

In The News...

- FCADC Finalizes Purchase of 1675 Orchard Drive
- FCADC State of the Economy Luncheon
- FCADC Facilitates PIDA Financing for BBCD Enterprises, LLC
- *Mike on the Mic* Podcast is back!

County Unemployment Rate 3.6%

On March 20th the PA Department of Labor & Industry reported that the Chambersburg-Waynesboro statistical area unemployment rate was 3.6% in January which is lower than the national and statewide averages. It was also reported that total jobs were up over the month of January to 63,200, which tied a record high set in October. Over the year jobs were up 2,200.

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The Developer

Volume 16, Issue 1

1st Quarter 2025

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...Message from Mike

Spring has arrived, and with it, we're hoping that the old adage about April showers proves true — we could certainly use the rain. This season always brings a renewed energy after the quiet of winter, and as you'll read, the team at FCADC has been anything but idle.



Before we get into what's been happening, let me start with what hasn't changed. Unfortunately, there is no new information to share regarding the Chambersburg Mall, the former Scotland School for Veterans' Children, or the 1,005,000-square-foot logistics building at the Marion exit off I-81. These properties remain high priorities, and our team is fully engaged in efforts to support potential investors and return these assets to productive use.

Now, let's take a look at what *has* been happening over the past three months:

- FCADC successfully acquired the 25,200-square-foot former Gates Rubber building at 1675 Orchard Drive in Chambersburg. This property is now available for lease.
- We facilitated \$762,500 in low-interest financing to support ProTube's continued operations at 4872 Zane Miller Drive in the Wharf Road Industrial Park.
- In collaboration with the Chambersburg Area Development Corporation and the Chambersburg Area School District, we helped open the new Community Engagement Center at 20 South Main Street.
- We rebranded our podcast, *Mike on the Mic*, and the response has exceeded expectations. You can find it on YouTube or wherever you listen to podcasts — I encourage you to like and subscribe.

On March 6, we hosted our State of the Economy luncheon, where we focused on the growing impact of the childcare crisis on local employers. We also had the pleasure of recognizing two outstanding leaders: retiring F&M Trust President and CEO Tim Henry, and former State Representative Paul Schemel, for their exceptional service.

Unless something unexpected shifts the landscape, all signs point to a busy remainder of 2025. We remain committed to supporting the start-up, growth, and expansion of businesses throughout Franklin County. If we can assist you in any way, please don't hesitate to reach out.

All the best,
Mike

FCADC Holds Annual *State of the Economy Luncheon*

March 6th Event Touts Economic Development Successes

On March 6th the FCADC hosted its annual State of the Economy event at the Orchards Restaurant in Chambersburg, which attracted more than 225 community and regional business leaders. Mike provided an overview of the FCADC's successes throughout 2024, as well as a preview of 2025 economic development efforts. Presentations were also given by Andrea Heberlein, PA Early Learning Investment Commission and Dr. Annette Searfoss, First Start Partnerships on the childcare crisis in Pennsylvania. Finally, former PA State Representative, Paul Schemel and Tim Henry, President, F&M Trust, were presented with the FCADC *President's Award* in recognition of their economic development efforts throughout their careers.



Mike on the Mic Podcast is Back and its

The FCADC has rebranded its podcast and in doing so, created an actual studio. We call it *Studio 1900*. Also, we have been far more active in promoting each one. And while we don't pretend to compare our numbers to established podcasts like The Joe Rogan Experience, we have seen a significant increase in the number of downloads of our first four shows of 2025. Our plan is to increase the number of podcasts to two per month and actively seek sponsors. We are happy to announce that [Blue Ridge Risk Partners](#) of Waynesboro is our first sponsor. The podcast is available on all major audio podcast platforms including Apple Podcasts, Spotify, Amazon Music, and iHeartRadio. In addition to the audio shows, each episode is video recorded and uploaded to our very own YouTube Channel @FCADCPodcast. Don't forget to Like and



Click the Logo to Listen

Letterkenny Munitions Center (LEMC) Expanding Missile Maintenance

March 12th Groundbreaking on New Facility

On March 12th, LEMC broke ground on a new 30,000 square foot joint missile maintenance facility. It represents a \$54 Million improvement project as part of an overall \$700 million installation-wide modernization plan. To date, construction on a new fire station and emergency services headquarters and a new major shipping and receiving facility, has already commenced. Both projects represent tens-of-millions of dollars of new capital investment at Letterkenny.



