

# MOSHANNON VALLEY PROGRESS

Winter 2024 Issue

Volume 23 Issue 1

## Inside this issue:

MVEDP FY 2024 Board of Directors	1
Executive Director's Message	1
MVEDP Board of Directors Tenure	1
MVEDP FY 2023 Work & Accomplishments	2
Winning the Grant	3
MVEDP FY 2024 Program of Work	4
MVEDP Approves Loan to Moshannon Valley EMS	4
In the Spotlight	5
MVEDP 2024 Dues Paying Members	6
Thank You Members	7
Lithium Ion Battery Manufacturing Plant	7
Global Software Applications Leases Space at MVEC	7
MVEDP Staff Photo	8

## MVEDP FY 2024 Board of Directors



Pictured seated: Robert Steward, Karen Blair, Dustin Minarchick, Jim Pollock, Wanda Ryen

Pictured standing: Rusty Christoff, Bill Jones, John Shimko, Eric White, Steve Lyncha, Robert Maltais, Gene Wardo, Amber Concepcion, Josiah Jones

## Executive Director's Message



Happy New Year!  
We are pleased to have just completed our 35<sup>th</sup> year of providing economic and community development services to the greater Philipsburg/Moshannon Valley region. I am pleased to have been here for 33 of those 35 years. Our area has improved greatly from the difficult times of the early 1990s when the economy here was so depressed.

Continued on Page 3

## MVEDP Board of Directors Tenure

	<u>First Year</u>	<u>Tenure Thru Nov. 30, 2023</u>
Bill Jones	1988	35 Years
Jim Pollock	1988	35 Years
Robert Steward, Jr.	1991	32 Years
Jeff Herr	1999	24 Years
John Shimko	2004	19 Years
Gene Wardo	1998-2011	13 Years
	2019	4 Years
Karen Blair	2007	16 Years
Rusty Christoff	2011	12 Years
Steve Lyncha	2012	11 Years
Bryan Bennett	2014	9 Years
Dustin Minarchick	2016	7 Years
Wanda Ryen	2018	5 Years
Josiah Jones	2021	2 Years
Eric White	2023	1 Years
Robert Maltais	2023	1 Years

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[WWW.MVEDP.ORG](http://WWW.MVEDP.ORG)

## MOSHANNON VALLEY ECONOMIC DEVELOPMENT PARTNERSHIP FY 2023 WORK & ACCOMPLISHMENTS

### **Lee Industries & Philipsburg Borough**

- the MVEDP facilitated the land sale from Philipsburg Borough to Lee Industries
- Lee Industries now owns the four properties adjacent to their facility

### **Funding Applications**

- the MVEDP submitted three funding applications
- \$99,900 USDA for the MVEC Phase II renovation project
- \$200,000 Local Share Acct. Statewide for Phase II
- \$250,000 PA SITES Program for acquisition of property
- the MVEDP staff assisted Karen Blair of PRC with multiple grant applications

### **Moshannon Valley Enterprise Center**

- Two new business tenants in 2023: ShipItDone and Global Software Applications (GSA)
- An important project was completed to repair water damage in two office areas in the front of the MVEC; those offices are now under lease to GSA
- Roof and asphalt work completed, \$46,000
- Sprinkler system update was completed, six gauges replaced
- Eight (8) leases renewed: Skills, Inc., Balfurd, CIU10, Concrete Simplicity, EC Power, IWOM, MVEMS, PolyK
- A new \$350,000 renovation project was developed

### **Advanced Powder Products, Inc.**

- the MVEDP continued to work with Don Heaney and his team at APP to determine his expansion plans: an easement was requested of the MVEDP

### **Request for Proposals – Audit Services**

- the MVEDP completed a request for proposals document and advertised for the services of an accounting firm to do the MVEDP's FY 2022 annual audit
- Young Oaks and Brown was hired; the FY 2022 annual audit was completed and it was a clean audit

