

**First Industries Fund
FIF Project List
March 26, 2019**

Applicant	County	Project Description	Matching Investment Leverage Ratio	Requested Amount	Total Project Cost	Recommended Amount
SEDA-Council of Governments Borrowers - Kevin E. Gessner, Amanda M. Gessner and Crossroads Chickens, LLC	Union	Kevin and Amanda Gessner are requesting a \$400,000 First Industries SBF-Ag loan at 3.75% for 15 years to construct two 25,344-sq.ft. pullet houses on their family's 152-acre farm located at 5627 Crossroads Dr., Kelly Township, Union County. Kevin and his father currently grow crops on the family farm. This project will assist the Gessner's in diversifying the farm operations and is part of the family's succession plan which also includes Kevin and Amanda acquiring the family farm. The pullet operation will operate as Crossroads Chickens, LLC through a contract with Bell and Evans. Matching funds will be provided via a Turbotville National Bank loan of \$535,566, providing a total project cost of \$935,566.	1.34	\$400,000	\$935,566	\$400,000
Southern Alleghenies Planning & Development Commission Borrower - Evergreen Acres, LLC and Evergreen Farms, Inc.	Huntingdon	Evergreen Acres, LLC and Evergreen Farms, Inc. are requesting a \$400,000 First Industries SBF-Ag loan at 3.75% for 15 years to acquire a 270-acre farm located at 3294 Spruce Creek Road, Franklin Township, Huntingdon County. The property includes two farm houses, a one-story garage, a bank barn and 250 tillable acres. Evergreen Farms is a large dairy operation with over 3,200 cattle occupying more than 5,000 acres. Evergreen Farms has been leasing the land for many years and now has the opportunity to purchase the property which is a critical piece of their crop management plan. Evergreen Acres, LLC, the real estate holding entity, will be the entity acquiring the farm property. Matching funds will be provided via an AgChoice Farm Credit loan of \$2,400,000, providing a total project cost of \$2,800,000.	6.00	\$400,000	\$2,800,000	\$400,000
Lebanon Valley Economic Development Corporation Borrower - Calvin F. and Susan L. Miller	Lebanon	Calvin and Susan Miller are requesting a \$400,000 First Industries SBF-Ag loan at 2.75% for 15 years to construct two 31,500-sq.ft. broiler houses and a 3,360-sq.ft. pole barn on their 156-acre farm located at 170 Werner Road, Swatara Township, Lebanon County. Calvin and Susan currently operate a dairy operation on the farm. As a supplement to their dairy operation, Kevin along with his sons Troy and Ryan formed Shale-Rock Acres, LLC in 2014 to own and operate the broiler houses. The original two houses were constructed in 2014 and this project will allow for the construction of an additional two houses. Shale-Rock Acres is currently contracted with Bell & Evans and they will sign a new 7-year producer contract to encompass all four houses. Matching funds will be provided via a First Citizens Community Bank loan of \$680,000, providing a total project cost of \$1,080,000.	1.70	\$400,000	\$1,080,000	\$400,000

