

# The History of CADC

## 1959

- Founders initiated acquisition of farmland along Wayne Avenue, sold parcel to American Can (Fort James Corp). Individuals realized the need to create an economic development organization.

## 1960

- Chambersburg Area Development Corporation was organized. \$375,000 raised through fund drive.

## 1961

- Original tract acquired for South Main Street Industrial Park.
- Acquired Zook tract.
- Twenty acres along Fifth Avenue was donated to CADC by Pennsylvania Railroad as part of the fund-raising effort.
- Assisted DeRose Industries in construction of facility on Route 11 South.
- Acquired former library and remodeled for Chamber of Commerce.

## 1967

- Purchased property adjacent to Airport.
- Assisted in the construction of the Tracey Fashions Building.

## 1974

- Constructed speculative building that was purchased by Grove Manufacturing.

## 1978

- Acquired 13 acres from Penn Central Railroad to provide access to Zook Farm from Route 11.

## 1980

- Acquired 40 additional acres along Fifth Avenue from Penn Central Railroad.

## 1984

- Extended Progress Road and improved remaining 8.4 acres at South Main Street Industrial Park.

## 1985

- Signed downtown development contract with OK Properties.

## 1986

- Sold lot in South Main Street Industrial Park to United Parcel Service for plant expansion.
- Sold Airport tract.
- Extended waterline to property along Route 11 South.
- Remodeled lower level of Chamber building and paved parking area.

## 1987

- Constructed and sold shell building (optioned two adjacent lots) in South Main Street Industrial Park to Baker Rubber and sponsored PIDA loan.
- Merged Chambersburg Industrial Progress (CIP) with CADC.
- Sold Tracey Fashions building to Jonathan Logan who sold it to Grove Manufacturing.

## 1988

- Sponsored PIDA loan for Loewengart expansion.
  - Committed \$20,000 to Chambers Centre, Inc. (Main Street Program).
  - Provided matching grants for architectural façade drawings in the Central Business District.
  - Signed sales agreement with AMVETS for 7.5 acres off Fifth Avenue.
  - Sponsored construction of the Cumberland Valley Visitors' Station.
- Announced development of Chambers-5 Business Park through a cooperative agreement with Ira Sheffler.

## 1989

- Dedicated Cumberland Valley Visitors' Station.

- Initiated Phase One (4 lot 13 acre sub-division) of the Chambers-5 Business Park.
  - Sold three lots at Chambers-5 Business Park – BPS Group (Gates Rubber), David G. McClure Company, and Office Suppliers.
  - Initiated construction of the 38,400 square foot multi-tenant building.
  - Signed 5-year lease (14,400 square foot) with PAT Equipment Corporation.
  - Sponsored PIDA Loan for Lehman’s Egg Service.
  - Made three-year commitment as ChambersFest Booster.
  - Amended By-Laws to increase life membership fee to \$3,000.
- Designed and bid (\$200,000) Phase One of Fifth Avenue Commercial Center project.

**1990**

- Signed Sales Agreement with Hills Stores, Inc. for 100 acres in Chambers-5 Business Park.
  - Signed Sales Agreement with Nursery Supplies, Inc for 27 acres in the Chambers-5 Business Park.
  - Sold 38 acres to Borden Inc. in the Chambers-5 Business Park
  - Secured \$1.5 Pennsylvania Department of Commerce Business Infrastructure Development (BID) Grant for the Chambers-5 Business Park.
  - Awarded Phase Two contract to P & W Excavating to construct Orchard Drive.
  - Received approval from P.U.C. to construct at-grade crossings over the Conrail and CSX tracks.
- Repurchased land from Office Suppliers, Inc.  
Acquired Conrail siding along Fifth Avenue.
- Signed Sales Agreement with Elizabeth Properties for 11 acres at the Fifth Avenue Commercial Center.
  - Closed on the AMVETS property in the Fifth Avenue Commercial Center.
  - Received Borough of Chambersburg approval for the relocation of Fifth Avenue.
  - Contributed to the Chambers Centre Parking Study.
  - Appointed representatives to the Greater Chambersburg Partnership 2000 Board.
  - Made two year financial commitment to the Franklin County Area Development Corporation.
- Sold last lot in South Main Street Industrial Park.

**1991**

- Hills released interest on the 100 acres site in Chambers-5 Business Park.
- Completed Phase Two – Orchard Drive/railroad crossing/traffic signal/utilities (\$1.8 million).
- Erected billboard and Park signage in Chambers-5 Park.
- Completed Phase Three of Chambers-5 Business Park (Sheffler Drive-\$377,000).
- Signed five-year lease with Arrowhead Brewing Company at Multi-Occupancy Building (7,200 sq. ft.)
- Sold six acre lot to Mid States Limited Partnership in Chambers-5 Business Park.
- Sponsored PIDA loan for Mid States Limited Partnership
- Signed agreement with Chambersburg Beverage Inc. for four acre lot in Chambers-5 Business Park.
- Sold 2.5-acre lot to Valley Bank & Trust Company.
- Completed construction of Phase One of Fifth Avenue Commercial Center (utility extension to site).
- Completed Phase Two of Fifth Avenue Commercial Center (relocation of Fifth Avenue-\$604,000).
- Signed sales agreement with Cardiovascular Partners for five-acre lot at Fifth Avenue Commercial Center.
- Sponsored PIDA application for CESCO.
  - Purchased new boardroom furniture.
  - Submitted request to Department of Commerce for Community Economic Recovery Program.

**1992**

- Sold four-acre lot to Chambersburg Beverage, Inc.
- Sold five-acre lot to Cardiovascular Partners.
- Sold 24-acre lot to Nursery Supplies, Inc.
- Signed sales agreement on 15-acre lot with WCN Properties.

- Signed sales agreement on 20-acre lot in Chambers-5 Business Park with Mt. Airy Cold Storage.
- Signed sales agreement with Texas Inn for four-acre lot in Chambers-5 Business Park.
- Signed a one-year option with McKinley Properties for 4.6 acre parcel in the Chambers-5 Business Park.
- Signed 15-year lease and option up to 40 years with G.S. Electric for an 80,000 sq. ft. manufacturing facility in the Chambers-5 Business Park.
- Signed five-year lease with TBJ, Inc. at Chambers-5 Multi-Occupancy Building.
- Signed agreement to purchase 33 acres (south of the Chambers-5 Business Park) from Walter and Catherine Lehman.
- Signed sales agreement to purchase 12 acres (south of the Chambers-5 Business Park) from Lynn and Lorraine Martin.
- Signed option to purchase up to 77 acres (south of the Chambers-5 Business Park) from Bernard and Charlotte Hawbaker.
- Received Industrial Park PIDA loan for \$2 million.
- Authorized clearing and grubbing contract at Chambers-5 Business Park (Charles E. Brake).
- Hired Johnson, Mirmiran and Thompson to design railroad connection in the Chambers-5 Business Park.
- Adopted policy to compensate realtors for land sales.
- Adopted guidelines for CADC Officers and Directors concerning Conflict of Interest.
- Amended By-Laws to give Finance Committee voting rights.
- Sponsored PIDA application for Globe, Inc.
- Submitted application to the Department of Defense to locate a 4,000 employee Defense Accounting Service Facility at the Fifth Avenue Commercial Center.
- Agreed to construct Norland Avenue extension if new interchange is constructed at Walker Road with reimbursement from adjacent landowner.
- Hired Real Estate Solutions & Management Associates, Inc. to study viability of Southgate Mall expansion.
- Cleaned and repainted exterior of the Chamber building.

