

MOSHANNON VALLEY PROGRESS

Late Summer 2024 Issue

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Executive Director's Message



I am pleased to be back to work for the MVEDP after having been off work for three months. I was away from the

office for the months of April, May and June. On April 1st, I had a major lower spine surgery to try and resolve a serious problem with my right leg. Many months of recovery are ahead of me and I have not yet had any relief to the problem with my leg.

For the first two months when I was off work, I was able to do some MVEDP work from home. During the third month of my absence, it was advised that I not do any work and instead focus on my recovery. For the first time in my 42-year working career, there were two weeks in a row where I did not do any work for my employer.

I want to thank Sherrie Beals, Sharon Yingling, and Dave Baughman of our staff, and the officers of the MVEDP who kept us current with our work. Those officers included Dustin Minarchick, President,

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Corridor O Needed Now?

There have been recent discussions about the transportation network that serves the greater Philipsburg/Moshannon Valley region. There is an exorbitant amount of traffic through Philipsburg on Rt. 322, Rt. 53, and Route 350. Maybe it's time that the Corridor O four-lane highway project be revisited.

During a five-year period from 1999 to 2004, local, state, and federal officials worked on the Corridor O

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Future Land Development Still a Priority of the MVEDP

The MVEDP has made an offer to purchase land along PA Route 504 for the development of another business park. The landowner involved has not been able to move forward with a land sale because of the time needed by Rush Township government to enact a solar zoning ordinance. The board has made it clear that the staff should be on the lookout for any site that could be developed into a business park, and the staff continues to investigate potential development sites.

Executive Director's Message Continued from Page 1

Wanda Ryen, Vice President, Eric White, Treasurer, and Robert Maltais, Assistant Treasurer.

I recently read an article that appeared in the PA Business Central publication titled: "The Vital Role of Development Corporations in Economic Growth." The ABCD Corporation was named for their work in Blair County, and the Bedford County Development Association for their work in Bedford County. When I think about the great history of the MVEDP and the work that we have done here over the past 36 years, I become very prideful. We should all be proud of the work that we have done to stimulate private investment, entrepreneurial success stories, and the creation of the development tools that made it possible for private sector businesses to locate and flourish here. The MVEDP was fortunate to work with some very talented entrepreneurs and leaders of the businesses that were started here, and with the talented leaders of the companies that have been in this area for many years.

MVEDP Board of Directors Tenure

	<u>First Year</u>	<u>Tenure Thru Nov. 30, 2024</u>
Bill Jones	1988	36 Years
Robert Steward, Jr.	1991	33 Years
Jeff Herr	1999	25 Years
John Shimko	2004	20 Years
Gene Wardo	1998-2011	13 Years
	2019	5 Years
Karen Blair	2007	17 Years
Rusty Christoff	2011	13 Years
Steve Lyncha	2012	12 Years
Bryan Bennett	2014	10 Years
Dustin Minarchick	2016	8 Years
Wanda Ryen	2018	6 Years
Josiah Jones	2021	3 Years
Eric White	2023	1 Year
Robert Maltais	2023	1 Year

MVEDP Board Members with State Representatives at 36th Annual Dinner Event



Front Row: Bryan Bennett, Karen Blair, State Representative, Scott Conklin, State Representative, Dallas Kephart, Dustin Minarchick, Wanda Ryen, John Shimko
Back Row: Josiah Jones, Robert Maltais, Eric White, Bill Jones, Jeff Herr

MVEDP Board of Directors Votes in Favor of a Solar Ordinance in Rush Township

During a two-day period in May, the MVEDP's board of directors conducted an internal poll to determine the board's stance on Rush Township's proposal to enact a solar zoning ordinance. This new ordinance would provide guidelines and requirements that anyone interested in pursuing a solar project within the township would need to abide by. The board voted in favor of Rush Township's work to create a new solar zoning ordinance.

MVEDP Seeks Candidates for Upcoming Board Election

Each year, the MVEDP conducts an election of board members. The MVEDP's dues-paying members vote for the board candidates. The election will be held in October. We are seeking candidates for the board election. The MVEDP normally has a board of 15 members. The board currently has 14 members as Jim Pollock (36-year board member) resigned earlier this year. If you would like to be a candidate for the board, or if you know of someone who might be a good board member, please contact the MVEDP office.

