

In The News...

- Lot 5 Wharf Road Update
- FCADC State of the Economy Breakfast
- Scotland School Campus Sold
- Commonwealth Unveils 10-Year Economic Development Plan

County Unemployment Rate 2.8%

On April 2nd the PA Department of Labor & Industry reported that the Chambersburg-Waynesboro statistical area unemployment rate was 2.8% in February which is lower than the national and statewide averages. The seasonally adjusted labor force in the County was estimated to be 77,400.

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...Message from Mike

I start this message as I do every first edition of a new year, "it's hard to believe we're already into April." As you will read, the first quarter of the year was a very active 91 days, with three major redevelopment projects taking priority. MSLH, LLC purchased the former Scotland School for Veterans Children in early March, and extensive renovations have begun to retrofit the property into a summer camp for Jewish youths. The property will be known as *Camp Mulca* and reservations are being accepted for the summer of 2024.



I am pleased to report that there are ongoing negotiations pertaining to the potential sale of the Chambersburg Mall. While I continue to regard former baseball great Yogi Berra as one of the great philosophers of any era, especially his classic advice "it ain't over till it's over", the fact the Mall discussions are taking place is the first critical step in the potential purchase and redevelopment. I am optimistic that a sale can be consummated and that a mixed-use redevelopment plan will merge sooner rather than later.

Finally, Miller Investments has effectively repurposed the former Tamarack Industrial Park, which is located within the confines of the larger Cumberland Valley Business Park. Miller Investments has transformed roughly 450,000 square feet of marginally functional industrial space into readily available space that can support users ranging from light industrial-to-logistics-to very simple warehouse and storage requirements.

These three projects are important as each is restoring the economic vitality of once iconic properties that fell into disrepair. I also bring them to your attention because they help dispel the myth that our economic development strategies are somehow singularly focused on warehousing and distribution/logistics. The FCADC mission is to support economic diversity and to avail resources, to the greatest extent possible, to businesses large and small in every business sector. If our office can be of assistance to your efforts, I encourage you to reach out. At a minimum, we can have a conversation to determine if and how we might be able to support your efforts.

FCADC Lot 5 Wharf Road Project Progressing

Plans continue to take shape on the potential development of a 30,000 square foot industrial building on Lot 5 within the Wharf Road Industrial Park in Waynesboro. Originally, plans called for the development of up to three building lots on the 20-acre parcel, however those plans have been scaled back to one building with the potential for additional development in the future. The FCADC has applied for site work funding from the new PA SITES program administered through DCED. The program provides funding for the development of "pad-ready" industrial sites throughout the Commonwealth. When completed, the FCADC will market the property as available for sale or lease.



FCADC Holds Annual *State of the Economy* Breakfast

March 7th Breakfast Touts Economic Development Successes

On March 7th the FCADC hosted its annual State of the Economy breakfast at Green Grove Gardens in Greencastle. More than 325 community and regional business leaders attended the event. Mike Ross provided an overview of the FCADC's successes throughout 2023, as well as a preview of 2024 economic development efforts. Presentations were also given by Jamison Howe, Site Leader, re:Cycle Reverse Logistics and David Blenckstone, General Manager, The Hagerstown Flying Boxcars. re:Cycle Reverse Logistics provides electronic recycling of Amazon data center electronics. The Hagerstown Flying Boxcars are the newest independent minor league baseball affiliate. A new stadium complex is currently under construction in downtown Hagerstown. Finally, former Franklin County Commissioner, David Keller was presented with the FCADC *President's Award* in recognition of his economic development efforts as a County Commissioner.



Former Scotland School for Veteran's Children Campus Sold

The former Scotland School for Veteran's Children (SSVC) was sold on March 6th. Purchased for \$9.1 Million by New York-based MSLH, LLC, the campus will be repurposed into a summer camp for Jewish youths. To be known as Camp Mulca, conceptually, it will be similar to Capital Camps in Washington Township. The renovations are proceeding at breakneck speed as the first group of campers are tentatively scheduled to arrive on July 1. It should be noted that the sale did not include the 40 acres located on the "other side" of the Norfolk Southern rail line that bisects the property. While the primary mission is to operate Camp Mulca, the ownership is seeking opportunities to partner with the community to make its many amenities available. To that point, our staff has been assisting the new ownership in making necessary connections with local elected and community leaders.



Letterkenny Army Depot (LEAD) Unveils Modernization Plan

\$1.2 Billion of Improvements through 2035



The US Army has kicked off its 15-year, \$18+ Billion modernization plan to upgrade its facilities, processes, and workforce to bring its organic industrial base into the 21st Century. Included in the plan is the upgrading and modernization of facilities at the Letterkenny Army Depot. To date, \$700 Million of improvements to LEAD facilities have been planned through 2025 with an additional \$500 Million of capital investment through 2035. Near term investment at LEAD includes a new fire station and missile maintenance facility.