### 1993

- Enter into 10-year loan with Farmers Bank & Trust for land and improvements in the Chambers-5 Business Park.
- Received bankruptcy settlement from Hills Department Store.
- Authorized three-year commitment as ChambersFest Booster.
- Received Community Economic Recovery Program (\$70,000) Grant for Forward Vision Project.
- Amended By-Laws to define life member requirements.
- Extended PAT lease for 5 years at Multi-Occupancy Building.
- Contributed to LEAD Coalition.
- Sponsored PIDA loan for D.L. Martin/Globe Lift.
- Purchased 12 acre farm to expand Chambers-5 Business Park, from Lynn & Lorraine Martin.
- Purchased 33 acre farm to expand Chambers-5 Business Park, from Walter & Catherine Lehman.
- Amended Hawbaker option to purchase 44 acres to expand Chambers-5 Business Park.
- Agreed to extension of McKinley Properties option for 4.6 acre parcel in the Chambers-5 Business Park.
- Signed agreement to sell J & R Car Wash, Inc., small parcel adjacent to Rain Tunnel.
- Received grant from Bureau of Rail Freight, Parts, & Waterways for Chambersburg Industrial Track project.

### 1994

- Signed an option to purchase the former Rite-Aid building (the option was assigned and the building purchased by Chambersburg Development Company).
- Developed policy for the transferability of CADC life membership.
- Made a three-year pledge to Downtown Chambersburg Inc. (\$15,000/year).
- Made a \$1,000 contribution to the LEAD Coalition.
- Purchased pump station for the Chambers-5 Business Park.
- Initiated construction of the Chambersburg Industrial Track.
- Initiated construction of Phase IV of Chambers-5 Business Park
- Signed 6-year extension with TBJ including 9,200 sq. ft. expansion in the Chambers-5 Multi Occupancy Building.
- Constructed 31,628 sq. ft. building in the Chambers-5 Business Park and signed 3-year lease with Greencastle

#### Metal Works.

- Renewed \$500 corporate sponsorship to Chamber Foundation.
- Sponsored PIDA application for NICO (Nitterhouse Concrete Products).
- Authorized corporate sponsorship for Chambersburg Works video.
- Sold 4.6-acre parcel in the Chambers-5 Business Park to McKinley Properties for multi-use commercial facility.
- Sold 19-acre parcel in the Chambers-5 Business Park to Chambersburg Cold Storage for construction of a cold storage facility.
- Sold 19-acre parcel in the Chambers-5 Business Park to WCN Properties for construction of a 400,000 sq. ft. warehouse.
- Sold 4 acre parcel in the Chambers-5 Business Park to the Kalathas' (The Orchards) for construction of a restaurant/banquet facility.
- Made a two-year commitment of \$20,000/year to FCADC.

#### 1995

- Established Chambersburg Industrial Track Corporation.
- Sold 17.2 acre lot in the Chambers-5 Business Park to WCN Properties for the construction of a 355,000 sq. ft. warehouse
- Purchased the former Madden Hotel
- Authorized a \$500 ChambersFest booster sponsorship.
- Revised pricing for the Fifth Avenue Commercial Center.
- Contributed \$7,200 to the CVVC.
- Authorized a \$500 corporate sponsorship to the Chamber Foundation.
- Sponsored PIDA loan for Greencastle Metal Works.
- Purchased five properties along West King and Spring Streets
- Agreed to reimburse St. Paul United Methodist Church for the cost to extend Norland Avenue as lots along Norland Avenue are sold.
- Signed an agreement of sale in the Fifth Avenue Commercial Center to Keystone Health Center.
- Retained Attorney G. Bryan Salzmann to study the proposed historic district boundaries surrounding the proposed Exit 7.
- Extended CADC Professional Services Contract with Schultheiss & Associates for (3) three years.
- Developed proposals for several major prospects including Purina Mills, Sullivan Graphics, and Frito Lay.

#### 1996

- Solicited development proposals from throughout the region for the Madden Hotel.
- Continued the effort to support the elimination of the Borough of Chambersburg, including the Fifth Avenue Commercial Center, from the Eastern Greene Historic District.
- Negotiated 3-year leases with Rock Creek Brewing Company.
- Received \$1.875 million grant from the U.S. Economic Development Administration, selected Scholl, Sowers, & Associates, Inc. for the design and awarded a \$2.3 million construction contract to Palmer Construction for a 70,400 sq. ft. multi-occupancy building located on Sheffler Drive.
- Secured option on the Kiser property located along Spring Street.
- Demolished all the properties along West King Street
- Authorized the design of a detailed development plan for the Village at the Falling Spring.
- Authorized a \$500 ChambersFest Booster sponsorship.
- Authorized a three-year commitment to FCADC in the amount of \$60,000.
- Developed realtor's guidelines for leasing.

#### 1997

- Completed construction of the \$2.6 million, 70,400 sq. ft. EDA Multi-Tenant building in the Chambers-5 Business Park.
- Signed a three-year lease extension for a manufacturing building with GMW in the Chambers-5 Business Park.
- Signed a sales agreement for a 23.3 acre tract with Dermody-Owen LLC in the Chambers-5 Business Park.
- Entered into an agreement with WCN Properties to sell a 33.5 acre tract in the Chambers-5 Business Park.
- Signed an agreement to sell a 22-acre tract to Hennessy Products.
- Secured a \$400,000 Opportunity Grant from the Department of Community and Economic Development to support infrastructure development in the Chambers-5 Business Park.

- Sold a 2.1-acre lot in the Fifth Avenue Commercial Center to Orrstown Bank.
- Initiated construction of the final phase of the infrastructure at the Fifth Avenue Commercial Center.
- Supported rezoning of the Fifth Avenue Commercial Center from heavy manufacturing to light manufacturing.
- Signed an option with HarCorn LLC to sell a 4.1-acre tract at the Fifth Avenue Commercial Center.
- Sold the former Culp's warehouse and adjacent parcel to Noelker & Hull at the Village on the Falling Spring.
- Completed the construction of a parking lot and electric undergrounding project to support the development at the Village on the Falling Spring.
- Extended the option on the Kiser property at the Village on the Falling Spring.
- Reached "conceptual" agreement with the Borough of Chambersburg on a real estate swap to allow for the next phase of the development of the Village on the Falling Spring.
- Awarded a demolition contract for the Madden Hotel.
- Renewed its three-year financial commitment to support Downtown Chambersburg Inc.
- Authorized a full-page advertisement in the Chamber's quality of life booklet.
- Agreed to extend its professional services contract with Schultheiss & Associates through 1998.
- Made a financial contribution to the Downtown Master Plan.
- Authorized a \$500 ChambersFest booster contribution.
- Authorized a \$500 Greater Chambersburg Chamber Foundation contribution.

