

MOSHANNON VALLEY PROGRESS

Spring Issue

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MVEDP Honors Philipsburg Borough at Annual Dinner Event



Left to Right: Dr. Karen Blair, MVEDP President, Luther Gette, Borough Councilman John Streno, Mayor of Philipsburg, Jerry Lese, Borough Council President & MVEDP Board of Directors

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Just over 100 people attended the 35th annual awards event of the Moshannon Valley Economic Development Partnership. The event was held on Thursday, April 24th and took place at The View in Decatur Township.

"The MVEDP's annual awards event provides the board of directors and staff with an opportunity to recognize area people and organizations that are doing great work for the area," said Karen Blair, PhD., President of the MVEDP board of directors. "The event is a great networking opportunity for business leaders,

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Executive Director's Message



The staff and I were very pleased to participate with our board of directors in two events within a 15-day period: our 35th Annual Dinner event held on April 24th, and then the May 9th ground-breaking ceremony for the Graystone Philipsburg project. There are separate stories about these two events within this Spring 2025 newsletter.

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OFFICIALS BREAK GROUND AT GRAYSTONE PHILIPSBURG SITE



Left to Right: Bill Jones, Gene Wardo, Wanda Ryen, Dr. Karen Blair, Jeff Long, Bryan Bennett, Robert Maltais, Eric White, Dr. Robert Steward.

On Friday, May 9th, owner Jeff Long and officials from the greater Philipsburg/ Moshannon Valley region broke ground on the new Graystone Philipsburg development. The Graystone Philipsburg project is located in Rush Township at the former Philipsburg Area Hospital site.

“We are pleased to be under construction now with our Graystone Philipsburg project,” said Jeff Long, Owner. “This site offers us a great location for our development and market conditions are right for this type of housing development” he said.



The Graystone Philipsburg development will consist of a five-story building with apartments for rent for people aged 55 and older. There will be a total of 66 apartments available including both one- and two-bedroom units. There will be twelve under-roof parking spaces available also. Future plans may include the development of cottage homes around the perimeter of the site.

“We are very pleased to have Jeff Long and the Graystone Philipsburg project here in our region,” said Karen Blair, President of the board of directors of the Moshannon Valley Economic Development Partnership. “It was the MVEDP that sold the land to Jeff,” she said.



Executive Director's Message

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It was terrific to honor Sherrie Beals at our annual dinner event on April 24th. That exact date marked the 25th anniversary of Sherrie's employment with the MVEDP. Sherrie has been a valuable asset to the MVEDP over the years especially because she handles our finances. We have had "clean" independent audits of the MVEDP's finances every year and she is the key reason why.

On Friday, February 7th, I was pleased to meet with Dan Potutchnig, the superintendent of the Philipsburg-Osceola Area School District. Dan had asked to meet to talk about the school's involvement in economic development work over the years. It is very important to point out to him that a manufacturer now located within our Business Park, PMG PA Corporation, is in the Park because of the PO School's prior approval of the Keystone Opportunity Zone designation. The school-approved KOZ designation was a difference-maker in the European owner's decision to locate the company to the business park rather than in eastern Centre County.

CIU10 Readies for Expansion at Enterprise Center



The Central Intermediate Unit 10 (CIU10) has been a business tenant of the MVEDP's Enterprise

Center facility since August 2021. CIU10 began with two rented spaces totaling 5,500 sf. In June, CIU10 will begin leasing a total area of almost 25,000 sf. The MVEDP is working to assist CIU10 with their space needs while their building project continues to be developed. CIU10 is planning to build a new administration building at the site of the former Philipsburg-Osceola Junior High building along Sixth Street.

GEO Moshannon Valley Facility Update



The GEO Group - Moshannon Valley Processing Center

On March 18th, Robert Maltais of the MVEDP board of directors, and Stan attended the GEO Moshannon Valley Community Relations Board meeting. We learned that Leonard Oddo, Facility Administrator, was the recent recipient of an award to recognize him as the top facility administrator in the entire GEO system. Mr. Oddo has been at the GEO Moshannon Valley facility since 2021.

When the MVEDP first worked to recruit GEO's predecessor Cornell Companies to the Moshannon Valley, it was always about the jobs that this company would make available to the people of this region. There was projected to be 220 jobs available. We can still remember the job fair held by Cornell Companies when over a thousand people attended to try and get their name in to be hired there.

Mr. Oddo of GEO Moshannon Valley reported that there are now **385 employees** at the GEO facility. There are also approximately 20 federal ICE agency jobs there too. One additional item reported by Oddo was that the facility was recently audited by the federal government. Hundreds of review items were included in the federal audit form. GEO Moshannon Valley passed this audit test without any findings.


