	\$150,000	



Program	Amount	Purpose
FCFF	\$56,200	Facility Renovations



Program	Amount	Purpose
PIDA	\$200,000	Facility Renovations, Machinery & Equipment
FCFF	\$100,000	



Hope Wellness and Breakthrough Counseling		
Program	Amount	Purpose
FCFF	\$100,000	Real Estate Acquisition & Renovations



Program	Amount	Purpose
FCFF	\$100,000	Real Estate Acquisition & Renovations

FCADC Submits LSA Applications on Behalf of Five Local Non-Profits

In November, the FCADC submitted applications for funding from the Commonwealth’s Local Share Account (LSA) grant program on behalf of five local non-profits. The LSA program provides community enhancement funding to non-profits via proceeds from the state’s gaming fund. The FCADC is partnering with Leg Up Farm, Shalom Christian Academy, Cumberland Valley School of Music, Capitol Theatre Foundation, and the Children’s Advocacy Center of Franklin County on their respective requests for funding. In total, the organizations are requesting \$3.3+ Million for a range of projects from new HVAC, to facility renovations, to new facility construction.



FCADC Awarded Grant from PA Military Community Enhancement Commission (PMCEC)

The FCADC was awarded a \$144,000 grant from the PMCEC to support security camera upgrades at the Letterkenny Army Depot and Cumberland Valley Business Park.



Economic Development Projects of Note

Franklin Logistics and Development

Franklin Logistics and Development was awarded \$2.1 Million for rail infrastructure development for a 400,000 square foot warehouse facility in Chambersburg. The FCADC provided a support letter to PennDOT on behalf of the funding request.



Johnson Controls-Frick

Johnson Controls (JCI), which manufactures industrial chillers and compressors under the Frick brand, received \$33 Million from the Department of Energy to be used at the local site. The company will match the grant, putting the total investment at more than \$66 Million. The growth is projected to add 100-200 engineering, HVAC, mechanical, plumbing, and electrical jobs to the Waynesboro facility, which currently employs 370.



Keystone Sheets



Governor Josh Shapiro announced that Keystone Sheets will invest \$52.7 million to expand its manufacturing operation creating at least 80 new jobs in Chambersburg within the next three years. The company is leasing and renovating a 420,000-square-foot facility at 1465 Nitterhouse Drive in the Chambers-5 Business Park. The FCADC worked with the PA Governor's Action Team on an incentives package in support of the expansion.

Burnside America

Burnside America completed a 30,000 square foot expansion to its manufacturing plant in Chambersburg. Based in Ireland, Burnside is a global leader in the manufacture of hydraulic cylinders. The FCADC worked with the PA Governor's Action Team on an incentives package in support of the expansion.



Endurance Real Estate Group

Endurance Real Estate Group, LLC completed construction of 1,006,500 square feet of logistics space adjacent to Exit 10 of Interstate 81 in Marion.





Walmart

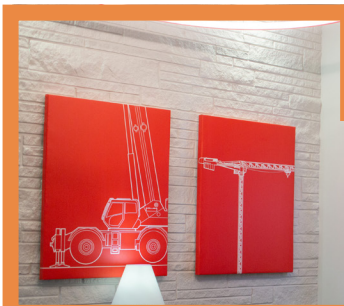


Walmart opened its “bookend” distribution centers at Interstate 81, Exits 3 and 24. The facilities represent over 4 million square feet of store distribution and e-fulfillment operations for the Country’s largest retailer.



Bad Boys Mowers

Arkansas-based, Bad Boys Mowers executed a lease for 100,000 square feet of industrial space within the United Business Park in Shippensburg. The building was recently constructed by the Chambersburg Area Development Corporation.



Manitowoc Crane Group



The FCADC is partnering with Manitowoc Crane Group on a \$2 Million Redevelopment Assistance Capital Program (RACP) grant in support of a \$4+ Million paint line expansion project at Manitowoc’s Shady Grove campus. The FCADC is serving as the grant applicant and grantee.



re:Cycle Reverse Logistics

An affiliate of Amazon, re:Cycle Reverse Logistics is an electronics processing and recycling company that works to extend the life of used electronic equipment. The Company announced it is leasing 550,000 square feet of industrial space in the Matrix I-81 Logistics Center in Antrim Township. The project is expected to result in 300-500 jobs over the next 3-years.



MRP | INDUSTRIAL

MRP Industrial

MRP Industrial completed a 951,080 square foot industrial building in the State Line Logistics Park on State Line Road in Antrim Township. An additional 420,000 square foot building is also planned along Greenmount Road.

Amazon Distribution

Amazon also opened a 1,050,000 square foot distribution center at Exit 24 in the United Business Park.