### 1998

- Sold a 4.1-acre tract to HarCorn LLC at the Fifth Avenue Commercial Center for the Kelso-Cornelius funeral home.
- Sold an additional 1.5-acre lot to Keystone Health Center. The CADC made a \$7,500 contribution to Keystone's building fund.
- Completed construction of Fifth Avenue Extended.
- Signed a sales agreement with Chambersburg Area Advanced Life Support for 4 acres at the Fifth Avenue Commercial Center.
- Purchased 47 acres to further expand the Chambers-5 Business Park, bringing the total park to 350 acres.
- Sold a 1.4-acre parcel to WCN in the Chambers-5 Business Park.
- Sold a 23.3-acre tract to Dermody-Owen LLC in the Chambers-5 Business Park.
- Hennessy Products converted its sales agreement on 22 acres in the Chamber-5 Business Park to an option on 11 acres and by year-end the option was dropped.
- Signed a sales agreement with Olson and Olson for a 5-acre lot in the Chambers-5 Business Park.
- Sold an 11.5-acre lot to Olympic Steel. Groundbreaking was held in September for an 80,000-sq. ft. facility.
- Granted a right of first refusal to Champion Pro Pav on the land adjacent to its plant on Sheffler Drive.
- Signed a 1-year lease with Lippincott, Williams & Wilkins at the EDA building.
- Secured a \$600,000 Opportunity Grant from the Department of Community and Economic Development and a \$40,000 community Revitalization Grant to support road and utility construction in the Chambers-5 Business Park. The Opportunity Grant that was awarded in 1997 was increased from \$400,000 in support of the Olympic Steel project.
- Negotiated the extension of Borough water and sewer into Chambers-5 Business Park and Guilford Township.
- Agreed to sell the Borough of Chambersburg 1.4-acre parcel for the construction of a water tower.
- Executed a reimbursement agreement with Columbia Gas for service Chambers-5 Business Park.
- Awarded construction contracts for approximately \$1 million in the Chambers-5 Business Park for road, utilities, gas, and electric relocation.
- Entered into a sales agreement with T.K. Nitterhouse to purchase 34 acres on Progress Road. Progress Park will serve small- to medium-sized light manufacturing businesses.
- Selected Dennis E. Black Engineering Inc. as the engineer of record for Progress Park.
- Awarded the Phase One contract and complete construction of road and utility improvements in Progress Park.
- Sold 1.4 acres to Bob and Virginia Guyer in Progress Park. An 8,000-sq. ft. building for specialized wood products was constructed.
- Entered into an agreement with the Borough of Chambersburg to exchange three parcels of land for two building "pads" to allow the Village on the Falling Spring to move ahead.
- Purchased and demolished a building adjacent to the Rosedale parking lot as part of the Village on the Falling

Spring project.

- Agreed to sell Falling Water Partnership a building pad and parking lot at the Village on the Falling Spring.
- Agreed to construct and lease a building to ABC Advisors at the Village on the Falling Spring.
- Facilitated the purchase by the F&M Bank of the former Newberry's building.
- Renewed its \$500 financial commitments to ChambersFest and the Chamber Foundation.
- Restructured payout agreement with Ira Sheffler for the Chambers-5 Business Park.
- Funded the preparation of a feasibility plan for the Cultural Arts Center. This plan was the "concept" for the successful application for the \$2.5 million state grant awarded to Downtown Chambersburg, Inc.
- Provided a grant to the Chamber for the startup of *The Gazette*.
- Purchased an Equity membership at the Chambersburg Country Club.
- Recognized as one of three finalists for the Pennsylvania Economic Development Association Economic Development Agency of the Year.

## 1999

- Dermody Properties signed a sales agreement to purchase 12 acres in the Chambers-5 Business Park.
- Sold a 5 acre lot to Olson Partners in the Chambers-5 Business Park for Olson and Olson manufacturing facility.
- Sold a 15 acre parcel to BAHF Properties for the construction of a 150,000 sq. ft facility for Titan Distribution in the Chambers-5 Business Park.
- Sold a 1.4 acre parcel to the Borough of Chambersburg for a new water tower in the Chambers-5 Business Park.
- Sold a 33.5 acre parcel in the Chambers-5 Business Park to WCN Properties. (This site, plus the adjoining lot, would become in 2000, the home of ToysRus.com.)
- Completed Phase V (final phase) of development at the Chambers-5 Business Park. This included the installation of water, sewer, and gas lines and the relocation of gas and electric lines. The total cost was \$1.1 million dollars.
- Signed a one-year lease extension with Lippincott, Williams and Wilkins for 38,000 sq. ft. at the EDA Building.
- Signed a one-year lease with Nursery Supplies for 9,600-sq. ft. at the EDA Building.
- Signed a one-year lease with Chatham Technologies for a 22,400 sq. ft unit in the EDA Building.
- Signed a one-year lease extension with PAT America at Shell Building #1.
- Negotiated a settlement with Rock Creek to allow the company to relocate and wrote-off its outstanding debt.
- Agreed to condominiumize Shell Building #1 and sell two units, TBJ's unit and Rock Creek's to TBJ.
- Provided a grant to Chambersburg Industrial Track, Inc. to construct an industrial sidetrack to serve Olympic Steel.
- Sold a 4 acre lot to Chambersburg Area Advanced Life Support Service.
- Signed an option on a 2.2 acre lot at the Fifth Avenue Commercial Center with Hardol Development.
- Exchanged three parcels with the Borough of Chambersburg for two building "pads" and a cash payment for the Village on the Falling Spring project. (The Superior Court in early 2000 nullified the exchange).
- Purchased the Marble Building, adjacent building and lot from the F & M Bank.
- Received a \$1 million Transportation Enhancement Grant for the restoration of the Marble Building. The building will become the Chambersburg Heritage Center and be interconnected to the Chamber of Commerce.
- Formed a Marble Building and Office Building Project and hired David Black and Associates as the architects for the project.
- Authorized a \$40,000 grant to DCI to support the development of the Cultural Arts Center.
- Filed an amicus curiae brief in support of Exit 7.
- Formed a Land Search Committee to analyze future development options.
- Received a \$6,000 grant, over two years, from Wal-Mart to fund industrial development marketing.
- Re-authorized a 3-year pledge to FCADC.
- Renewed its \$500 financial commitments to ChambersFest and the Greater Chambersburg Chamber Foundation.
- Provided a second grant to the Chamber for the start-up of *The Gazette*.

## 2000

- Dermody Properties cancelled a sales agreement to purchase 12 acres in the Chambers-5 Business Park.
- Sold a 16 acre site to WCN Properties to create a 50 acre parcel for the construction of the 850,000 sq. ft warehouse for ToysRus.com.
- Financed and constructed a 13,000 sq. ft. addition for GS Electric manufacturing facility to accomplish the relocation of its division headquarters to Chambersburg.
- Created a condominium at the CADC Multi-Tenant facility and sold two of the three units to TBJ.

- Signed a three-year lease extension with PAT America at the CADC Multi-Tenant facility.
- Signed a one year lease extension with Flextronics (formerly Chatham Technologies) for three units representing 60,800 sq. ft. at the EDA Building
- Signed a one-year lease extension with Nursery Supplies at the EDA Building.
- Signed a two-year lease extension with GMW.
- Signed an agreement with the Chambersburg Transit Authority to sell a 3 acre lot in the Chambrs-5 Business Park.
- Granted a right-of-way to Guilford Township to facilitate the extension of Nitterhouse Drive to Kriner Road.
- Granted a right-of-way to the Borough of Chambersburg that will "loop" the water lines in the Chambers-5 Business Park.
- Executed an agreement with ABC Advisors to sell 12 acres at the Fifth Avenue Commercial Center. Settlement will occur by August 2002.
- Sold a 2.5 acre lot to Hardol Development Company in the Fifth Avenue Commercial Center.
- Signed an option with Dr. Ludwick for a 2.1 acre lot at the Fifth Avenue Commercial Center.
- Sold a strip of land to Sam Armstrong along Fifth Avenue.
- Repaid St. Paul's United Methodist Church for the construction costs for Norland Avenue.
- Sold a 1.4 acre lot at Progress Park to Myers Limited Partnership.
- Awarded a \$239,000 Phase II construction contract at Progress Park to Coldsmith Construction.
- Environmental issues delayed the development of the Marble Building and Office Complex. Gannett Fleming was retained to prepare all environmental documentation.
- The land exchange at the Village on the Falling Spring with the Borough of Chambersburg was nullified by a Superior Court ruling.
- Agreed to purchase the former State Store Building from DCI.
- Contributed \$40,000 to support the Capitol Theatre.
- Constructed a new park entrance sign at CADCO Industrial Park.
- Renewed its annual \$500 financial commitments to ChambersFest and the Greater Chambersburg Chamber Foundation.
- Contributed \$200 to the 21<sup>st</sup> Century Partnership.
- Supported the Wilson College Business Partners Program with a \$1000 contribution.
- Contributed \$1,000 to the Chambersburg Transit Authority for a bus shelter on Hood Street.

