



HOUSING & REDEVELOPMENT AUTHORITIES
OF CUMBERLAND COUNTY

Better Places, Better Lives

LEMOYNE BOROUGH COUNCIL WORKSHOP MEETING

December 5, 2023

Rebecca Yearick

Community and Business Development Manager

Business and Property Updates

- the Dollar General, 840 Market St., was closed by the PA Department of Agriculture on November 9 due to unsafe and unsanitary conditions related to insect and rodent infestation; another Dollar General location in north-central Pennsylvania was closed for the same reason the same week

Dollar General announced in October that it would be closing DG and Family Dollar locations across the U.S.—both businesses now owned by the same company; Dollar General did not note how many stores would close nor how many Pennsylvania stores would close

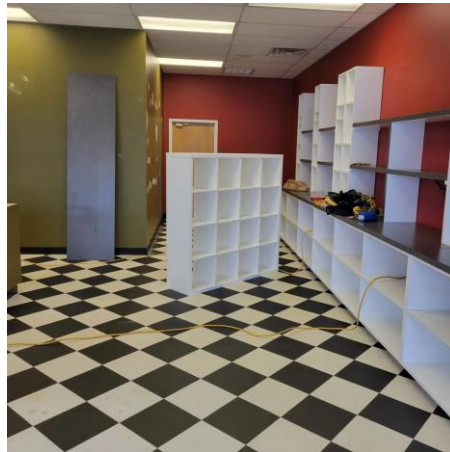
- Dilks Properties updated plans for move-ins at Schoolhouse Flats in the former Lemoyne Middle School; studio apartments are \$1,495 to \$1,750 a month to lease and range in size from 700 to 950 SF; one-bedroom units are \$1,700 to \$1,850 and are between 800 and 1,150 SF; there are two-bedroom, two-bath, units which rent for \$2,200 a month; units come with all appliances including a washer and dryer; the property includes a courtyard area, library, fitness center, lounge and off-street parking; two commercial units remain available (one, the former gymnasium, could possibly be divided and leased to two or more tenants); residential rental inquiries should be made to Predix Property Management's Monique Patton at 717-781-6360, or Janae Brenner at 717-781-4856; Landmark Commercial Realty is handling leasing of any commercial units

Dilks updated plans for what he is now calling a grand-opening event for late December

- construction of Monarch Development's Riverton Woods, N. 12th St. (next to Artis Senior Living of the West Shore and across from Copper Ridge) continues; the building will include 40 units for seniors with at least 24 of those dedicated to persons at or below the county's median income level; Cumberland County committed approximately \$1,000,000 to the project; the Housing Authority has committed housing choice vouchers for financial assistance for qualifying residents in eight units; the Redevelopment Authority will be providing supportive services to residents in the future; the tentative opening is summer



2023—probably later in the summer due to equipment delivery issues according to Monarch’s Vice President of Development Brandon Johnson



- Two Italian Girls Home Decor will move from Antique Marketplace to State Street Plaza in the units Tastealotta had leased; co-owner Paola Kostelac also owns Carriage House Boutique at the Plaza; Two

Italian Girls opened in 2021 selling home decor—furniture, furnishings, accessories, art, seasonal decorations and more; co-owner Judi Treffinger reports the painting is done and “there is still much to do prior to opening;” there photos above left: the Antique Marketplace booth on the lower level, and right, the former Tastealotta unit undergoing renovations

- helping the Whittaker Center for Science & the Arts find warehouse, storage, space on the West Shore; contacted several property owners with storage facilities; have not been able to find available warehouse space with a loading dock—one of the Center’s requirements; all new centers or “reworked” buildings are at-grade, ground, level
- The Burg gave a nod to Another Round, Joe Bellam’s business at 825 Market St.; he aided Hattie’s Bread Box owner Harriet Willis convert her garage to a baking facility outfitting the new business with everything from baking pans to equipment—“and for half the cost;” Bellam sells used restaurant equipment and has a robust social media presence; Another Round opened in 2020
- the former Vrai units (originally, two units) and the former Carpet House space in Hetley Plaza remain available to lease; the dumpster that was outside Vrai was for building materials to “deconstruct” the unit returning it to a “vanilla box” as required in the lease
- artist Steve Dolbin’s River Spirit sculpture—which has been offered to the Borough for installation in Negley Park as a preferred location—was featured in the November issue of The Burg; the metal sculpture features petroglyphs like those indigenous tribes might have created on rocks in the area; the Community Development and Parks & Recreation Committee had Dolbin present the concept to them several months ago

Land Partnerships Grant Program

- the program was announced and applications due much later than in previous and more recent years—in September
- review of the applications submitted with scoring and recommendations is now scheduled for mid-December with announcements to follow

CDBG Recommendations

- the Cumberland County Board of Commissioners approved the Redevelopment Authority’s recommendations for the use of 2022 Community Development Block Grant funding

- two Lemoyne activities were approved—\$90,000 for stormwater improvements on 9th St., and \$40,000 for code enforcement

2023 CDBG Program Round Opens In December

- the 2023 CDBG funding round opens December 1 with online submissions due March 15; beginning with this round, all submissions must be made online
- previous recipients will be emailed the program guidelines and application; the information will also be posted on the Authority's website—www.cchra.com—December 1

TreePennsylvania Bare Root Grant Program

- TreePennsylvania is a private, non-profit, organization funded by the PA Department of Conservation and Natural Resources, U.S. Forest Service and private donors
- the annual grant program opens January 13 but an informational webinar is scheduled for December 8 at 10 a.m. (see the web link provided earlier to access the webinar)
- a preliminary application is offered before the full application—available in January
- February 3, 2023, is the application deadline
- grants are made following the program criteria and on a "first-come, first-served, basis"
- this information was shared with staff and members of the Community Development and Parks & Recreation Committee



County American Rescue Plan Funds

- another announcement was made regarding grantees—all non-profit organizations
- we await an announcement of additional grants related to the "revitalize communities and restore and deliver government services impeded, delayed or cancelled due to covid" priority which could include business applicants
- the minimum grant was noted as \$50,000 and the maximum \$2,000,000
- 322 applications totaling \$175,414,640 were received
- the Cumberland County Board of Commissioners announced the 21 recipients of \$6.34-million in infrastructure funding which included applications from Lemoyne Borough and the Lemoyne Municipal Authority

\$200,000 will be awarded to the Municipal Authority to purchase ultraviolet equipment to treat sewer affluent

\$200,000 will be awarded to the Borough to remediate flooding on N. Third St. between Market and Walnut, and on Walnut St. between N. Third and Fort St.

What are you hearing?...

...and what are you relaying?