**Corridor O Needed Now?
Continued from Page 1**

highway plan. Corridor O was to be a four-lane highway connection from Interstate-99 in Centre County to Interstate-80 in Clearfield County. PennDOT, and numerous engineering and environmental consulting firms worked to devise a four-lane highway plan that would connect the two interstates. It was reported that the cost of the five-year Corridor O planning effort was \$25 million. That effort resulted in a proposed route of Corridor O through the two counties. The MVEDP still maintains an entire box of files from the Corridor O planning effort. The Corridor O project will only happen if the citizens of this area and our elected officials decide that it is a project that must be pursued for the safety and health of the citizens who live here.

SAVE THE DATE

The Moshannon Valley Economic Development Partnership cordially invites you to attend a breakfast event featuring:

**U.S. Congressman
Glenn “GT” Thompson**

- Time:** 8:00 a.m.
- Date:** Friday, October 25, 2024
- Place:** The Philipsburg Elks Lodge & Country Club
- Fee:** \$10.00

Please save the date! We are very much hoping for a full room of attendees that want to hear about the key issues facing our federal government. A formal invitation will be sent to our members at a later date.

MVEDP to Survey Businesses Located Within the Moshannon Valley Regional Business Park



The MVEDP wants to know a key financial benefit of the Regional Business Park: the amount of tax dollars that are returned to government from the businesses located there. Property taxes and wage payroll taxes are the key focus of the survey. Approximately a year ago, the MVEDP did a preliminary investigation into the taxes paid and determined that \$4.18 million per year is paid by the employees and businesses located at the Regional Business Park. The survey of businesses will enable the MVEDP to determine the exact amount paid in taxes each year. Federal income taxes will not be included in the survey.

The MVEDP wants to use the tax payment information in its work to secure new grant funding for the development of another business park. Government investment in the creation of new business parks is a very wise investment of taxpayer dollars. The Regional Business Park was built at a cost of \$2.1 million and there was \$1.7 million of grants involved. Compare that \$1.7 million number to the preliminary taxes generated: \$4.18 million per year. The taxpayers of the state should very much want its government to invest in business park development projects.

Business Tenants Changing Their Space Footprints at the MVEC



Business tenants that occupy space within the Moshannon Valley Enterprise Center are changing the amount of space that they rent.

The MVEDP recently learned that American Home Patient (now Lincare) will significantly downsize the space that it rents at the Moshannon Valley Enterprise Center. Their downsizing of space can be directly attributed to the COVID 19 epidemic and the need to have employees working from home. Lincare has now determined that it can be just as efficient in the management of its customers by having the employees remain working from home. The downsizing has not impacted their employment numbers.

Lincare has occupied space at the MVEC since September 2001, a period of almost 23 years. Back then, the company was having difficulties with a previous landlord and decided to look for other space to rent. The company will vacate an area of 12,147 square feet and continue renting an area of 5,900 square feet at the Enterprise Center.

Two companies have recently expanded the amount of space that they rent: ShipItDone and PolyK Technologies. They have rented an additional 16,000 square feet of space. They are also adding new employees to their workforces.

The MVEDP is aware of another business tenant of the MVEC that is considering an expansion and the staff awaits the opportunity to assist them with their project. More news about this potential business expansion will be released in the near future.

The MVEDP still has some space for lease at the Enterprise Center so contact our office if we can assist you with your space needs.

Renovations Continue at the Moshannon Valley Enterprise Center

The Moshannon Valley Enterprise Center was placed in service to the MVEDP in 1988. Every year, there is renovation work completed to address building issues that might impact the business tenants of the MVEC.

The MVEDP continues to pursue major improvements at the Enterprise Center. There is currently a restroom renovation project that was just completed at a cost just over \$57,000.

Two new rooftop HVAC units will also be replaced at a cost of almost \$40,000. Other improvements are being pursued that will cost approximately \$145,000.00.

Real Estate Taxes to be Paid Soon

The MVEDP is a non-profit organization, but it is liable to pay its fair share of property taxes. The MVEDP is one of the top taxpaying businesses in Rush Township. For Fiscal Year 2024, the MVEDP will pay **\$68,043.62** in property/school taxes. Over a ten-year period from 2015 through 2024, the MVEDP paid **\$611,527.23** in taxes to support local governments and the Philipsburg-Osceola Area school district.

Revolving Loan Fund Program Available to Area Businesses

The MVEDP has administered a revolving loan fund program since 1990. The MVEDP likes to partner with the banking professionals on projects that will strengthen local companies. Funds can be used for land and building projects, working capital, and machinery and equipment purchases. The MVEDP offers a below-market interest rate in exchange for job retention and job creation. Contact the MVEDP office if we can assist you with a very competitive loan for your project.