### **Internal Revenue Service and the MVEDP**

- the MVEDP continued to work with the staff of Congressman GT Thompson to resolve issues that the IRS had identified; the MVEDP has now been identified as a 501c4 non-profit

### **Financial Management of the MVEDP's Assets**

- the MVEDP's Finance Committee met three times during the year to review the MVEDP's finances and investments; the committee assisted the Board of Directors with decisions to change the MVEDP's investments to hopefully earn a greater return on the MVEDP's money
- the Drucker Diagnostic's request for MVEDP assistance was reviewed also

### **MVEDP's 33<sup>rd</sup> Annual Dinner Event**

- the MVEDP held its 33<sup>rd</sup> annual dinner event at The View and it was a success
- The GEO Group was honored as the Employer of the Year; GEO officials were very pleased to be recognized for their importance to the economy of the area

### **Land Search Efforts**

- offer made to Mrs. Suvak
- offer made to Rt. 350 site owners; zoning change work with Rush Twp.
- consultant firm The EADS Group hired to complete feasibility work – Rt. 350
- offer made to Rt. 504 property owners

### **Drucker Diagnostics**

- developed a significant renovation project involving their 74,000 sf. leased area at the Enterprise Center; Drucker has been a business tenant since 1996
- numerous meetings to discuss how the project would be financed
- decisions made about the MVEDP's role in their project
- MVEDP's Finance Committee and board of directors reviewed the Drucker proposal
- lease discussions were initiated as a four-year lease is set to expire in early 2024

### **Moshannon Valley Regional Business Center**

- the MVEDP renewed the lease with Advanced Powder Products

Continued on Page 3

## Executive Director's Message

### Continued from Page 1

We are hoping for a better start to FY 2024 than the start that we had last year. Due to very cold temperatures, we had water lines freeze and burst in both our Enterprise Center and the Regional Business Center. The damage was repaired, and the space at the MVEC is now under lease to Global Software Applications. There were also two fires last year that damaged area businesses: the fire at Advanced Powder Products, and the fire at Walker Lumber. We don't want to ever see any more water line breaks or fires around here.

Even though our efforts to find a site to develop into a new business park have not gone that well over the past couple of years, we continue to work to make something happen with a new land development project. We have made an offer to landowners in the area for us to buy 40 acres for a new business park. Hopefully, we will close on the acquisition of a property later this year.

We want to be sure and thank our members for your continued support. Some of our members joined the MVEDP because of the services and programs that we offer. We know that there are other long-time members who continue to be members of the MVEDP because they continue to want to support an organization that is dedicated to, and that has made a difference in this region. Over the years, whenever we asked the business community for matching funding support for projects, the business community was always there with funds to make the projects happen. The 1997 Phillipsburg Main Street Program would not have been possible were it not for the over \$100,000 that was contributed by area businesses. THANK YOU to all our members for your continued support.

Finally, we sure are looking forward to seeing some dirt fly at the former site of the Phillipsburg Area Hospital, our Phillipsburg Area Commerce Park. Graystone Phillipsburg and the Moshannon Valley Emergency Medical Services projects are both scheduled to start this year. How gratifying it will be to see these projects under construction.

## MVEDP FY 2023 WORK & ACCOMPLISHMENTS

### Continued from Page 2

--the MVEDP leased additional space to Creotek, MVRBC occupancy rate - 100%

### Business Spotlight Features

--The GEO Group  
--UMI Performance  
--CIU10

### Lithium-Ion Battery Plant Proposal

--the MVEDP worked with the owner and President of EC Power on their proposal to secure a \$25 million federal grant for the construction of a new manufacturing facility to be located in a coal-impacted area