## 2001

- Purchased the former State Store Building from DCI for \$120,000. Developed the concept to convert space to single office suites and named the building the *CADC Professional Suites*. Two phases of construction were completed totaling \$130,000. The work included crating two single offices and two office suites and facade renovation. Leases were signed with Chambersburg Area Council for the Arts (two years), the Phillips Group (three years), and CareerMed International LLC (one year). The CADC received a facade grant from DCI for \$2,500.
- Provided a \$40,000 grant to the Capitol Theatre.
- Agreed to dedicate land to the Borough of Chambersburg for public improvements on the east side of Main Street around the former Madden Hotel lot.
- Entered into an option agreement through September 2003 with Second State Enterprises for the Kiser lot at the Village on the Falling Spring site.
- Sold a strip of land at the Village on the Falling Spring to the Borough of Chambersburg
- Sold the parking lot adjacent to Noelker and Hull at the Village on the Fallin Spring to Falling Waters Partnership
- Continued to evaluate design options. Environmental approvals required for the release of the TEA-21, \$1 million federal funding, for the Marble Building (Heritage Center) are under review. A \$100,000 Keystone Preservation Grant request was rejected.
- Signed a lease with Congressman Bill Shuster at the Chamber Building.
- ABC Advisors dropped its option for land at the Fifth Avenue Commercial Center.
- Sold Dr. Ludwick a lot on Fifth Avenue.
- Agreed to allow Flextronics to terminate its lease three months prior to its termination on a portion of the EDA Multi Tenant Building. The tenant later vacated the entire building upon closure of its Chambersburg facilities.
- Agreed to a six month rent deferment for GMW. The tenant later vacated the building and the CADC agreed to a short-term lease with the company's primary creditor to allow for the orderly liquidation of the company's as-

- sets. Deferred rent was written off on the profit and loss statement.
- Granted additional right-of-way to Guilford Township for the construction of Tower Road.
- Sold a 1.29 acre lot to Olson Technologies.
- Constructed a new park sign and completed extensive landscaping at Progress Park including creating a buffer between residential development to the south.
- Revised land pricing at all three industrial parks.
- Obtained options on three parcels totaling 495 acres in Southampton Township, Franklin County.
- Created a sweep account.
- Renewed the \$500 annual commitments to Chambers Fest and the Chamber Foundation.
- Renewed the \$1,000 Wilson College Business Partner Sponsorship.
- Contributed \$200 to the 21<sup>st</sup> Century Partnership.

## 2002

- Sold a 5.7 acre tract in Chambers-5 Business Park to the Borough of Chambersburg for the construction of a power plant
- Signed a 44-month lease with Olson and Olson for the former GMW building.
- Signed a three-year lease with Hitch Tings for 38,400 sq.ft. in the EDA building in the Chambers-5 Business Park.
- Signed a 10-month lease with Wartsila for 22,600 sq.ft. at the EDA Building.
- Removed buildings from the Kriner Road lot in the Chambers-5 Business Park.
- Signed options and/or extensions with six property owners for land in Southampton Township in the vicinity of Exit 24. There are two sites, one containing 495 acres and the second containing 265 acres. After consideration, the Board focused on a 265-acre tract at Exit 24. Options on three of the parcels were not extended. The CADC and SADCO formed a joint venture, the **Cumberland Valley Regional Development Corporation**, to develop the 265 acre tract and named the project the United Business Park. Each corporation contributed \$100,000 to capitalize the new venture.
- Provided a \$50,000 operational subsidy and agreed to a two-year pledge of \$250,000 to the Capitol Theatre Center Endowment.
- Completed the final phase of construction at the CADC Professional Suites.
- Removed the 1956 addition and redesigned the new office building adjacent to the Marble Building. Continued to pursue environmental clearance to release the \$1 million TEA-21 Grant.
- Extended the Second State Enterprises land option (Village on the Falling Spring) until September 2003.
- Signed a long-term lease with DCI at the Capitol Theatre and agreed to complete the unfinished first floor office space and sub-lease the offices to the Chambersburg Area Council for the Arts and the Caledonia Theatre Company.
- Amended By-Laws to allow for CADC to expand its activities to Franklin County and adjacent counties.
- Joined the Regional Economic Development District Initiative (REDDI)
- Agreed to a three-year, \$20,000 per year contribution to the FCADC Capital Campaign.
- Agreed to continue its annual \$20,000 contribution to DCI.
- Renewed its ChambersFest \$500 booster sponsorship.
- Renewed its \$200 21<sup>st</sup> Century Partnership.
- Made a \$25,000, 5-year pledge to the Chambersburg Memorial YMCA Capital Campaign.

## 2003

- Dermody Properties signed a sales agreement to purchase 12 acres in the Chambers-5 Business Park.
- Sold a 5 acre lot to Olson Partners in the Chambers-5 Business Park for Olson and Olson manufacturing facility.
- Sold a 15 acre parcel to BAHF Properties for the construction of a 150,000 sq. ft facility for Titan Distribution in the Chambers-5 Business Park.
- Sold a 1.4 acre parcel to the Borough of Chambersburg for a new water tower in the Chambers-5 Business Park.
- Sold a 33.5 acre parcel in the Chambers-5 Business Park to WCN Properties. (This site, plus the adjoining lot, would become in 2000, the home of ToyRus.com.)
- Completed Phase V (final phase) of development at the Chambers-5 Business Park. This included the instal-



lation of water, sewer, and gas lines and the relocation of gas and electric lines. The total cost was \$1.1 million dollars.

- Signed a one-year lease extension with Lippincott, Williams and Wilkins for 38,000 sq. ft. at the EDA Building.
- Signed a one-year lease with Nursery Supplies for 9,600-sq. ft. at the EDA Building.
- Signed a one-year lease with Chatham Technologies for a 22,400 sq. ft unit in the EDA Building.
- Signed a one-year lease extension with PAT America at Shell Building #1.
- Negotiated a settlement with Rock Creek to allow the company to relocate and wrote-off its outstanding debt.
- Agreed to condominiumize Shell Building #1 and sell two units, TBJ's unit and Rock Creek's to TBJ.
- Provided a grant to Chambersburg Industrial Track, Inc. to construct an industrial sidetrack to serve Olympic Steel.
- Sold a 4 acre lot to Chambersburg Area Advanced Life Support Service.
- Signed an option on a 2.2 acre lot at the Fifth Avenue Commercial Center with Hardol Development.
- Exchanged three parcels with the Borough of Chambersburg for two building "pads" and a cash payment for the Village on the Falling Spring project. (The Superior Court in early 2000 nullified the exchange).
- Purchased the Marble Building, adjacent building and lot from the F & M Bank.
- Received a \$1 million Transportation Enhancement Grant for the restoration of the Marble Building. The building will become the Chambersburg Heritage Center and be interconnected to the Chamber of Commerce.
- Formed a Marble Building and Office Building Project and hired David Black and Associates as the architects for the project.
- Authorized a \$40,000 grant to DCI to support the development of the Cultural Arts Center.
- Filed an amicus curiae brief in support of Exit 7.
- Formed a Land Search Committee to analyze future development options.
- Received a \$6,000 grant, over two years, from Wal-Mart to fund industrial development marketing.
- Reauthorized a 3-year pledge to FCADC.
- Renewed its \$500 financial commitments to ChambersFest and the Greater Chambersburg Chamber Foundation.
- Provided a second grant to the Chamber for the start-up of *The Gazette*.