IN THE SPOTLIGHT



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MVEDP "2014 Entrepreneur of the Year"
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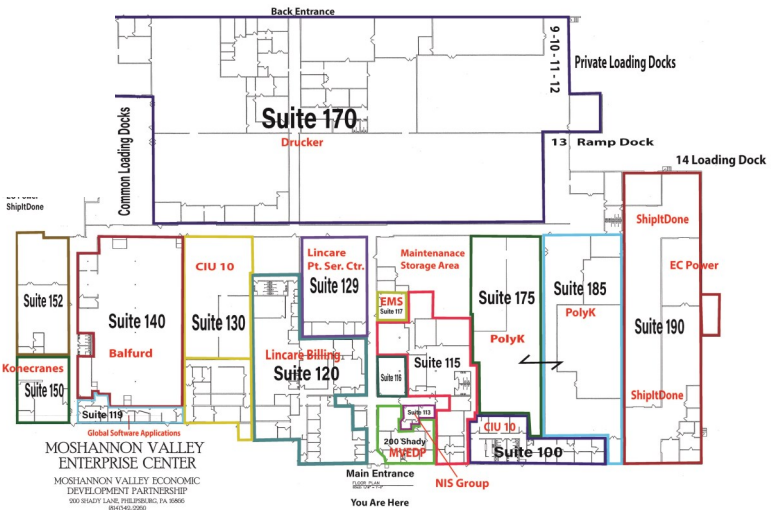
Route 53 Houtzdale-Madera Hwy.
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378-5600

\$5 Large Bucket (72 Balls)
\$3 Small Bucket (36 Balls)

Tenants & Lease SF at the Moshannon Valley Enterprise Center

American Home Patient/	
Lincare (Suite 120/129)	18,052 SF
Balfurd, Inc. (Suite 140)	10,000 SF
CIU 10 (Suite 100)	10,100 SF
Drucker Diagnostics (Suite 170)	74,033 SF
EC Power (Suite 190)	5,700 SF
Global Software App (Suite 119)	1,525 SF
IWOM Outerwear (Suite 113)	460 SF
Konecranes (Suite 150)	2,935 SF
Moshannon Valley EMS (Suite 117)	675 SF
PolyK Technologies (Suite 185)	22,838 SF
ShipItDone, LLC (Suite 175)	13,926 SF
Skills of Central PA (Suite 115)	6,100 SF

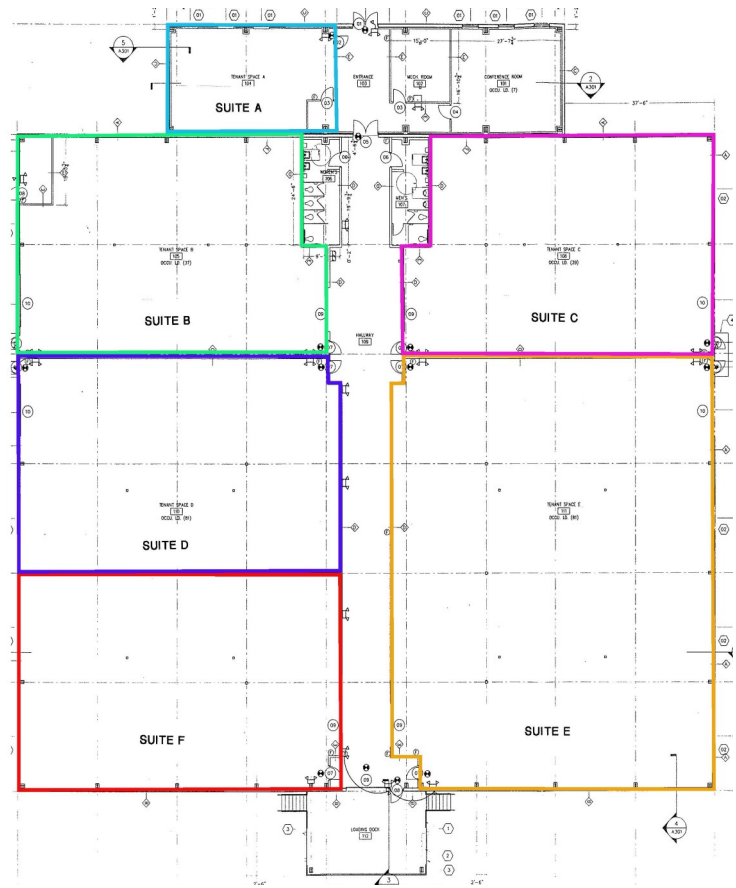


Lease Space Available: Suite 120 - 12,147sf, Suite 152 - 4,925sf, Suite 130 (Front) - 3,360sf

