



# PROGRESS



SPRING 2004

A Quarterly Newsletter Dedicated to Business in Bradford County

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## In This Issue:

- Pg. 2:** Red Rose Diner
- Pg. 3:** River Street Project
- Pg. 4:** Osram & Dupont
- Pg. 5:** Brookings Institution
- Pg. 6:** Western Bradford & Valley Projects
- Pg. 7:** Rural Business Ent. Grant & KOZ Program
- Pg. 8:** Advisory Board Appointed

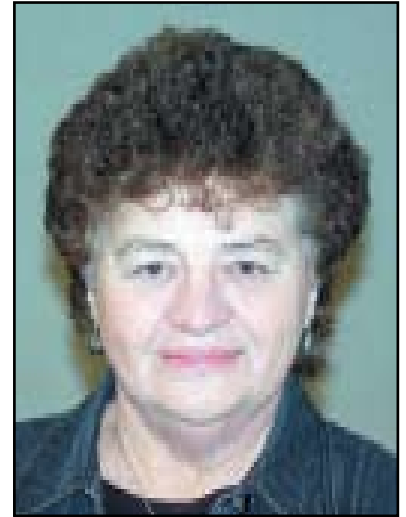
*For more information on a subject addressed herein, or to provide your valued input to this newsletter, please contact the Authority at the address above.*

## Meet Our Members - Charlotte S. Sullivan

Charlotte has been a board member of the CBPA since its inception, having served on the initial committee that formed the CBCEDA, which preceded the CBPA. She serves on our Community and Infrastructure Committee, EZ Advisory Committee and is Chairman of the Personnel Committee. Charlotte is a Towanda Township Supervisor and is the Township representative on the Towanda Municipal Authority and serves as the TMA Board Assistant Secretary.

Charlotte is a native of Towanda and graduated from

Towanda High School and Rochester Business Institute. She was employed for 37 years at Osram Sylvania with the majority of her time spent as a Human Resource Assistant. She is a Certified Professional Secretary and Past President of the New York State Division of Professional Secretaries International (now International Association of Administrative Professionals). Charlotte has been a member of the First Presbyterian Church of Towanda for more than 50 years. Charlotte takes great pride in her family and spends much of her time with them.



*Charlotte S. Sullivan*

## The Bradford/Sullivan Youth Leadership Program

The Central Bradford Progress Authority is once again coordinating the Bradford/Sullivan Youth Leadership Program. It is a yearlong program that introduces high school juniors to various leadership issues in their region. Students from nine local public school districts are involved in this year's ten sessions.

In addition to helping the students develop leadership qualities, the sessions also are aimed at introducing the students to the career opportunities that exist in the area. It is hoped that these students will be the future leaders in our communities.

To date, the students have participated in six sessions at locations throughout our region, and



*Kylene Mullen, Sayre High School, participates in Team Building Course at Camp Brule.*

four more sessions will be held this spring. The program will be capped

off with a graduation ceremony in  
*Continued on page 2*

## Youth Leadership

*Continued from page 1*

May.

The CBPA feels that this is a very beneficial and enjoyable program for all the students involved. Funding for the program was provided by the Pennsylvania Stay Invent the Future initiative and the Appalachian Regional Commission.



*Brad O'Connor, NE Bradford High School Leadership session presented by OSRAM Sylvania.*

# Red Rose Diner

Mr. Gordon Tindall has worked cooperatively with Towanda Borough and the Central Bradford Progress Authority to fulfill his business plan.

Mr. Tindall purchased and restored a 1927 Tierney Diner, which originally came from Lancaster, PA. The diner, called the "Red Rose Diner" has been placed on a vacant lot in Towanda Borough, which is in the Enterprise Zone. Mr. Tindall is

constructing an adjacent building to support the diner's operations. The CBPA has participated with Peoples State Bank to interim finance the construction project. Borough of Towanda Redevelopment Capital Assistance Program Grant funds will take out the financing upon completion of the project.

This project will provide a great enhancement to Towanda's Main Street, as well as provide jobs and new tax base.



