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Senator Roger Madigan Tours Manufacturing Projects

Senator Roger Madigan recently toured two projects which, through his support of the countywide Enterprise Zone, were completed.

The owners of Metadyne, Dr. Raman Daga and his son, Amit Daga, formed a new company known as Samtron Investments, Inc. LLC. Samtron Investments is involved in the recycling of tungsten materials and is located in the Metadyne Industrial complex in Towanda Township. Samtron will create 5 new jobs.

Recycling tungsten-based materials offers a significant environmental and energy cost savings. Samtron will compliment the raw material needs of Metadyne and other existing customers. Samtron Investments also envisions a future division focused

on nanotechnology.

Samtron utilized CBPA Enterprise Zone program revolving loan funds in the amount of \$225,000 toward the \$1.25 million start up.

Senator Madigan toured the manufacturing facility and recycling operations, which was highlighted by the observation of the recently completed robotic equipment to aid in the manufacturing process.

Senator Madigan then toured Arrow United Industries, located in Wyalusing Borough. Arrow United manufactures louvers and dampers for HVAC units in commercial buildings. They have been in Wyalusing since 1968.

The Arrow United expansion involved the construction of a new powder coating line, which will make their manufacturing

operations more competitive. Previously, Arrow United shipped their product off-site for painting, and then it was returned for final distribution.

The new powder coating process is quick-drying and environmentally friendly, so it is conducive to large product runs.

(Continued on page 3)



Dave Reeder, Metadyne Plant Manager; Amit Daga, owner, Samtron Investments; Senator Roger Madigan; Tony Ventello, CBPA Director



Paul Kreischer, CBPA Board President, presents a check for \$225,000 to Amit Daga, owner of Samtron Investments, Inc. LLC



Pictured: Senator Roger Madigan, CBPA Director Tony Ventello, Arrow United plant officials Earl Lewis and Ken Wahlers.

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The Name Of The Game Is Progress

Message From The Director

The Central Bradford Progress Authority chose their name to specifically focus on the key word "Progress". Being proactive, the word Progress implies forward movement, advancement, growth, development, and, most importantly, the promotion of the material well-being of the public through goods, techniques and facilities created. Celebrating the Authority's 14th annual dinner with Progress in economic development is of great pleasure to the board of directors and staff.

This report summarizes the developmental activity toward implementing our work program and strategies to positively impact Brad-

ford County's economic status. The gradual improvement of our community can be directly contributed to the cooperation exhibited by our elected officials, community volunteers and business professionals to both satisfy needs and positive impacts through project completion.

I am extremely happy to present this report with the understanding of an aggressive work year ahead. I am thankful to our boards of directors and staff for their efforts and commitment.



Tony Ventello

Goals Are Achieved By CBPA Staff

Message From The President

This past year the staff of the Central Bradford Progress Authority achieved several important goals that are critical to the advancement of economic development in both the short and long term.

CBPA assisted numerous businesses in growth that will help ensure retention and growth. These activities, in addition to employment have the added benefit of stabilizing the tax base for the area taxing bodies and thus maintaining the area's quality of life. The Authority's revolving loan fund, with its low interest rates, was an important compliment to private lending in these projects.

Additionally, CBPA continued to coordinate several infrastructure projects that will enhance our economic development activities. The acquisition of the Sayre brownfield site by the Authority and the soon to be completed reclamation of this

site is a significant achievement. Work by the Authority on the Troy brownfield is another project that will have future positive implications for western Bradford County.

The importance of achieving countywide Enterprise Zone designation for Bradford County cannot be overstated and will have long-ranging implications in the future. Equally as important, the Authority was successful in achieving Enterprise Zone designation for Susquehanna County. This designation will be an important tool for the economic development activities in Susquehanna County.

The Board of Directors of the Central Bradford Progress Authority is proud of the many successes achieved by its staff and anticipates continued positive developments.



Paul Kreischer

Senator Roger Madigan Tours Manufacturing Projects - Continued from page 1

Arrow United has 92 employees and will add at least 9 new employees as the new line is fully phased into operation.

