

ANNUAL REPORT

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A DECADE OF IMPROVEMENT IN DOWNTOWN LEWISTOWN

Downtown Lewistown, Inc. (DLI) was established March 25, 1998 by the Greater Lewistown Corporation to among other things; 1) encourage and facilitate public-private cooperation and coordination of activities to combat community deterioration and improve the physical environment, aesthetics, social welfare and economic condition of the Lewistown area community; 2) to initiate and participate in the development and implementation of economic and community development strategies; 3) to encourage and promote reinvestment in community infrastructure, commerce and industry to create and retain jobs for the community; 4) and to develop programs, projects, and services to revitalize declining neighborhoods and business districts, and to preserve the community's architectural character, cultural heritage, and economic vitality.

Shortly thereafter, The Charter Plan for Downtown Lewistown was developed aiding in the selection of Lewistown as a designated "Main Street" Community. From these early beginnings and following the strategies laid-out in the Charter Plan, the organization has helped shape the revitalization and development of the County Seat. Previous efforts focused on the amassing of properties for redevelopment (the Lewistown Urban Renewal Project), or the select rehabilitation of specific buildings (the Wollner Building and Montgomery Ward/Penelec Office Buildings) that underwent an adaptive reuse project through a multi-use development plan initiated by Lancaster County developer Owen Kugle.

The Main Street effort focuses on the 10 square block area of downtown Lewistown and has realized substantial improvement in the past ten years. Evidence of these results is seen directly in the impact of the Design Challenge Grant Program implemented by DLI on behalf of the Borough of Lewistown. This Program led to the undertaking and completion of 32 quality improvement projects to 27 commercial buildings in the Lewistown Central Business District. These incentive grants ranged from a low of \$700 to a high of \$5,000 (the maximum allowable) through the Program allocation from the PA Department of Community & Economic Development. A total of \$76,312.25 in grant funds were reimbursed to owners resulting in \$663,202 of reinvestment to commercial properties in the downtown, or a ratio of more than \$8.60 in private investment for every public dollar contributed. Many of the images contained in this year's Annual Report highlight the visible changes brought about by this Program and the investments of these private property owners acting upon those incentives offered.

Over the past ten years the community has aggressively worked to "encourage and promote reinvestment in community infrastructure" with several large scale and smaller scale projects completed to upgrade the public spaces or facilities in the downtown and Neighborhood. Monument Square and the Montgomery Avenue Street Project are but two of the more known projects, lesser known are the initiatives of the Lewistown Parking Authority to improve their three parking areas in the downtown. The result being increased use of these facilities by customers and employees in the business district. The County has been a leader in efforts to rehabilitate the Historic Courthouse, the current Courthouse building, Courthouse Annexes and the construction of the new Correctional facility. Finally, the Borough has been a substantial player in efforts to rehabilitate the Municipal Building, and forged ahead with the construction of the Rec Park Community Center and the beginning phase of the Kish Riverwalk. The Borough has also been instrumental in implementing changes to the on-street parking supply increasing the number of spaces available for public use by 33. Taken by themselves these investments both public and private are significant, but collectively impact the down-

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DOWNTOWN STEWARDSHIP

The Mifflin County Historical Society, DLI and the Juniata River Valley Chamber of Commerce & Visitors Bureau continued the program to recognize owners of significant historical properties and the care they have taken to maintain and preserve landmark buildings. Each owner was presented with plaques, manufactured by local entrepreneur Bryson Wagner of Bryson's Stuff, representative of the site's contribution to the heritage of Mifflin County, and the date of the property's significance. This year the Committee and Society recognized the 1843 Historic Courthouse on the Square, Lewistown Presbyterian Church at the corner of North Brown and East Third Street, The Wollner Building now housing the Seven Mountains Medical Center and the practice of Dr. Sean Burke, and the home of George R. Frysinger, founder of the Mifflin County Historical Society, now home to the dental practice of Dr. John J. Bauman, at the corner of West Third and North Wayne Streets. With the addition of these four buildings, the properties so honored now numbers twenty-three with additional sites slated for recognition this summer.



ANNUAL MEETING HELD

The Downtown Lewistown, Inc. Board of Directors held their Annual Meeting today electing Officers & Directors for the 2009-2010 year in addition to a review of the last decade of Downtown and Neighborhood Development, synopsis of programs, projects and services advanced during the past year and a summary of various business developments and improvements that occurred in the downtown or Five Points/East End Neighborhood. A listing of the current Officers and Directors is provided on page 1.

DOWNTOWN BUSINESS/SERVICES UPDATE

This past year a \$2.5 million adaptive reuse rehabilitation and expansion of the former Mann Edge Tool Company warehouse occurred transforming this white elephant building into the new COMPASS Center (Community Partners Allied in Social Services). The building now houses the offices of the Mifflin-Juniata Special Needs Center, Tri-County Drug & Alcohol, Tuscarora Intermediate Unit, The American Red Cross, and the offices and shelter of The Abuse Network. Renovation and fit-out continues in the COMPASS Center building to accommodate additional facilities or offices.

Paisley Bridal opened on East Market Street, with Caretaker LLC and Keystone Custom Modular now located in a long-time vacant storefront beside the Miller Theatre. The operations center for Tri-County Service Access Management, Inc. located to the former Juniata Valley Bank/Lewistown Trust facility on East Market Street. The China House Restaurant expanded to East Market Street while Global Mortgage, Ron Myers Photography, and the office of Gerald Rishel, Architect discontinued their services in the downtown.

