

In The News...

- Year-in-Review
- FCADC Purchasing 22,500 SF Industrial Building
- FCADC Supports Local Share Account Grant Applications

County Unemployment Rate 2.9%

On November 29th the PA Department of Labor & Industry reported that the Chambersburg-Waynesboro statistical area unemployment rate was 2.9%. The area rate has been below 3.0% for 19 consecutive months, the longest such stretch since the late 1980's. Over the year, total jobs in the County were up 1.6% to a total of 62,000.

Follow Us...



1900 Wayne Road
Chambersburg, PA 17202

Phone: 717-263-8282
www.fcadc.com
E-mail: info@fcadc.com

The Developer

Volume 15, Issue 4

4th Quarter 2024

www.fcadc.com

...Message from Mike

As we close out another year, it's a time to reflect on 2024, and the opportunity to look forward to the challenges and opportunities facing us in 2025. As you will read, 2024 saw continued investments across the County that included the defense and manufacturing sectors, as well as logistics, health care, hospitality and agriculture. Among the projects that we supported were the \$123 million expansion of Martin's Famous Pastry Shoppe, the newly opened FEMA logistic center in Antrim Township, which has played a vital role in getting emergency supplies to the devastation created by Hurricane Helene, the opening of the new Walmart Fulfillment Center in Antrim Township which is the most technologically advanced operation in the Walmart system, and the J&J Pallet purchase of the former Torcomp building in the Cumberland Valley Business Park. In addition, two major groundbreakings took place within the Letterkenny Army Depot as part of a \$500 Million modernization program, and Keystone Health broke ground on a signature development at the Southgate Shopping Center in Chambersburg. Reflecting on what took place in 2024 is further affirmation of our primary objective which is to facilitate economic development strategies that diversify our economy so that it is never reliant on a single industry sector. To use an environmental metaphor, our goal is to create a high-value ecosystem that enhances sustainability for all.



So, as we look to 2025, I am very excited and energized. There are clearly challenges but challenges create opportunities. Redevelopment of the Chambersburg Mall and the former Scotland School for Veterans Children top the list of development challenges, along with Lot 5 in the Wharf Road Industrial Park. The good news is that we are in daily contact with prospects that are conducting due diligence to determine potential opportunities for their respective redevelopments. The lack of early learning and high-quality child care is a critical need, but efforts are being coordinated among public and private stakeholders to develop and implement solutions. To ensure a competitive workforce, investments in early learning are unquestionably the most important that can be made. Other challenges will continue to be an adequate labor supply (more job openings than available individuals to fill them), and I-81 congestion, which has been an issue for the last 25 years. *(continued on page 4)*

FCADC to Acquire 22,500 Square Foot Industrial Building

The FCADC is currently under due diligence to acquire 22,500 square feet of industrial space located at 1675 Orchard Drive in Chambersburg. Settlement is expected sometime in the first quarter



2025. The facility will be made available for sale or lease. In addition to the square footage, the property includes 23' ceiling heights, all public utilities, 3-phase power, and heavy manufacturing zoning. For more details, contact the FCADC.

FCADC Supports Local Share Account Grant Applications

Local Non-Profits Apply for more than \$1.8 Million in Gaming Funds

The FCADC agreed to serve as the applicant for more than \$1.8 Million of local share account (LSA) grant funding on behalf of several local non-profits. The LSA program utilizes proceeds from Pennsylvania’s statewide gaming fund to support projects in the public interest across the state. The FCADC is partnering with the Chambersburg Saddle Club, the Franklin County Library System, the Franklin County Historical Society, and the Antietam Humane Society. Award announcements are expected in late summer-2025.



FCADC to Launch New Look Website in Early 2025



The FCADC is working collaboratively with Chambersburg-based Cross & Crown on a major update to the FCADC website. The website project represents the first significant makeover to the platform in more than 10-years. The website is one of the primary marketing tools used by the FCADC. In addition to updated images and copy, the refresh will also incorporate the latest web design techniques to ensure the site is user friendly and compatible with all desktop and mobile devices.

Lot 5 Wharf Road Project Update

FCADC Seeking for \$4.6 Million of PA Sites Infrastructure Funds

In early November, the FCADC submitted a \$4.6 Million application to the Department of Community and Economic Development (DCED) *PA Sites* program for the development of Lot 5 within the Wharf Road Industrial Park in Waynesboro. The FCADC owns the 20.5 acre parcel and is pursuing the development of up to three industrial lots. The *PA Sites* program provides funding to prepare vacant industrial sites for development. *PA Sites* funding can support site work/grading, public infrastructure, land clearing, and storm water management amenities. Awards are expected to be announced in early-to-mid-2025.

FCADC By the Numbers 2024...

