

Central Bradford Progress Authority

April 28, 2003

IDC & IDA



10th ANNIVERSARY
CBPA
Central Bradford Progress Authority

10 Years Of Accomplishments — 1993 to 2003

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MESSAGE from CBPA President Paul Kreischer



10 years ago, a progressive group of local citizens and municipalities took up the challenge of creating a grassroots community and economic development organization.

With the framework of a somewhat inactive Industrial Development Corporation formed in 1959, the Central Bradford County Economic Development Authority

was formed with four core municipalities – Towanda Borough, Towanda Township, North Towanda Township and Wysox Township. Its 20 member board, selected from a diverse cross-section of the community, was intended to be proactive, balanced and committed to economic betterment.

Strategic planning and board of director influence forged the path and evolution of the Central Bradford Progress Authority in local project development.

I am amazed and pleased to see how much success the CBPA program has made since 1993. The impact in economic growth and job support has been felt in every part of our community. The CBPA has carried out its mission in a manner which has gained the respect and cooperation of the Pennsylvania DCED; Federal Government; banks, sister development organizations and most importantly, our local business community.

Simply put, the CBPA's 10 year program has leveraged \$105 million of investment and impacted 3,500 jobs, and yet this is not enough given current economic times and demand for opportunities.

The vision for our future is bright with the intention of broadening the CBPA program. Demand for the CBPA services is at an all-time high and program benefits will impact our region.

I applaud the CBPA board for their level of involvement and support to provide a quality program that maximizes impact to our community under the committed guidance of our President, Paul Kreischer.

Much credit must also go to our staff, administrative assistant Kim Kulick, who keeps me from self-destructing, and Dave Kozza, our specialist who ties up numerous loose ends.

I am honored to serve the community and look forward to a continued commitment of the CBPA mission of Economic and Community Development Programming.



Ten years ago, North Towanda Township, Towanda Borough, Towanda Township and Wysox Township enacted ordinances which created the Central Bradford Progress Authority. The adopted ordinances contained a common statement of purpose which became our path to success.

"The purpose of the CBPA shall be to promote the overall economic growth of the central Bradford County area and foster area wide cooperation by the creative interchange of ideas, promotion of intercommunity relations, exchange of information for industrial, commercial and community development purposes and general civic betterment."

Since the CBPA's inception, hundreds of industrial and commercial employment opportunities have been created and/or retained. Communication and developmental partnerships with area employers have grown significantly during our ten-year history. The CBPA's infrastructure projects have improved the economic and environmental conditions under which we live.

The supervisors and council members of our sponsoring municipalities are to be commended for their vision and spirit of inter-municipal cooperation. We should all thank Bill Beamer, our first Board President, for his tireless efforts in making CBPA viable. All of the area's elected officials have worked on behalf of the authority to make our efforts successful. Tony Ventello, Executive Director, deserves a great deal of appreciation for the success of CBPA. Tony's work ethic and expertise have made this Authority a most successful venture. Also, the efforts of the CBPA staff have played a significant role in the advancement of this Authority.

The Central Bradford Progress Authority is fortunate to have a group of members who have our mission statement as their primary reason for their involvement in CBPA. The staff and members of the CBPA have the challenge and opportunity to make the authority even more successful in our next decade.

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CBPA 2002 Review

Business Development and Job Creation Projects:

Enterprise Zone Basic Grant

- Secured \$50,000 grant for Enterprise Zone program
- Implemented ongoing business development/outreach strategy

RBEG RLF Grant

- \$99,000 grant from the USDA RBEG program approved; funding received in 2003

Enterprise Zone Competitive Grant

- \$250,000 Competitive Grant received for security upgrades at the E. I. DuPont and OSRAM Sylvania facilities.



Towanda Dry Kiln

- Permanent financing finalized with ongoing business plan monitoring.
- Expansion plans are underway.
- \$1.4 million new investment

Metadyne, Inc. Expansion

Manufacturing expansion is complete with \$700,000 of new investment creating 2 new jobs and retaining 40 positions.



OSRAM Sylvania

- Plant wide security upgraded and completed
- \$100,000 EBP assistance received
- Opportunity Grant requested for new high-tech product development
- 950 jobs retained
- \$1 million in new investment planned

E. I. DuPont

- Plant wide security upgraded and completed
- Opportunity grant requested for new product development in both R & D and manufacturing
- 550 jobs-retained
- \$40 million in new investment planned
- New employment with increased business

Towanda Printing Company

- New printing operation completed & financing finalized to include Enterprise Zone Program loan financing, PIDA loan utilization & LERTA
- Project assisted in retaining 77 jobs and creating 10 new positions with market share increases
- \$5 million investment completed



Area Businesses Expand with CBPA Assistance

Edge Fitness Center

This is a newly constructed state-of-the-art fitness and martial arts center located in the North Towanda Township Enterprise Zone. The current facility does not allow for expanded membership and they were being forced to turn away clients. The new facility houses an occupational therapy program that is supported by Memorial Hospital, which also is in the Enterprise Zone. The project supports area manufacturers in assisting with occupational therapy needs and supporting workforce investment and health. This project used \$50,000 Enterprise Zone Program RLF funds, for a total of \$300,000 in new investment.

