

ANNUAL REPORT  
MAY 9, 2018

1993-2018

ANNIVERSARY

25<sup>th</sup>

*Progress Authority*

## Resources for Development, Progress for People

Twenty-five Years of Growth

The Central Bradford Progress Authority is a state authorized cooperative economic development organization comprised of four adjacent municipalities that include the Borough of Towanda, Towanda Township, north Towanda Township and Wysox Township. The Authority was chartered in 1993 under Pennsylvania law by vote of the governing bodies of each of the participating municipalities. The Board of Directors is comprised of a group of extremely active and committed community leaders from local industry, banking, municipal government and education.

The CBPA is the administrative arm of the Towanda Area Indus-

trial Development Corporation. The Towanda Area IDC has five representatives on the CBPA full 20-member board.

The purpose of this organization is to promote the over economic growth of the Central Bradford County area as a whole and foster area wide cooperation. This is done via the creative interchange of ideas, promotion of inter-community relations, exchange of information for industrial, commercial and community development purposes and general civic betterment.

One of the major functions of the Authority is the administration of the Enterprise Zone. This organization serves as an economic and

community development entity that encourages, assists and promotes the industrial, commercial and social welfare of the Central Bradford County area. The organization is permitted to buy, hold, sell, mortgage or lease real or personal property and perform all other lawful acts necessary to carry out the foregoing purposes. The organization may also solicit and accept funds from any person, trust, associations, corporations, government agencies and other entities for the same purposes.

The CBPA provides a holistic approach to community and economic development through public/private partnerships.

Annual Newsletter Sponsored by:



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# 25 Years of Leadership

## Current and Past Board Members

### CURRENT BOARD MEMBERS

Jody Place, *President*  
 Kyle Lane, *Vice President*  
 Mark Madden, *Secretary*  
 Thomas C. Thompson III, *Treasurer*  
 Avery Boardman  
 Abraham Brandt  
 Donald Brennan, *former Treasurer*  
 Henry Dunn  
 Walter Foley  
 David Gordon  
 Dr. Thomas Henson, *former V.P.*  
 Philip Kaminsky, *former Treasurer*  
 Paul Kreischer, *former President*  
 Jon Kulick  
 Terrance McGarrity  
 Frank Pinkosky  
 Charmaine Stempel  
 Charlotte Sullivan  
 Paul Sweitzer  
 Aaron Welles

### ORIGINAL BOARD MEMBERS

Thomas J. Fairchild  
 Gary Goeckel  
 Henry C. Dunn  
 Adelbert Eldridge  
 Carl Lafy  
 Charolotte Sullivan  
 James Towner  
 Randy Williams  
 Nancy Curry  
 Philip Kaminsky  
 Steve Bruntlett  
 Donald Gallagher  
 Larry Sharer  
 Paul Kreischer  
 Lisa Brown  
 Newman Benson  
 P. William Beamer  
 Dr. Thomas Henson  
 Janet Lewis  
 Walter Warburton

### OTHER MEMBERS WHO SERVED

John Henricks  
 John Campbell  
 Nancy Lindstrom  
 Roger Brown  
 Gary Goeckel  
 Nancy Curry  
 Frank Hoffman  
 Karl Davenport  
 Jack Fox  
 James Morse  
 Savannah Gardner  
 Joe Ritsko  
 Liston Pepper  
 Matt Ameigh  
 Robert Andzulis  
 Walter Warburton, Jr.  
 Kim Barnes  
 Keith Long  
 Ray Steen  
 Walter Becker  
 Craig Rieder  
 Christopher Brown  
 Mark Christini

### 25-YEAR MEMBERS

Henry C. Dunn  
 Charlotte Sullivan  
 Philip Kaminsky  
 Paul Kresicher

### DECEASED

William Beamer  
 Glenn Roberts  
 Robert Sheets  
 Newman Benson  
 Thomas C. Thompson, Jr.