## 2004

- Executed one-year lease extension with Nursery Supplies in the EDA Multi-Tenant Building.
- Executed three-year lease with Global Direct Components LLC in the EDA Multi-Building.
- Executed a three-year lease extension with Hitch Things, Inc. in the EDA Multi-Tenant Building.
- Sold former GMW Building to Sheffler Partners, LLC.
- Signed sales agreement for 5.6 acre lot in the Chambers-5 Business Park with Highland Tire and Service Center.
- Executed one-year land lease extension with ProLogis in the Chambers-5 Business Park.
- Sold 2.11 acre lot in the Fifth Avenue Commercial Center to Prudential Franklin Associates and agreed to allow the subdivision and sale of a portion of the lot to Schultheiss & Associates.
- Sold a 2.02 acre lot in the Fifth Avenue Commercial Center to Hardol Development Company (lot addition to existing corner lot).
- Sold 2.1 acre lot in the Fifth Avenue Commercial Center to DEHK Enterprises (Chambersburg Gastroenterology Associates).
- Sold former Chamber Building to Dennis E. Black Engineering, Inc.
- Dedicated the CADC Office Building and Marble Building and agreed to sell the third floor of the Office Building to the Franklin County Law Library Association. Signed a five-year lease for a second floor office suite with Bradley L. Griffie, Esquire. Signed a lease for a second floor office suite with Congressman Bill Shuster.
- Agreed to loan the Chamber \$200,000 to complete the Heritage Center displays.
- Sold the Spring Street lot to Second State Enterprises.
- Released interest in land for the Cumberland Valley Visitors' Station prior to the expiration of the 20-year land lease.
- Developed a new corporate sales agreement format.
- CADC, as a partner with the Shippensburg Area Development Corporation (SADCO) in the Cumberland Valley Regional Development Corporation (CVRDC), continued planning of the United Business Park at Exit 24. Two of the three farms forming the business park were purchased. CVRDC submitted an \$11 million dollar loan application to the Business

## In Our Sites Program.

- Made installment payment to YMCA toward its \$25,000 pledge.
- Continued \$20,000 annual contribution to the Franklin County Area Development Corporation
- Continued \$20,000 annual contribution of Downtown Chambersburg, Inc.
- Provided support for ChambersFest, Greater Chambersburg 21<sup>st</sup> Century Partnership, Ice Fest and Greater Chambersburg Chamber Foundation.

## 2005

- Executed one-year lease extension with Nursery Supplies in the EDA Multi-Tenant Building.
- Executed a 5 year lease extension with Hirschmann in the CADC Multi-Tenant Building
- Initiated conversion of the former G. S. Electric Building to the Sheffler Multi-Tenant Building. Executed a 5 year lease with e-LYNXX. Executed a 3-year lease with Austin Hardware. Executed a 3-year lease with Floor Coverings International. Executed a 5 year lease with Value Added Distributors. The first tenant moved into the building in April.
- Highland Tire and Service Centers terminated its option on its lot in the Chambers-5 Business Park.
- Completed public works at Progress Park.
- Sold a 16-acre tract to Enclave to the rear of Progress Park for its expansion of the residential development to the south of Progress Park.
- Agreed to repurchase 2 acres from the West Shore ALS and provide loan that will be paid when the lot is re-sold by CADC and agreed to allow the sale of part of the its original parcel to Keystone Health Center.
- Installed sidewalks along CADC's remaining land on Fifth Avenue.
- Created condominium on the third floor of the CADC Office Building and sold the unit to the Franklin County Law Library Association. Executed a 3-year lease with Fidelity Bank in the CADC Office Building.
- Agreed to an additional \$100,000 matching grant to the Capitol Theatre Center.
- CVRDC (a joint venture between SADCO and CADC) received approval of a \$7 million Business In Our Sites loan. Water and sewer extension agreements were executed. CVRDC closed on a third parcel bringing its total holdings to 273 acres.
- Contributed \$1000 to the Founding Fathers Memorial Statue.
- Board suspended its land discount policy automatically granted based on job creation.
- Continued \$20,000 annual contribution to the Franklin County Area Development Corporation.
- Continued \$20,000 annual contribution to Downtown Chambersburg, Inc.
- Made final installment to the YMCA toward its \$25,000 pledge.
- Continued membership in the Regional Economic Development District Initiative
- Provided financial support for ChambersFest, Greater Chambersburg Chamber Foundation, IceFest and 21<sup>st</sup> Century Partnership.

## 2006

- Executed one-year lease extension with Nursery Supplies in the EDA Multi-Tenant Building.
- Completed conversion of the former G. S. Electric Building to the Sheffler Multi-Tenant Building. Executed a 5 year lease with Anchor Coupling, a subsidiary of Caterpillar. Anchor Coupling moved into the building in August.
- Executed a 10 Year Lease with Hirschmann Automation and Control for the construction of a 35,000 sq. ft. corporate headquarters facility on Orchard Drive. Signed a \$3.2 million construction contract with Brechbill and Helman.
- Entered in to a sales agreement with ProLogis for the sale of 2 acre lot in the Chambers-5 Business Park. Subdivided the lot and donated .5 acre parcel to the Borough of Chambersburg in exchange for amending development agreement for water and sewer line extensions related to the development of Borough Electric Generation Facility.

- Repurchased 2 acres from the West Shore ALS and provided loan for the construction of a new headquarters that will be paid when the lot is resold by CADC.
  - CVRDC (a joint venture between SADCO and CADC) closed on its \$7 million dollar Business in Our Sites loan. Water and sewer line construction projects were initiated. CVRDC entered in to a sales agreement with Duke Realty to purchase the entire 256 acre tract.
  - Completed paving of the Madden lot.
  - Secured a \$30,000 grant through the Regional Economic Development Initiative for a feasibility study for the reuse of the Harmon's furniture store building.
  - Developed an Ad-Hoc Membership Committee that was successful in securing 9 new CADC Life Members.
  - Appointed a Strategic Planning Committee that developed a set of recommendations that were adopted by the Board.
  - Made new 3 year commitment and paid its first \$22,000 annual contribution to the Franklin County Area Development Corporation.
  - Continued \$20,000 annual contribution to Downtown Chambersburg, Inc.
  - Continued \$5000 membership in the Regional Economic Development District Initiative.
  - Provided interest free loan to the Chambersburg Hispanic American Center.
- Provided financial support for ChambersFest, Mayor's Reward Fund, Greater Chambersburg Chamber Foundation, IceFest and 21<sup>st</sup> Century Partnership.