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CBPA 2002 REVIEW



Wysox Animal Clinic

Dr. Craig Chaffee opened a new vet clinic in Wysox Township in the Enterprise Zone. The Central Bradford Progress Authority provided \$40,000 to help with equipment costs from the RLF program. The new business is located in Wysox Township in the Enterprise Zone and has allowed a young veterinarian to establish his own independent operation and create new jobs. The project was funded with \$40,000 EZP RLF funds, \$40,000 bank financing and a \$5,000 site development grant from NTRPDC. The total was \$85,000 in new investment.

Caribou Medical Services



Caribou Medical is a new family practice clinic located in the Towanda Borough CBD/Enterprise Zone. Caribou Medical provides a direct service with independent medical services within the CBD of Towanda Borough and will be located in a renovated building which is part of a re-development project in the Enterprise Zone. Caribou Medical is utilizing a \$40,000 Enterprise

Zone RLF loan for a total of \$250,000 in new investment.

Rosenberger Machine

Rosenberger Machine is a father & son operation with plans to expand. The family-owned business will be positioned to have greater machine shop capabilities. The project utilized \$30,000 in Enterprise Zone Program RLF financing to purchase a CNC milling machine, which will allow greater capabilities. This project was a result of the CBPA Outreach efforts.

Wysox Rapid Lube

Keith Mitchell has finalized plans for a new automotive quick lube service which complements an adjacent car wash. The project will create 5 new jobs. Mr. Mitchell will leave his job in New York State and relocate to the Wysox Township Enterprise Zone. Mr. Mitchell is utilizing \$40,000 EZP RLF funds, for a total of \$260,000 in new investment.

Iced Out

Anthony McLinko's "Iced Out" is a new ice manufacturing and delivery business with an existing base market of 25 convenience stores. The new business start-up provided a necessary

service in and around the Enterprise Zone. Additionally, Anthony McLinko is a recent graduate of PSU and developed his own business plan. This Enterprise Zone support is in direct satisfaction of the Stay Invent the Future objectives, as Anthony is a native of Central Bradford County. The project used \$35,000 of Enterprise Zone Program RLF funds, and is located in the Wysox Township Enterprise Zone.

Site Development Grants secured from Northern Tier Regional Planning and Development Commission:

- Keith Mitchell, Wysox Rapid Lube
 - Metadyne/Ames Site
 - Mountain Hardwoods
 - Craig Chaffee, Wysox Animal Clinic
 - Holdren's Machine
 - Trehab, 300-302 Main Street
 - SCS Wireless Communications
- Secured on behalf of Western Bradford Development Corp:
- Charles Earle, Troy Skateland
 - Bryan's Meats
 - John Brown Pharmacy

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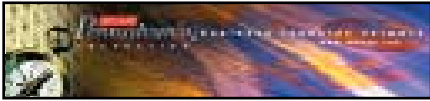
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CBPA 2002 REVIEW



Team PA Interviews:



- Claverack Rural Electric
- SPE, Inc.
- GPU Energy, Inc.
- Frontier Industrial Technology, Inc.
- Bearings & Drives
- Foster Communications
- Rosemarie Foster Embroidery
- Towanda Dry Kiln & Specialties, Inc.
- Rosenberger Machine Shop
- Bradco Supply Co., Inc.
- County Recovery Service, Inc.
- Canton Manufacturing, Inc.
- Horn Family Chiropractic
- Wysox Sand & Gravel, Inc.
- Thompson

Morgan & Co LLP,
CPA's

- Bryan's Meats
- County Office Supply
- Stewart's Family



Restaurant

- E. I. Dupont

De Nemours

Project Site Enhancements:

Penn DOT Maintenance Facility

- Option agreement signed with landowners, North Towanda Township

- Feasibility studies initiated
- Environmental studies initiated

Federal Reserve Bank/HUD

The CBPA has been exclusively invited to represent the Northeast by the Federal Reserve Bank. The effort is to more actively involve the Federal Reserve Bank in rural banking and business development affairs. Meetings were held in Philadelphia and the CBPA was encouraged to provide input.