Jody Z. Place  
President



Kyle Lane  
Vice President



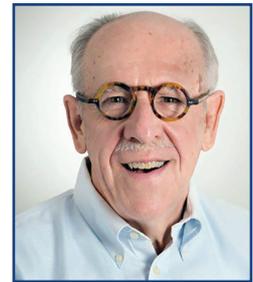
Mark Madden  
Secretary



Walter Foley  
Board Member



Frank Pinkosky  
Board Member



Dr. Thomas Henson  
Board Member



Christopher Brown  
Former Board  
Member



Henry C. Dunn  
25 Year Member

# A Message from the President

Jody Z. Place

As president of the Central Bradford Progress Authority, I'm proud of our significant contributions to the economic health and prosperity of this region during the past 25 years. We remain committed to advancing the CBPA's mission in the years ahead by continuing to attract quality growth to Bradford and Susquehanna counties through economic development efforts that create jobs, sustain local suppliers and attract new businesses.

Today, the CBPA's efforts are more important than ever before, especially as competition by states, regions and cities for their share of economic activity increases. By remaining focused on quality economic development, thoughtful planning, and promoting our area's capacity for meeting the needs of new and existing businesses, I'm optimistic for what the future holds.

In my three-year tenure as

president, I've been impressed at the high caliber and quantity of economic development that's occurred in this region. By leveraging our reputation as the epicenter of the shale gas boom, we continue to grow our base of energy related businesses – and we're constantly working with new energy companies interested in locating here. At the same time, we're attracting new manufacturing growth in a broad range of industries such as wood and stone products, industrial machinery and electronics. Agriculture has a deep, rich history in Bradford County and we continue to see growth in this sector also.

I'm also proud to be employed by Penelec's parent company, FirstEnergy, which has a long history of partnering with the CBPA on economic development initiatives and is committed to the health and vitality of the communities it serves. FirstEner-



gy has supported the efforts of the CBPA every year since its merger with GPU Inc. in 2001. It's only fitting FirstEnergy is the sponsor of this newsletter, 25 years after GPU sponsored our inaugural publication in 1999.

Well-organized economic development provides jobs, creates a strong tax base and ensures communities have the infrastructure and services they need to support a quality of life we all can enjoy. That's why economic development will always be the primary mission of the CBPA.

# A Message from the Director

Anthony J. Ventello

It's difficult to believe that the Progress Authority is celebrating its 25th year of operations. As I look back, our strength and vision lie predominately with our board of directors, colleagues, community and staff. Foremost it's relationships and trust formed over time through action-oriented projects that has resulted in the Progress Authority's accomplishments. Those accomplishments always yield a broader impact far beyond our organization but result in better opportunities

for all of our residents. From our humble beginnings as a four municipality \$12,000 investment we have grown to a two county, multi-million dollar economic development engine putting all of our assets to work in service area. I am truly humbled by the support and confidence we receive, and I am energized to execute our current work program. I am proud of our board of directors and staff for their leadership and dedication

I am truly grateful to have



been a part of the Progress Authority for its first 25 years. I remain focused and enthusiastic about our future.

# 25 Years of Progress in Review

An historic view of CBPA's past accomplishments

—1999—

## Metadyne Inc. — Phase IV

Metadyne Inc. was one of the first manufacturing projects initiated in the Central Bradford County Enterprise Zone. Recently completed Phase III provided the plant with a specialized spray drying expansion that allowed for greater development of customer powdered metal blending and the implementation of parallel product lines. Metadyne originally committed to 25 new jobs. Currently, they have 40 full-time employees and the future is bright for additional job creation.

We anticipate new projects in 1999 and have met with Metadyne's president, Dr. Raman Daga, to develop additional business plans.

—2000—

## Towanda Dry Kiln gets CBPA Assistance in Site Selection

The CBPA assisted the owner of Towanda Dry Kiln & Specialties with site selection for the start-up location. A piece of property was secured within the Enterprise Zone. CBPA will continue to manage the project needs for Towanda Dry Kiln by overseeing the construction, financing, procurement of permits, design and facilitation.

The company is owned and operated by Woodrow Brown and his wife, Hannelore. The first phase of the new business will be the operation of a scrag mill. This is a lumber mill that converts low grade, small diameter hard and softwood logs into cants and pallet materials on a high production scale. It also can recover a portion of grade lumber. With P&G's scaling back of its consumption of local raw materials, Towanda Dry Kiln and Specialties will help alleviate a portion of the local surplus resulting from P&G's phase out.

