



# 2024

## ANNUAL REPORT



Mike's Message . . . . .	1
Board of Directors . . . . .	2
Loan Review Committee . . . . .	3
Staff . . . . .	3
Mission & Services. . . . .	4
2024 Impact . . . . .	5
Countywide Economic Development Projects . . . . .	6
Affiliated Organizations and Grant Support. . . . .	9
Events. . . . .	10
Planning its Future. . . . .	11
PLAN OF ACTION 2025 . . . . .	12
2024 Event Sponsors and Contributors . . . . .	13

## MIKE'S MESSAGE

**F** as we wrap up another year, I find myself reflecting on the journey we've been on together in 2024 and looking ahead to the exciting opportunities that await us in 2025. This past year has been one of growth, collaboration, and resilience for Franklin County. From our vibrant communities, to our thriving industries, we've seen incredible milestones that remind us just how unique this place is.

### Here are just a few highlights from 2024:

- Martin's Famous Pastry Shoppe made a big leap forward with a \$123 million expansion—a testament to their commitment to excellence.
- FEMA's new logistics center in Antrim Township stepped up in a big way during Hurricane Helene, playing a crucial role in disaster response.
- Walmart opened its most advanced fulfillment center in Antrim Township.
- J&J Pallet and Recycling breathed new life into the former Torcomp building in the Cumberland Valley Business Park.
- The Letterkenny Army Depot saw two groundbreaking ceremonies as part of a \$500 million modernization program; and
- Keystone Health marked a major milestone with their groundbreaking at the Southgate Shopping Center in Chambersburg.

These successes reflect the heart of what we strive for—a diverse and dynamic economy that provides opportunities for everyone. Together, we're building a future where Franklin County is not just a place to work, but a place to thrive!

Looking ahead to 2025, I'm filled with anticipation for what's to come. Yes, challenges like redeveloping the Chambersburg Mall, addressing childcare needs, and easing I-81 congestion are still on the table, but I see these as chances for us to come together and innovate. With efforts already underway to enhance early learning and childcare options, we're laying the foundation for a stronger, more competitive workforce.



### Here's a sneak peek at what's in store for 2025:

- We'll be unveiling a new, user-friendly website to make connecting with us even easier.
- *Mike on the Mic*, our rebranded podcast, is making a comeback! The podcast will drop on the third Tuesday of each month.
- In April, the FCADC will take on the role of landlord for a 25,200-square-foot industrial building at 1675 Orchard Drive in Chambersburg, and we are actively searching for a tenant!
- More modernization projects at Letterkenny Army Depot are on the horizon; and
- We'll continue working on childcare solutions and advancing key redevelopment projects that matter to you.

These are just a few of the exciting things we have got planned, and I can't wait to see them unfold. Franklin County has always been a place where people support one another, and I know 2025 will be no exception.

As we close the chapter on 2024, I want to thank each of you for being part of our journey. Your hard work, creativity, and dedication make all the difference. Here's to a prosperous 2025 for us all!

*Mike*

# BOARD OF DIRECTORS

## Members



**Bob Moser**  
*Secretary*



**Bob Ziobrowski**



**Brad Kearns**



**Chad Rosenberry**



**Chris Ardinger**



**Chuck Sioberg**  
*Chairman*



**Dean Horst**



**Jackie Mowen**



**Jim Junkin**  
*Vice Chair*



**John Flannery**



**Kendra Thompson**



**Mike Ross**  
*President*



**Rodney Benedick**

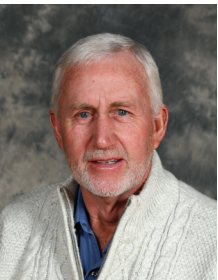


**Stephen Christian**



**Wendy Kipe**

## Ex-Officio (Non-Voting)



**Jack Martin**



**Janet Pollard**



**Kip Feldman**



**Patrick Fleagle**



**Jack Sharpe**

## Solicitor

# LOAN REVIEW COMMITTEE

**Bob Moser, Chairman**  
*Community Representative*

**Chad Rosenberry**  
*Orrstown Bank*

**Dawn Keller**  
*Community Representative*

**John McDowell**  
*Community Representative*

**Patrick Fleagle**  
*Community Representative*

## STAFF



**L. Michael Rosst**  
*President*



**Judy A. Evans**  
*Operations Manager*



**Rhonda L. Wojciechowski**  
*Loan Administrator/  
Executive Assistant*



**David B. Mackley**  
*Project Manager*

Check out



on our new

**You**  **Channel**



Scan Here!