Tax Incentives:

LERTA

- CVS Pharmacy interest

KOIZ

The Keystone Opportunity Zone Program offers tax relief to sites in Central Bradford County for inclusion in the KOIZ program, which has re-opened for consideration by the DCED.

Infrastructure:

Central Bradford County Joint Act 537 sewer plan and design

- Funding secured
- Wysox sewer extension almost complete
- Central Bradford TMA projects continued
- CDBG funding for Wysox extension secured
- CDBG funding requested for Monroeton extension
- \$5 million investment identified for improvements

The CBPA wishes to thank the cooperation amongst all those involved to make this project a success. The collaboration of municipalities, public authorities, funding

sources and private citizens solidified the project's advancement towards completion.

Riverstreet Extension

On April 17, 2003, a ground breaking was held for the project's long-awaited construction. The project will provide a traffic relief route, pedestrian walkway along the Susquehanna River and an overall enhancement to the Central Business District of Towanda and Central Bradford County. This project has \$13 million in new investment.

Community Development:



One Progress Plaza

The 45,000 square foot multi-tenant facility has attained full occupancy. Lackawanna College is occupying the final 1,690 square feet to establish the Roger Madigan Information Technology Training Center. The center's construction was completed in April, 2003 and is a state-of-the-art facility. Lackawanna College will have the full capability to certify students in specific software and hardware applications with the new facility. The new I-Tech Center will continue to enhance Lackawanna College with their extremely successful post-secondary program. Senator Roger Madigan provided grant-in-aid in the construction of the facility. The total of new investment for One

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2002 Review



Progress Plaza was over \$5 million.

CBPA Strategic/Organizational Advancements:

- Industrial Development Authority formed
- Outreach program intensified
- County-wide Economic Development Program Manager position proposed

Joint Comprehensive Municipal Planning Effort

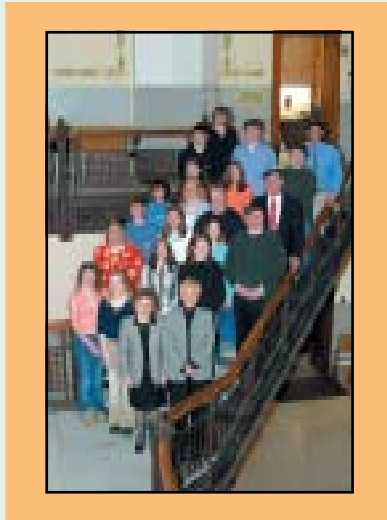
The CBPA in collaboration with Towanda Township, North Towanda Township, Towanda Borough and Wysox Township has investigated funding sources to complete the plan. The CBPA recently received favorable comments for approximately \$30,000 of grant funds for the project. The project will advance in 2003.

Stay Invent the Future

Bradford-Sullivan Counties Youth Leadership Program initiated; CBPA lead agency
Nine area schools involved, including Sullivan County and Waverly, NY

Sessions included:

- COPE program at Camp Brule
- Business and Leadership, OSRAM Sylvania Diversity and Conflict Management, Brian Driscoll, CBPA Intern
- Youth and Government, Bradford County Courthouse
- February 27, 2003 proclaimed Youth



Leadership Day in Bradford County

- Arts and Entertainment, Keystone Theater, in conjunction with Missoula Children's Theatre
- Covey Workshop, presented by Fred Robinson
- Youth and the Environment, presented by the Conservation District
- Graduation ceremony, May 2003



Arts Session of the Youth Leadership Program-hosted by Bradford County Regional Arts Council

CBPA Economic Development Outreach Program

Western Bradford Development Corp. Projects:

- Canton Manufacturing Access Road – ARC funding
- Troy Skateland
- Lubbering Corp.
- Valley Business Park assistance
- Countywide proposal developed

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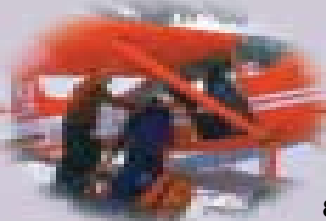
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The Daily Review

January 24, 1993 • Editorial, The Daily Review • Reprinted by Permission

On working together
Last month a landmark event occurred regarding the potential for economic growth in Bradford County.

Towanda Borough and the townships of Wysox, Towanda and North Towanda joined together in the creation of the Central Bradford County Economic Development Authority.

The authority's aim is to promote industrial, economic, and community development within the area it serves.

The authority includes representatives from local industries, businesses, and civic organizations, as well as municipal officials.

Thus, membership is diverse enough to allow for an array of viewpoints – something critical to the think-tank aspect of the authority.

This organization is a tremendous example of municipalities working together toward a common goal and gaining a strength they would not have on their own.