*Front and side views of the Red Rose Diner, located on Main Street in Towanda Borough*



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# River Street Project Closes For Winter

With the onset of freezing weather, Dalrymple Gravel and Contracting, Inc., contractor for the River Street Extension Project, has stopped construction activities for the winter.

Although not readily apparent, much underground work has been accomplished in 2003 on the project which is scheduled for completion in the fall of 2004. Also completed, in spite of a record rainfall that created consistently high river levels, is the base rockwork along the river.

When finished, the roadway, which will be renamed the John B. Merrill Parkway in honor of an early Sylvania Plant Manager who convinced the corporation to remain in the area, will provide a very scenic, alternate north-south route through Towanda Borough and North Towanda Township.

Already, motorists in the downtown Towanda area are seeing improvements in traffic flow with the new, state-of-the-art traffic signals at Bridge and Main Streets and with a partial opening of the new street south of the US Rte. 6 Memorial bridge.

This new street will be named the



*This photo shows the "Farley Connector", a stretch of roadway that will connect the John B. Merrill Parkway (currently, River Street) with Main Street in Towanda. This connecting street was named in honor of the late Robert D. Farley, a long-termed Towanda Borough Councilman and President.*

Robert D. Farley Connector in honor of the late, long-termed Towanda Borough Councilman and Council President who

was an early proponent of the project and who was instrumental in securing the land on which the "Farley Connector" is built.

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# OSRAM Sylvania Receives State Economic Development Assistance

OSRAM Sylvania, in collaboration with the CBPA and state DCED officials, is utilizing economic development assistance. Opportunity Grant funds in the amount of \$1,000,000 and customized Job Training Funds up to \$500,000 will be used for business expansion opportunities.

The grant program funding will be

used for expanding the technological capabilities at the site. OSRAM Sylvania plans to invest \$10,000,000 in new equipment at the Towanda facility to retain and create new employment.

The new investment will be made in manufacturing areas involving carbide powders, military ordinances, electro-luminescent phosphor, plasma display

phosphor, metal injection molding, electronic metal powders and components and thermal spray powders.

Through new product and new technology development, OSRAM Sylvania's investment in the Enterprise Zone will support employment in our County into the future.

## DuPont Moves Closer To Expansion

Our last issue of Progress reported the cooperative effort between the state of Pennsylvania, County of Bradford and North Towanda Township in support of a \$65 million expansion at DuPont's North Towanda manufacturing facility. As a result of these efforts, which are directly supported by Governor Rendell, Senator Madigan and Representative Pickett, the state investment is being made to provide \$15 million in state Capital Budget and \$2 million of

Opportunity Grant funds. These funds will leverage nearly \$50 million in private investment at the site. With the recent passing of the state budget and capital legislation, the CBPA has been identified to administer the funding on behalf of the project. The funds will be used in the manufacturing of liquid crystal displays found in flat screen technology. The new facility will be able to drastically reduce the number of steps required for the manufacturing, making

it much more affordable for consumers.

Additionally, investments continue to be made regarding the manufacturing of components used in fuel cells. The exciting new technology has limitless possibilities and brightens the future of the North Towanda manufacturing facility. The bottom line to this investment and cooperation is supporting jobs in our County, which is the Central Bradford Progress Authority's primary commitment.



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**DuPont *i*Technologies**

# Brookings Institution Study

The Brookings Institution Center on Urban and Metropolitan Policy recently released a study of growth patterns and historical trends in the state of Pennsylvania. The study classifies major problems that could hinder the future prosperity of the state if action is not taken. While much of the study focuses on more populated regions of the state, the findings have proven to be applicable to Bradford County as well.

The study identifies three major issues that threaten Pennsylvania as it moves into the future.

## 1. Sprawl onto undeveloped land and the hollowing out of cities and towns.

a) From 1982-1997, Pennsylvania experienced only 2.5% population growth, but 47% growth in newly developed land.

b) For the past 15 years, an average of 9 additional acres have been developed each hour.

c) 40% of all new development is taking place on farmland.

d) The exodus from cities and towns to surrounding areas leaves dead downtowns without adequate tax base.

e) There are higher costs involved with bringing infrastructure to outlying development.