State of the Economy Breakfast

On March 9th the FCADC held its annual State of the Economy breakfast at Green Grove Gardens in Greencastle. More than 300 community and business leaders were in attendance. The event featured a review of the 2022 FCADC Annual Report as well as a preview of 2023. Additionally, Steve Thomas, Franklin County Planner provided an update on the County's 10-year comprehensive plan and Steve, in collaboration with Dr. Allen Dieterich-Ward and Bill Kick, PE., HRG Engineering, Inc., provided an overview of efforts to expand the Cumberland Valley Rail Trail into Franklin County.

FCADC Lunch-n-Learn

On May 31st, the FCADC, in collaboration with Worthy Consulting & Training, LLC, hosted a Lunch-n-Learn event on the topic of "Corporate Culture, DEIB, and its Impact on Recruitment and Retention." The seminar was attended by nearly 50 companies.



1,250 Followers on Facebook



Harrisburg Realtors Speaking Event

On June 27th, Mike participated in the Greater Harrisburg Association of Realtors panel discussion regarding the state-of-the-housing market in the region. Mike provided a briefing to the participants on economic development along the I-81 corridor and the south-central PA Region. Unprecedented economic growth along the corridor, combined with ongoing labor demands is placing a significant strain on the need for affordable workforce housing.



Secretary Rick Siger, DCED (Second from Right) and Brent Vernon, Director, PA Governor's Action Team (Right)

Siger Visit and Tour

On August 2nd, DCED Secretary Rick Siger and Director of the Governor's Action Team (GAT), Brent Vernon visited the FCADC to discuss economic development efforts in Franklin County. Siger and Vernon also met with senior management of Martin's Famous Pastry Shoppe to learn more about Martin's significant facility expansion on Wayne Road. Siger's visit marked the first time that a cabinet level secretary has visited the FCADC. Siger and Vernon discussed several key topics including workforce development and public infrastructure needs throughout the region.



Patch Caregiving Virtual Employer Forums

Childcare continues to be a challenge for employers and employees, especially for hourly workers. To help address the issue, the FCADC hosted several virtual employer forums with Patch Caregiving. Patch Caregiving offers on-site "pop-up" childcare services for employers who want to provide childcare services to their employees.

10 Podcasts in 2023

2,500 Downloads Reached!

35th Annual Industry Appreciation Dinner

The FCADC hosted its 35th annual Industry Appreciation Dinner on September 14th. The dinner had a record number of sponsors and attendance. Over 460 community and business leaders were in attendance and helped to honor those employers who help make Franklin County prosper. Rodney B. Smith Plumbing, Heating & Cooling was recognized as the 2023 Small Business of the Year and Fil-Tec, Inc. as the Large Business of the Year. Bonnie Zehler, Executive Director of Luminest, was selected as the Zane A. Miller recipient. A full breakdown of the evening, including videos of the award winners can be found on the FCADC website at www.fcadc.com/dinner.com or by scanning this QR code



Fil-Tec, Inc.
2023 Large
Business
of the Year



Rodney B. Smith
PLUMBING • HEATING / AC
INC.

**Rodney B. Smith Plumbing,
Heating, & Cooling**
2023 Small Business
of the Year



*"L the Omnipotent" graces the crowd
with his mystic wisdom and knowledge.*




Bonnie A. Zehler
2023 Zane A. Miller Award Recipient




Joyce Industry Tours

On October 31st, Mike joined Congressman John Joyce, MD (Second from Left), on a tour of several businesses within the Greater Waynesboro community. The purpose of the visits were to hear directly from employers.



Continuous Improvement of FCADC Administrative/ Operational Efficiencies



Diversify and Increase Operating Revenues and Reserves



Facilitate FCADC Owned & Managed Development Projects




Enhance and Expand Economic Development Services

Review/ Update FCADC Databases






Publicize FCADC Activities



Support the Retention and Expansion of the Letterkenny Army Depot & Letterkenny Munitions Center

Maintain Organizational Linkages with Local, State, and Regional Service Providers





Support Education and Workforce Development Initiatives



Maintain Positive Working Relationships with all Local, State, and Federal Elected Officials

2023 Event Sponsors and Contributors

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Blue Ridge Risk Partners
Bowman Development
Boyer and Ritter, LLC
Brechbill & Helman Construction Company, Inc.
Conewago Enterprises, Inc.
Cumberland Valley Business Alliance
Epiroc Drilling Tools
F&M Trust
Franklin County Visitors Bureau
Franklin Logistics and Development
GRC General Contractor, Inc.
Graphics Universal, Inc.
Industrial Pallet Corporation
Jamison BMP
Lehman Construction Services, Inc.
M&T Bank
Manitowoc Crane Group
Martin's Famous Pastry Shoppe, Inc.
Middletown Valley Bank
News Talk 103.7
Northpoint Development
Orrstown Bank
Patriot Federal Credit Union
RKL, LLP
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Strickler Agency
Triad Engineering, Inc.
Triangle Tech
UPMC
Vetter Forks, Inc.
WellSpan Health
Wilson College
WIPRO Infrastructure Engineering



Location
Location
Location



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FCADC Mission

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