



HOUSING & REDEVELOPMENT AUTHORITIES
OF CUMBERLAND COUNTY

Better Places, Better Lives

LEMOYNE BOROUGH COUNCIL WORKSHOP MEETING

November 3, 2022

Rebecca Yearick

Community and Business Development Manager

Business and Property Updates

- Dilks Properties has started 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 the commercial units
- the New QQ Spa has opened in the State Street Plaza, 829 State Street; the massage business is open seven days a week from 9 a.m. until 9 p.m. and offers traditional massage methods as well as aroma therapy; ownership and management of the business has recently changed
- It's a Beauty Thing has opened 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; her staff is very diverse; hours are by appointment; Lynn Reigel owns the building
- offered assistance to a confidential client interested in leasing office space; seeking a highly-visible location with off-street parking preferred; this interest has narrowed her search to include a Lemoyne location
- 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 with block framing underway; 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 has committed approximately \$1,000,000 to the project; the Housing Authority has committed housing choice vouchers for financial assistance for qualifying residents in eight of those units; the Redevelopment Authority will be providing supportive services to residents in the future



- co-owner Kamahjit Collotia reports that the process to open an electric vehicle (EV) charging station at the former M&T Bank branch at 344 S. 10th St. is very challenging; he indicates that ordering and delivery of the equipment can take ten months, the technology is extremely quick to change (the technology that greatly reduces charging time, down time) and “out of date” by the time the equipment is delivered; they continue to work through these issues to site the business at this location
- the former Tastealotta units in State Street Plaza, now owned by S.S. Singh Partners of Lititz, remain available to lease
- 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 Legion hair salon building at the corner of S. Third and Bosler Ave. is back on the market after financing for a would-be buyer fell through; the new list price is \$399,000 for the 2,100-SF building on .19 acres; the property includes off-street parking; the sale does not include fixtures, furnishings or equipment; owners 5Y5M LLC bought the property and made extensive renovations in

2017; they are building a 6,000-SF facility and relocating the business to Lower Paxton Twp., Dauphin County

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 expected in late November

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
- contract agreements for the CDBG-funded projects were mailed to grantees including Lemoyne Borough in late September

County American Rescue Plan Funds

- those to receive funding to address pandemic-related mental health issues were notified

in October that this part of the Cumberland County Recovery Grants has been determined; there are 17 recipients

- this was part of \$46.7-million in federal funding awarded to the county to address the physical and mental health of residents, revitalize communities and restore and deliver government services impeded, delayed or cancelled due to covid
- the minimum grant was noted as \$50,000 and the maximum \$2,000,000
- 322 applications totaling \$175,414,640 were received
- the board of commissioners has yet to announce the recipients of the remaining funds (note: a portion of the funding was earlier awarded to higher-education institutions located in Cumberland County)

PennDOT Multimodal Transportation Fund (MTF)

- applications will be accepted through November 14 for this statewide program and eligible applicants which includes municipalities
- eligible projects include those that “coordinate local land use with transportation assets to enhance existing communities”—such as streetscape improvements, lighting, sidewalk facilities and pedestrian safety...or that improve connectivity or utilization of existing transportation assets, or advance transit-oriented development
- grant awards are based on safety benefits, regional economic conditions, technical and financial feasibility, job creation, energy efficiency and operational sustainability
- award announcements will be made in 2023 and funds become available in July 2023

What are you hearing?...

...and what are you relaying?