Towanda Dry Kiln will be a consumer-oriented company that will address the needs of the area by employing 30 to 50 people when all three phases of the operation are completed. Phase I is the scrag mill operation, utilizing pulpwood and low-grade logs. Research of the market for pallet material within a 60-mile radius has found a great demand for the type of product intended for production in the scrag mill. There is also a great need for product out of this area as well. Towanda Dry Kiln will also address customers' specific needs.

—2001—

## Towanda Printing Company Expansion

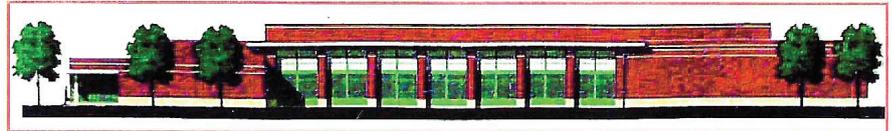
The Daily and Sunday Review newspaper, which is a division of the Towanda Printing Company located in Towanda Pennsylvania, will build a new remote newspaper production facility in Towanda Township, Pennsylvania. The primary function of this new facility will be to produce and distribute the Daily and Sunday Review newspaper 7 days a week, as well as company owned and non-owned regional publications.

The Towanda Printing Company produces the Daily and Sunday Review newspapers and numerous contract printing products. The market area is typically described by readers in a multiple county area, primarily Bradford and Sullivan Counties. The publication reaches 45,000 readers on a daily basis.

The new production facility will be constructed on a 9.2 acre greenfield site

mail room in order to optimize production flow from raw material to finished product.

The design of the new plant will require development of 4.1 acres of the 9.2 acre site, leaving 5.1 acres for future expansion. The location and orientation of the building is such that it highlights the state of the art press hall. The press hall occurs on the north end of the building and is situated parallel to the highway, route 220. The north wall of the building is primarily brick with cast stone horizontal accents. The brick and cast stone draw focus to the aluminum curtain wall and glass which features the new press within the press hall. The visitor's and employee entrances will be located on the east side of the new facility adjacent to the employee and visitor's parking area for 25 cars. The east face of the building is primarily brick with cast stone accents. Glass and aluminum curtain wall accent the northeast main entrance to the building and the south-



Artist drawing of the new Towanda Printing Company production facility.

owned by the Daily and Sunday Review. The new facility will be a .27,398 square foot, single story, fully sprinkled building. The building is considered a light industrial production plant, that includes 6,247 square feet of office which include employee support areas, and 3,895 square feet of raw material storage. The raw material warehouse stores a 30 day supply of newsprint, each roll of newsprint is 42" diameter and 34" wide, barrel stacked to 5 high. The building includes an area for packaging and distribution of the daily paper, referred to as the mail room. The mail room is 8,762 square feet and houses the equipment required to insert advertising pages into the body of the newspaper. Once the ad pages are inserted into the newspaper, it is bundled, wrapped and strapped. At this point the newspaper is prepared for distribution.

The new structure houses a new newspaper printing press. This state of the art equipment uses advanced technology to improve quality, flexibility and color for the daily paper. The new printing press will be located in the 2,923 square foot press hall adjacent to the warehouse and

east employee break area. The south face of the building which is away from the main view to the north is where all the newspaper distribution docks are located as well as the shipping and receiving docks. The waste docks are also located on the south face of the building. The remaining areas of the building are enclosed with profiled metal siding and masonry sill wall.

The steel superstructure of the building will be pre-engineered while the office area to the east and building support area to the west is masonry bearing wall construction. The foundations will be standard spread footings with a monolithic isolated concrete slab provided to support the loads of the new press. The roof system will be EPDM single ply with rigid insulation and a vapor barrier on metal deck.

The site will be developed with sensitivity to the natural surroundings within Towanda Township while incorporating building materials and light fixtures which reference the character of the structures in downtown Towanda, Pennsylvania.

The Central Bradford Progress Au-

thority/Towanda Area IDC has acted as agent for development on behalf of the Towanda Printing Company. The CBPA/IDC has a reputation as a full service community and economic development organization.

A close relationship for project coordination has culminated a direct involvement of CBPA/IDC and solidified the need and eligibility of Enterprise Zone assistance. The project will invest nearly 4.5 million in the enterprise zone.