### Miscellaneous Work or Notoriety

--Mid State Airport: the MVEDP facilitated a tour of the airport by the owner of a Chinese company; the MVEDP worked closely with the CBICC on the tour  
--MVEDP implemented a new credit card policy as recommended by YOB; MVEDP issued a new Code of Conduct/Confidentiality agreement to the BOD  
--MVEDP communicated with James Wilding of the JABE Company of Pittsburgh about real estate availability in the greater Philipsburg area  
--Diamondback Truck Covers celebrated 20 years in business; the owners spoke of the never to be forgotten assistance that the MVEDP provided to the company  
--MVEDP featured by Happy Valley Industry online publication: "How the Moshannon Valley Turned Economic Disaster into Multi-Million Dollar Success"

## Winning the Grant

'Winning the Grant' is a one-day session designed to assist prospective applicants in identifying and learning the best strategies to win grants from the Appalachian Regional Commission and other federal agencies. This event will take place on Feb. 1st in Altoona, PA.

Register for this event by using the link below by copying and pasting the link in your browser:  
<https://www.eventbrite.com/e/winning-the-grant-tickets-780069858947>

## MVEDP FY 2024 Program of Work

### Land Acquisition

Funding applications (3) – follow-up

Impact Analysis – Moshannon Valley Regional Business Park

Drucker lease agreement

### Leases to Renew (13)

Drucker Co.	AHP/Lincare
CIU10	EC Power
Konecranes	MVEMS
Skills	APP
Creotek	PolyK
Balfurd	Nittany Laser
Concrete Simplicity	

Advanced Powder Products – expansion project

PolyK expansion at the MVEC

MVEDP's lease agreement – HVAC provisions

Organic Climbing expansion project

MVEMS – administration of the Local Share Account grant

Elected officials – continue to work to establish good working relationships with our elected officials

Be a witness to the two major projects of over \$10.0 million of new investment at the PACP site: MVEMS and Graystone Philipsburg

## MVEDP Approves Loan to Moshannon Valley Emergency Medical Services

Officials of the Moshannon Valley Economic Development Partnership announced recently that the Moshannon Valley Emergency Medical Services was approved for a loan through the MVEDP's revolving loan fund program.

"The MVEDP has a long history of assisting MVEMS with their projects," said Jeff Herr, Chairman of the MVEDP's revolving loan fund committee. "The recent loan was the eleventh loan from the MVEDP to the MVEMS since 2004," he said.

The purpose of the loan from MVEDP to the MVEMS is for the purchase of a new ambulance to replace an older ambulance that is still a part of the fleet. A new 4x4 ambulance will be delivered to the MVEMS within the next couple of weeks.

"The MVEDP's loans are up to \$100,000," said Stan LaFuria, Executive Director of the MVEDP. "The MVEDP likes to work with the local business community on loans to grow their businesses. Company equity and bank financing are important to the deals that the MVEDP is involved with," he said.

The MVEDP's revolving loan fund program can be used for land and building projects, machinery and equipment purchases, and working capital. All applications are reviewed by the Revolving Loan Fund Committee which consists of: Jeff Herr, Chairman, Dustin Minarchick, Bill Jones, Rusty Christoff, Bryan Bennett, Jim Pollock and Gary Turner.

The turnaround time on a loan is always less than thirty days from the date that an application is submitted. For additional information about the MVEDP's loan program, contact the MVEDP office at 814-342-2260.



# IN THE SPOTLIGHT

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Bucket  
(36 Balls)

