

# MOSHANNON VALLEY PROGRESS

Fall Issue

Volume 24 Issue 4



## Executive Director's Message



I am pleased to announce my retirement from the Partnership effective December 31, 2025. My 35<sup>th</sup> year of service to the Partnership will be

completed on November 30<sup>th</sup>. What a great ride it has been! One thing that makes me smile is the fact that I was able to successfully work with great boards of directors over the years. There is a lot of talent on the board and for me to be able to say that I was able to manage our work with them for 35 years makes me smile and say "be proud!"

I have been asking myself "is the area better now than when I got here in December 1990?" I want to say YES, it is a better place now and the MVEDP was right in the middle of many projects that improved the region. The board of directors was always willing to get involved in projects that they thought would better the area. There was the standard work of developing and managing multi-tenant buildings and business park sites. But then there was our creation of the Philipsburg Main Street Program, Philipsburg and Eastern Clearfield County housing rehab programs, and assisting the YMCA with getting a new gymnasium built, all projects that we were a part of. We expanded

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## MVEDP Board of Directors Election Results

In October, the MVEDP held its annual board of directors election. Ballots were sent to the dues-paying members of the MVEDP. There were six candidates for the five seats available and four of those candidates were incumbents wanting to retain their seats on the board.

The four incumbents did in fact retain their seats: Jeff Herr, Bill Jones, Karen Blair, and Gene Wardo. The other two candidates in the election were Shelly Hansel of Walter Hopkins & Company, and

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## CIU10 Now Completely Set Up at the MVEC



The Central Intermediate Unit 10 is now completely set up within almost 25,000 square feet of space at the Enterprise Center.

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## Executive Director's Message

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our work to include community development projects along with our economic development work.

It was amazing to work with the entrepreneurs that set up their businesses here in the Moshannon Valley region. The MVEDP had the tools to assist them and it was a great match. Custom Castings and Mike McKinney, Bill Smeal of Smeal's Enterprises, Diamondback Truck Covers and Ethan Wendle and Matt Chverchko, Advanced Powder Products and Don Heaney, Ryan Kirkwood and UMI Performance, Josh Helke and Organic Climbing, and Drucker Diagnostics and the Moscone family who brought their business here from Miami, Florida.

Our business recruitment work was successful too. Sinterstahl GmbH of Germany, Cornell Companies, now GEO Moshannon Valley of Boca Raton, Florida, and Cable Manufacturing & Assembly Company of Bolivar, Ohio to name three businesses that came to our region. The GEO Moshannon Valley facility and their 407 full-time jobs is vital to our economy.

We also very much enjoyed working with the existing business community with companies like Lee Industries, Nearhoof Machine, and Charles Navasky & Company. And how about the "List of 26," the twenty-six people who had some connection to the Happy Valley region that brought their businesses to our area. We were able to provide them the tools that they needed for their businesses, namely building space, ready to go sites, and financing options.

We have had great staff here at the MVEDP, and they deserve medals for putting up with me for all these years! Sharon has 24 years with the MVEDP, Sherrie has 25 years, and Dave Baughman now has 37 years service. We are also pleased to have Brett Stewart working for the MVEDP now. I would NOT have been able to get anything done had it not been for our great staff. A huge THANK YOU to our staff for helping to keep me straight and for all their work on the successful projects that we were a part of.

The board of directors has already begun the process of finding a new executive director. I am very

confident that a talented person will be hired by the MVEDP. Thank you to all the folks in the community that we partnered with to improve our economy and communities over the past 35 years.

## Graystone Site Work Completed



The Graystone Philipsburg project saw a great deal of site work completed over the summer. Underground storm water retention and drainage systems were installed, and the site was leveled for the future construction of the new residential building there.



Jeff Long, Owner of the Graystone properties located throughout central-Pennsylvania, explained that the plan is to begin construction of the building early next year.

## CIU10 Now Completely Set Up

### Continued from Page 1

The MVEDP was pleased to be able to assist CIU10 with their new office and warehouse facility. Jon Rice and other CIU10 employees have been great to work with over the past year and a half.