On behalf of Arrow United, the CBPA secured Enterprise Zone competitive grant funds in the amount of \$150,000 from the Pennsylvania Department of Community and Economic Development.

These funds were then combined with \$100,000 of existing CBPA revolving loan fund resources to provide a \$250,000 low-interest loan to support Arrow United's project. As repayment occurs, it will help to bolster the CBPA's RLF assets. The total investment by Arrow United for this project was approximately \$900,000.

Senator Madigan toured the state of the art process with plant officials, who are very appreciative of the local support. Plant Manager Earl Lewis provided a detailed overview of their operations and new management techniques to keep the plant competitive.



An Arrow United employee utilizes the new paint line.

CBPA Board Members Acknowledged

2006 brought some changes to the board of directors of the Progress Authority.

Ray Steen, HR director of OSRAM Sylvania and a member of the board since 2004, left to accept a position at General Dynamics in Burlington, Vermont.

Towanda Borough Council appointed Craig Rieder, the new HR director at OSRAM Sylvania, to replace Ray on our board of directors. Craig Rieder is Director of Human Resources for the Global Tungsten and Powders division of OSRAM SYLVANIA headquartered in Towanda, Pa. Rieder's responsibilities include ensuring proactive employee relations practices,



Incoming board member Craig Rieder, outgoing board member Ray Steen and CBPA president Paul Kreisler.

promoting best practices in hiring and performance management, and leading the safety and environmental personnel.

Rieder joined the company in 1982. Since then he has held the positions of human resource manager for PM&C components organization and various po-

sitions at the PM&C Warren, PA facility, including product line / plant management, quality assurance, and engineering.

Thomas C. Thompson, Jr., a founding IDC member of the CBPA board of directors, resigned from the board to work in the capacity of the Authority's auditor. Towanda Town-

ship voted to appoint Dr. Avery Boardman, a Wysox businessman who lives in Towanda Township. Dr. Boardman is also very active in the Chamber of Commerce.

The Authority would like to welcome our newest members and look forward to working with them in the coming year.



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The staff of Character Cuts, Inc., located in Towanda Borough are Chris Griffith, Jen Woodruff, Jim Vanderpool, Allechia Ostrander, Mary Faria and Kim Wilcox.

CBPA Approves Loan For Character Cuts, Inc.

The Central Bradford Progress Authority recently approved a loan to Character Cuts, Inc. The owners, Christine Griffith and C. James Vanderpool, had requested assistance from Towanda Borough officials due to a very unique hardship they experienced as a result of unexpected construction delays in the Plank Road drainage improvement project in Towanda Bor-

ough. Towanda Borough asked if there was a way we could assist the business with a low interest loan. As the business is an established business located in the Enterprise Zone, and due to the unique nature of the request, our board of directors agreed to approve the request.

Character Cuts has been in business since 1994 and currently has six employees.

Valley Update: Continuing Efforts And Advancements

In the Valley area of Northern Bradford County, the CBPA has continued its efforts on the former Sayre Railyards site in Sayre Borough. The CBPA has facilitated additional environmental testing and engineering on the site with grant funds secured from the U.S. Environmental Protection Agency and the Pennsylvania Department of Community & Economic Development. In order to advance redevelopment

of the industrial site, the CBPA has also secured ownership of the property.

South Waverly Borough, Leprino Foods, and the CBPA have been working collaboratively to advance the Yanuzzi Drive project in South Waverly. Yanuzzi Drive will be realigned to remove a tight intersection and improve plant access for Leprino Foods. Right-of-way agreements have been finalized, and final engineering will take place

on the project shortly. The completion of the Yanuzzi Drive project will enhance Leprino Foods' future operations at this location.

The Road C project is another transportation project that has advanced. Road C is the planned industrial access road to connect Valley Business Park to New York Route 17 (future Interstate 86). The Athens Township Supervisors have agreed to sponsor the project, and

approximately \$2.8 million in grant funding has been secured for engineering and construction. The CBPA is working with Athens Township to finalize engineering agreements so that this project can move forward. When constructed, Road C will greatly benefit Mill's Pride and will support future development of Valley Business Park.