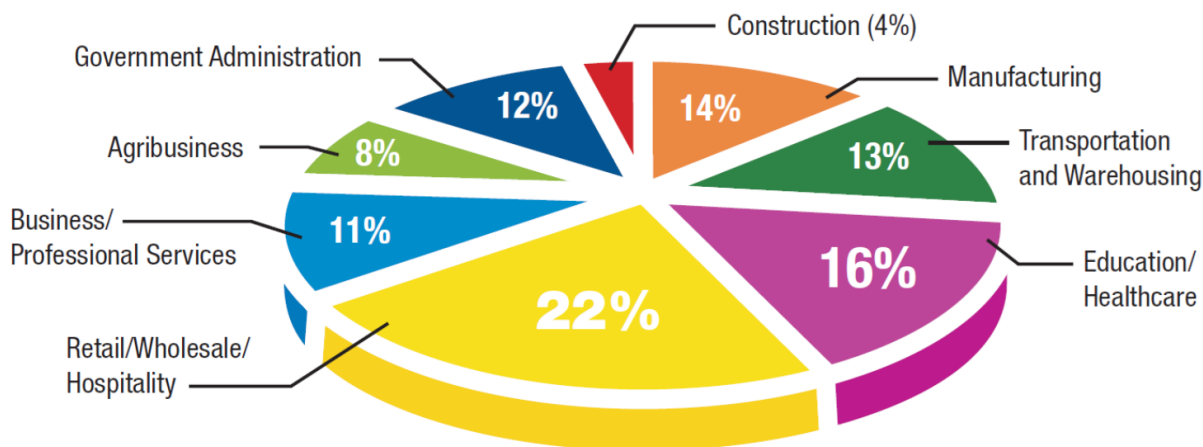
DCED Unveils 10-Year Economic Development Strategic Plan for PA

The Plan is the First in More than Two Decades

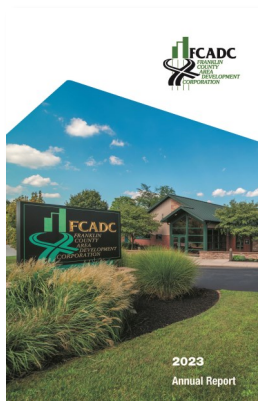
For the first time in more than 20-years, the Pennsylvania Department of Community and Economic Development (DCED) has unveiled a strategic plan for economic development in the Commonwealth. The goal of the strategy is to provide Pennsylvania, its people, and its businesses with a roadmap to compete and win regionally, nationally, and globally. The plan targets five economic sectors considered to be priorities for growth in the state. The sectors are agriculture, energy, life sciences, manufacturing, and robotics & technology. To maximize the growth potential of these targeted industry sectors, the strategy encourages state investment in economic growth, permitting reform, employee-centric workforce development, innovation, and vibrant communities & downtowns. For more information on the strategic plan visit pagetsitdone.com.



In 2024, Franklin County Boasts a Highly Diversified Economy...



Now Online: 2023 FCADC Annual Report 2024 Franklin County Profile



Leg Up Farm Receives Federal Funding

Leg Up Farm Franklin County has received \$500,000 of funding from the federal government to support the planned construction of a new therapy center on Mont Alto Road in Guilford Township. Based in York County, Leg Up provides various types of therapeutic services to children with special needs and their families. Site work for the therapy center has been completed and the federal funds will support vertical construction. The facility will be situated on lands donated by the Nitterhouse family adjacent to the Penn National Golf Course community. For more information on Leg Up Farm, please visit legupfarm.org.

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Board Member Spotlight...



Jackie Mowen

Jackie has been the executive director of the Greater Waynesboro Chamber of Commerce since 2013. Prior to the Chamber, she served in marketing and public relations roles with several senior living communities in the County. A 1992 graduate of Indiana University of Pennsylvania, Jackie is active in various organizations including the Franklin County Visitor's Bureau and the Waynesboro Industrial Development Corporation.



Chris Ardinger

Chris is the current administrator of Antrim Township. Prior to Antrim Township, Chris was the executive director of the Tuscarora Area Chamber of Commerce, a position he held from 2015-2023. Chris holds a Master's Degree in Public Administration from Shippensburg University. He is active in many local organizations including the Franklin County Planning Commission, and is a former vice president of the Tuscarora School Board of Directors.



The Developer is sponsored by
the
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