Furthermore, the Towanda Printing project directly impacts the local business development strategies of the Central Bradford Enterprise Zone. This is accomplished by its expansion and e-commerce initiative, which directly link to the Enterprise Zone program goals.

The project will retain 77 full time jobs. It will also initially create 3 new full time positions.

—2001—

### River Street Extension Project Begins



The River Street Extension Project has begun with the removal of the old Acme building.

Bid openings were held on July 26 and a late August start of construction is anticipated.

The project provides relocating an old existing sanitary sewer interceptor and rebuilding sewer, 100+ year old storm sewer culverts, installing underground conduits for 47 Victorian street lights, constructing two dry fire hydrant systems and the burial of approximately 650 feet of phone, electric and cable lines between Washington and Pine Streets.

In 2002, new roadway, curbing, sidewalks, landscaping, lighting and an 8 foot wide paved trail will be completed in the Phase I area. Phase II in 2002 will continue the work, including the trail from State Street to Patterson Blvd.

The CBPA provided technical support and leadership for the Citizen's Advisory Committee, who guided the Department of Transportation through the environmental impacts and analysis of alternatives to best meet the project needs.

—2001—

### One Progress Plaza Completing Amenities



Since the final construction of the Progress building, activities to enhance utilization and aesthetics have been initiated.

Site landscaping was completed and the placement of large planters finalized to enhance the building's overall appearance. The planters contain flowers donated by the Towanda Garden Club, who deserve much thanks for their efforts in the beautification of Main Street, Towanda. The plantings have received numerous positive comments and have been admired by many.

Currently, the expansion of the parking area is underway. The movement and relocation of the existing rail lines will provide 30 more additional parking spaces to service the building and the Central Business District of Towanda.

Towanda Borough is also finalizing a Gateway Plaza Plan at the intersection of the River Bridge and US Route 6, in front of One Progress Plaza. The gateway plaza will provide a landscaped, public area inclusive of planters, benches, pavers and a kiosk welcoming people to Towanda and identifying community events.

The building will continue to receive enhancements via the River Street improvement project schedule to begin work in September of 2001.

We would like to thank Strickland's Beverage for the use of their forklift (and operator) in putting our new planters in place. And we would also like to thank the Garden Club for filling the planters. Both have helped to make our building and downtown Towanda a more attractive area.

—2001—

### Metadyne, Inc. Receives PIDA Approval

Metadyne's plan for expansion of their Towanda Township Enterprise Zone plant were featured in our previous newsletter. At the August meeting of the

Pennsylvania Industrial Authority meeting, Metadyne received loan approval for a portion of the \$1,006,000 expansion.

The CBPA has been requested to finance a \$75,000 Enterprise Zone loan, and is participating with Chemung Canal Bank on the project.

The project will increase the 40-employee operation with expanded high-technology metallurgical manufacturing.

This is Metadyne, Inc.'s third expansion. This is a family owned business. Their president is Dr. Raman Daga, who has developed a strong business development relationship through the CBPA's economic development programs.

—2002—

### E. I. DuPont/OSRAM Sylvania Join Hands

The CBPA is working jointly with both E.I. DuPont and OSRAM Sylvania on a collaborative Enterprise Zone Program. Both manufacturing facilities are located in the North Towanda Township Enterprise Zone, and have identified security upgrades as a high-priority need. The CBPA has submitted an application to the state fore funds to offset costs for the security system upgrades. The requests improve lighting, fencing, surveillance, and electronic identification systems. Security upgrading will provide the plants with the necessary infrastructure to expand new products and further invest in the manufacturing facilities. Nearly 2,000 jobs are being supported.

—2002—

### CBPA Wins National Award

As a result of true community cooperation, the Central Bradford Progress Authority received a national award from the Washington, D.C. based Rural Community Assistance Program. The honor was given for the completion of an inter-municipal Act 537 Official Sewer Plan involving six municipalities and two municipal authorities

The plan, deemed the largest in cooperation, involved more municipalities than RCAP had ever seen nationally. The Central Bradford County participants were Towanda Township, North Towanda Township, Wysox Township, Monroe Township, Towanda Borough and Montreton Borough, along with the Towanda and Wysox Municipal Authorities. The CBPA was represented by executive director Anthony Ventello, who traveled to Washington, D.C. on October 25, 2001 to present to the national representatives the success story and receive a plaque at the awards banquet. The \$5.2 million in sewer system improvements

has received over \$3.3 in grant funds. Design is underway and construction should begin in August 2002.