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Western Bradford Update: Pursuing Projects In Canton And Troy Communities

The CBPA continues to work closely with the Western Bradford Development Corporation (WBDC) to prioritize and pursue projects in the communities of Canton and Troy. Recent CBPA efforts have led to the following advancements:

A brownfield site on Willow Street in Troy Borough has been designated a Brownfield Action Team priority project by the Pennsylvania Department of Environmental Protection. The CBPA plans to work with the WBDC to redevelop this industrial site. The Brownfield Action Team designation should assist in securing resources to deal with environmental challenges on

the property. The CBPA has submitted funding applications in conjunction with WBDC to remove a dilapidated building on the site and begin environmental assessment activities.

Working in cooperation with Senator Madigan, the CBPA has secured a \$90,000 grant from the Pennsylvania Department of Community & Economic Development to facilitate improvements at the Troy Vets Club. The Troy Vets Club is a veteran's organization that hosts many community functions. Its access drive is in need of drainage improvements and reconstruction. The grant funds will be used to improve facility access

and allow the Vets Club to continue its public service activities.

Lubbering Corporation in Troy has recently worked with the CBPA to finance working capital needs through the CBPA's Enterprise Zone Revolving Loan Fund. The Bradford County Enterprise Zone was recently expanded to include the Troy area. Lubbering Corporation designs and manufactures specialized power assembly tools for the automotive and aerospace industries. The working capital was needed so that the company could aggressively pursue an aerospace contract, which Lubbering successfully secured. As a result

of the project, Lubbering Corporation retained its nine employees and is positioned for future growth.

The U.S. Department of Housing & Urban Development awarded an Economic Development Initiative grant to the CBPA to upgrade the Troy public sewer system. Troy Borough's central treatment facility currently is unable to handle some types of industrial wastewater. This has hindered some area industries wishing to utilize public sewer. The CBPA is working to use the HUD funding to implement a pretreatment process that would allow the Troy sewer system to better process industrial effluent.

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DuPont *i*Technologies

CBPA Assists Shaw's Furniture Redevelopment Project

Shaw's Furniture, Inc. is a retail furniture store that sells home furnishings and accessories. It is located along U.S. Route 220 and Main Street in Monroeton and has been in operation for over 25 years. In the early morning of April 30, 2006, a fire broke out in a restaurant adjacent to Shaw's Furniture in Monroe Borough's business district. Three commercial buildings were destroyed before the fire was controlled. Shaw's Furniture lost two showrooms and inventory in the fire.

The business was initially crippled by the loss, but the owners determined to bounce back and rebuild. Shaw's Furniture designed a new building for the site and began working with Citizens and

Northern Bank and the CBPA to explore financing options. The CBPA identified the Pennsylvania Community Economic Development program as a potential resource for low-interest financing. With the CBPA's assistance, a funding application was prepared, and Shaw's Furniture was able to secure \$100,000 in low-interest loan funds from the state to assist in the project.

Less than a year after the fire, construction on the new building has advanced rapidly. The project has redeveloped a lot that was left vacant and underutilized as a result of the fire. Building replacement allows for new showrooms and the future addition of an interior design component to the business. Shaw's Fur-

niture currently employs 3, but this project should enable the company to grow to 5 employees in the near future. The resiliency

and dedication shown by Shaw's Furniture has created a successful redevelopment project to augment Monroeton's downtown.



The new building of Shaw's Furniture in downtown Monroeton.



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Site Profile: Jersey Engine Property

The former site of Jersey Engine Rebuilders is being marketed for business use. This 3-acre industrial site is located in a rural area of Warren Township, Bradford County. It is approximately 8 miles from New York Route 17. The property contains a complex of well-maintained steel Morton buildings on concrete slabs with approximately 30,000 square feet under roof, including office space. 3-phase electric service is in place. The property will work well for light industrial use where highly visible road exposure is not required.



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2006 Year In Review

2006 was a very successful year for the CBPA RLF fund, with six RLF loans, 1 RBEG RLF loan and 2 competitive grants for loans totaling \$1,193,000. This includes amounts from \$8,000 up to \$500,000 to help both small business and large industries in our area.

