

MOSHANNON VALLEY PROGRESS

Winter 2016

Volume 14 Issue 4

Special points of interest:

- Free Advertising In The Spotlight
- Thank you!

A Message from the Executive Director



A belated Happy New Year to everyone in the greater Philipsburg/ Moshannon Valley region.

The MVEDP has established key goals

for 2016 and one of those goals is to create an economic development opportunity out of the former Philipsburg Area Hospital site. The MVEDP would like to acquire this site and establish a small business park there to stimulate both new job creation and job retention.

Working with State Representative Scott Conklin and Senator Jake Corman, the MVEDP has had multiple meetings with state Department of General Services (DGS) officials to talk about how the MVEDP might

Continued on Page 3

Local Entrepreneurs Bob Selfridge & Ethan Wendle Honored

Each year, the staff of the Pennsylvania Business Central news magazine compiles a list of the Top 100 business people from throughout central-Pennsylvania. Congratulations go out to local entrepreneurs **Bob Selfridge** and **Ethan Wendle** for being included on the list of Top 100 Business People.

Bob Selfridge is the Chief Operating Officer and a co-founder of TMMData which is located in Philipsburg Borough. Ethan Wendle is a co-founder and the president of Diamondback Automotive Accessories located in Rush Township within the MVEDP's Moshannon Valley Enterprise Center. Congratulations Bob and Ethan for the recognition that you recently received.

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MVEDP Officers Installed for FY 2016

The MVEDP's fiscal year begins on December 1st each year and at the first board meeting of the year the officers are installed. For FY 2016, the officers of the Partnership include: Rusty Christoff, President, Steve Lynch,

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MVEDP Working with Genna Ice Owners

There have been a number of news stories in the media recently about the owners of Genna Ice and their interest in purchasing the former Moshannon Valley Super Bowl property.

Continued on Page 3

Key MVEDP Accomplishments in FY2015

Moshannon Valley Regional Business Park

**Sale of Lot#8 to Diamondback Automotive Accessories

New Leases for Building Space at MVEC/MVRBC

- **PolyK
- **McElrath
- **NIS Group

Keystone Opportunity Zone

- **Re-designation of the KOZ at the Business Park
- **KOZ expiration date extension for Lot#8; approvals secured from P-O Area School, Rush Township, and Centre County Government.

Leases Renewed (MVEC/MCRBC)

- | | |
|-----------------------------|------------------------------|
| **Drucker Co. (2yrs.) | **DuBois Business College |
| **Diamondback | **Nittany Laser Technologies |
| **American Home Patient (3) | **MVEMS |
| **Strive REO | **Orkin |
| **Finger Lakes Chemical | **Organic Climbing |
| **Nickerson Fine Homes | |

MVEDP Re-Certified by PEDI/DCED

**There are only 52 certified economic development organizations in the Commonwealth and the MVEDP remained one of those in 2015

Moshannon Valley Regional Business Center

**Continued 100% occupancy during the year through November

Moshannon Valley Revolving Loan Fund Program

- **Four loans approved in FY 2015
- **MVEMS #7, UMI Performance #2, Genna Ice, and Walker Lumber Co.

Housing Rehabilitation Programs

- **Eastern Clearfield County Project was successfully closed out with DCED
- **Philipsburg/Rush Township project was initiated and five homes were completed, and three families are being processed.

Key Accomplishments
Continued from Page 2

Former Philipsburg Area Hospital

**The MVEDP continued to work with state and local officials to arrange the MVEDP’s future involvement with the site; demolition was completed by the PA DGS and a draft agreement was put together by DGS for the MVEDP to temporarily control the site for economic development purposes.

PREP

**PREP funds received to assist existing businesses

JOBS1stPA

**Funds received; used to gauge the training needs of area businesses.

MVEC Improvements

**3,500 sf. of new rubber roof installed, other repairs made

MVEDP Annual Spring Awards Luncheon

**Great attendance, successfully recognized area businesses

DuBois Business College

**MVEDP Scholarship funding provided.

Genna Ice

Continued from Page 1

Congratulations go out to Gene and Jakob Genna and Paul Brimmeier! It was disappointing when the MVSBS was closed last February as that facility is one of the finest bowling and indoor family entertainment facilities in all of central-Pennsylvania. The MVEDP is pleased to be working with Gene, Jake, and Paul on getting the facility reopened.

Executive Director Continued
Continued from Page 1

gain control of the 14.77 acre site. The most recent meeting with DGS officials was just held on Thursday, February 4th in Harrisburg. It was terrific for DGS Secretary Curt Topper to be involved in the meeting.

As a way of watching out for the best interests of Pennsylvania’s taxpayers, the state legislature has enacted legislation that mandates that for any state property to be divested or sold, there must be two actions that occur: the property sale must be approved by the state legislature, and second, the State Government Committee headed up by Rep. Darryl Metcalf, must be shown proof that the sale is based upon the fair market value.

There have been two appraisals completed of the former hospital site, one in mid-2015 and the other less than one month ago. One appraisal is for \$600,000 and the other is for \$100,000. Because of this wide disparity in the appraised values, the state DGS has ordered another appraisal to be completed.

