

July 7, 2022

Rebecca Yearick

Community and Business Development Manager

Business and Property Updates



an EV charging station lot will be located at the former M&T Bank; there is no word yet as to how or if those stations may be branded

- the former M&T Bank branch location at 344 S. 10th St., owned by Dauphin Deposit Bank/Trust Co., sold to Paramount Sol LLC in May; new owners Kamahjit Collotia and Surjeet Collotia will use the existing building for offices, and plan electric vehicle (EV) charging stations for the majority of the remaining parcel (already paved); the business sited there will be EV charging stations with easy access to I-83 and PA Rt. 581 as well as nearby amenities while you wait (restaurants, personal services, etc.); the federal government and Pennsylvania are

expected to issue new regulations related to the EV industry in August 2022 including for charging, and the Collotias plan to wait for that guidance before project implementation

the Collotias also own the nearby Sunoco gas station and convenience store next to Snyder's Paint Store, and have had some issues with customers from other businesses parking in that lot; the purchase of the M&T parcel may alleviate that situation somewhat (perhaps leasing for employee parking thus freeing that for customers)



while the Vrai renovations transformed what had been two separate units in Hetley Plaza, the Fertenbaugh's proposed eatery would include modifying the space somewhat and relating the decor to their new business

- negotiations continue for the owners of Cafe Fresco Downtown, Brian and Jen Fertenbaugh, regarding leasing the Vrai unit at 1015 Market St.; their proposed use would be for a different eatery, a different menu and theme—not a Cafe Fresco; in talks with property co-owner Jack Shepley, there are some sticking points they are trying to work through; Shelly and Michael Page have operated Vrai since its opening in 2016; the Pages and Fertenbaughs are posed to retain the chef, cooking and wait staff; with the Vrai liquor license sold, Yearick is working with Fertenbaugh exploring several license options and legal counsel to make application—which would first require an enabling resolution or ordinance from the host municipality following a public hearing

- JK Taekwondo Academy Martial Arts (see photo below) has opened in the West Shore Plaza, 1200 Market St.; the new business is located between where Just Plain Yoga was (they vacated in March) 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; they offer classes and instruction daily except Sunday



- Drayer Physical Therapy has leased 2,100 SF of the former Ritters True Value Hardware unit in the West Shore Plaza; the business had planned on opening another 12 locations in Pennsylvania in 2020 to 2021 however the pandemic delayed those openings; plans are for this location to open in August
- 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

- Isaac's Restaurant & Deli will add Isaac's Brewhouse although the anticipated June opening was delayed due to equipment-delivery issues; the Lemoyne location will begin to brew their own beer onsite and sell it; Isaac's reports that the sale of mixed drinks, cocktails and wines will follow in several months; the Rossmoyne location added the Brewhouse earlier and sales have been good according to corporate; the Lemoyne "opening" date is now anticipated for late July to August
- Another Round was featured in The Burg's May issue; Jon Bellem owns the business that opened three years ago at 825 Market St.; the article by Karen Hendricks in particular noted how the business helps others going into business offering quality equipment at affordable prices; Bellem also continues his work as a restaurant consultant

Mural Program

- rescheduling 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
- the annual conference of the Pennsylvania Downtown Center was last week in host downtown Harrisburg and included a bus tour of the growing mural program throughout the city

County American Rescue Plan Funds

- the round to apply for Cumberland County Recovery Grants—part of the pandemic recovery process—has now closed with applications due July 1
- this is the second half of the approximately \$50,000,000 in federal funds awarded to the county with the focus on three primary goals—to address and improve mental and physical health, to improve infrastructure and to assist business and non-profits (including local governments) in their covid-19 recovery
- award notification is anticipated in late summer

Land Partnerships Grant Program

- the annual program has opened with applications due September 9 and submitted online
- successful applications will address at least one of the following categories:

land acquisition
park, trail and greenway
development
conservation and recreation planning
water resource management

- this program, with revenue generated by the state's Marcellus shale drilling fees, has provided funding for both the replacement of the upper pavilion at Negley Park, and for the open space and parks master plan

note: this grant program could help fund implementation of the plan recommendations



- to apply, you must be a government-related entity (municipality or municipal authority) or a 501(c)3 non-profit organization
- grants must be matched dollar-for-dollar; other grant funds can be used as or toward the match
- a pre-application site visit must be scheduled with the Cumberland County Planning Department to determine the project's eligibility
- announcement of the awards, after approval by the Cumberland County Board of Commissioners, would take place in fall 2022
- projects must be completed within two years of the grant award date

What are you hearing?...

...and what are you relaying?