For instance, the establishment and activities of the authority fulfill requirements its

territory must meet if it is to move from its present status of state planning enterprise zone into state enterprise zone.

Under current state policy, the granting of full enterprise zone status increases a region's chances of receiving grants from the state as well as priority assistance in stimulating job growth and economic development.

According to one of the authority's members, none of the municipalities is large enough to qualify as a state enterprise zone by itself.

Smallness and independence have their virtues but if it means a loss of economic opportunity, steps should be taken to try and address such a loss.

As part of the enterprise zone application, the authority is engaged in hiring a director of economic development who will later work with the group to draft a comprehensive economic development plan.

It is hoped that the authority will work to capitalize on the opportunities that will come if central Bradford County is designated a state

enterprise zone.

However, the authority plans to fight for economic growth in other areas beside enterprise zone activity. This is a good strategy for it focused solely on enterprise zone matters, it might not produce benefits that could be gained by casting a wider net.

For instance, state enterprise zone status primarily deals with industrial development. One goal of the authority is to try and help small businesses obtain financial assistance from various programs offered by the state.

All the people who worked hard to put this authority together deserve high praise for their effort, vision, and initiative.

Although the authority does not guarantee a dramatic increase of economic prosperity for the region, it increases the likelihood of such a scenario.

For as far as economic opportunity is concerned, it is better that these municipalities work together in trying to shape the future than to not do so.

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Countywide Cooperation for Economic Development

On April 3, 2002, the Bradford County Commissioners took a leadership role in convening an economic development forum. The primary focus was to discuss Bradford County's economic development delivery system. The forum was held as a result of the Commissioner's desire to develop a vision for the future, while allowing broad based input for developing a countywide economic development structure that served all of Bradford County.

Several challenges were identified. However, the primary focus was to provide professional economic development services in all areas of Bradford County and focus resources to best impact the opportunities.

The CBPA is currently working collaboratively with the Bradford County Commissioners, who have provided funding for countywide economic development. These funds, known as LEDA (Local Economic Development Assistance) from the PA Dept. of Community and Economic Development, are being used for countywide program development.

The CBPA is working directly with the Western Bradford Development Corp. and the Valley Economic Development Association to best provide services throughout Bradford County. With the availability of resources becoming even more scarce, it is best to use what exists to its fullest potential.

The CBPA, WBDC and VEDA are confident that their collaboration and working together will solidify the business development services throughout Bradford County.

Much appreciation goes to the Bradford County Commissioners in spearheading the initiative.

Western Bradford Development Corporation Board of Directors

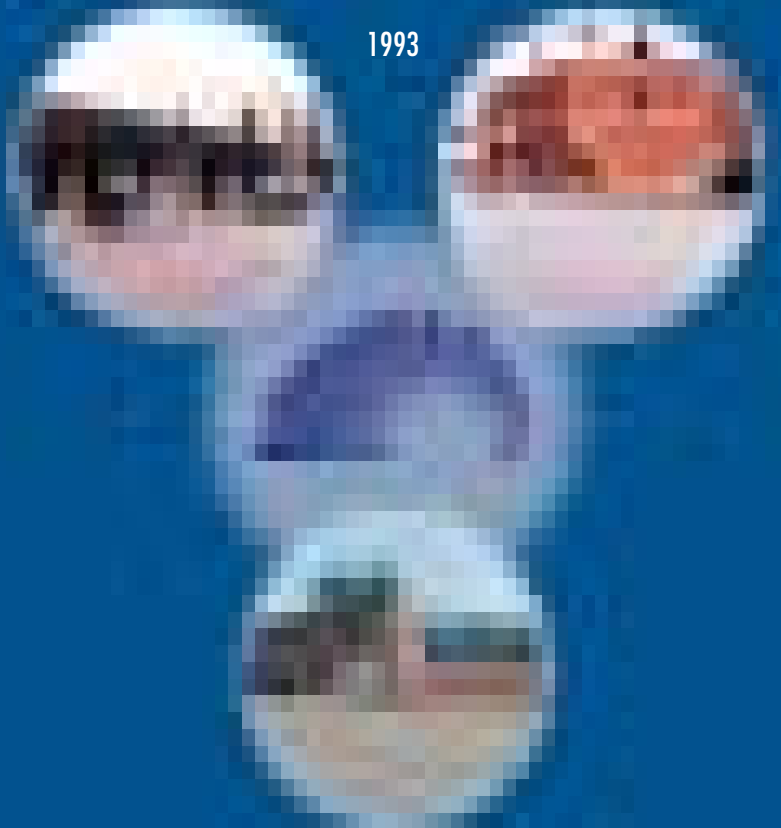
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1993



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