



HOUSING & REDEVELOPMENT AUTHORITIES
OF CUMBERLAND COUNTY

Better Places, Better Lives

LEMOYNE BOROUGH COUNCIL WORKSHOP MEETING April 7, 2022

Rebecca Yearick
Community and Business Development Manager

Business and Property Updates



- Drew and Morgan Enrich purchased and now operate the Dayton's Coffee, Tea & Confections business, booth, on the lower level of the West Shore Farmers Market; open market hours on Tuesdays, Fridays and Saturdays, they will continue to offer Maryann Dayton's popular candies; Dayton's offers a wide variety of coffee and tea flavors as well as accessories and utensils like diffusers
- Kessler's Enterprises Inc. sold a 2.4-acre parcel at 1005 Hummel Ave.—across from Vicious Cycles—to an unknown investor; the sale includes the Fisher Auto Parts store building and a used car business's building along Hummel (which was recently leased to a new tenant) plus a building and parking or storage area to the rear; the sale price was \$1,050,000
- the Karns Foods addition of the Karns Beef Company—a partnership between the regional grocery chain and 15 Pennsylvania farms including those in Cumberland, Juniata, Lancaster, Lebanon and Chester Counties—is getting a great deal of publicity as the nation's first independent meat supply source direct-to-store initiative; the concept is to thwart future distribution issues avoiding "the middleman" giving both farmer and Karns a more direct, more controlled, more reliable supply chain; each farm will have 40 to 107 Angus steers with meat cuts for sale in Karns stores beginning in May 2022; Karns participates in the Pennsylvania Department of Agriculture's PA Preferred program to promote ag products
- 325 Market St., the former JW Music, remains available to lease; owner Lynn Reigle's unit is roughly 1,625 SF and includes large display windows and off-street parking
- also available—the former M&T Bank property at 344 S. 10th St., is for sale; the building includes 2,500 SF and is currently set up for office use; owned by Dauphin Deposit Bank/Trust Co., it is listed for \$625,000; the property includes off-street parking, a vault, enclosed offices, a lobby area and teller stations; NAI/CIR has the listing
- the building at 310 S. 10th St. sold to Jiang Property 310 last month for \$450,000; the building currently includes Hydro Ponics and Studio Solomon as some of the tenants; the buyer did not indicate how the building might be used or any future plans



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53 W. South St. • Carlisle PA 17013 • ryearick@cchra.com

REDEVELOPMENT AUTHORITY OF CUMBERLAND COUNTY

T 717-462-7016 F 717-249-4071



- Spring Gate Winery opened a booth in the West Shore Farmers Market; they are located in the former Allegro booth near the market office on the first floor
- with the closing of Kauffman's Coffee, Tea & Spice Shop, the first-floor unit at 222 S. Third St. is available to lease; the building is owned by John Yanoviak

Mural Program

- scheduling a meeting with John Getz—owner of the former West Shore Bureau of Fire Lemoyne firehouse—to determine his interest in hosting a mural on the building wall facing S. Third St.

PA Local Share Account Grant

- mentioned as coming several months ago, the Pennsylvania Horse Racing & Gaming Act provides grants for non-profit organizations across the state
- in what is expected to be an annual grant round, the 2022 application cycle closed March 15
- eligible projects are at least \$25,000 in total value; the maximum grant is \$1,000,000
- activities that are eligible include acquisition, construction, demolition, infrastructure work, planning, design and equipment; up to two-percent of the grant can be used for administration (of the grant for those that applied directly)
- municipalities are eligible
- there is a non-refundable \$100 fee to apply



County American Rescue Plan Funds

- residents completed a survey meant to aid the Cumberland County Board of Commissioners in determining how best to allocate the \$50-million in American

Rescue Plan funds received for distribution here

- 2,152 online surveys were completed with respondents indicating the three most important areas to be funded should be (improving) mental health (and related services), (restoring or backfilling the costs of) government services and revitalizing our communities
- "revitalizing our communities" can include things like:

- repairing infrastructure
- providing affordable housing
- improving parks and recreational facilities
- providing financial assistance to small businesses
- providing assistance to non-profit organizations
- aiding emergency service-providers (such as fire companies; one survey question

related specifically to the need to fund a new county-connected radio communications system scored high)

other suggestions were made—like expanding broadband internet, providing child care assistance and creating (or adding to) a county “rainy day fund”

- funding guidelines and an application are being developed for a program announcement and roll-out expected in several weeks

Pennsylvania Department of Conservation and Natural Resources (DCNR) C2P2 Grant Round

- the agency’s recreation and conservation grant round closed April 6, 2022; this is an annual program funded in part by land transfers and expected to continue
- DCNR funds projects in line with the state’s comprehensive outdoor recreation plan with an emphasis on four priorities—community parks and recreation, land conservation and watershed protection, and watershed restoration/rivers implementation
- this grant is a better fit for a 2023 application when the Borough has the findings of the open space and parks master plan study—which was funded in part by an earlier DCNR C2P2 grant

2022 Community Development Block Grant Program (CDBG)

- the Authority modified its CDBG program year to a calendar year—January through December
- the annual grant round application period closed March 25

What are you hearing?... ...and what are you relaying?