—2002—

### CBPA Finalizes

#### Development of IDA

The Central Bradford Progress Authority completed the formation of the new Central Bradford County Industrial Development Authority. The formation of the IDA is specifically targeted to bring cost effective, expeditious financing to area industries through tax-free bonds or direct bank loans.

Traditional IDA utilization has become cumbersome and costly to businesses. As an attractive financing tool, the Central Bradford IDA will facilitate private investment, which is one of the CBPA's primary goals. The new IDA completes the family of organizations that provide the best opportunities to our regional businesses. Additionally, the CBPA can not only provide cost effective service, but can compliment the IDA's efforts with the Industrial Development Corporation (Central Bradford IDC) and the general purpose Authority (Central Bradford Progress Authority) financing options. The three organizations under the CBPA veil represent the most capable mechanism for full service economic development. The CBPA/IDC/IDA is the only full-time, staffed organization of its type in our region.

—2002—

### 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 Progress Plaza was over \$5 million.

—2003—

### Business Development and Job Creation Projects:

Enterprise Zone Basic Grant—Secured \$50,000 grant for Enterprise Zone program and implemented ongoing business development/outreach strategy.

# 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 if 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 scenario, 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.

RBEG RLF Grant—\$99,000 grant received from the USDA Rural Business Enterprise Grant program. Loans made to small rural business and CBPA is an equal opportunity lender.

OSRAM Sylvania—A \$1 million Opportunity Grant was received from the state for new high-technology equipment upgrades. Additionally, \$500,000 in employee training funds and \$500,000 in low-interest MELF funds were received. The project will retain 900 jobs and create 100 new employees in Towanda.

—2003—

### IDA Formed

The CBPA now has another administrative arm to more effectively deliver economic development services. The CBPA has formed an Industrial Development Authority to allow for tax-free financing capabilities in business development projects. As a Municipal Authority, Industrial Development Corporation, and Industrial Development Authority, the CBPA is now a truly full-service economic development organization.

—2003—

### CBPA Partners with Taylor-Excel on Road Project

The Central Bradford Progress Authority, in conjunction with Northern Tier Regional Planning and Development Commission and PennDOT, has recently begun working with Taylor-Excel to improve road access into its facility. Taylor-Excel is located in Wyalusing and is one of the largest beef processing plants in the eastern United States. It cur-

rently employs roughly 1250 people from Wyalusing and the surrounding area.

The CBPA conducted a TeamPA Business Calling interview with Taylor-Excel in April of 2003. As a result of this interview, it was found that Taylor-Excel was in need of transportation improvements, and they asked for assistance. As part of its county-wide economic development outreach strategy, the CBPA agreed to help.

On July 10, 2003, the CBPA coordinated a meeting between Taylor-Excel management and Senator Roger Madigan, Chairman of the Pennsylvania Senate Transportation Committee. Also attending the meeting were high-ranking PennDOT officials and representatives from Wyalusing Borough, Wyalusing Township, and NTRPDC.

Discussed at the meeting was the construction of an industrial access road that would offer Taylor-Excel direct access to Route 6 and Route 706. Truck traffic servicing the plant currently must travel through downtown Wyalusing on Route 6 and on narrow and winding sections of Route 706. Due to product packaging changes and consistent growth by the business, Taylor-Excel anticipates about twice as much truck traffic in the near future, making road improvements essential.

The outcome of the meeting was a plan of action that will guide future steps toward making an industrial access road a reality. Transportation improvements are key to helping Taylor-Excel remain a successful contributor to Bradford County's local economy. The CBPA is pleased to be partnering with Taylor-Excel on this project.

—2003—

## Cooperation Makes DuPont Expansion Happen



(L-R): Tony Ventello & Paul Kreischer, representing the CBPA; Jim Rodenhizer, DuPont representative; Tina Pickett; Senator Roger Madigan; Ray Steen, representing Towanda School Board; Governor Rendell; Rudy Carlsen, DuPont; Kevin Delaney, DuPont; Bob Sheets, representing North Towanda Township; Frank Pinkosky, DuPont Plant Manager; Bradford County Commissioner, John Sullivan.