## 2007

- Sold the remaining unit, 14,400 square feet, in the Orchard Drive Multi-tenant building to TBJ and agreed to finance 20% of the purchase price.
- Sold a 5.6 acre lot to MK Hennessy & Associates in the Chamber-5 Business Park for a mixed use commercial project.
- Sold a 6.98 acre lot to Spring Valley IV in the Chambers-5 Business Park to support logistics businesses.
- Sold the 2 acre lot of Pro-Logis in the Chambers-5 Business Park to provide parking at its two warehouses.
- Signed a sales agreement with the Hub City Builders in the Chambers-5 Business Park for a 6.89 acre parcel that will be used for a retail complex.
- Executed a 5-year lease, effective 1/1/08 with Airgas in the EDA multi-tenant building.
- Completed construction of the Hirschmann Automation and Control, Inc., a Belden Company corporate headquarters of the Americas. The company occupied its 35,000 square foot building in October and began its 10 year lease.
- Signed a sales agreement with Kylea & Associates for 3 lots (2.6 acres) in Progress Park for a mixed use, residential and commercial development.
- Sold a 2-acre lot at the Fifth Avenue Commercial Center to Lutheran Social Services for LIFE adult day care center. This is the lot that CADC repurchased in 2006 from WSALS. CADC shared proceeds with WSALS with its proceeds used to repay the loan that CADC made to WSALS to assist with its new facility in the Fifth Avenue Commercial Center.
- CVRDC (a joint venture between the Shippensburg Area Development Corporation – SADCO and CADC) negotiated two extensions with Duke Realty. At year end closing was to occur by April 2008. Settlement is pending the issuance of all permits. Water and sewer lines servicing the 256 acre site were upgraded. CVRDC completed the acquisition of a contiguous 95 acre farm.
- Helped to negotiate the agreement between CSX Intermodal and the Cumberland Valley Animal Shelter that will provide dollars to support the construction of a new animal shelter. CADC felt that the operation of the CSX Intermodal facility as well as the development of a new shelter would benefit the community and therefore the Chamber and CADC cooperated in brokering the agreement.
- Created the CADC 21<sup>st</sup> Century Downtown Improvement Fund and set aside \$250,000 to fund the program. Approved the 1<sup>st</sup> loan of \$75,000 to Larry and Barbara Lahr for renovations of several properties on North Main Street.
- Provided Second State Enterprises an additional 2-year extension to undertake development of the Spring

Street lot which CADC sold to Second State Enterprises to create one large parcel adjacent to Chambers Fort Park.

- Participated in a coalition to assist the Borough of Chambersburg to have the DEP sewer moratorium lifted. The effort, funded by a consortium of developers, working in concert with the Borough of Chambersburg, succeeded in having the moratorium lifted.
- Adopted the Strategic Planning Report
- Made the final payment to the Capital Theatre for the \$100,000 challenge grant for the endowment.
- Agreed to a \$24,000 annual contribution to the Chamber Foundation so a full-time director can be hired to support workforce development.
- Made a 5-year pledge of \$25,000 to The Grove Family Library capital campaign.
- Contributed \$22,000, the second of a three-year commitment, to the Franklin County Area Development Corporation.
- Continued \$20,000 annual contribution to Downtown Chambersburg, Inc.
- Continued \$5,000 membership in the Regional Economic Development District Initiative.
- Provided financial support for ChambersFest, Ice Fest, 21<sup>st</sup> Century Partnership, Wilson College Community Partner Program and the Small Business Development Center.

## 2008

- Sold 2.6 acres to Tom Mongold at Progress Park for a mixed use residential/commercial project.
- Sold a 6.89 acre lot to Hub City Builders in the Chambers-5 Business Park for 33,000 square foot commercial project.
- Extended the Austin Hardware lease in the Sheffler Multi-Tenant Building on a month to month lease.
- Agreed to provide free storage space to the American Red Cross in the Sheffler Multi-Tenant Building.
- Completed the installation of a water line in the Chambers-5 Business Park to service Spring Valley IV project.
- Agreed to sell a 1.1 acre lot at Progress Park to Franklin Metal Services
- Signed a 5 year lease with Catch-Up Logistics at the EDA Building.
- Agreed to a year to year lease extension with the Council for the Arts at the Capitol Theatre Center and agreed on a month to month lease for office space.
- Agreed to a year to year lease extension with the Council for the Arts at the Capitol Theatre Center and agreed on a month to month lease for office space.
- Expanded Congressman Bill Shuster's office at the Chamber Office Building and renewed lease for 2 years.
- Approved two 21<sup>st</sup> Century Loans, Seemo Properties (\$60,000) located at 123 South Main Street and Southside, LLC d/b/a bistro 71, LLC (\$60,000) located at 23 North Main Street.
- CVRDC (a joint venture between the Shippensburg Area Development Corporation and the Chambersburg Area Development Corporation) terminated its sales agreement with Duke Realty in July and reassumed the role of developer of the 350 acre United Business Park. CADC restructured the loan terms with CVRDC. CVRDC has secured the Highway Occupancy Permit (HOP) and contracted with HRG as its transportation engineer. Southampton Township agreed to act as local sponsor for the federally funded bridge widening project. CVRDC removed timber and buildings from the property.
- CADC and FCADC formed a joint venture – CFDC, LLC. CFDC was formed to construct the North American corporate headquarters for Vacon, a Finnish manufacturer of variable speed drives. (In December 2007, Vacon purchased the adjustable speed drives division of Altra Holdings - T B Wood's). The project was announced by Governor Rendell in December. Construction of the 69,000 square foot office/manufacturing building will be completed in the 4<sup>th</sup> quarter of 2009. Vacon signed a 10 year lease.
- Contributed \$63,923 for the asbestos removal at the former Kenny Gardens so demolition of the structures could occur preparing the site for the construction of the Cumberland Valley Animal Shelter at the Cumberland Valley Business Park.
- Contributed to Chambersfest, United Way, Wilson College, Grove Library (3<sup>rd</sup> year of a 5 year \$25,000 pledge), Greater Chambersburg 21<sup>st</sup> Century Partnership and IceFest.
- Contributed \$50,000 to Downtown Chambersburg, Inc.
- Contributed \$24,000 to the Greater Chambersburg Chamber Foundation.

- Contributed \$22,000 to fulfill a 3 year pledge to the Franklin County Area Development Corporation. Approved a new 3 year pledge to FCADC of \$45,000.
- In October, CADC was presented the 2007 Pennsylvania Economic Development Association Small Agency of the Year award.

## 2009

- Sold 1.1 acres to Franklin Metal Services at Progress Park for 4,000 square foot light industrial project.
- SAIC signed a 5-year lease at the Sheffler Multi-tenant building for 15,000 square feet.
- Catch-up Logistics reduced its footprint then terminated its lease at the EDA building.
- Anchor Coupling exercised its option to terminate its lease of 31,000 square feet at the Sheffler Multi-tenant building after 3 years the end of July.
- CADC and FCADC formed a joint venture, CFDC, LLC. CFDC, LLC completed a 69000 square foot facility for the North American headquarters of Vacon, a Finnish manufacturer of variable speed drives. The company occupied the building in November, beginning a 10 year lease.
- Approved a 21<sup>st</sup> Century loan for PA Mirco Distillery (\$40,000), located at 162 Lincoln Way East
- Approved a 2 year extension for Second State Enterprises to initiate construction of the Spring Street development.
- Updated the Guideposts for CADC officers and directors.
- Agreed to assign its leasehold improvements to the Capitol Theatre Foundation upon the transfer of ownership from DCI to the Foundation. Ownership transfer occurred 12/31/2009.
- Paid the outstanding balance to Nitterhouse Family Holdings for Progress Park.
- Agreed to contribute \$30,000 in 2010 to DCI as part of the financial restructuring pending the Borough of Chambersburg's match (approved in April) and the equal participation of property/business owners in 2010.
- CVRDC (a joint venture between SADCO and CADC, formed in 2002) continued the development of the 350 acres at United Business Park. Two transportation projects were completed in 2009: a federally funded bridge widening project and the HOP improvements along Route 696 and the entrance to the park. Initiated revised preliminary plan and final permitting.
- Contributed to Grove Family Library, United Way, 21<sup>st</sup> Century Partnership, BOPIC, IceFest, ChambersFest

## 2010

- Agreed to restructure the lease of Value Added in the Sheffler Multi-Tenant Building by reducing rent in the 5<sup>th</sup> year with the extension of the lease for one year through March 2012.
- Agreed to a 2 year extension of the e-LYNXX Corporation lease through June 2012 while leaving the 5 year lease option in place.
- Agreed to provide loan restructuring and an interest only period for the 21<sup>st</sup> Century Loan to Southside, LLC (Bistro 71).
- Settled real estate assessment appeal for the Sheffler and EDA Multi-Tenant buildings.
- Negotiated a reduction of the loan rate for the Hirschmann loan.
- Signed a 5 year lease with Laser Pros, a Rhinelander Wisconsin based distributor of laser printer parts at the EDA building.
- Celebrated CADC's 50<sup>th</sup> Anniversary.
- Continued providing operational funding for CVRDC. CVRDC continued the permitting process and preliminary plan approval. CVRDC renegotiated its BIOS loan with the Commonwealth Financing Authority whereby it extended the interest deferral period through September 2012.
- Contributed to Grove Family Library, United Way, 21<sup>st</sup> Century Partnership, IceFest and ChambersFest. FCADC, DCI and the Greater Chambersburg Chamber Foundation.