## MVEDP 2024 Dues Paying Members

Ace Hardware	Decatur Township	Nittany Clothiers, Inc.
Advanced Powder Products	Diamondback Truck Covers	Nittany Office Equipment, Inc.
Ameri Serv Bank	Dixoncom, LLC	Olenick's Printing
American Roofing, Inc.	Douglas Explosives, Inc.	PA American Water Company
Anerga, LLC	Drucker Diagnostics	Penelec - A First Energy Company
Beard Law Company	First National Bank	Penn Highlands of Clearfield
Belding & Mull, Inc.	Foxpro, Inc.	Penn Highlands of Philipsburg
Big Rock Swing & Ping	Front and Centre Productions	Penn Terra Engineering, Inc.
Blaise Alexander Chevrolet Buick	Fulton Bank	Philipsburg Beverage, Inc.
Bloom Electric Heating & Plumbing	Gary Turner	Philipsburg Borough
Boggs Township	Genna Distributing	Philipsburg Electric & Supply, Inc.
BPO Elks No. 1173	Geo Tech Engineering, Inc	Philipsburg Kiwanis Club
C. Classic Dodge Chrysler Jeep	Glendale Industrial Dev. Association	Philipsburg Marble & Granite
Carpet One	Glenn O. Hawbaker, Inc.	Philipsburg Revitalization Corp., Inc.
Cen-Clear Child Services, Inc.	Habitat for Humanity of Centre Co.	Philipsburg True Value
Central Intermediate Unit #10	Happy Valley Adventure Bureau	Pizza Hut
Central PA Community Action	Happy Vally Mini Golf	PMG Pennsylvania
Central PA Institute of Science & Technology	Harpster of Philipsburg, Inc.	PolyK Technologies, LLC
Central Steamer	Healthcare Billing Consultants, Inc.	Pre-Cut Lumber, Inc.
Centre County United Way	Heath Funeral Home	Providence Engineering Corp.
Centre Foundation	Hi-Way Pizza	R.C. Bowman, Inc.
Certified Builders Wholesale	Houtzdale Heating & Air	Ricotta Jewelry
Chamber of Bus. & Industry Ctr. Co.	Hrenko Insurance Agency, Inc.	Rush Township
Charles A. Jones Insurance Agency	Jefferson County Dev. Council	Rusty's Oil & Propane
Chester Hill Borough	Juniata Valley Bank	Ryen Realty
Choice Bumper	Keith M. Folmar, State Farm Ins.	Samuel J. Lansberry, Inc.
CitiClean Janitorial Service, Inc.	Keller Engineers, Inc.	Sharon L. Foreman Beauty Shop
Clearfield Chamber of Commerce	Keller Williams—Rob Miller	ShipItDone, LLC
Clearfield Co. Career & Tech. Center	King Coal Sales, Inc.	Skills of Central PA
Clearfield County Rec. & Tourism Authority	Leadership Centre County	Sneath Fire Safety Equipment
Clearfield Wholesale Paper Co., Inc.	Lee Industries, Inc.	Snelick Construction Services
Clearly Ahead	Lewis Paving & Sealing, Inc.	Stahl Shaffer Engineering
Clemmer Fire Protection	Lezzer Lumber Company	Stone Valley Construction
CMT Laboratories, Inc,	Long Motor Buses, Inc.	The EADS Group
CNB Bank	Lumadue Excavating, LLC	The GEO Group
Coleman's Asphalt Sealcoating	Mary Kay's Catering	The Philipsburg Journal
Conklin's Corner Antique & Gift Barn	Mid Penn Bank	Thompson Law Offices, LLC
Creotek, LLC	Mike Baron	Truss Tech, Inc.
Custom Castings NE, Inc.	Moore Fire Protection	UMI Performance, Inc.
Cutting Edge Machining Solutions	Morris Township	Vaux Electronics
D.A. Stryker Trucking & Excavating	Moshannon Valley EMS	Walter Hopkins & Company, LLP
David Reid, Inc.	Moshannon Valley Pharmacy	Wason Insurance Agency, Inc.
	Moshannon Valley YMCA	Windy Hill Village of the Presbyterian Home
	Natafo, LLC	

## Thank You Members

The Moshannon Valley Economic Development Partnership thanks you for your support of our economic & community development efforts!

