



HOUSING & REDEVELOPMENT AUTHORITIES
OF CUMBERLAND COUNTY

Better Places, Better Lives

LEMOYNE BOROUGH COUNCIL WORKSHOP MEETING May 5, 2022

Rebecca Yearick

Community and Business Development Manager

Business and Property Updates

- Lapu Lapu Filipino Fusion closed April 30; owners Samantha Stitt and Daryl Bingaman stated that the reason for the closure was due to ongoing staffing shortages that were insurmountable; the restaurant opened in 2021; that unit in the Shops on Market, 324 Market St., will be available to lease from property-owner John Yanoviak



- Manor House Studio was featured in the April issue of The Burg magazine; writer Phyllis Zimmerman created the piece about the business owned and operated by Robert Hasemeier who bought Ed Lank Kitchens & Bath, 313 Market St.; Manor House designs, builds and installs case work, cabinets and other furnishings, decor; Zimmerman is moving to New York so this was one of her last pieces featuring companies in the region
- several properties remain available to lease or purchase:

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

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 former Kauffman's Coffee, Tea & Spice Shop first-floor unit at 222 S. Third St. is available to lease; the building is owned by John Yanoviak

- 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 Schoolhouse Flats construction and redevelopment continues at the former Lemoyne Middle School; leasing the apartments, according to project lead Derek Dilks, is to begin this summer with move-ins expected to happen in September or so; Yearick inquired as to whether an open house or tour of the building's first phase could be scheduled for the community



- JK Taekwondo Academy Martial Arts will open in June in the West Shore Plaza, 1200 Market St.; the new business is located between Just Plain Yoga and Hoageez; Yeji Kim and Jinwon Kim, the head master, are the owners and directors with Yeji Kim working out of the Lemoyne location; this is their second studio in Pennsylvania after opening in Maryland
- Yearick is getting quotes from area print and graphics businesses for Lemoyne logo products
- researching an entity marketing online "selling Amazon returns, Overstock items"

and other goods; posts state it is located next to Becker Chiropractic but a search has not determined the building or address; calls and other inquiries are addressed to a Lemoyne resident, Jan

- State Street Plaza has been purchased by S.S. Singh Partners of Lititz; this real estate/development company has many strip plazas with different mixes of business tenants—some including more regional or national chains as opposed to all locals or ones-of-a-kind; the buyer reports they plan no substantial changes; Keystruct Construction had owned the property

State Street Plaza, for sale for seven years, has been sold to a Pennsylvania real estate developer

- Tastealotta in the State Street Plaza closes this month with sales through May 14; owner Cathie Huber opened 11 years ago and doubled the shop's footprint to offer additional product lines two years later; she is retiring
- assisting West Shore Martial Arts Academy find a new home, referred by Jean Foschi; they and other tenants

were displaced from the strip plaza across from the coming hotel and Trader Joe's complex in Lower Allen Twp. with the owner's decision to revamp and reprice the units (Konhaus Printing & Marketing and Trix of the Trade were other tenants both of whom landed in Lemoyne)

- researching Misty's Mane Flair, next to Lemoyne Coin & Collectibles on Hummel Ave.; owner Misty Finethy has not yet replied

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.; he explained that he would consider a firefighter-themed mural on that side, likely also paying tribute to the police, EMTs and other emergency responders

Online Gaming Revenue and the PA Local Share Account Grant

- mentioned as coming in fall 2021, the Pennsylvania Horse Racing & Gaming Act—with the funding program called the PA Local Share Account—provides grants for non-profit organizations across the state including municipalities
- the 2022 grant round closed March 15
- eligible projects are at least \$25,000 in total value; the maximum grant is \$1,000,000
- applications continue to be reviewed by DCED
- the anticipated announcement of awards is, according to the Pennsylvania Department of Community & Economic Development, not expected until the September to November timeframe

County American Rescue Plan Funds

- 2,152 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
- respondents indicated 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 which could include:

- 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)

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

2022 Community Development Block Grant Program (CDBG)

- the annual grant round application period closed March 25

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