Our strategies for addressing this issue:

- Promotion of industrial development (many jobs

in a compact area).

- Reuse of brownfields and other previously developed sites.

- Promotion of agriculture and a focus on farm retention.

- Downtown revitalization to draw business and people back to the towns.

- Land use planning to ensure smart growth.

- Strategic infrastructure development.

## 2. Loss of educated young people and inability to create sustaining, high-wage jobs.

a) Pennsylvania is the second-oldest state in the U.S. and has very slow population growth.

b) Pennsylvania experienced the largest volume loss of young workers of any state in the 1990s.

c) Pennsylvania has the sixth-most college students in the U.S., but the state retains a relatively low percentage after graduation.

d) The state has a lack of growth in employment numbers and wage levels, and average wages are less in Pennsylvania than in the rest of the U.S.

e) 38% of all Pennsylvania manufacturing jobs were lost from 1970 to 2000.

Our strategies for addressing this issue:

- Job creation (with a focus on family-sustaining wages).

- Retention of the existing manufacturing base, since Bradford County has been more successful at supporting manufacturing than the rest of the state.

- Continued development of higher education and industrial training programs.

- Youth Leadership program designed to retain students with outstanding leadership potential.

- Industry/Education focus groups to identify careers and skills that will be needed in the area in the near future (In Pennsylvania, new workers are projected to be needed in health care, high technology, and skilled manufacturing).

## 3. Governmental fragmentation.

a) The extremely large number of municipalities limits the capacity of each and slows progress.

b) More cooperation is needed among governmental entities.

c) The lack of state and municipal planning means many areas are without planning and zoning.

d) Conflicting agendas among state government departments mean that there is often uncoordinated transportation and economic development spending.

e) Pennsylvania invests heavily in job creation and business expansion, but better planning is needed for this spending.

Our strategies for addressing this issue:

- The consolidation of local economic development services into a countywide entity working in cooperation with other organizations.

- Encourage cooperation among the county's 51 municipalities and support planning initiatives.

- The involvement of elected officials in project selection and development.

- The strengthening of relationships with state and



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# Western Bradford Projects

## Paper Magic

In a very unfortunate turn of events, Paper Magic Group has decided to vacate its facility in Canton Township. As a result of this decision, approximately 175 jobs will be lost in the Canton and Troy areas. In its wake, Paper Magic leaves behind a 133,000 square foot industrial building along Route 414 in Canton.

This closing was disastrous for the local economy, and it is crucial that this facility is reoccupied as soon as possible. The CBPA is working actively with the commercial broker handling the property to facilitate a new business moving into the building. The CBPA will do everything possible to once again fill this structure and replace the lost jobs that resulted from the closing.



*The Paper Magic Building in Canton Township.*

## Valley Projects

### Rynone Manufacturing

The CBPA is working to provide Rynone Manufacturing in Sayre Borough with municipal water. Rynone Manufacturing produces cultured countertops and is a key employer in the area. They currently do not have access to an adequate water supply, due to groundwater contamination on an adjacent site that has made their wells unusable.

In cooperation with Sayre Borough, the CBPA is securing funding to extend an existing water line 400 feet to serve the Rynone facility. Sayre Borough is hoping to utilize Community Development Block Grant funds to pay for this extension. The CBPA hopes to have the new water line in place this spring.

### Valley Business Park

The Valley Business Park, home to Mill's Pride, is one of the most dynamic sites for business development in this

region. With New York state's Route 17 being upgraded to I-86, Bradford County now has an industrial site with Interstate highway access.

The CBPA and Northern Tier Regional Planning and Development Commission have collaborated in order to secure funding for Road C, which would be an industrial access road directly connecting the Valley Business Park with the Wilawana interchange of I-86. Funding for preliminary engineering work has been secured through a grant from the Appalachian Regional Commission. Road C will make the Valley Business Park even more attractive for business development, and the CBPA is excited to see it begin to become a reality.