Capital Investment Supported	Direct Economic Resources	Prospect Inquiries	Events, Meetings, Speaking Engagements & Seminars
\$275 Million	\$1,286,000	62	65

2024 County-wide Economic Development Year-in-Review

In addition to the projects already highlighted, the County saw significant development and growth across all sectors of the economy resulting in tens-of-millions-of-dollars of new capital investment.

J & J Pallet Recycling



J&J Pallet Recycling recently expanded its production capacity via the purchase of a 16,400 square foot building located at 1690 Opportunity Avenue, Chambersburg. The FCADC arranged for \$617,000 of low-interest financing using both the Pennsylvania Industrial Development Authority (PIDA) and the Franklin County First Fund (FCFF) in support of the \$1,780,000 total project cost.

Governor Shapiro Visits Martin's Famous Pastry Shoppe

Announces State Support of Expansion Project



Governor Josh Shapiro joined leadership from Martin's Famous Pastry Shoppe to announce that the company is nearing completion of a \$123.2 million expansion of its existing manufacturing facility. The expansion will add an additional 295,000 square feet of production space. The Governor announced an incentives package facilitated by the FCADC and the Governor's Action Team working together in support of the project. The package includes \$635,000 of PA First Fund support and a \$34,000 workforce development training grant.

Letterkenny Army Depot Breaks Ground on Two New Facilities

Groundbreakings Mark Latest Projects in Modernization Efforts



Over the past year, COL Donald Santillo, Commander, Letterkenny Army Depot was joined by officials from Army Materiel Command (AMC) at two groundbreaking ceremonies. The projects include a 50,000 square foot shipping and receiving facility and a 25,000 square foot fire department and emergency services building. The projects are the latest developments in the Depot's modernization efforts. The building projects represent more than \$80 Million of investment at the Depot.

WellSpan Opens New Health Center at Penn National



WellSpan Health opened a new 15,000 square foot health center at Penn National. The facility will provide family medicine, rehabilitation, podiatry, and laboratory services.

FEMA Opens a New Logistics Facility in Antrim Township



FEMA opened its latest disaster preparedness and response center in Antrim Township. The 250,000 square foot facility was developed by ATAPCO Properties. FEMA executed a 15-year lease for the facility. The local operation played a critical role in the response to Hurricane Milton.

Keystone Health Breaks Ground on new Southgate Medical Building



Keystone Health broke ground on a new medical building on Catherine Street in the Southgate Shopping Center area of downtown Chambersburg. The new facility will include a pharmacy, urgent care, behavioral health, dental, and family medicine services. The building is expected to open in the summer of 2025.

2024 County-wide Economic Development Year-in-Review Cont.

Wal-Mart Opens Fulfillment Center in Antrim Township



In May, Wal-Mart opened its mega-fulfillment center on Ebberts Spring Court in Antrim Township. When combined with the other four similar facilities across the Country, Wal-Mart will be able to serve customers with one-to-two day shipping for nearly 95% of the US population.

Letterkenny Munitions Center (LEMC) Building Project

Partnering with LIDA on 30,000 SF Industrial Building



LEMC and the Letterkenny Industrial Development Authority (LIDA) are partnering on the development of a 30,000 square foot industrial building for LEMC. LIDA is serving as the project developer and will lease the property to LEMC. The facility will be located immediately adjacent to the LEMC HQ.

Chambersburg Waste Paper, Inc. Expands Operations

30,000 SF Transfer Station Expansion



Chambersburg Waste Paper, Inc. (CWP) opened its 30,000 SF transfer station expansion on Loop Road in Guilford Township. The project represents a \$5.2 Million capital investment and will help to support the retention of 100 jobs.

Ryder Logistics Executes a Lease for 951,000 SF.



Ryder Logistics has executed a lease for 951,000 SF of logistics space at Exit 1 of Interstate 81. MRP Development completed the building in early 2024. Ryder is projected to create 200 jobs at the facility.

Franklin Logistics to Construct 400,000 SF Industrial Building



Chambersburg-based Franklin Logistics & Development received approval to construct 400,000 SF of rail served industrial space at the Cumberland Valley Business Park in Chambersburg.

Message from Mike continued...

Why am I excited about 2025? Because our office is going to launch an updated user-friendly website; we are bringing back our podcast, "30 Minutes with Mike" in January, which was on a one-year hiatus, and our first guest will be Chris Bigger, superintendent of the Chambersburg Area School District; the FCADC acquisition of the 22,500 square foot Gates Rubber building at 1675 Orchard Drive, Chambersburg, which will be available for lease beginning April 1; LEAD will break ground on additional modernization projects; we are going to tackle the childcare crisis as well as the redevelopment of the Mall and SSVC. That is only the 30,000 foot level overview of what we want to accomplish, so how can we not be excited? As we closeout 2024, I extend my best wishes to everyone for continued prosperity in 2025.