The North Towanda Township facility of DuPont will be home to a new expansion project, thanks largely to a high level of cooperation at the local and state level. Governor Ed Rendell, the Bradford County Commissioners, North Towanda Township Supervisors, Towanda Area School Board, local DuPont management, and the Central Bradford Progress Authority all worked together to ensure that a high-tech expansion will occur here in Central Bradford County.

DuPont's corporate headquarters has determined that a 22,000 square foot film coating facility will be added onto the DuPont plant in North Towanda. It will be used in the manufacture of liquid crystal displays found in flat-screen technology. The new facility will be able to drastically reduce the number of steps required for this type of manufacturing, making it much more affordable for consumers. This will be a \$40-50 million investment into our community.

The North Towanda location was one of four finalists for the expansion project. The decision ended up coming down to human resources, security, and dollars and cents.

With its highly-educated and very capable workforce, the North Towanda DuPont plant was recognized as being most able to accommodate the expansion. In addition, the CBPA secured a grant to assist DuPont's North Towanda location with a series of security upgrades.

Realizing that tax incentives might

be necessary as a final step in ensuring that the expansion took place in our area, the state of Pennsylvania approved a Keystone Opportunity Zone (KOZ) designation for nine acres on DuPont's property, adjacent to the existing structure. The KOZ status translates to short-term tax relief for this property, and it needed to be approved by several local governing bodies. Showing their commitment to economic development efforts in our region, the Bradford County Commissioners, Towanda Area School Board, and North Towanda Township Supervisors all agreed to grant DuPont the KOZ designation as a way to encourage the potential expansion.

On June 17, 2003, several DuPont officials and local leaders were invited to Harrisburg, where Governor Ed Rendell personally indicated that his statewide economic stimulus package would include a \$15 million grant earmarked specifically for the local expansion project.

With a high level of involvement in all stages of this project, the CBPA has found its ultimate success quite gratifying. The area is to be commended for the teamwork that helped make the expansion a reality. DuPont will continue to be a huge asset to our community, and the CBPA will continue to work with the local plant to ensure its future viability.

—2004—

## Red Rose Diner



Mr. Gordon Tindall has worked co-operatively 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.

—2004—

## 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.

—2004—

### 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.

—2004—

### Capital Budget Projects

With the help of Senator Madigan, the CBPA was able to utilize the Governor's Capital Budget as a financing component for key projects. Several Bradford County projects were identified as priorities for funding in Pennsylvania's Capital Budget.

These projects include:

- \$15,000,000 to support an expansion at E.I. DuPont in North Towanda Twp.
- \$1,500,000 for facility improvements at OSRAM Sylvania in North Towanda Township.
- \$1,500,000 for facility improvements at Paxar in Sayre Borough.
- \$1,000,000 for facility improvements at Ingersoll-Rand in Athens Borough.
- \$650,000 for build-out of the former Ames department store in Towanda Township for conversion into a multi-tenant manufacturing facility.
- \$500,000 for build-out of the Enterprise Center business incubator in Sayre Borough.
- \$1,500,000 for the development of an athletic field complex in Towanda Borough.

—2004—

### Site Development Prepares for Future Business Growth

Valley Business Park: The Valley Business Park in Athens Township continues to be primed for business development. The CBPA was recently involved in marketing the site for a proposed distribution center project. While the company ultimately decided to locate elsewhere, it was a very useful activity. As the Valley Business Park was a finalist site, the CBPA was able to accelerate the Road C industrial access project and an effort to provide redundant electrical service to the property. Both of these attributes, when completed, will make Valley Business Park a more attractive business development site and also enhance the existing operations of Mill's Pride.

Sayre Rail yards KOZ Site: The Lehigh Valley Railroad once operated a locomotive manufacturing facility in Sayre. As a result of this activity, the site became heavily contaminated. Although this property is located in Sayre's industrial zone and is enrolled in the Keystone Opportunity Zone program, redevelopment has been precluded by environmental conditions. The CBPA has secured \$175,000 in funding from the Pennsylvania Department of Community and Economic Development's Business in Our Sites program in order to finalize environmental assessment of the site and develop a full remediation plan. Additional funding for the property has also been requested from the U.S. Environmental Protection Agency. The CBPA's goal is to productively reuse this property for future business development.