Many new projects have been underway throughout the county in the past year. Firms ranging in size from one employee to 1300 employees have utilized CBPA assistance. The CBPA has been very successful in facilitating business investment and in the retention and creation of jobs throughout the county.

Some of the selected projects that have seen high levels of CBPA involvement in the past year are as follows:

Oak Hill Veneer, Troy

\$250,000 was secured to assist in sewage upgrades necessary for the company's operations. 75 jobs were retained.

Lubbering Corporation, Troy

This aerospace company has been very active in defense contracts and has called on the CBPA for technical assistance in grant preparation. Current employment is 9.

Canton Borough Authority, Canton

The CBPA helped secure \$280,000 in federal funds to support a major water and sewer project to enhance the industrial areas in Canton. Approximately 500 jobs were impacted.

R&T Technologies, Canton

The CBPA has assisted this company in property acquisition and building expansion plans. Employment has grown from 30 to 35 in the past year.

DuPont Electronic Technologies, Towanda

The CBPA continued to provide assistance as DuPont continued to grow its color filters and fuel cell capabilities. State funding leveraged over \$60 million in private investment and retained 600 jobs, with new hires expected.

OSRAM Sylvania, Towanda

Assistance was provided as this facility was expanded to bring a new division headquarters from Europe. 1,000 jobs were retained.

Metadyne Inc., Towanda

\$225,000 in revolving loan funding supported new efforts in carbide recycling technology at Metadyne. 40 jobs were retained, and growth is expected as this new technology evolves.

Table Rock Meats, Towanda

A small business opened in Towanda due to CBPA local revolving loan fund investment. The business employs 5 people.

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2006 Year In Review

Wysox Municipal Authority, Wysox

The CBPA continues to assist in efforts to extend public water into the Wysox commercial and industrial district.

CraftMaster Manufacturing, Wysox

CraftMaster completed a \$5 million upgrade to machinery and equipment with the assistance of \$475,000 in Enterprise Zone funding secured by the CBPA.

Gambal Printing & Design, Wysox

The CBPA facilitated a business expansion project by utilizing local revolving loan funding in the amount of \$75,000. The business grew from 3 employees to 5.

Towanda Dry Kiln, Asylum

Towanda Dry Kiln opened in 2001 as a result of CBPA assistance. The Dry Kiln recently grew from 18 to 22 employees as part of a project funded partially by the CBPA local revolving loan fund.

Cargill Taylor Beef, Wyalusing

\$1 million in federal funding was utilized for engineering to improve industrial access to Cargill's facility. 1,300 jobs were retained, and 150 new jobs and up to \$15 million in investment are expected when the access road is completed.

Arrow United, Wyalusing

\$250,000 in Enterprise Zone funding and local revolving loan funding supported new equipment acquisition at this facility. 90 jobs were retained, and 10 new hires resulted from this \$900,000 total investment.

Holdren's Precision Machining, Ulster

The CBPA originally assisted in the startup of this small machine shop. Holdren's has been successful and was recently able to expand with the assistance of \$25,000 in local revolving loan funds through the CBPA. The company grew from 6 employees to 8.

Valley Business Park, Athens

This prime industrial park was enhanced by sewer upgrades funded by \$800,000 in federal funds secured by the CBPA. The CBPA is also working on new industrial access and redundant electrical service. The park currently hosts 450 jobs, and an additional 450 are projected when all projects at the park can be completed.

Ingersoll-Rand, Athens

The CBPA is continuing to work with Ingersoll-Rand in securing funding for new product line opportunities. The company currently employs 280 in Athens.

Sayre Railyards, Sayre

The CBPA has secured \$375,000 in environmental funding and Brownfield Action Team assistance to aid in redevelopment of this industrial site. Cleanup efforts are ongoing.

Leprino Foods, South Waverly

\$250,000 in federal funding was secured to facilitate an industrial access upgrade at this manufacturer. 230 jobs were retained.