The MVEDP believes that there will be both acquisition and development costs associated with creating a business park out of the former hospital property. If the purchase price comes in at \$350,000.00 and there are \$250,000.00 of development costs, the total project cost will be \$600,000.00. The per acre development cost becomes \$40,623.00. The land within our Regional Business Park has been selling since 2001 for \$22,000-\$25,000/acre and it has the Keystone Opportunity Zone tax-free designation. It won’t make any sense for the MVEDP to pursue the development of the former hospital site if the land can’t be sold due to an asking price that is inconsistent with local market conditions.

We plan to continue to put forth every effort to secure the former hospital site to make it available for future economic development and as a non-profit organization, our goal continues to be job creation and/or job retention.

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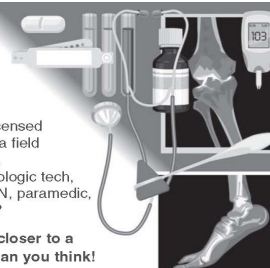
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The Anonymous People

Free Screening

3:00 p.m.—February 21, 2016

The Rowland Theatre

127 N. Front Street, Philipsburg

They live next door. They work in the next cubicle. They are leaders in our communities. Every day, people achieve recovery from substance abuse. For too long, the stigma of addiction has kept them silent. Join us for a free showing of this powerful message and an open discussion on strategies and solutions for Centre and Clearfield Counties.

The Anonymous People is a featured documentary film about the 23 million people living in long-term recovery from alcohol and other addictions.

- *Bring your friends
- *Come watch the film
- *Be a part of the new paradigm of hope
- *Join us for a panel discussion following the movie

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MVEDP Approves Two Loans From RLF Program

The MVEDP's Revolving Loan Fund Committee recently approved loans to two area businesses: Walker Lumber Company, Inc. and Genna Ice, Inc. A loan of \$69,300.00 was approved to Walker Lumber for the purchase of new technology that will make the company more efficient by reducing the amount of waste when the cutting equipment makes the first cut on all of the logs that go through the sawmill. The MVEDP partnered with the Clearfield County Industrial Development Authority on the loan as the CCIDA also approved a loan of \$69,300.00.

The RLF Committee also approved a loan to Genna Ice, Inc. in the amount of \$100,000.00. That loan is for the acquisition of the property located at 141 Enterprise Drive, the former Moshannon Valley Super Bowl property.

Since 1989, the MVEDP's loan committee has been chaired by Tom Scott. Other RLF Committee members include: Jerry McKinney, Jim Pollock, Bill Jones, Rusty Christoff, Jeff Herr, Gary Turner, Bryan Bennett, and AJ Czap.

Drug Addiction's Impact on the Workplace & Communities

Over the past five years, the staff of the MVEDP have met with numerous business officials from the Moshannon Valley region and many have mentioned the drug problem in the area and its impact on the workforce. Many young people are unable to pass drug tests which makes them unable to secure good employment thereby causing workforce issues to area businesses.

At 3:00 p.m. on Sunday, February 21st, at the Rowland Theatre there will be a free screening of the movie *The Anonymous People*, a feature documentary film about the 23 million people living in long-term recovery from alcohol and other addictions. There will be a panel discussion following the movie.

There is a small group of local citizens that is very concerned about the drug problem in the area and they have formed a team called Taking Back our Towns. They are working with officials of the Centre County Drug and Alcohol office, the Clearfield-Jefferson Drug & Alcohol Commission, and Skills of Western PA. The MVEDP is hopeful that our community will rise up against this serious problem.

MVEDP Election Continued from Page 1

First Vice President, Michael Kovalcin, Vice President, Jared Ricotta, Vice President, Laura Holden, Treasurer, and Jim Pollock, Assistant Treasurer.

Congratulations to these area residents who volunteer their time to serve on the MVEDP's executive committee and board of directors.



Front Row: Robert Steward, Steven Lynch, Rusty Christoff, Karen Blair, Laura Holden, Jared Ricotta

Second Row: Rick Kistler, Michael Kovalcin, Bryan Bennett, Tom Scott, Jim Pollock, Jeff Herr, Bill Jones, John Shimko, Jerry McKinney

MVEDP Selects DuBois Business College Scholarship Recipients



Seated left to right: Kristen Balliet, Stephen Pollard
Standing left to right: Jan Pepperday, DBC, Stan LaFuria, MVEDP

The Partnership recently selected two DuBois Business College students as the recipients of its scholarship funding for fiscal year 2015/16. Kristen Balliet and Stephen Pollard were selected to receive the scholarships of \$1,000 each. The DuBois Business College operates a first class educational facility within the Partnership's Enterprise Center.



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The Caring Healthcare Network
UMI Performance Inc.
Vaux Electronics
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DIXONCOM Sets up Incubator

The MVEDP would like to recognize Annette Bickle and Ethan Dixon of DIXONCOM for their efforts to set up a technology incubator in the Philipsburg downtown. This facility is very much like the facilities that are springing up today in more technologically based areas such as State College. The DIXONCOM technology incubator includes furnished offices, high speed Internet access, phone answering service, receptionist, off-street parking, conference room and a number of other services. The facility is located at 220 N. Front Street, and Annette and Ethan can be reached at 814-287-1038.