### Valley Brownfields

The CBPA has submitted a grant application to the Environmental Protection Agency on behalf of Athens

Township for the remediation of the old Cohen Scrapyard. This site is currently very contaminated, and the grant would be used for cleanup so that this property can be effectively reused. The Athens Township Supervisors are pursuing ownership of the site, and they hope to eventually be able to use it for public recreation after all environmental concerns are addressed.

The CBPA is also working with another contaminated brownfield site, the old Sayre Railyards in Sayre Borough. This site, which is part of a Keystone Opportunity Zone, is also in need of substantial environmental remediation. Potential funding sources are currently being explored, and the CBPA hopes to submit a grant application to secure funding for cleanup of this site in the near future.

## CBPA Awarded Rural Business Enterprise Grant

USDA Rural Development has awarded the Central Bradford Progress Authority a Rural Business Enterprise Grant that the CBPA can use as a revolving loan fund to offer financing packages to local small businesses. The CBPA has recently used this funding source to aid in three business development projects.

Bryan's Meat Cutting and Custom Butcher Shop in Smithfield Township has taken advantage of a loan to purchase a new

piece of machinery. Looking to expand its product line, Bryan's has purchased a machine that will enable them to produce custom sausages and hot dogs with portion control capabilities.

Holdren's Precision Machining has purchased the old Wagon Wheel Apartment building in Ulster. They are currently renovating this structure to turn it into a small machine shop. Holdren's were able to utilize a Rural Business Enterprise loan

to help with the cost of renovation.

Troy Skateland in Alparon Park, Troy Township has also been approved for a loan to aid in building improvements. Troy Skateland's skating surface dates back to 1958, and it is in need of replacement. The USDA loan will be used to help pay for the installation of a new multi-purpose surface for skating and other activities.

*CBPA is an equal opportunity lender*

## Keystone Opportunity Zone Program Reopened

The state of Pennsylvania has reopened the Keystone Opportunity Zone program. The KOZ program offers underutilized developable properties abatements on all state and local real estate taxes for several years. Bradford County currently has three KOZ

sites: the old Sayre Railyards and the Sayre Enterprise Center, both in Sayre Borough, and the site of DuPont's current expansion in North Towanda Township.

The CBPA is currently exploring properties with the potential to be included in

the KOZ program. Any property selected for the program must be approved by the state, and then all local taxing authorities must also approve the designation. In the right situation, this program can be a very effective economic development tool.

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## Commissioners Appoint Countywide Economic Development Advisory Board

In July of 2003, the Bradford County Commissioners formally contracted with the CBPA to provide professional economic development services on a countywide basis. As part of this collaboration, the Commissioners have appointed a Countywide Economic Development Advisory Board.

The board consists of community and business leaders from throughout Bradford County who are ready to lend support to the CBPA as it begins to pursue projects in the entire county. As board members come from various geographic areas in Bradford County, they will be able to represent the interests of their areas and help to identify the critical projects stretching across the county.

The CBPA will depend on the board to help it prioritize the projects most critical to the county's economic health. The board will also be able to help provide direction in identifying and completing key projects throughout the county.

The CBPA appreciates the Bradford County Commissioners' commitment to economic development and looks forward to working with the new board to make the future bright for business in Bradford County.

## CBPA Offers Testimony for Three Transportation Projects in Bradford County

On October 16, the CBPA attended the State Transportation Hearings in Williamsport to offer testimony for three transportation projects in Bradford County.

Taylor-Excel in Wyalusing is in need of a new industrial access road to service its facility. Currently, truck traffic from the plant must travel through downtown Wyalusing, and this is causing a major safety issue for local residents. An access road that would tie directly into Route 6 is proposed to divert traffic away from the downtown.

Road C is the proposed direct access road to connect the Valley Business Park to the Wilawana interchange of I-86. This access road would allow Mill's Pride the opportunity to expand in the future, and it would enable future businesses locating in the business park to have a direct link to Interstate highway.

The CBPA also testified on behalf of the Towanda Area School Board. The School Board wishes to explore the feasibility of an interchange at Towanda High School for the Route 220 bypass. In addition to making the school more accessible, this would also cut down on traffic congestion in downtown Towanda.



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