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Letters From Our Clients

cbpa

From: "Kriner, Gerald" <gkriner@pasen.gov>
To: <cbpa@epix.net>
Sent: Thursday, October 26, 2006 12:12 PM
Subject: Congrats

Congratulations on getting the Brownfield money for the Willow Street project in Troy.
 We received a press release from the DEP Legislative Office.

Gerald A. (Arnie) Kriner
 Executive Assistant to
 Senator Roger A. Madigan
 (570) 322-6457
 (800) 443-5772
 gkriner@pasen.gov



Pennsylvania Department of Environmental Protection

Again, congratulations on your acceptance into the Brownfield Action Team as a Tier 2 project. We look forward to working with you on the redevelopment in your community.

Sincerely,

Jill A. Gaito
 Acting Deputy Secretary
 Office of Community Revitalization and
 Local Government Support

cc: BAT0038 Project Files - T. Mellott
 Gary Byron, Assistant Regional Director, Northcentral Regional Office
 Dan Vilello, Local Government Liaison, Northcentral Regional Office
 Mick Welch, Environmental Cleanup Program Manager, Northcentral Regional Office
 Scott Dunkelberger, DCED
 Jackie Parker, DCED
 Brion Johnson, Deputy Executive Director, PENNVEST
 Joe Leighton, Director, Legislative Office



Pennsylvania Department of Environmental Protection

Rachel Carson State Office Building
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 November 6, 2006

Office of Community Revitalization
 and Local Government Support
 717-783-1566

Mr. Brian Driscoll
 Central Bradford Progress Authority
 One Progress Plaza, Suite 3
 Towanda, PA 18848

Re: Troy Borough Willow Street Redevelopment
 Brownfield Action Team Application
 Dated 6/12/06

Dear Mr. Driscoll:

On behalf of the Department of Environmental Protection (DEP), I would like to congratulate you on the acceptance of the Willow Street Redevelopment, Troy Borough, Bradford County project as a Tier II Brownfield Action Team project. The scope of the project includes demolition and assessment of a property that the Western Bradford Development Corporation (WBDC) is currently attempting to acquire in Troy Borough. The property has been offered as a donation to WBDC.

The WBDC is an Industrial Development Corporation serving the communities of Canton and Troy and the surrounding areas of western Bradford County. The 4-acre parcel contains a 16,900 square foot structure, currently vacant, that has been used for multiple industrial purposes. The condition of the building poses a safety risk and WBDC has applied to DCED for funding of the demolition of the existing buildings.

WBDC is confident of the merits of this property, which include municipal infrastructure, site access (Routes 14 & 6), and adjacent properties. WBDC projects that a 10,000 - 30,000 square foot building with about 50 jobs would be appropriate for this location and reports that there is interest in the property from a New York company.

We are hopeful that the BAT designation will be of assistance to moving this project forward. To meet the needs of the project, BAT is assigning a lead project coordinator to oversee progress for the project and to act as the project's advocate within the department. Mr. Dan Vilello of our Northcentral Regional Office will serve as your project liaison. Please feel free to contact Dan at (570) 327-3763 or dvilello@state.pa.us.



Towanda Dry Kiln & Specialties Inc
RR 2 Box 146 B Towanda, PA 18848

October 17, 2006

Dear Board Members, Paul & Tony,

Woody and I want to thank you for your continued support and confidence in us. Without your help and support Towanda Dry Kiln & Specialties, Inc would still be just a dream and not the reality it is now.

We have now operated for 5 years and our business is doing great. This new addition will make us stronger in the wood market and give us additional customers. We will be able to hire 3 to 5 more workers when we get underway.

Tony, Kim and Brian do a phenomenal job for this community and we would like to thank them for making everything flow smoothly in our dealings with them.

Once again, thank you so much for all your help and support. We appreciate everything that was done for us and we will do our best to be worthy of the confidence shown in us.

Sincerely

Woody Brown
Hannelore Brown
Woody & Hannelore Brown

Letters From Our Clients

11/03/2006

Troy project gets boost

BY ERIC HRIN
STAFF WRITER



TROY — A redevelopment project on Willow Street has received a shot in the arm with Gov. Edward G. Rendell's announcement that the initiative will receive Brownfield Action Team assistance.