### Renewals 3rd & 4th Quarter

Advanced Powder Products  
 Ameri Serv Bank  
 Anerga, LLC  
 Beard Law Company  
 Blaise Alexander Chevrolet & Buick  
 Bloom Electric Heating & Plumbing  
 Carpet One  
 Central Intermediate Unit #10  
 Central PA Institute of Science & Technology  
 Choice Bumper, Inc.  
 Clearfield Chamber of Commerce  
 Clearfield Co. Career & Technology Center  
 Clearfield Co. Recreation & Tourism Auth.  
 Decatur Township  
 First National Bank  
 Gary Turner  
 Glenn O. Hawbaker, Inc.  
 Habitat for Humanity for Greater Centre Co.  
 Healthcare Billing Consultants  
 Heath Funeral Home  
 Hrenko Insurance Agency  
 Jefferson County Development Council  
 Keith M. Folmar, State Farm Insurance  
 King Coal Sales, Inc.  
 Lumadue Excavating, LLC  
 Moore Fire Protection, Inc.  
 Morris Township  
 Moshannon Valley YMCA  
 Nittany Clothiers, Inc.  
 Nittany Office Equipment, Inc.  
 Olenick's Printing

Continued on Page 8

## Lithium Ion Battery Manufacturing Plant

In late May 2023, a story appeared on the front page of the Centre Daily Times that a \$50 million lithium-ion battery factory was proposed for the Philipsburg area. A federal grant of \$25 million was applied for by EC Power of State College, and Flux Power from California, the companies involved in this venture. Unfortunately, the MVEDP received word from company officials in mid-December that this venture was not approved for the federal matching grant. That proposed battery manufacturing plant will not be built here in this area.

## Global Software Applications Leases Space at MVEC

Global Software Applications is the newest business tenant to call the Moshannon Valley Enterprise Center home. In November 2023, GSA officials signed a lease to occupy space at the MVEC for two years. The company is owned by Kathryn Koning.

GSA was a tenant of a property owned by the Conklin family along Route 350. With the sale of that property by the owner, it was necessary for GSA to vacate that building space. They looked at other office spaces in the area but didn't find a space that would be suitable for their business. Company officials toured the Enterprise Center and found a front office area that could work for them provided that a wall was removed that separated two office areas.

The MVEDP's full-time maintenance crew removed the wall and completed all of the leasehold improvement work to make the space fit GSA's needs. GSA was required to pay for just the materials that were needed such as a sink, countertop, and cabinets. The availability of the MVEDP's full-time crew to business tenants has always been one of the most important selling points of the MVEDP's two building facilities. The MVEDP always responds within minutes to any issue that a business tenant might be having with their space. We have an excellent track record in meeting the space needs of our tenants.

Continued on Page 8



## MVEDP Staff Photo



Seated left to right: Sherrie Beals, Office Manager, Stan LaFuria, Executive Director, Sharon Yingling, Administrative Assistant.  
Standing left to right: Dave Baughman, Maintenance Supervisor, Rich Dixon, Maintenance

The MVEDP has an experienced staff of five. Dave Baughman – 35 years of service to the MVEDP, Stan LaFuria, - 33 years of service, Sherrie Beals – 23 years, Sharon Yingling – 22 years, and Rich Dixon – 6 years



**MOSHANNON VALLEY ECONOMIC  
DEVELOPMENT PARTNERSHIP**  
200 SHADY LANE  
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## Global Software Applications Leases Space at MVEC Continued from Page 7

Global Software Applications is a software development company that has been around since 1999. The hospitality industry is a key customer as they develop self-service applications for this industry.

## Thank You Members Continued from Page 6

Penn Highlands Philipsburg  
Penelec, A First Energy Company  
Philipsburg Electric Supply  
PolyK Technologies, LLC  
Pre-Cut Lumber  
Ricotta Jewelry  
Rush Township  
Sharon Foreman Beauty Shop  
Sneath Fire Safety Equipment, Inc.  
Stone Valley Construction  
Truss Tech, Inc.  
UMI Performance, Inc.  
Vaux Electronics  
Windy Hill Village of the Presbyterian Home