- New episodes monthly
- Also available on major podcast platforms

## **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:

### **Socio-Economic Information**

### **Site Location**

### **Financing**

### **Project Facilitation**

### **Liaison with Local, State, and Federal Officials**

### **Leadership on Issues Impacting Economic Development**

**\$275M**

Capital  
Investment  
Supported

**\$1.286M**

Economic  
Development  
Incentives

**130+**

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

**62** Prospect  
Inquiries

**1,000  
Jobs  
Created/  
Retained**

# COUNTYWIDE ECONOMIC DEVELOPMENT PROJECTS

## J & J Pallet and Recycling, LLC

J&J Pallet and Recycling, LLC has made a significant step forward by expanding its production capacity with the acquisition of a 16,400-square-foot facility at 1690 Opportunity Avenue, Chambersburg. This expansion was made possible with the support of the FCADC which facilitated \$617,000 in low-interest financing through the Pennsylvania Industrial Development Authority (PIDA) and the Franklin County First Fund (FCFF). The total project cost was \$1,780,000.



## Franklin Logistics to Construct 400,000 SF Industrial Building

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



## 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 celebrate the nearing completion of a \$123.2 million expansion of the company's manufacturing facility. The project will add an impressive 295,000 square feet of production space, significantly increasing the company's operational capacity.

An incentives package, coordinated through a partnership between the Franklin County Area Development Corporation (FCADC) and the Governor's Action Team, played a pivotal role in supporting the expansion. The package included \$635,000 from the PA First Fund and a \$34,000 workforce development training grant.





## Letterkenny Army Depot Breaks Ground on Two New Facilities

The projects include a 50,000-square-foot shipping and receiving facility and a 25,000-square-foot fire department and emergency services building, marking the latest developments in the Depot's ongoing modernization efforts. Together, these building projects represent an investment of over \$80 million at the Depot.

## FEMA Opens a New Logistics Facility

FEMA has opened its latest disaster preparedness and response center in Antrim Township, a 250,000-square-foot facility developed by ATAPCO Properties. The facility has already played an important role in the response to Hurricanes Milton and Helene.



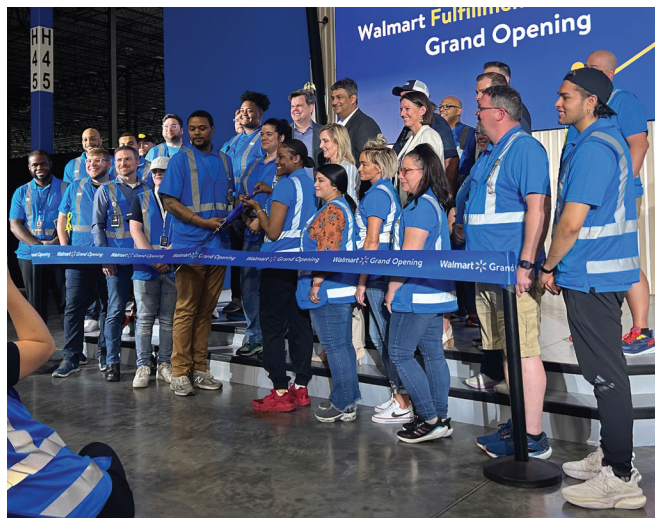
## Wal-Mart Opens Fulfillment Center

In May, Wal-Mart opened its mega-fulfillment center on Ebberts Spring Court in Antrim Township. This facility, along with four similar centers across the country, enables Wal-Mart to provide one-to-two-day shipping for nearly 95% of the U.S. population.



## WellSpan 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.



# COUNTYWIDE ECONOMIC DEVELOPMENT PROJECTS

## Letterkenny Munitions Center (LEMC)

LEMC approved a new Joint Missile Maintenance Facility. The project represents a \$37 Million capital investment and is expected to break ground in 2025.



