

**September 1, 2022**

**Rebecca Yearick**

*Community and Business Development Manager*

## **Business and Property Updates**

- It's a Beauty Thing will open in the former, last-remaining, JW Music unit next to the Arthur Murray Dance Studio at 323 Market St.; Caitlyn Verrechio is the business owner offering a full-service hair salon and skin care, microblading, lash and other beauty options for women; she will have hours by appointment-only to start and expects to open by October 1; extensive renovations to the unit are now underway; Lynn Reigel owns the building



- Arthur Murray Dance Studio has completed and installed their wall sign across the storefront with the addition of the logo—the final piece of the total rehabilitation project for the building owned by Lynn Riegel at 331 Market St.
- property-owner BJ Patel is now marketing a remaining section of the building which houses his Dunkin doughnuts business at the corner of Market and N. Third Sts.; the unit, estimated at about 1,000 SF, would have a customer entrance from the Market St.-facing side according to Patel; the former bank building is identical to others he owns in Dauphin County where he has leased space to Philly Pretzel Factory; the Factory already has a location on Market St., Camp Hill; aware of the unit, Yearick had contacted several interests earlier this year to determine their interest
- with talks between the Hetley Plaza owners and the Cafe Fresco (downtown Harrisburg location) owners ending, Vrai owner Shelly Page has started to clear the unit listing equipment, furnishings and fixtures at 1015 Market St. for sale through a restaurant consultant; Page reports that she will no longer be hosting events there nor catering
- the former M&T Bank branch location at 344 S. 10<sup>th</sup> St. is now owned by Paramount Sol LLC—Kamahjit Collotia and Surjeet Collotia; the plan is to use the existing building for offices, and the parking areas for electric vehicle (EV) charging stations
- Drayer Physical Therapy has opened their West Shore Plaza location in a 2,100-SF unit; it is located next to Joann Fabrics & Crafts; the plaza is owned by Smith Land Improvement Corp.
- in State Street Plaza, now owned by S.S. Singh Partners of Lititz, the former Tastealotta units are now available to lease following the owner's retirement; Singh also owns several parcels in the industrial zone off of S. 7<sup>th</sup> St.

- work continues on the Schoolhouse Flats—residential units in the former Lemoyne Middle School under Dilks Properties; most work is now focused on infrastructure and final touches to all of the units in phase I; the photo top right is at Market and 7<sup>th</sup> St. as the contractor makes repairs; this area, in the concept plans, was to include a newly-constructed small building to be used as a small café and community space or gathering area with a possible outdoor guest plaza (with tables and chairs, bike racks, etc.); Dilks representative Becca King reports that those plans have changed—in line with the use of historic tax credits for redevelopment and reuse of the school building (as opposed to new construction)



***photo, bottom – there are two commercial units in the building—a 1,200 - SF space off of a 7<sup>th</sup> St. entrance to the building which Dilks envisions as a coffee shop/juice and smoothie bar perhaps offering light menu items such as soups, salads, sandwiches and wraps; it is possible to ventilate that space for frying and grilling for a full commercial kitchen; the other space is the 4,000-SF former gymnasium which she notes has "skylights"***

***the developer notes that they will host an open-house event closer to the time of tenant move-ins; they do not have a date or timeline for that yet***

Landmark Commercial Realty is handling leasing of the units

- the Legion hair salon building at the corner of S. Third and Bosler Ave. has been sold; owners 5Y5M LLC bought the building in October 2017 for \$270,000; they are building a 6,000-SF facility and relocating the business to Lower Paxton Twp., Dauphin County; the

- new owners are reported to be continuing the salon or similar use—personal services; Café Fresco’s Brian Fertenbaugh looked at the building we referred along with another eatery assisting the Whitaker Center for Science & the Arts looking for local warehousing options; there are several options to research following an interview with the organization to determine their specific needs, preferences and requirements; thanks to Jenn Erickson for forwarding this inquiry
- Tommy Jenkins is the new manager for Cube Smart Lemoyne, 350 S. 7<sup>th</sup> St.—the former Storage Depot; he is also a realtor for Howard Hanna, Camp Hill
- CVS announced in November 2021 that it would close 300 stores in the next two years with those closures starting in spring 2022; the E. High St., Carlisle, location closed in late June 2022, and the Market St. at 32nd, Camp Hill, CVS will also close; mention that CVS was looking to relocate the West Shore Plaza store was part of the earliest “future use” discussions related to the closure and sale of the former Lemoyne Middle School; CVS was one of several businesses interested in siting in Lemoyne—which had included Members 1<sup>st</sup> Federal Credit Union

### **Mural Program**

- Suzanne Yenchko and I met with John and Lucy Getz—owners of the former West Shore Bureau of Fire Lemoyne firehouse—regarding them hosting a mural on the building wall facing S. Third St.; they explained they would be most interested in a firefighter-themed mural likely also paying tribute to the police, EMTs and other emergency responders
- we will remain in contact with the Getzes as details related to a potential mural program—and future projects—are flushed out

### **CDBG Recommendations**

- the Cumberland County Board of Commissioners approved the Redevelopment Authority’s recommendations for the use of 2022 Community Development Block Grant funding; those approved now advance to the U.S. Department of Housing and Urban Development for review and consideration before grant agreements can be offered to the municipalities and non-profit organizations
- two Lemoyne activities will advance—\$90,000 for stormwater improvements on 9<sup>th</sup> St., and \$40,000 for code enforcement

### **County American Rescue Plan Funds**

- review of applications submitted for the July 1 (closing date) round of Cumberland County Recovery Grants continues—part of the pandemic recovery process
- the priorities for this second half of federal funds awarded to the county focus on improving mental and physical health, improving infrastructure and assisting businesses and non-profits (including local governments) in their covid-19 recovery
- award notification is anticipated in late summer

### **Land Partnerships Grant Program**

- the annual program has opened with applications due September 9 and submitted online
- successful applications will address at least one of the following categories—land acquisition, water resource management, conservation and recreation planning, and park, trail or greenway development

- this program with revenue generated by the state's Marcellus shale drilling fees has provided funding for both the replacement of the upper pavilion at Negley Park, and for the open space and parks master plan

*note: this grant program could help fund implementation of the plan recommendations*

**What are you hearing?...**

**...and what are you relaying?**