



HOUSING & REDEVELOPMENT AUTHORITIES
OF CUMBERLAND COUNTY

Better Places, Better Lives

LEMOYNE BOROUGH COUNCIL WORKSHOP MEETING December 2, 2021

Rebecca Yearick

Community and Business Development Manager

Business and Property Updates

- Sarah Barr, Konhaus Print & Marketing, opened November 1 at 231 S. 8th St.; the business relocated from the strip center at 3445 Gettysburg Rd. in Camp Hill—across from where Bon-Ton was located; the new, larger, leased space allows her to expand as their services grow
- met with Vrai owner Shelly Page and a potential buyer for the business at 1015 Market St.; Vrai has changed its plans for the next year—through 2022—hiring staff though the term; she would work with the buyer, helping to train staff; the 4,000-SF unit leases for just under \$6,000 a month; the 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 is owned by Hetley Associates; financing through Cumberland County/Redevelopment Authority was discussed and is a possibility
- Art & Soul Gallery has closed; located on the second floor of the West Shore Farmers Market, owner Lyn O'Neal opened the gallery—which also sells paint supplies—in 2009; covid-related family issues caused the shop to close October 30, but she will continue to be active in the arts scene; the gallery had featured many popular regional painters and select sculpture, glass and print artists
- the West Shore Farmers Market's Proietto's Italian Market has closed with manager Chris Proietto indicating that was a result of supply-chain shortages and delivery issues; Yearick referred both farmers market availabilities to prospective tenants including Kimchee Girl and a soap, bath and body products business
- contacted the Borough regarding off-premise signage that continues at 319 S. Third St.; the zoning ordinance does not permit signage for entities not at that location; the electronic message board at this address has been widely used to advertise businesses not at that location—this time, J.D. Gutters in Harrisburg; it is not a PennDOT-licensed billboard either; note: recall the off-premise signage in Lemoyne for Coakley's and Rascal's that were attached to fences
- BLV Recording Studio and Doja Street Market opened on the second floor of 15 N. Fifth St.—the former Arthur Murray Studio unit above Funky Finds & Grinds; in addition to the recording studio and event space, the business sells clothing and accessories and has promoted the space for indoor skateboarding events; Ron Roseberry owns the property



- Coldwater-Lemoyne Car Wash LLC bought the 1.4-acre parcel at 402-406 S. Third St.—the former Hess station—for Shiny Shell Car Wash; the sale price was \$1.3-million
- Nicholas Grassi and Juan Ochoa are the new owners of Zeiderelli's Pizza & Subs, 402 Market St.; their business, Family United Management LLC, bought the company from Chris Warren; the building is owned by Steve Fisher and remains for sale



Riverfront Initiatives

- after meeting again with interests from New Cumberland Borough, Yearick connected Community Development/Parks & Recreations Chairwoman Yenchko to Valerie Copenhaver, New Cumberland Borough Director of Community and Economic Development; they have taken a more aggressive role in promoting, planning and funding for waterfront amenities and features such as the underpass to the river and boat launch facilities
- working with the New Cumberland Boating & Fishing Club and others, New Cumberland hopes to engage Lemoyne interests to develop a trail along or near the waterfront that could extend to, then through, Lemoyne as well

note: the development of the Lemoyne waterfront has been discussed in the past by previous Community Development/Parks & Recreations (or earlier names) committees

2022 Community Development Block Grant Program (CDBG)

- the Authority has modified 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

Act 37 Loan Program

- with the legislature's passage and Gov. Wolf signing Act 37, the state now offers a microenterprise loan program with the goal of offering municipalities an additional economic development and revitalization tool that also addresses unemployment
- a "microenterprise" is a start-up entrepreneur who has 25 or fewer employees and an average annual gross receipt of \$3-million or less averaged over the last three years
- the program is to be run by an "administrative entity"—which would be the Redevelopment Authority and can have non-municipal partners, such as private lenders
- we have met with PNC Bank and introduced the possibility of such a program for selected municipalities—say, a West Shore collaborative involving several boroughs and townships
- we are working with Rep. Sheryl Delozier and will meet with her after developing a proposal to utilize the new program in the coming weeks
- the goal is to be able to offer financing to those quality, well-conceived and enterprising business prospects currently unable to secure a loan due to existing program restrictions

- those that would receive financing or assistance through the program are required to work with, attend classes or workshops offered by, certified business assistance partners such as the Small Business Development Center (which has offices in Harrisburg and at Shippensburg University)

What are you hearing?...

...and what are you relaying?