Tenants & Lease SF at the Moshannon Valley Regional Business Center



Advanced Powder Products	8,017 SF
(Suite E)	
Creotek	8,892 SF
(Suite A, Suite C & Suite F)	
Diamondback	12 Parking Spaces
Nittany Laser	7,732 SF
(Suite B, Suite D)	
Conference Room	621 SF



Thank You Members

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

Renewals 2nd Quarter

Ace Hardware Company
 American Roofing, Inc.
 Belding & Mull, Inc.
 Big Rock Swing & Ping
 Boggs Township
 Cen Clear Child Services
 Central Steamer
 Centre County United Way
 Centre Foundation
 Chamber of Business & Industry
 Charles A. Jones Insurance Agency
 Clearfield Wholesale Paper
 Clearly Ahead
 CMT Laboratories, Inc.
 CNB Bank
 Coleman's Asphalt Seal Coating
 Creotek, LLC
 Cutting Edge Machining Solutions
 David Reid, Inc.
 Douglas Explosives, Inc.
 Drucker Diagnostics
 Front & Centre Productions, Inc.
 Fulton Bank
 Genna Ice, Inc.
 Geo Tech Engineering, Inc.
 Glendale Industrial Development Association
 Glenn O. Hawbaker, Inc.
 Happy Valley Adventure Bureau
 Happy Valley Mini Golf
 Harpster of Philipsburg
 Houtzdale Heating & Air

Continued on Page 8

Welcome New Members

2e Business Solutions, LLC

204 Kirk Street
 Houtzdale, PA 16651
 814-765-852
 Dave Twoey, President
 Email: dave@2ebusinesssolutions.com
 Printing, Office Machines Sales & Service

Cooper Aerial Services, LLC

76 Larson Road
 PO Box 270
 Kylertown, PA 16847
 814-345-1167
 Sandy Little, Office Manager/Project Manager

Mark J. Rusnak Excavation

486 Rusnak Lane
 Philipsburg, PA 16866
 814-280-5181

Chamber Member Benefits

- ChamberChoice:
 - Group Health Insurance
 - Dental
 - Life/Disability Insurance
 - Vision
- OnDemand Energy Solutions:
 - Electric Savings Program
- Free listing in our online business directory
- Invitation to all MVEDP events
- Email blasts to chamber members.
- E-communications concerning:
 - Seminars
 - Training opportunities
 - Export opportunities
 - Funding opportunities
- Voting rights for MVEDP board of directors
- Quarterly newsletter which provides information about potential new business opportunities
- Free advertising in the MVEDP's newsletter
- Sponsorship opportunities which is inexpensive advertising
- The benefit of the MVEDP's work to lobby for pro-business causes
- The benefit of the MVEDP's business connections to state and federal agencies

Thank You Members

Continued from Page 7

Keller Engineers, Inc.	Olenick's Printing	Samuel J. Lansberry, Inc.
Keller Williams-Rob Miller Real Estate, LLC	PA American Water Co.	Skills of Central PA
Leadership Centre County	Penn Highlands Clearfield	Sneath Fire Safety Equipment, Inc.
Lee Industries, Inc.	Penn Terra Engineering, Inc.	Snelick Construction Services, LLC
Lezzer Lumber Company	Philipsburg Borough	Stahl Sheaffer Engineering, LLC
Lewis Paving & Sealing	Philipsburg Kiwanis Club	The EADS Group
Long Motor Buses, Inc.	Philipsburg Marble & Granite	The GEO Group
M&T Bank	Philipsburg True Value	The Juniata Valley Bank
Mary Kay's Catering	Pizza Hut	Thompson Law Office, LLC
Mike Baron	PMG Pennsylvania	Walter Hopkins & Company
Moshannon Valley EMS	Providence Engineering Corporation	Wasson Insurance Group
Moshannon Valley Pharmacy	RC Bowman, Inc.	
Natafo, LLC	Rusty's Oil & Propane	
Nittany Clothiers, Inc.	Ryen Realty	



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