Congratulations to Mr. Lenny Oddo and his team at GEO Moshannon Valley.

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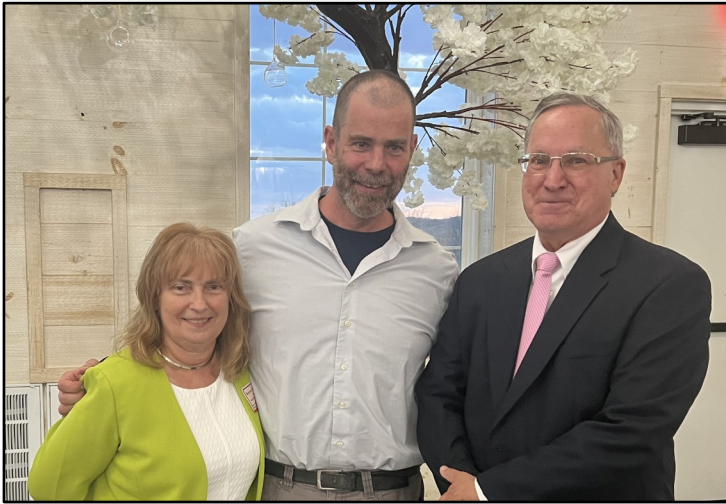
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MVEDP Recognizes Philipsburg Borough

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Left to Right: Karen Blair, PhD., MVEDP President, Don Heaney, Ph.D., President & Co-Founder of Advance Powder Products, Stan LaFuria, MVEDP Executive Director.

government officials, and for all of those in attendance,” she said.

Corporate sponsors of the event included CNB Bank, First National Bank of PA, Fulton Bank, and Mid Penn Bank.

The MVEDP provided its award for outstanding community revitalization to Philipsburg Borough. The award read: “To recognize Philipsburg Borough for your outstanding community revitalization work that involved the acquisition of dilapidated properties and the removal of blighted commercial and residential structures throughout the Borough.”

Philipsburg Borough used the power of eminent domain to get control of fifteen properties in the Borough, both commercial and residential. Those fifteen properties were cleared of unsafe structures and included eight residential and seven commercial properties. The former Sixth Street School building was cleared (minus the gymnasium) and has now been sold to the Central Intermediate Unit 10 who will build a new administrative building at that site.

Four commercial structures were cleared in the area of lower Presqueisle and Water Streets. Those properties were then sold to Lee Industries for \$270,000.00.

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Thank You Members

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

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Thank you to the Sponsors of the MVEDP’s 35th Annual Awards Dinner



First National Bank



Welcome New Members!

AllSpice Catering of PA

419 N. Centre Street
Philipsburg, PA 16866
Steven Moore
814-287-3021

Dr. Karen Blair

411 Arbor Way
State College, PA 16803

Electric Workz, LLC

4760 Philipsburg Bigler Hwy.
West Decatur, PA 16878
Justin & Brandi Conaway
814-205-3164

Lynn Herman

638 E. McCormick Avenue
State College, PA 16801

Realty One Group Landmark—Amy Doran

220 E. Presqueisle Street
Philipsburg, PA 16866
Contact: Amy Doran
Phone: 814-343-6842

Realty One Group Landmark—Rob Miller

220 E. Presqueisle Street
Philipsburg, PA 16866
Contact: Rob Miller
Phone: 814-571-3391

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Tim Decker
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MVEDP Office Manager Reaches 25-Year Milestone



On Thursday, April 24th, Sherrie Beals of the MVEDP staff achieved the 25-year milestone working for the MVEDP. Congratulations Sherrie on your 25 years of service to the MVEDP.

Moshannon Valley Enterprise Center Upgrades

The MVEDP is currently out for bids on three projects at the MVEC: HVAC unit replacement, asphalt repairs, and roof replacement work. Every year during the summer months, the MVEDP pursues the roof replacement and asphalt repair work to keep up with these major capital project needs. One new HVAC unit will be provided on the roof of the MVEC. There are 70 units total on the roof.

Congratulations to Fred Ferguson of Moshannon Valley Emergency Medical Services

The MVEDP congratulates Fred Ferguson, Manager at MVEMS for the state-wide award that he recently received: 2025 EMS Educator of the Year Award by the PA Department of Health, Bureau of EMS, and the PA Emergency Health Services Council. Outstanding, congratulations Fred.

Full-Time Maintenance Position Available at the MVEDP

The MVEDP's full-time maintenance staff person Rich Dixon is retiring on Friday, May 30th. The MVEDP is hoping to fill this position before the end of June. Applicants should apply before June 13th.