## Chambersburg Waste Paper, Inc. Expansion

Chambersburg Waste Paper, Inc. (CWP) opened its 30,000-square-foot transfer station expansion on Loop Road in Guilford Township. This project represents a \$5.2 million capital investment and was instrumental in supporting the retention of 100 jobs.



## Ryder Logistics Secures 951,000 SF.

Ryder Logistics has signed a lease for 951,000 square feet of logistics space at Exit 1 of Interstate 81. The facility is expected to generate 200 new jobs.



## Keystone Health Expanding to Southgate

Keystone Health is under construction on a new medical building on Catherine Street in the Southgate Shopping Center area of downtown Chambersburg.



# AFFILIATED ORGANIZATIONS AND GRANT SUPPORT

The FCADC staff also provides critical administrative support to Team Letterkenny and the Franklin County Redevelopment Authority.

## Team Letterkenny

Team Letterkenny is an ad-hoc committee comprised of local business, community, and political leaders dedicated to supporting the retention and expansion of the Letterkenny Army Depot (LEAD). Recognized as a critical asset to both national defense and the local and regional economy, the Depot plays an essential role in sustaining jobs and economic activity in the region.

According to research conducted by Shippensburg University, LEAD directly and indirectly impacts over 6,000 regional jobs and contributes nearly \$2 billion in total economic output. This includes workload, payroll, annuities, lodging, and contracts for goods and services, underscoring the Depot's immense value to the area.

Team Letterkenny meets quarterly with Depot senior management to maintain open communication and ensure the local community provides support for LEAD's critical missions. These efforts reinforce the commitment to safeguarding the Depot's operations and fostering continued growth and stability for Franklin County and the surrounding region.

## Franklin County Redevelopment Authority (FCRDA)

Staff provides contracted administrative support to the five-member Franklin County Redevelopment Authority (FCRDA). Established by the Board of Commissioners in 2010, the FCRDA plays a vital role in driving redevelopment and community improvement efforts across Franklin County.

Over the past 12 months, staff have facilitated approval of \$4.5 million in Redevelopment Assistance Capital Program (RACP) grants through the Authority, supporting several key local projects that enhance economic development and community infrastructure.

Additionally, the FCRDA is working with Habitat for Humanity of Franklin County to identify and support the redevelopment of vacant residential properties throughout the County. This collaboration aims to revitalize housing stock, address community needs, and promote sustainable growth.

## Local Share Account Grant Support

The FCADC agreed to act as the applicant for over \$1.8 million in Local Share Account (LSA) grant funding on behalf of several local non-profit organizations. The LSA program leverages proceeds from Pennsylvania's statewide gaming fund to finance projects that benefit the public interest across the state. FCADC is collaborating with the Chambersburg Saddle Club, the Franklin County Library System, the Franklin County Historical Society, and the Antietam Humane Society. The announcement of grant awards is anticipated in late summer 2025.





## State of the Economy Breakfast, March 7, 2024

On March 7th, the Franklin County Area Development Corporation (FCADC) hosted its annual State of the Economy breakfast at Green Grove Gardens in Greencastle. The event drew more than 325 community and regional business leaders, highlighting the importance of collaboration and growth in the region. The event reflected on past accomplishments of the FCADC and provided a look at the year ahead.

The program featured presentations by Jamison Howe, Site Leader for re:Cycle Reverse Logistics, and David Blenckstone, General Manager of The Hagerstown Flying Boxcars. re:Cycle Reverse Logistics specializes in the electronic recycling of Amazon data center equipment, showcasing the growing demand for sustainable business practices. Meanwhile, Blenckstone highlighted the exciting developments surrounding The Hagerstown Flying Boxcars, the region's newest independent minor league baseball affiliate, and the construction of a state-of-the-art stadium complex in downtown Hagerstown.

The centerpiece of the evening was the presentation of the 2024 Large and Small Business of the Year Awards and the prestigious 2024 Zane A. Miller Award. These awards honor exceptional businesses and individuals who have demonstrated outstanding contributions to Franklin County's economic growth and community development.

The FCADC's Industry Appreciation Dinner continues to be a much-anticipated event, celebrating the resilience, innovation, and hard work of the businesses that drive Franklin County's prosperity.