## **GEO Moshannon Valley Passes National Reaccreditation Inspections with Flying Colors**

In late September, it was announced that the GEO Moshannon Valley facility would be inspected by the American Correctional Association. The Commission on Accreditation for Corrections (CAC) is the official accrediting body. Currently, ACA through the Commission, accredits more than 1,300 facilities across the United States and the World. These include Federal, state, local, and private facilities of all types and sizes under ACA's standards. GEO Moshannon Valley was voluntarily seeking reaccreditation by demonstrating its compliance with nationally established standards.

On November 6<sup>th</sup>, GEO Moshannon Valley leadership, and corporate GEO officials learned that the local facility here scored a 100% compliance on mandatory ACA standards, and a 100% compliance with non-mandatory ACA standards. While 100% compliance on non-mandatory standards is possible, it is very rare. These high marks demonstrate the commitment, dedication, and professionalism of every person who works within the GEO Moshannon Valley facility. Facility Administrator Lenny Oddo noted these high compliance scores are an amazing accomplishment for the GEO Moshannon Valley facility.

The ACA inspection team consisted of three ACA auditors. In their final audit, the ACA auditors wrote:

- they noted how rare it is for facilities to receive 100% scores on both sets of standards
- they commended GEO Moshannon Valley staff on their professionalism, hard work, and dedication to their jobs
- both food service and health services were commended for smooth running operations

ACA Chairperson Cheryl Lynn Turner noted that the staff take pride in what they do, they have complete knowledge of their duties and responsibilities, are open to any suggestions for improvement, and are professional in their work.

William Leib II, Manager of Contract Administration and Compliance for GEO, upon learning of the clean audits of the GEO Moshannon Valley facility, wrote:

“Please join me in congratulating Facility Administrator Lenny Oddo, Compliance Administrator Ann Butler, and the entire team at GEO Moshannon Valley for a successful reaccreditation ACA audit. The auditors complimented the professionalism and knowledge of the staff, the sanitation and cleanliness of the facility, the ease of reviewing the files, and the dedicated leadership. This successful audit is an outstanding outcome and demonstrates Moshannon Valley's continued commitment to operational excellence. Congratulations Team Moshannon.

## **MVEDP Board of Directors/Staff Working to Find New Executive Director**

With the recent announcement of Stan's retirement, the board of directors has begun the work of finding a new executive director. The Pennsylvania Economic Development Association has been contacted with a goal of having this organization advertise the MVEDP position state-wide. Other advertising avenues will be pursued including Indeed, SEDA-Council of Governments, North Central PA Regional Planning & Dev. Commission, and the PA Industrial Development Authority.

## **Job Advertisement Executive Director Position**

Combination economic development and chamber of commerce organization seeks innovative professional to continue region development initiatives and chamber activities. The new Director must have three years of economic development or chamber of commerce experience and be familiar with federal and state loan and grant programs. Experience in real estate management and development is essential. Director will supervise a staff of five, and report to a fifteen-member board of directors. The selected Director will have experience in the integration of marketing, advertising, and financing, resulting in assistance to existing business owners and entrepreneurs. Ability to maintain and develop relationships with other development organizations, community leaders, governmental agencies, and the community at large must be exhibited by the successful candidate. Salary and benefit package negotiable.

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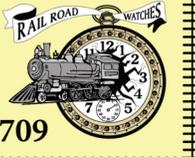
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## Board Election Results

Continued from Page 1

Rob Miller of Realty One. Shelly nudged out Rob by five votes. Shelly will take her new seat on the board beginning with the December board of directors meeting. Thank you to the MVEDP members that voted, and congratulations to Jeff, Bill, Karen, Gene, and Shelly for their election victories.

Interesting to note the different talents and skills of the MVEDP board of directors: banking, real estate, engineering, insurance, marketing, medical, and entrepreneurs who started their own successful businesses. And now a CPA (Shelly) added! The MVEDP is blessed to have a very talented board of directors.

### MVEDP Nominated for CBICC Award

The MVEDP was recently nominated for an award through the Chamber of Business & Industry of Centre County. The nomination was under the non-profit category. The MVEDP did not win the award, it was given to the Centre County Historical Society. Congratulations to the Historical Society on the receipt of the CBICC award. Looking at the recent work of the MVEDP, and the overall successful thirty-seven year history of community and economic development, and the impacts made in this area, it is hoped that the MVEDP might win this award in the future!