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Lebanon Valley Economic Development Corporation Borrower - Glenn W. and Melanie P. Barnhart	Lebanon	Glenn and Melanie Barnhart are requesting a \$400,000 First Industries SBF-Ag loan at 2.75% for 15 years to construct two 31,500-sq-ft. broiler houses on the farm property located at 1039 Gravel Hill Road, East Hanover Township, Lebanon County. The Barnhart's currently operate their 134-acre farm property as a cattle and crop farm. To diversify the farming income, the Barnharts have entered into a 7-year contract with Hain Pure Protein Corporation to raise broilers. Matching funds will be provided via a First Citizens Community Bank loan of \$750,000, providing a total project cost of \$1,150,000.	1.88	\$400,000	\$1,150,000	\$400,000
EDC Finance Corporation Borrower - Refreshing Mountain Camp, Inc.	Lancaster	Refreshing Mountain Camp, Inc. (RMC) is requesting a \$255,000 First Industries SBF-Tourism loan at 2.75% for 15 years to renovate and expand several components of RMC's existing facility located at 455 Camp Road, Clay Township, Lancaster County. Improvements include the renovation of the dining hall, expansion of the horse barn, refurbishing and expanding the climbing tower and other miscellaneous improvements to the property. RMC is a retreat destination that hosts hundreds of groups and thousands of guests each year. Current lodging options are made up of a 31-room lodge facility, 7 cabins and 6 bunkhouses. Matching funds will be provided via owner's equity in the amount of \$255,000, providing a total project cost of \$510,000.	1.00	\$255,000	\$510,000	\$255,000
SEDA-Council of Governments Borrower - Jason L. and Caroline B. Newswanger	Northumberland	Jason and Caroline Newswanger are requesting a \$400,000 First Industries SBF-Ag loan at 2.75% for 15 years to construct two 25,344-sq-ft. pullet houses located at 300 Zeke Lane, East Chillisquaque Township, Northumberland County. Jason and Caroline purchased a 100-acre farm in 2017 to grow crops for resale. To diversify the farming income, the Newswangers entered into a 7-year contract with Bell & Evans to raise pullets. Matching funds will be provided via a Fulton Bank loan of \$299,000, a second Fulton Bank loan of \$258,000 and a \$70,700 loan from Jason's father, providing a total project cost of \$1,027,700.	1.57	\$400,000	\$1,027,700	\$400,000

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EDC Finance Corporation Borrower - Bellaire Farms, LLC	Lancaster	Bellaire Farms, LLC is requesting a \$237,500 First Industries SBF-Ag loan at 3.00% for 15 years to construct a 31,500-sq-ft. broiler house located at 200 Bellaire Road, Mt. Joy Township, Lancaster County. Bellaire Farms, LLC was established in 2016 by siblings Eric Miller, Kate Hynes, Sara Breneman and their spouses to own and operate broiler houses on their parents' 42-acre crop farm. With the assistance of a previous PIDA loan, Bellaire Farms constructed two 31,500-sq-ft. broiler houses in 2017. This project will allow for the construction of a third broiler house. Bellaire Farms is currently under a seven-year contract with Bell & Evans to raise broilers which will be extended to include the third broiler house. Matching funds will be provided via a Fulton Bank loan of \$237,500, providing a total project cost of \$475,000.	1.00	\$237,500	\$475,000	\$237,500
Lebanon Valley Economic Development Corporation Borrower - John P. and Ricki L. Light	Lebanon	John and Ricki Light are requesting a \$400,000 First Industries SBF-Ag loan at 2.75% for 15 years to construct two 31,500-sq-ft. broiler houses on their 150-acre crop farm located at 751 N. Lancaster Street, Swatara Township, Lebanon County. John and Ricki own and operate two crop farms where they raise corn, soybeans and hay. To diversify the farming income, John and Ricki have entered into a 7-year contract with Bell & Evans to raise broilers. Matching funds will be provided via a First Citizens Community Bank loan of \$900,000, providing a total project cost of \$1,300,000.	2.25	\$400,000	\$1,300,000	\$400,000
EDC Finance Corporation Borrower - Five Springs Farm Limited Partnership	Lancaster	Five Springs Farm Limited Partnership is requesting a \$325,000 First Industries SBF-Tourism loan at 2.75% for 15 years for leasehold improvements to the project property located at 465 Long Lane, Pequea Township, Lancaster County. The business offers its clients an upscale barn wedding and event venue space. Established in 2013 by sisters Paige Flowers and Betsy Montgomery, the business is located on a 150-acre working poultry farm. The farm property is owned by Paige and Betsy's parents, Stuart and Cynthia Herr, and can accommodate up to 200 guests in its indoor and outdoor event spaces. The venue is centered around a historic 3,200 sq. ft. barn, known as the main barn, which was constructed in 1820. The project involves the relocation and reconstruction of a vintage carriage house which will serve as a drop off, greeting and socializing area and will be located near the main barn. The lower level of the main barn will also be renovated to provide flexible space for cocktail hours and indoor wedding receptions. Matching funds will be provided via an S&T Bank loan of \$300,000, and owner's equity in the amount of \$75,000, providing a total project cost of 700,000.	1.15	\$325,000	\$700,000	\$325,000
			2.10	\$3,217,500	\$9,978,266	\$3,217,500