In a special moment during the event, former Franklin County Commissioner **David Keller** was honored with the prestigious FCADC President's Award. This recognition celebrated his significant contributions to economic development during his tenure as a County Commissioner.



*Wendy and Woody Martin of Martin Custom Farming, accept the 2024 Small Business of the Year Award.*



*Kirk Martin, DHM Excavating, Inc. accepts the 2024 Large Business of the Year Award.*

## 36th Annual Industry Appreciation Dinner

On September 12th, the FCADC hosted its 36th Annual Industry Appreciation Dinner, a signature event that recognizes the contributions of businesses to Franklin County's economic success. Held at the Green Grove Gardens event center, the dinner brought together nearly 450 attendees, including community leaders, business owners, and industry professionals, for an evening of celebration and camaraderie.

*John Massimilla, President, Chambersburg Hospital, accepts the 2024 Zane A. Miller Award.*



**PLANNING  
ITS FUTURE...**



**FCADC to Acquire 25,200 Square Foot Industrial Building**

The FCADC is currently conducting due diligence to acquire a 25,200-square-foot industrial facility located at 1675 Orchard Drive in Chambersburg. Settlement on the property is anticipated in April.

Once acquired, the facility will be made available for lease, offering a prime opportunity for businesses seeking high-quality industrial space. The property boasts impressive features, including 23-foot ceiling

heights, access to all public utilities, 3-phase power, 3 dock doors, and heavy manufacturing zoning—making it well-suited for a variety of industrial and manufacturing applications.

This acquisition reflects FCADC’s ongoing commitment to supporting economic growth by providing flexible real estate solutions for businesses looking to establish or expand operations in Franklin County.

**Lot 5 Wharf Road Industrial Park-PA Sites Program**

The FCADC submitted a \$4.6 million funding application to the Pennsylvania Department of Community and Economic Development (DCED) *PA Sites Program*. The application seeks support for the development of Lot 5 within the Wharf Road Industrial Park in Waynesboro, a 20.5-acre parcel owned by FCADC. The proposed project aims to create up to three industrial lots on the site.

The *PA Sites Program* is designed to prepare vacant industrial sites for future development by providing funding for critical site readiness activities. Eligible uses for the funding include site work and grading, public infrastructure, land clearing, and stormwater management systems. Award announcements for the *PA Sites Program* are expected in early-to-mid 2025.



Continuous  
Improvement of  
FCADC Administrative/  
Operational Efficiencies

## Publicize FCADC Activities

Support Education  
and Workforce  
Development Initiatives

## Diversify and Increase Operating Revenues and Reserves

Facilitate FCADC  
Owned & Managed  
Development Projects

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

## Enhance and Expand Economic Development Services

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

Review/Update  
FCADC Databases

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

## 2024 Event Sponsors and Contributors

ACNB Bank

APX Enclosures, Inc.

Biltwood Powder Coating

Blue Ridge Risk Partners

Bowman Development Corporation

Boyer & Ritter, LLC

Brechbill and Helman Construction Company, Inc.

Chambersburg Holiday Inn Express & Suites

Conewago Enterprises

Cumberland Valley Business Alliance

Dennis E. Black Engineering

David H. Martin Excavating, Inc.

DL Martin Company

F&M Trust

Fil-Tec, Inc.

First Energy Corporation

Franklin County Visitor's Bureau

Franklin Logistics & Development

Graphics Universal, Inc.

GRC General Contractor, Inc.

Herbruck's Blue Springs Egg Farm

HRG

Industrial Pallet Corporation

Jamison BMP USA

Kirbtech, LLC

Lehman Construction Services, Inc.

Letterkenny Industrial Development Authority

MANTEC

Martin & Martin, Inc.

Martin's Famous Pastry Shoppe

Middletown Valley Bank

Miller Investments Patriot Park

Newcomer Associates

Orrstown Bank

Patriot Federal Credit Union

Penn National Golf Club and Inn

Penn State Mont Alto

RKL, LLP

SEK CPAs and Advisors

Shippensburg University

Sterling Financial Management

Strickler Agency

Triad Engineering, Inc.

Triangle Tech

UPMC

VerStandig Media

Vetter Forks, Inc.

