



HOUSING & REDEVELOPMENT AUTHORITIES
OF CUMBERLAND COUNTY

Better Places, Better Lives

LEMOYNE BOROUGH COUNCIL WORKSHOP MEETING

September 2, 2021

Rebecca Yearick

Community and Business Development Manager

Business and Property Updates



Lapu Lapu Filipino Fusion opens September 17

- Lapu Lapu Filipino Fusion restaurant opens Friday, September 17, in the Shops on Market, 324 Market St.; the owners are Daryl Bingaman and wife Samantha Stitt who also have the neighboring Ego Ink two doors down; they updated the awning and window graphics and have new finishes throughout the unit; the restaurant will be open Wednesday through Sunday from 11 a.m. until 8 p.m.; Stitt was connected to Mayor Dave Beasley for the possibility of scheduling a ribbon-cutting event to welcome the region's first Filipino restaurant; the eatery offers seating for 28 indoors plus two bistro tables "and the platform" outside
- Lemoyne Mart, 216 S. Third St., has completed painting the exterior of the building—dark gray for the base with red rim—and removed some of the outdoor signage, posters and banners
- Robert Waldhausen has completed painting of his building at 21 N. Third St.—once Lemoyne Sleeper and more recently Sunset Tan and World of Fitness; new windows have been installed and the message board removed
- the Calvary Methodist Church, 700 Market St., remains under contract; listed three months ago for \$479,000—more than the 2019 list price—the property, according to the seller's agent Bill Gladstone, sold for "far more than the asking price" to a buyer he felt would be able to fulfill the deal, had the available financial resources; it is reported to be under contract "to a church for a church;" the property was added to a list of prospective redevelopment project properties in May following the reported determination that the building needed substantial repair work and would be sold
- 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



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53 W. South St. • Carlisle PA 17013 • ryearick@cchra.com

**CUMBERLAND COUNTY REDEVELOPMENT AUTHORITY
DOWNTOWN PROGRAM SERVICES**

T 717-462-7016 F 717-249-4071



- want to pursue a discussion about any future site plans and how we could be helpful?
- former general manager Jarred Cannon purchased BCR Music & Sound from Greg Platzer along with the real estate at 300 S. Third St.; the Annville resident indicates he intends to be in Lemoyne “for a very long time,” and is anxious to make improvements to the property “inside and out;” he is interested in the coming discussions with property owners related to a Third St. overlay, streetscape and roadway improvements; BCR sells new and used guitars and related gear, does repairs and guitar restorations; Greg Platzer continues service work from his home as Greg Platzer Guitars; the Redevelopment Authority provided a facade loan/grant for the building several years ago to repair and paint much of the building trim, replace some windows and add new signage
 - Lynn Reigle, owner of the Arthur Murray Dance Studio at 331 Market St., purchased the neighboring building—where the “consolidated” JW Music store was—for \$280,000; renovations are underway; 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; she purchased the earlier two properties in June 2018, completely transformed the interior and exterior, and relocated her business from the second floor at 435 Market St.
 - Namaste in the State Street Plaza is now Nalan
 - Vrai has reduced their hours to Sunday only for now; owner Shelly Page plans to limit the business to select catering events; Vrai opened in 2016 at 1015 Market St. in the Hetley Plaza
 - Sarah Barr, Konhaus Print & Marketing, indicates she has leased a property on 10th 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
- PHMC conducts random analyses periodically—several each year—and Mount Holly was chosen
- Yearick inquired as to whether Lemoyne “had a designated historic district” per PHMC standards and that answer was no—Lemoyne has one property on the state inventory, whereas Mount Holly had 18 or so (so “more to start with,” more to prompt a review)
- 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.

2021 PennDOT Transportation Alternatives Set-Aside Grant

- this is an annual program funded through the Federal Highway Administration's (FHWA) Surface Block Grant Program
- the grant round is now open, and applications will be accepted through October 15
- funding is available for projects including but not limited to local governments and school districts such as:

stormwater management
non-infrastructure projects such as bicycle and pedestrian education
conversion of abandoned railway corridors to trails
construction of turnouts (pullover areas so vehicles can safely pass), overlooks and viewing areas

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 or email the Redevelopment Authority's Micki Paxton at mpaxton@cchra.com

the Authority is 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 early 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
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

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