DLI continued business development services to private business owners by offering direct assistance on a one to one basis on a wide range of issues/concerns including expanding product offerings, exploring new business opportunities, information regarding current programs and trends, and review of trade area and customer base research. DLI continued maintenance of available commercial property listings, web presence and exploration of funding opportunities and programs to address reinvestment options in the Downtown and adjacent Neighborhood. DLI works with MCIDC to assist with retention and expansion opportunities for existing businesses and maintains a strong working relationship with the Juniata River Valley Chamber of Commerce & Visitor's Bureau to actively improve the quality of life for employees and residents of the Juniata Valley

NEIGHBORHOOD ACTIONS HIGHLIGHTED

Residents and community leaders have been actively working to implement the collective vision for the designated Five Points/East End Neighborhood Elm Street area. The Neighborhood encompasses properties east of Dorcas Street to Walnut Street with the southern edge following Rec Park. The Neighborhood also picks up the site of the former Mann Edge Tool Company and includes properties north of Third Street and east of North Main Street.

In attempting to establish a visual identity for the Neighborhood, residents and community leaders placed the Neighborhood image (shown here) on banners along Montgomery Avenue as an invitation into the area. Other committees have begun to identify specific projects and opportunities based upon the feedback of resident responses received through the Annual survey of the Neighborhood conducted last fall. In an attempt to reach Neighborhood residents and property owners, a communications network is being established to engage residents and to help them become more involved. Additionally, the Residential Reinvestment Program will target improvements to owners of residential or mixed-use properties considering rehabilitations that “seek to preserve and maintain the historic qualities and to foster image-making improvements to all designated/awarded residential properties”. The Program is intended to work with other funding sources to leverage coordinated improvement to meet four specific objectives: Reduce or eliminate vacancies in the Neighborhood and promote the adaptive conversion to single family ownership; Bring substandard building conditions into compliance with basic health, safety, and building codes and enhance the visual appeal of the Neighborhood; Facilitate compliance with Americans with Disabilities Act (ADA) access requirements; and Assist with the preservation of historic residential and mixed-use buildings and assure such buildings are rehabilitated in an appropriate manner.

A maximum \$5,000 Residential Reinvestment Reimbursement Grant may be available for projects costing \$10,000 or more. All Residential Reinvestment Grant reimbursements must be matched. Some applicants may be eligible for a reduced matching requirement based upon applicable income guidelines.

Residents and community supporters are invited to take an active role in leading the effort through participation in the four established Committees implementing the Neighborhood strategy. These are listed below with their respective Committee Chair.

Image & Identity Committee	– Rhonda Walters, Chair
Neighbors & Economy Committee	–Jim Tunall, Chair
Character & Design Committee	–Bill Gomes, Chair
Clean, Safe & Green Committee	– Jim Zubler, (Interim Chair)

Call the Downtown Lewistown, Inc.-Five Points/East End Neighborhood Office at 248-9606 for more information.



DOWNTOWN IMPROVEMENT CONTINUED

town potential multi-fold. During the past decade, private investors working with community initiatives were successful in filling over 150,000 square feet of formerly vacant space, rehabilitated four large “white elephant” buildings and added over 200 additional jobs to the downtown. Likewise, 35 businesses that started or relocated to the downtown during this period are still in business today, while 14 businesses expanded their investments and ten businesses changed ownership while remaining in the downtown or Neighborhood district.

This record of investment would not have been possible except for the collective actions of public and private leaders working cooperatively to improve the quality of life in the downtown and Neighborhood.

Downtown Lewistown, Inc. is indebted to support received from the Commonwealth of Pennsylvania, supported through local commitments from the Borough of Lewistown, Mifflin County, MCIDC. Local business and industry, residents, and private property owners. These investments are critical to fuel development in the downtown and Neighborhood in combination with efforts to improve the region as a whole.

Downtown Lewistown, Inc.

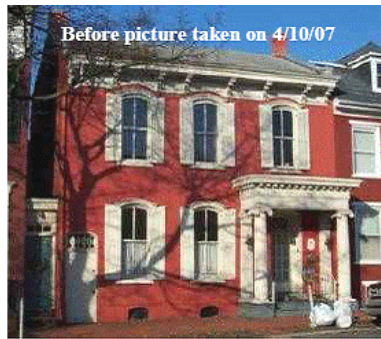
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DESIGN GRANT PROGRAM YIELDS POSITIVE RESULTS

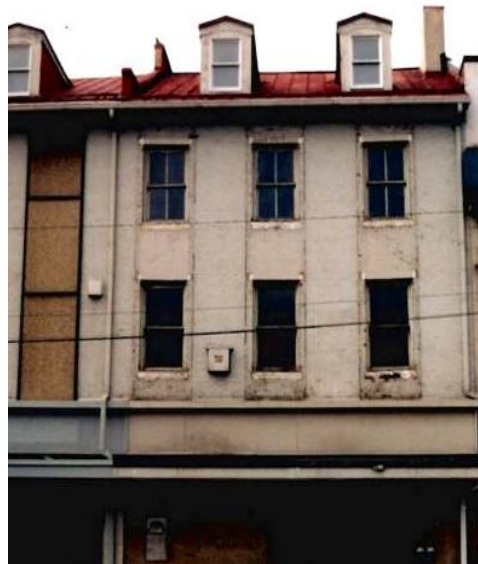
Commercial property owners in the Downtown utilized public grant dollars from the PA Department of Community & Economic Development to make significant improvements to their storefronts and building facades during the past several years. This minimal amount of public funding achieved significant, long lasting, visible and appropriate improvements to commercial properties. The Program offered an incentive for property owners to undertake improvements that were in keeping with the traditional appearance of the building and reinforced the fact that historically appropriate changes, applied correctly and after considerable preparation are a sound investment in the future of the community.



Clear Concepts Office before rehabilitation project.



Clear Concepts Office after rehabilitation utilizing Design Challenge Grant funding



Former Bank Annex undergoing rehabilitation



Former Bank Annex after rehabilitation
Now offices of Sun Home Health Services