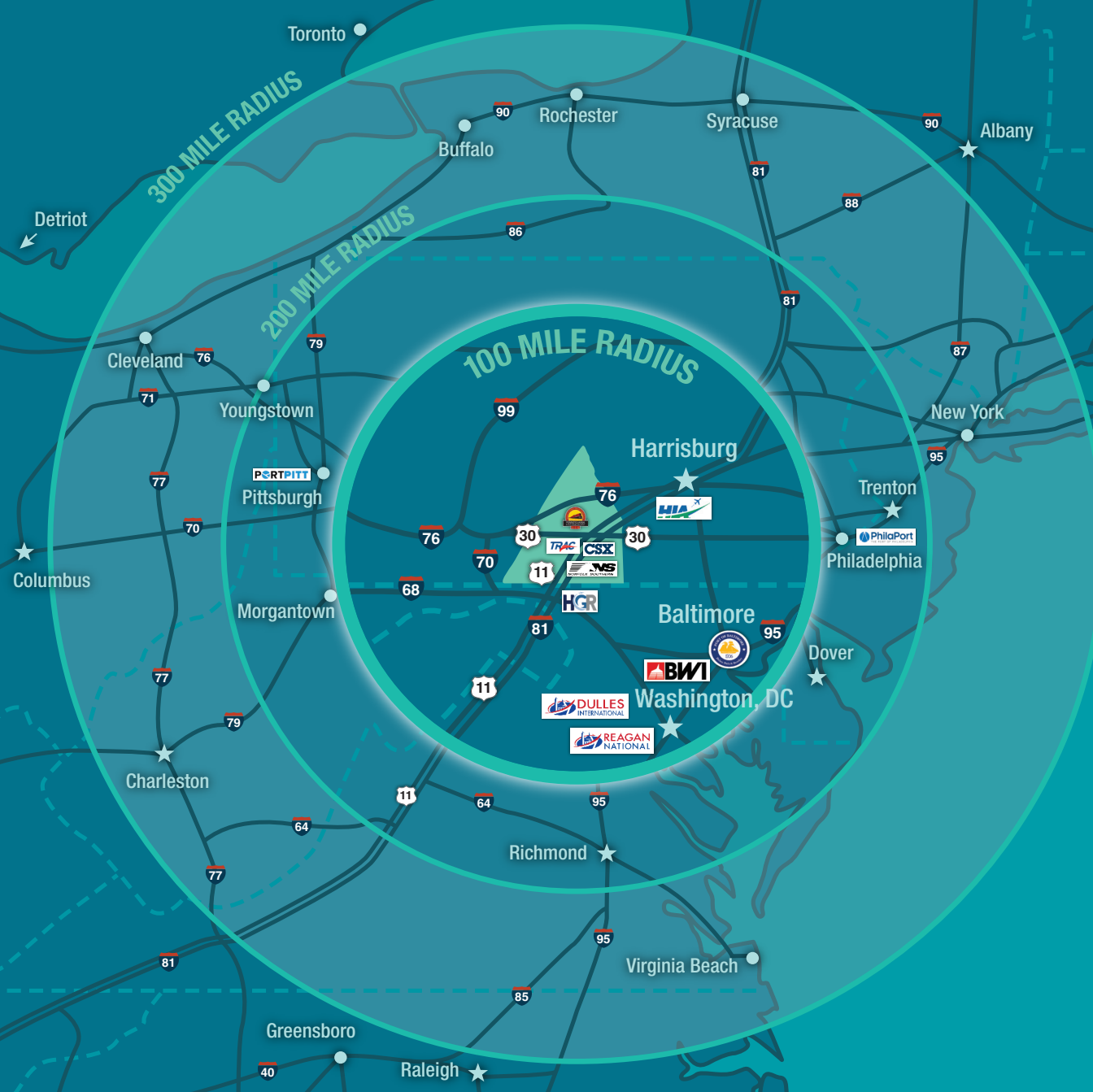
Volvo Construction Equipment

WABEC Foundation

WellSpan Health

Wilson College

WIPRO Infrastructure Engineering



1900 Wayne Road  
Chambersburg, PA 17202

717.263.8282  
717.263.0662 fax

fcadc.com



### 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.