### Sharon Yingling Celebrates 24-years of Service to the MVEDP

The MVEDP wishes to acknowledge and congratulate Sharon Yingling of our staff on her recently reaching 24 years of service to the MVEDP.

## Office Space Available at the Moshannon Valley Enterprise Center



Looking for the perfect space to grow your business? We have office space available featuring **multiple private offices**, ideal for professionals, teams, or expanding companies. Convenient location, flexible lease terms, and move-in ready. Contact the MVEDP to set up a tour.

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## 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

## PIDA Announces Fourth Quarter Interest Rates for Loans

Jared Lucas, Executive Director of the PA Industrial Development Authority, recently released the fourth quarter interest rates for state PIDA loans. The interest rates are set based upon market rates in the financial markets

For term loans with a regular amortization:

1---Fixed interest rate for the full term of the loan (up to a 15-year period); the fixed rate option is **5.25%** for the life of the loan.

2---Fixed interest rate for a seven year period set at the 10-year treasury yield. After seven years the rate will reset to the then-current 10-year treasury yield. The reset rate is limited to a 200 basis point increase/decrease. The reset rate is then fixed for the duration of the loan. The current rate for the initial seven year period is **4.25%**.

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## Advanced Powder Products



It is great to see the continued expansion of Advanced Powder Products located within the MVEDP's Moshannon Valley Regional Business Park.



## Thank You Members

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

### Renewals 3rd Quarter

- Ace Hardware Company
- Advanced Powder Products
- Ameri Serv Bank
- Charles A. Jones Insurance Agency
- Chester Hill Borough
- Clearfield County Rec & Tourism Authority
- Foxpro, Inc.
- Glenn O. Hawbaker, Inc.
- Habitat for Humanity for Greater Centre County
- Health Funeral Home
- Mark J. Rusnak Excavation
- Mid Penn Bank
- Natafo, LLC
- King Coal Sales, Inc.
- Olenick's Printing
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## MVEDP Assists Homeland Manufacturing of the State College Region



The MVEDP recently assisted John Bonislawski, Owner of Homeland Manufacturing with an expansion project. Homeland Manufacturing is located in the Benner Commerce Business Park. It was in 2018/19 when the MVEDP worked to secure a state PIDA loan of \$1.3 million for the Homeland Mfg. project consisting of the acquisition of 7 acres of land and the construction of a 25,000 square foot manufacturing facility. That facility is now being expanded by just over 20,000 sf. The MVEDP worked with state PIDA officials to have an existing security/collateral agreement modified to account for the new bank financing involved in the expansion project. Kudos to Mr. John Bonislawski on the expansion of his company and the creation of more new jobs for the people of this region.

merce Business Park. It was in 2018/19 when the MVEDP worked to secure a state PIDA loan of \$1.3 million for the Homeland Mfg. project consisting of the acquisition of 7 acres of land and the construction of a 25,000 square foot manufacturing facility. That facility is now being expanded by just over 20,000 sf. The MVEDP worked with state PIDA officials to have an existing security/collateral agreement modified to account for the new bank financing involved in the expansion project. Kudos to Mr. John Bonislawski on the expansion of his company and the creation of more new jobs for the people of this region.



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DEVELOPMENT PARTNERSHIP  
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## PIDA Announces Fourth Quarter Interest Rates for Loans

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For 10-year term loans with a 20-year amortization period:

1---Fixed rate option is currently **5.25%** for the life of the loan

2---Fixed interest rate for a five-year period. After five years, the rate will reset to the then-current 10-year treasury yield. The reset rate is limited to 200 basis points increase/decrease.

The reset rate is then fixed for the duration of the loan. The current rate for the initial five-year period is 4.25%.

For PIDA – Machinery and Equipment Loans: 5.25% fixed rate for the full term of the loan.

For PIDA – Export Finance Working Capital and accounts receivable lines of credit: 5.25% fixed for a twelve month period.

For Pollution prevention and energy efficiency loans: 2% fixed rate for the full term of the loan.