Young Oaks Brown Completes FY 2024 Audit of MVEDP

In early FY 2024, the MVEDP hired the accounting firm Young Oaks Brown to complete the Fiscal Year 2024 annual audit. The audit was completed by March 1st and then presented to the MVEDP board on Tuesday, March 18th. Jamie Johnson of YOB presented the audit to the board of directors.

The MVEDP received a clean unmodified opinion which is the best opinion that can be received by a business. The MVEDP is on solid financial ground and that can be attributed to the MVEDP's board of directors and the staff's work to oversee all financial transactions, and to ensure that all accounts are receiving the best return possible. Sherrie Beals of the staff deserves a great deal of credit for the clean audits as she handles the financials of the MVEDP.

MVEDP Board of Directors FY 2025

	<u>First Year</u>	<u>Tenure Thru Nov. 30, 2025</u>
Bill Jones	1988	37 Years
Robert Steward, Jr.	1991	34 Years
Jeff Herr	1999	26 Years
John Shimko	2004	21 Years
Gene Wardo	1998-2011	13 Years
	2019	6 Years
Karen Blair	2007	18 Years
Rusty Christoff	2011	14 Years
Steve Lyncha	2012	13 Years
Bryan Bennett	2014	11 Years
Dustin Minarchick	2016	9 Years
Wanda Ryen	2018	7 Years
Eric White	2023	2 Years
Robert Maltais	2023	2 Years
Jerry Lese	2024	1 Year
Ryan Scaife	2024	1 Year

MVEDP Sets the Interest Rate On Its Loan Program

The MVEDP's Revolving Loan Fund Program has been available to local businesses since 1991. This matching loan funding can be used for working capital, machinery and equipment purchases, and for land acquisitions and building projects.

The new interest rate for the program **has been set at 4%**. Jeff Herr is the chairman of the MVEDP's revolving loan fund committee. Other loan committee members include: Bill Jones, Rusty Christoff, Dustin Minarchick, Bryan Bennett, Robert Maltais, and Gary Turner

One of the best features of the RLF program is its quick turnaround time. Once a completed application is received by the MVEDP, a meeting of the committee is called and if the loan is approved, the loan proceeds can be available to the borrower in less than 30 days.

Contact the MVEDP office at 342-2260 if you have a business that needs matching loan financing for a project.

Electric Workz, LLC Officially in Business in the Moshannon Valley



Congratulations to Brandi and Justin Conaway on their new startup business Electric Workz, LLC! This new electrical contracting

business is located along PA Route 322 west of Philipsburg. The Conaway's were pleased to join the MVEDP as a dues-paying business member. The MVEDP's staff had previously worked to direct the services of the Ben Franklin Technology Partners office and the Small Business Development Center of Clarion to Brandi and Justin. The MVEDP is very pleased to have Electric Workz operating in this region.

MVEDP Recognizes Philipsburg Borough

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That amount was the exact amount that the Borough spent to demolish the buildings and clear the sites. The taxpayers were paid back in full for the money spent to revitalize those sites. The MVEDP, as the lead non-profit economic and community development organization in the Moshannon Valley region, worked with Lee Industries and Philipsburg Borough to facilitate this real estate transaction.

Philipsburg Borough allocated just over \$700,000 for the revitalization of the fifteen sites, and most of that money has been returned to the Borough. The Borough was also recognized for providing \$230,000 in financial assistance to non-profits in the area during the pandemic.

Guest speaker at the dinner was Don Heaney, Ph.D., president and co-founder of the manufacturing company Advanced Powder Products, Inc. (APP). APP is located within the MVEDP's Moshannon Valley Regional Business Park. The company currently employs just over 170 people.

Stan LaFuria, Executive Director of the MVEDP, introduced Mr. Heaney at the dinner. "Mr. Heaney is a world-known technical and entrepreneurial leader in Metal Injection Molding (MIM). He has unusual skill in metallurgical application engineering. He was able to successfully commercialize the use of MIM, 3D metal printing, unique alloy sintering, MIM furnace design, and MIM process automation/quality for mass production. The company has patents in MIM and precision casting, and Mr. Heaney was the editor and author of the book "Handbook of Metal Injection Molding," he said.

Mr. Heaney spoke of the capabilities and history of Advanced Powder Products (APP). The company was started twenty-five years ago in Philipsburg and has grown to over 190 employees with an additional 20 positions open. It was in 2002 that APP purchased a lot in the Moshannon Valley Regional Business Park and then built a 5,000 square foot manufacturing facility which has since been expanded to over 60,000 sf. with an additional 30,000 sf. currently under construction. For more information about APP and to view the available positions visit: <https://advancedpowderproducts.com/>.



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DEVELOPMENT PARTNERSHIP
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