## 2011

- Expanded the office suite for Congressman Shuster and extended lease for 2 years.
- Executed one year lease with Dethlefs-Pykosh Law Group LLC.
- Agreed to extend for an additional six months the interest only period for the 21<sup>st</sup> Century Loan to Southside, LLC (Bistro 71).
- Executed a license agreement with SAIC that will provide additional space in vacant unit on a short term basis to augment its 15,000 sq. ft.
- Executed a five year lease with Rubber Sheet Roll for 11,200 sq. ft. in the EDA building.
- Agreed to make a \$25,000 investment in the Chambersburg Country Club Friends
- CIT, a not-for-profit corporation created to own/operate the railroad in the Chambers-5 Business Park, was sold. CADC was the sole member of the corporation and proceeds were transferred to CADC.
- Agreed to restructure the lease of Value Added in the Sheffler Multi-Tenant Building by reducing rent in the 5<sup>th</sup> year with the extension of the lease for one year through March 2012.
- Agreed to a 2 year extension of the e-LYNXX Corporation lease through June 2012 while leaving the 5 year lease option in place.
- Continued providing operational funding for CVRDC. CVRDC continued the permitting process and preliminary plan approval.
- Contributed to BOPIC, United Way, 21<sup>st</sup> Century Partnership, IceFest and ChambersFest. FCADC, DCI and the Greater Chambersburg Chamber Foundation.

## 2012

- Executed Membership Purchase Agreement with Shippensburg Area Development Corporation to acquire its membership (share) of the Cumberland Valley Regional Development Corporation. CADC owns 100% of CVRDC. The CVRDC Bylaws were also amended to reflect the organizational change.
- Provided \$3 million dollar loan to CVRDC to refinance loan on 95 acre parcel (Plasterer) and provide financial support for electric substation for the United Business Park.
- Sold Madden Lot to Franklin County Government.
- Agreed to short-term lease (EDA Building) for Chambersburg Waster Paper.
- Renewed lease for one year expiring on 3/31/13 with Dethlefs-Pykosh Law Group, LLC (Office Building).
- Renewed lease for one year expiring on 8/31/13 with Griffie & Associates (Office Building).
- Renewed lease for two years expiring on 1/2/15 with Congressman Bill Shuster (Office Building).

- Renewed lease for 5 years, expiring on 12/31/17 with Airgas (EDA Building) and constructed new ramp as part of renewal.
- Signed a 5 year lease, expiring on 9/30/17 with SAIC (Sheffler Building) to move into larger space.
- Signed a one year lease expiring on 10/31/13 with Terrasmart (EDA Building).
- Granted a 2 year extension to Second State Enterprises to initiate work at the Spring Street property.
- Agreed to loan modification for Southside LLC (Bistro 71) with interest only through 11/2015 and P&I loan repayments through 11/15/18.
- Had court hearing in December regarding enforcement of a restrictive deed covenant with HARDOL Development Company. (Judge Krom ruled against CADC in March).
- Amended Bylaws to allow either Chamber Chair or Chair-Elect to represent Chamber on CADC Board.
- Contributed to United Way, IceFest, ChambersFest, FCADA, DCI and Greater Chambersburg Chamber Foundation.

## 2013

- As the sole member of CVRDC, CADC has provided financial support but decision-making has rested with the CVRDC board which is appointed by CADC. There was on-going activity throughout the year which has significant financial implications on CADC. These are the highlights of these activities:
  - ◊ The \$1.5 million RACP awarded in 2010 to Shippensburg Borough Authority (SBA) was re-scoped to allow for land to be used as match. An additional extension through February 2014 was granted by the Office of the Budget to begin construction. SBA asked to be removed as Grantee. The state approved the transfer of the grant to FCIDA. At year end, the agreement to approve the transfer of Grantee was circulating through the state agencies for signatures.
  - ◊ A second BIOS loan and RACP grant were requested and denied.
  - ◊ The Commonwealth Financing Authority (CFA) approved a third one year waiver for the \$7 million BIOS loan through September 2014.
  - ◊ At year end, negotiations were on-going between the Commonwealth, CVRDC and Orrstown regarding the restructuring of the \$4 million dollar note that matures in January 2014. This transaction did occur in late January 2014 when the CFA assumed the \$4 million dollar loan. A loan modification agreement was executed which provides for no interest through September 2014. 20% of the debt must be under agreement each year beginning January 2015 or state may take the land. Payments plus accrued interest are due upon sale of land.
  - ◊ Executed a sales agreement with Exeter Property Group for 98 acres. Exeter agreed to expend up to \$100,000 for land development and subdivision expenses. Agreement to purchase expires on May 31, 2014.
- Renewed lease for 2 years with Griffie and Associates through 8/31/15. (Office Building)
- Approved 2 year lease with Attorney Steve Rice through 3/31/15. (Office Building)
- Renewed lease for 2 years with Value Added through 3/31/15. (Sheffler Multi-Tenant)
- Granted 60 day and 90 day extensions for TerraSmart through 3/31/14. (EDA Building)
- Approved early lease termination of Rubber Sheet Roll (RSR). (EDA Building)
- Approved 5 year lease with G-Force through 12/31/18. (EDA Building)
- Renegotiated interest rate for Hirschmann and Vacon loans.
- Restructured note to Sheffler Family to allow interest to accrue from 1/1/13 to 3/31/17 and then make 70 payments to retire the Chambers-5 Business Park note.
- Released the unallocated reserve from the 21st Century Loan Fund to be used for operations.
- Executed Sales Agreement with Stohan Property Investment, LLC for remaining land (7+ acres) at the Fifth Avenue Commercial Center.
- Contributed to United Way, IceFest, ChambersFest, DCI and Greater Chambersburg Chamber Foundation.

## 2014

- As the sole member of CVRDC, CADC has provided financial support to operate the corporation but decision-making has rested with the CVRDC board which is appointed by CADC. There was on-going activity throughout the year which has significant financial implications on CADC. These are the highlights of these activities:

The \$1.5 million dollar RACP construction project was completed during the construction season. It funded additional infrastructure at the United Business Park.

In January, the Commonwealth agreed to an important restructuring of the Business in our Sites (BiOS) loan agreement. As part of the loan restructuring, the Commonwealth agreed to provide an additional \$4 million to retire the first mortgage bringing the total BiOS debt to \$11 million. Under the new agreement with the Commonwealth, CVRDC must have 20% of the \$11 million of BiOS land, (256 of the 363 acres in the United Business Park), sold or under agreement on each of the five successive anniversary dates starting in January 2015 or make a payment equal to that amount of the outstanding principal balance. Interest will begin to accrue in September 2014. When a settlement occurs, 90% of the net proceeds of a sale are paid to the Commonwealth equally split between the 2 loans with interest paid and then principal.

