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THE BUILDINGS OUR TOWN RECONSTRUCTED
110 N. Front Street Back Online After Decades of Neglect;
Will be used for PRC Office and Business Incubator

The Philipsburg Revitalization Corporation (PRC) announced that it has completed a full renovation of the commercial space at its building at 110 N. Front Street. The space, which will be used for the PRC's office and a business incubator, was previously in shambles after decades of abandonment.

Tuesday marked a special day for PRC, as its board members hosted Allen Hopkins of the United States Department of Agriculture (USDA), which provided a blight remediation grant to PRC to rebuild the first floor of the 110 building. Hopkins reported that he was pleased with the transformation PRC accomplished.

"We bought the property in 2019 to save it from demolition," said PRC President Eric Rusnak of the adjoining buildings at 104 and 110 N. Front Street. "It had no heat, no water, no modern electrical service. There were holes in the roof and in the floor. You had to watch you didn't fall into the basement—literally. The buildings were uninhabitable."

The two buildings have been under full reconstruction since 2021.

"We didn't want these buildings torn down and turned into a parking lot," Rusnak said.

"Fighting blight is much more about restoration than razing buildings," said Dead Canary Brewing Co. owner Eric Kelmenson. Kelmenson, who has volunteered significant time to the PRC building project, has restored several of his own Front Street buildings as well.

104 and 110 N. Front Street have changed owners three times since 1989, never for more than \$35,000.

"Transfer price is one way we measure care for a building over time," Rusnak said. "If the sale price hasn't increased over 30 years, the place has probably been neglected."

During their meeting, Hopkins and the PRC discussed plans to help new and small businesses get on their feet and thrive through use of the PRC's business incubator. The group also spoke with Hopkins about another phase of support from USDA to help PRC bring more businesses to town.

USDA has provided funding for several other business incubators, including those in Kane, Williamsport, and Danville.

"We are grateful for USDA's support and for Allen's guidance," Rusnak said. "It enabled the PRC to take a building that has been a liability to Philipsburg for years and turn it into something positive and productive that we can all be proud of."