The project involves demolition, cleanup and site preparation of a four-acre, former industrial site on Willow Street in Troy. A 17,000-square-foot, vacant structure there poses a safety risk due to multiple industrial activities that have taken place on the site over the years. An initial environmental assessment showed PCB contamination.

According to a news release from the state Department of Environmental Protection (DEP), the Brownfield Action Team, administered by DEP, helps accelerate redevelopment deals and gives investors the incentive they need to clean up contaminated industrial sites. BAT projects typically get permitted in half the usual time.

According to the release, the Western Bradford Development Corp. is interested in redeveloping the parcel and has stressed that, once the building is demolished and contamination is cleaned, the location will be attractive to businesses.

Currently, the site is served by all municipal utilities. Highway and transportation routes are nearby with easy access to both routes 6 and 14.

Daniel Close, borough manager and a member of the Western Bradford Development Corp., was pleased with the announcement.

"We applied for a Brownfield designation some time ago, so we were waiting to find out," he said. He noted the Central Bradford Progress Authority has been working with Western Bradford Development Corp. on the effort.

He said Tony Ventello, executive director of the Central Bradford Progress Authority, and Countywide Economic Development Manager Brian Driscoll were an "integral part of getting this accomplished," he said.

Close said officials are hopeful about the site, though a business hasn't been identified yet for the property.

"It does have good access to 6 and 14 and it's also readily available for water and sewer service there," Close said.

"We're looking for some clean, small industry to generate some type of jobs," he said.

He noted an application has been made for \$50,000 in state funding to take the building down.

"That (Brownfield Action Team assistance) will help to speed up funding through DEP to get the property cleaned up with the building demolished and taken away and further improve the PCB situation and get it shovel-ready for some type of industry or commercial business.

"Brownfields and KOZs (Keystone Opportunity Zones) and those kinds of things get a higher ranking when you're competing with other localities for those types of funds," he said.

Close said the building on the site is in the hands of Penn-Troy Manufacturing. "They have given us a letter of intent that if we can get the funding to do the cleanup and get the property ready, they will donate that property to Western Bradford Development Corp.," he said. "We'll then have to market it as an industrial site."

"Cleaning up abandoned sites and getting them 'shovel ready' attracts investors and stimulates economic development," Rendell said in the release. "We can grow our economy, create jobs and improve the environment by returning these old industrial sites to productive use."

"This project is a perfect example of how the Brownfield Action Team can help communities of all sizes address their economic development and environmental challenges — and in a way that streamlines the process to ensure work is done quickly," DEP Secretary Kathleen A. McGinty said in the release. "Time is money."

Since it was launched in 2004, BAT has assisted 32 projects in 22 counties to redevelop more than 4,500 acres of brownfields with as many as 39,600 jobs created and retained, according to the release.

Brownfields are abandoned, idled or underused industrial and commercial facilities where environmental issues complicate expansion or redevelopment.

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Endless Mountains Gymnastics Coming To Wyalusing

The CBPA recently approved a \$25,000 RLF loan to Damon and Elizabeth Alberts, who are opening a new gymnastics center in Wyalusing Township, which is part of the new Bradford County Enterprise Zone. The Alberts feel there is a real opportunity in Bradford County due to the lack of competition.

Both Damon and Liz have extensive experience in the field of gymnastics. Damon has been the gymnastics director at Flushing Y gymnastics center in New York City for the past 20 years; Liz has been a coach for 11 years. Together, they have produced numerous gymnastic champions at various levels of competition.

Damon and Liz anticipate gymnastic classes for all ages, from pre-school through teenagers, along with recreational and competitive teams, coaching classes, cheer tumbling classes and gymnastics birthday parties.



North Penn Legal Services, Inc. Enters One Progress Plaza

North Penn Legal Services recently moved its administrative operations into One Progress Plaza. They now occupy Suite 11 and provide free legal

aid services on civil cases to low-income families, individuals,

and groups in Northeastern Pennsylvania. They are responsible for Bradford, Susquehanna, and Sullivan Counties. One Progress Plaza welcomes North Penn Legal Services into the building.