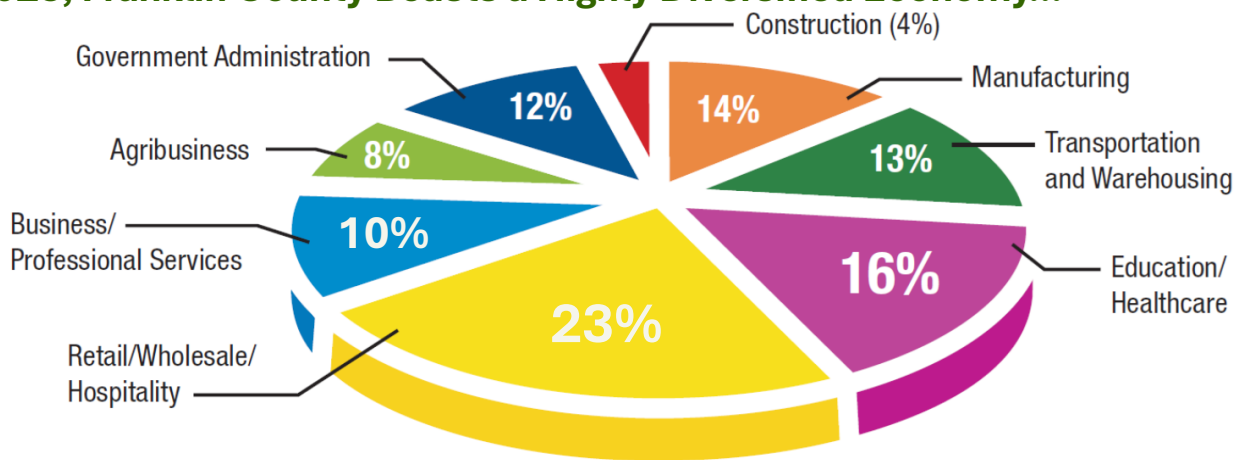
FCADC Completes Acquisition of Former Gates Rubber Assembly Building 25,200 SF Available for Lease

On April 3rd the FCADC completed its acquisition of the former Gates Rubber assembly building located at 1675 Orchard Drive, Chambersburg. The acquisition represents a \$1.8 Million capital investment on the part of the FCADC. Renovations of the office space including new paint and carpet, a new metal liner panel in the production



space, new weather seals on the loading docks, and general building cleaning are in process. Once the renovations are completed, the building will be made available for lease. The space includes *heavy manufacturing* zoning, 20'+ clear ceiling heights, 3-dock doors with new weather seals, 1 overhead drive-in door, 3-phase electric, public water and sewer, and natural gas. For more information contact Mike Ross, 717-263-8282 or mike@fcadc.com.

In 2025, Franklin County Boasts a Highly Diversified Economy...



...it's not all Warehousing and Distribution Centers.

FCADC Facilitates PIDA Financing for BBCD Enterprises, LLC

On February 5th the Pennsylvania Industrial Development Authority (PIDA) approved a \$762,500 low-interest loan to BBCD Enterprises, LLC for the acquisition of existing industrial real estate in Waynesboro. The FCADC worked closely with BBCD and Pro Tube to facilitate the loan application and approval. The purchase includes an 18,200-square-foot industrial building situated on 5.91 acres within the Wharf Road Industrial Park. The project represents a total capital investment of \$1.525 million and, most importantly, will support the retention of the existing Pro Tube employees.



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New Board Member Spotlight...



Wendy Kipe

Wendy is the executive director of the Shippensburg Area Chamber of Commerce. Prior to joining the Chamber, she served as the fiscal manager for Children's Aid Society of Franklin from 1999-2023. Wendy is a graduate of Shippensburg University with a Bachelor of Science degree in Business Administration. Wendy is active in many other organizations, including Wheels for Women, and the Franklin County Visitor's Bureau.



Kendra Thompson

Kendra is the executive director of the Tuscarora Area Chamber of Commerce. Prior to leading the Chamber, she worked for Frederick, MD-based CorePartners, a software development company. Kendra has also worked for several other non-profits over her career. She is a graduate of Shippensburg University with a Bachelor of Arts in Public Relations & Communications