In 2014, there was significant interest in the park. Exeter's land development agreement expired in May. Then, Project Starling had the entire 363 acre site under agreement until August. Project Starling was the code name for a new manufacturing location for Proctor and Gamble. At year end, Exel placed two lots under agreement with a 90 day due diligence period. This agreement fulfilled the state requirement of the revised loan agreement.

Sheetz continues to proceed through its permitting phase with settlement scheduled for the 2<sup>nd</sup> quarter of 2016.

- Extended TerraSmart lease to 10/31/15
- Executed 2 year extension of Congressman Shuster's lease to 1/2/2017
- Executed 3 year lease with J&J Pallet through 1/31/18
- Renewed Value Added lease through 3/31/18
- Terminated lease with G-Force
- Restructured the Hirschmann lease which now terminates on 6/30/2016
- Sold Phase 1 (5.1 acres) to Stohan Properties at the Fifth Avenue Commercial Center. Phase 2 (2.6 acres) is expected to close in late 2015. With the sale of the second tract, the entire 60 acre Fifth Avenue Commercial Center will be sold.
- Contributed to United Way, IceFest, ChambersFest, DCI and FCADC

## 2015

- As the sole member of CVRDC, CADC has provided financial support to operate the corporation. CVRDC was created in 2002 to develop the United Business Park in Southampton Township, Franklin County. When the Excel agreement expired, Matrix Development Company placed 200 acres under agreement in May. Throughout the remainder of the year, CVRDC worked to finalize this purchase. At year end, work continued to address title and utility issues. Settlement is expected to occur by the end of May.
- Extended Attorney Rice's lease at office building for one year (3/31/16).
- Extended Attorney Griffie's lease at office building for 3 years (7/31/18).
- Extended e-LYNXX's lease at the Sheffler Multi-Building for 5 years (June 2020).
- Extended Laser Pros lease at the EDA Building for one year (10/31/16).
- Executed 5 year lease (plus 5 year option) with Hirschmann for 25,000 SF. They will reduce their square footage from 35,000 SF. The new will be effective July 2016 and \$150,000 of renovations were approved by CADC.
- Signed a letter of intent with Capital Telecom for a cell tower location at the Sheffler Multi-Tenant Building.
- Contributed to IceFest, ChambersFest, DCI and FCADC.



## 2016

- Executed 3-year lease with Revolution Volleyball Club in the EDA Building (3/31/19)
- Executed short-term lease with Wal-Mart in the EDA Building.
- Signed a 1 year lease extension with Laser Pros at the EDA Building (10/31/17).
- Completed extensive renovations at 1540 Orchard Drive for Hirschmann Automation for new 5-year lease (6/30/21) with a 5-year option. The company reduced its footprint to 25,000 SF.
- Executed 40-month lease with Chambersburg Health Services for the second floor of 1540 Orchard Drive (12/31/19).
- Extended the letter of intent (5/24/17) with Capital Telecom for a cell tower new-build at 1051 Sheffler Drive.
- Executed 3-year lease with Unified Solution Group at office building (5/31/19).
- Executed a 2-year lease extension (1/2/19) for Congressman Shuster at the office building and reduced office footprint.
- Executed a 10-year lease (6/30/27) with TST Impreso and constructed a 100,000 SF building on 11.4 acres in the United Business Park. The building was completed in May 2017.
- Initiated extensive capital investment in the EDA and Sheffler Multi-Tenant Buildings.
- Provided Stohan a second 12-month interest only period extension for the Phase 2 land at the Fifth Avenue Commercial Center.
- Sold 3 lots at Progress Park with a 4th lot scheduled to settle in early 2017. When the final transaction closes, all land at Progress Park will be sold.
- With the sale of over 220 acres by its sister company, the Cumberland Valley Regional Development Corporation, CADC was able to implement its new strategic plan. Because of the slow development at the United Business Park, CADC had to provide significant financial support to CVRDC. The cash loaned to CVRDC had grown to over \$7 M before the 4 land sales occurred. Additionally, a portion of the debt owed by CVRDC to the Commonwealth Financing Authority was guaranteed by CADC. This guarantee was satisfied with the land sales.
- CADC purchased 2 lots at the United Business Park, the TST lot and the cell tower lot. The cell tower lot has a long-term lease with American Tower.
- CADC Board adopted a new strategic plan in May and unveiled it at the June annual meeting. The plan charted future priorities. The priorities focused on strengthening its balance sheet, workforce development, consideration of matching funds for public investment, investment partnerships as loans and equity, and continued financial support/partnership with the Chamber. Reserves were established to address future priorities. CADC does not envision future large scale industrial park development. Since the new strategic plan was announced, CADC added 10 new life members (81) with the goal of reaching 100 by 2021.
- Initiatives launched under the new strategic plan
  - \*Debt to Sheffler Family eliminated.
  - \*Hirschmann loan balance reduced by \$800,000+.
  - \*Bank loan to support CVRDC paid off.
  - \*Reserve funds established.
  - \*Loans to b.Developed to acquire Fort Chambers property and GearHouse for start-up.
  - \*\$100,000 pledge to boro for local match for state grant.
  - \*Workforce Development – financial support for United Way Stepping Forward, COSTA Academy, Chamber Foundation, Campaign for Coyle and Network Ministries.
- CADC provided contributions to DCI and FCADC and sponsorships to IceFest and ChambersFest.

## 2017

- Executed a 2-year lease with Kulla Barkdoll in the Heritage Center Building.
- Sold 4 acres of ground to Trevor Ernst at Progress Park, which was the last available land CADC had available at that business park.
- WIKA purchased Hirschmann, and assumed the remainder of their 5-year lease (June, 2021).
- TST Impreso took occupancy of CADC's building in July, 2017.
- Executed 2-year lease with NestFresh at the EDA building and then later in the year executed a lease for additional, adjoining space (prior occupant was Revolution Volleyball) at the EDA building, that will run concurrently with their other lease.
- Executed a 5-year lease renewal with SAIC at 1051 Sheffler.
- Capital Telecom Cell Tower – Chambers 5, after several extensions, this project should be moving forward in 2018.
- Stohan Properties settled on property at Chambers Hill and paid off loan with CADC and CDC.
- Executed a 5-year lease with Airgas at the EDA building.
- Partnered with King Street Church, Shook Home, F&M, the County and the Borough on a parking study for a mixed -use structure that could house parking, commercial and residential components.
- Partnered with the Chamber to hire Waverly Partners, an executive search company, to identify a replacement for Mr. Sciamanna's roles at the Chamber and CADC/CVRDC.
- Negotiated a buy-out of the lease with American Tower for the cell tower at United Business Park.
- LaserPros lease renewal negotiations began for their space at the EDA building.
- Contribution made to support the efforts of FCADC.
- CADC's Strategic Plan, announced in 2016 as a planned use of reserved funds, continues to support the community in many of the focus areas:
  - Agreed to provide \$100,000 grant to Borough for Central parking lot improvement
  - Equity investment in Rose Rent Lofts by partnering with FCADC
  - Partnered with Habitat for Humanity for first HomeAgain project, 153 South Second Street, which was completed and dedicated in November
  - Continue support of Stepping Forward Works Program through United Way
  - Approved a contribution to the Franklin County CTC-Practical Nursing Program for their new building being constructed on Loop Road
  - Supported the BOPIC Summer enrichment program
  - Supported ChambersFest events/promotions
  - Approved a future contribution to Mont Alto Launch box after their current grant program runs its course on this program, a member of CADC will also serve on their advisory committee
  - Supported the Chamber Foundation and their annual High School Business Challenge as their presenting sponsor
  - Supported COSTA Academy
  - Supported DCI and IceFest by partnering with FCADC for giant throne sculpture
- Approved a loan to the Franklin County Visitors Bureau for their purchase and remodel of the former Unitas/Santander Bank building on the square.