

**LEMOYNE BOROUGH COUNCIL  
WORKSHOP MEETING**  
October 7, 2021

**Rebecca Yearick**  
*Community and Business Development Manager*

**Business and Property Updates**



- Lapu Lapu Filipino Fusion restaurant opened September 17 in the Shops on Market, 324 Market St.—then closed still awaiting some equipment yet to be delivered and to address an issue in the kitchen area; the owners are Daryl Bingaman and wife Samantha Stitt—he also has Ego Ink two doors down; they updated the storefront and completely transformed the interior; Yearick connected them with the Patriot-News which ran an article about the couple and business; hours will be Wednesday through Sunday from 11 a.m. until 8;

Lapu Lapu will open this Friday and Saturday for seating by reservation, and announce their full reopening in the coming days

- Tyler Myers opened Blue Moon Games at 875 Market St., Suite 101, with a ribbon-cutting event September 24; the new business sells trading card, dice, miniature and board games plus accessories and hosts games as well—including walk-ins; hours are Tuesday, Wednesday and Saturday from noon until 8 p.m....Friday noon until 10 and Sunday noon until 4



- Vrai will cease operations in full in January; owner Shelly Page stated that she has been doing occasional catering and some private events onsite, but that the business will cease at the end of the year; she has one year remaining on her lease but is interested in selling the equipment, fixtures and furnishings; the 4,000-SF unit leases for just under \$6,000 a month; a new restaurant tenant would have a completely turn-key operation as Page provided the complete build-out including a wood-fired oven and custom bar area and counters; the building at 1015 Market St. is owned by

- 700 Market St., the former United Brethren Methodist Church, was sold to the Pennsylvania Bible Teaching Fellowship—a non-denominational Christian church; the church will offer weekly instruction, youth and family activities and camps, and host other events for members and the community
- Do Over Ministries, Inc., bought the property at 714 Shade St.; the non-profit organization assists those recovering from addiction get back on their feet

*note: this property is directly behind the church (across Shade St. at the rear)*

- R.F. Fager leased 8,000 SF in the flex units at 57 S. Third St.—Bill Grace’s newer units, next to Advance Auto
- the West Shore Farmers Market marks 75 years in business in 2025, and 25 years since the opening of the new market house after a 1999 fire destroyed the building; will determine if there could be any plans for the building, the business or the “campus” that includes several outbuildings and businesses—such as Pizza Grille; recall that as part of the Streetscape master plan from Imagine West Shore, there were some renderings of the Market St. entrance; do we want to pursue a discussion about any future site plans and how we could be helpful?
- Lynn Reigle, owner of the Arthur Murray Dance Studio at 331 Market St., continues renovations at the neighboring property she purchased where the “consolidated” JW Music store was; Arthur Murray will use the added first-floor space for more practice rooms, a reception area, added group instruction as well as a performance venue
- Korealicious in State Street Plaza was featured in the Sentinel’s Discerning Diner feature by Stephanie Kalina-Metzger August 30
- Sarah Barr, Konhaus Print & Marketing, indicates she has leased a property on 10<sup>th</sup> St. to relocate and expand the business; she and other tenants at the strip center—3445 Gettysburg Rd., Camp Hill—were displaced with the sale and improvements at that location (where Harris TV & Appliance had been, across from the former Bon-Ton)
- assisting a prospect interested in identifying, purchasing and redeveloping what would be a large mixed-use property—one to several commercial units and ten or more residential units; any type of building could be considered, it does not have to be residential now; the preferred location would be accessible to basic services, include room for off-street parking and be zoned for mixed use; two Lemoyne Borough properties were noted as possibilities—one was the church was is now under contract

## **No Historic District Designation**

- the Pennsylvania Historical & Museum Commission (PHMC) recently added a historic district—the designation, not a review board or, corresponding zoning or ordinance—to a large area plus several properties (not contiguous) in Mount Holly Springs Borough; this was learned by chance as part of a CDBG funding submission to PHMC for a project/property in the borough
- that prompted Yearick to inquire as to when this was designated (in December 2020), and why we were not aware; we learned that PHMC conducts random analyses periodically—several each year—and Mount Holly was chosen
- researching the issue, it was determined that Lemoyne does not have “a designated historic district” per PHMC standards
- recall that the Borough is considering an “overlay district” for certain areas which would enable the use of the Cumberland Streetview facade grant as well as funding for similar facade-improvement grants—they can only be used in historic districts, aesthetic overlay areas, etc.

## 2022 Community Development Block Grant Program (CDBG)

- the Authority was able to modify its CDBG program year to a calendar year, January through December
- with that, the grant round announcement for applications due typically in late August to early September has shifted to “winter 2022”—the January to February timeframe; there was no round in summer 2021
- Lemoyne Borough will be notified of the announcement, the timeline and procedures to apply for 2022 CDBG funding

## First-Time Homebuyers Workshop / Open House for Buyers

- the Authority is again offering the free first-time homebuyers workshop for those looking to purchase residential property
- completion of the two-evening course can provide savings for buyers by providing down payment and closing-cost assistance
- for more information, visit our website at [www.cchra.com](http://www.cchra.com) or email the Redevelopment Authority’s Micki Paxton at [mpaxton@cchra.com](mailto:mpaxton@cchra.com)

**the Authority may be interested in teaming with a community, a municipality, to offer an “open house for buyers” event in 2022 to showcase homes for sale—in particular for first-time buyers;** sponsoring interests could include the Authority, Borough, realtors and lenders; discussions could begin in late fall

**Need Help?**  
You may be eligible for  
rent or utility assistance  
through the  
**Emergency Rental  
Assistance Program**

 Get Details or Apply:  
**[www.cchra.com](http://www.cchra.com)**  
**717.249.0789**

## Rental Assistance Program for Residents and Landlords

- thank you for promoting the Authority’s rental housing assistance programs on your website and Facebook page; funds remain available through the Emergency Rental Assistance Program

- this program can help cover:      past due and upcoming rent balances  
   utility and home energy costs  
   other expenses related to housing

**information and the application are available at [cchra.com](http://cchra.com)**

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