



Project Intake Form

Project Title Clearfield County Spec Building

Project Applicant Clearly Ahead Development

Applicant Address 139 W. Market Street

Suite 200
Clearfield
Pennsylvania
16830

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All counties in the North Central region are currently transitional.

Select all counties the project will serve.

Clearfield

Project Type

Public Facility/Industrial Park/Incubator/Building or Site Development

Primary Funding Agency

Department of Community and Economic Development

Select Primary Objective to Set the Goal Supporting Objective

Objective 1.2: Pursue economic and enterprise development strategies that grow existing industries, support economic diversification, and advance economic prosperity at the regional level.

Building Businesses

View North Central's [2018-2023 Comprehensive Economic Development Strategy here](#).

Does your project align with the goals of North Central's 2018-2023 Comprehensive Economic Development Strategy?

Yes

The CEDS Investment Priorities include the following:

- Expanding and strengthening employment and education opportunities that provide stable family wage jobs.
- Investments in entrepreneurship and home-grown business development to build a sustainable, diverse economy.
- Preserving and investing in the region's natural and cultural assets to strengthen economic potential.
- Creating and/or improving reliable, consistent access to critical infrastructure in North Central Pennsylvania.
- Providing sufficient availability of right-sized, right-priced housing throughout each county within the North Central Pennsylvania region.

Check the box if you'd like this project to be considered for inclusion in North Central's forthcoming CEDS and Resiliency Plan.

Yes, please consider this project for inclusion in the forthcoming CEDS and Resiliency Plan.

Project Funding

Please enter the project funding amounts for each below. Totals and Percent will calculate automatically. Do NOT include the "\$."

#	Non Construction	Equipment	Construction	Total	Percent
1				0	0
2			600000	600000	50
3			600000	600000	50
4				0	0
5	0	0	1200000	1200000	100

Funds Status

	Funds Status
Federal	
State	Committed
Local	Committed
Other	

Period of Performance

Start and End Date

Start Date: 09/01/2022 End Date: 12/31/2023

Purpose of Project

In efforts to address the shortfall in available commercial/industrial buildings, Clearly Ahead Development (CAD) intends to construct a single-tenant, 20,000 square foot, speculative shell building located in Clearfield County, PA to accommodate and attract new business development.

Project Description

This project will entail the design and construction of a 20,000 square foot steel shell building on an approximate 5-acre lot in Clearfield County.

The facility and land development plan shall be designed and permitted to expand up to 50,000 sf. This will maximize marketability and fill a major void for private sector demand for modern, industrial space suitable for manufacturing in rural Pennsylvania.

The facility shall be designed to include a 28' ceiling height, 20'x100' column and clear span, loading dock capability, 14' overhead door, curbside utilities consisting of electric, natural gas, water, sewer, and high speed telecommunications.

Explain the following for the Strategic Rationale:

- Identify the problems and/or opportunities the project will address.
- Explain the existing conditions or critical circumstances that would compel the funding of this project.
- Describe how the project supports a regional strategy or plan.
- Explain how this project will contribute to sustainable economic development in the service area impacted.
- Identify the types and numbers of jobs to be created or retained.
- Explain any Leveraged Private Investment because of this project.

Strategic Rationale

The spec building shall be designed to attract manufacturing projects that may require up to a 50,000 sf facility. The land development plan shall be designed and permitted to facilitate speed to market flexibility to accommodate the expansion of the spec building from 20,000-50,000 sf to attract manufacturing prospects.

Construction of a new spec facility will attract new and growing businesses that will result in significant impact to the economy with job creation opportunities within our coal-impacted communities and facilitate economic prosperity in North Central Pennsylvania.

Collaborative Partnerships

Clearly Ahead will work with local partners including the host municipality as well as county & state elected officials to ensure the project meets all stakeholders expectations.

Additionally, Clearly Ahead will work with regional partners including North Central and DCED to market & promote the location to potential businesses as well as identify & apply for additional federal funding sources if necessary.

Project Sustainability and Capacity

Clearly Ahead has a long history of successfully managing grant-funded projects from application through completion & post-completion both from state & federal resources.

Clearly Ahead also manages multiple industrial & commercial buildings with a variety of tenants. This

project will be another similar facility of which Clearly Ahead is adequately staffed to handle.

Output and Outcome Measures

Stand-Alone Output Measure

square feet

Stand-Alone Outcome Measure

jobs created

leveraged private investment

Congressional and Legislative Districts

Glenn Thompson (US House, 15th)

Mike Armanini (PA StateHouse, 75th)

Tommy Sankey (PA StateHouse, 73rd)

Wayne Langerholc (PA StateSenate, 35th)

Cris Dush (PA StateSenate, 25th)

Pat Toomey (US Senate)

Bob Casey (US Senate)