



HOUSING & REDEVELOPMENT AUTHORITIES  
OF CUMBERLAND COUNTY

*Better Places, Better Lives*

## LEMOYNE BOROUGH COUNCIL WORKSHOP MEETING

August 4, 2022

**Rebecca Yearick**

*Community and Business Development Manager*

### Business and Property Updates

- talks between the Hetley Plaza owners and Cafe Fresco (downtown Harrisburg location) owners Brian and Jen Fertenbaugh have ended—this, related to their interest in leasing the Vrai unit at 1015 Market St.; the Fertenbaughs proposed a different restaurant for the space, a different menu and theme—not a Cafe Fresco; the business owners would also house their catering production facilities here; at issue was the lease calling for the tenant to revert the units(s) back to a “vanilla box;” they remain interested in a West Shore location; with this issue not being resolved, Vrai owner Shelly Page has listed the bulk of her equipment, fixtures and furnishings with a seller; Vrai will no longer offer catering services—the business has closed

Yearick was working with the Fertenbaughs on liquor licensing issues, referring them to an area attorney to discuss an economic development (restaurant) liquor license for 1015 Market St.

- the former M&T Bank branch location at 344 S. 10<sup>th</sup> St. is now owned by Paramount Sol LLC—Kamahjit Collotia and Surjeet Collotia; the plan is to use the existing building for offices, and the parking areas for electric vehicle (EV) charging stations; the federal government is expected to issue new regulations related to the EV industry later this month, Pennsylvania issued some guidance last week; the Collotias plan to wait for those regulations and advisories before project implementation
- 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; this location is now open and is next to Joann Fabrics & Crafts
- State Street Plaza was purchased by S.S. Singh Partners of Lititz; the real estate company has many strip plazas with different mixes of businesses; the former Tastealotta units are now available to lease
- the Legion hair salon building at the corner of S. Third and Bosler Ave. has been sold; owners 5Y5M LLC bought the building in October 2017 for \$270,000; they are constructing a new facility and relocating the business to Lower Paxton Twp., Dauphin County; the new owners are reported to be continuing the salon or similar use—personal services
- Lasting Looks Advanced Skin Care will open at 755 State St.; the business provides microblading, microneedling,



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peels, facials and lip, eye liner, brows, coloring services and other skincare; the closest location prior to Lemoyne is in Hershey

- Karns Foods has started selling the beef they are raising in conjunction with regional farms; this new venture announced earlier this year was done to assure and control their own supply chain; they have ten stores with up to a 100-foot meat department in each; the farms are in Cumberland, Lancaster, Chester, Berks, Lebanon and Juniata Counties; each farm raises 75 steer per location



- CVS announced in November 2021 that it would close 300 stores in the next two years with those closures slated to begin in spring 2022; the E. High St., Carlisle, location closed in late June 2022, and the Market St. at 32nd, Camp Hill, CVS is *rumored* to be closing; recall that in the earliest discussions related to the former Lemoyne Middle School property and its future/potential uses, CVS was mentioned as

looking for a new location to site (in place of the West Shore Plaza store); they continue to look

### **Mural Program**

- Suzanne Yenchko and I met with John and Lucy Getz—owners of the former West Shore Bureau of Fire Lemoyne firehouse—regarding them hosting a mural on the building wall facing S. Third St.; they explained they would be most interested in a firefighter-themed mural likely also paying tribute to the police, EMTs and other emergency responders
- we will remain in contact with the Getzes as details related to a potential mural program—and future projects—are flushed out

### **CDBG Recommendations**

- July 25, the Cumberland County Board of Commissioners voted on the Redevelopment Authority's recommendations for the use of 2022 Community Development Block Grant funding; those approved by the board now advance to the U.S. Department of Housing and Urban Development for review and consideration
- two Lemoyne activities were recommended and advance—\$90,000 for stormwater improvements on 9<sup>th</sup> St., and \$40,000 for code enforcement

### **County American Rescue Plan Funds**

- review of applications submitted for the July 1 (closing date) round of Cumberland County Recovery Grants continues—part of the pandemic recovery process
- the priorities for this second half of federal funds awarded to the county 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?**