—2005—

### CBPA to Provide Services in Susquehanna County

The CBPA has recently agreed to provide economic development technical assistance services to Susquehanna County for a one-year trial period. The CBPA will work closely with the existing Susquehanna County Economic Development Board and the Susquehanna County Commissioners to enhance business and infrastructure development projects in Susquehanna County. As part of this effort, the CBPA will be partnering with TREHAB, which is located in Montrose. While challenges exist in regard to economic development in Susquehanna County, there are also opportunities such as the Interstate 81 corridor in the county.

—2006—

### Congressman Sherwood Supports Infrastructure for Valley Business Park



CBPA's Tony Ventello (left) and Paul Kreischer with Congressman Sherwood.

Congressman Don Sherwood traveled to Athens Township and announced his efforts to secure funding for two major infrastructure projects that support CBPA and county-wide economic development efforts.

Congressman Sherwood secured \$800,000 in Army Corps 219 funds for the Athens Township Authority Wilawana sewer extension to extend municipal sewer from Valley Business Park to the Wilawana Exit (59A) of New York Route 17, which is being upgraded to Interstate 86. The existing over-capacity package treatment plant will be eliminated and tied into the Valley central treatment plant, and force main conveyance line improvements will accommodate greater capacity. Both area health and development opportunities will benefit. The total project cost is \$1,445,584.

The Congressman also obtained federal funding from the Federal Highway Administration and the Appalachian Regional Commission totaling \$2,773,820 for the design and construction of Road C. Road C is a 5,600-foot industrial access road that will connect Valley Business Park to New York Route 17 (Future Interstate 86). This will greatly enhance highway access to Valley Business Park and make it more marketable to potential industrial employers. The total project estimate is \$3,324,487.

We are very grateful to Congressman Sherwood for his ability to support job development and retention through infrastructure improvements.

—2006—

### Sayre Railyards KOZ Site Reclamation

In 2005, the CBPA was able to secure two sources of grant funding to assist in environmental assessment work at the former Sayre Railyards site in Sayre Borough. This property is a 25-acre portion of Sayre's industrial zone which has been hindered in redevelopment efforts due

to environmental issues associated with the site's use as a railyard and locomotive manufacturing facility.

The Railyards property has received funding commitments from the U.S. Environmental Protection Agency for a Brownfields Assessment Grant in the amount of \$200,000 and from the Pennsylvania Department of Community & Economic Development for a Business in Our Sites grant totaling \$175,000. These grants were both awarded on a competitive basis and will be utilized to further the property's future redevelopment.

Working in conjunction with the Pennsylvania Department of Environmental Protection's North Central regional office, the CBPA enlisted the assistance of the Brownfield Action Team. A newly formed entity through the DEP, the Brownfield Action Team is tasked with helping to guide redevelopment efforts on key sites with environmental contamination. The Sayre site is the only property in the North Central region that has qualified to be enrolled in the program.

—2006—

### **Susquehanna County Approved for Enterprise Zone Planning Grant**

The CBPA has worked with the Pennsylvania Department of Community & Economic Development to explore the feasibility of an Enterprise Zone in Susquehanna County. While the CBPA is very familiar with the benefits of the Enterprise Zone program through its success in Bradford County, Susquehanna county has never before been considered for inclusion in a Zone.

The CBPA and DCED agree that there is strong potential for a zone in Susquehanna county along strategic transportation corridors such as Interstate 81, and the DCED has recently approved an application by the CBPA for an Enterprise Zone Planning Grant that would help map out future plans for the program within Susquehanna County.

An Enterprise Zone would offer an array of economic development tools to help facilitate business startups and expansions in the county. Extending the benefits of the Enterprise Zone program to Susquehanna County has great potential to help jump-start the county's local economy.

—2006—

### **Countywide Enterprise Zone Established**

The state DCED Enterprise Zone Program is the flagship program for the CBPA. The EZ program for the Central

Bradford County Enterprise Zone has provided the resources for the CBPA to execute its business development mission.

Since 1993 the EZ program has provided both basic and competitive grant funds to administer the strategies and establish a local revolving loan fund. As with all good things, the EZ program is not forever and must come to an end.

Over the past year, the CBPA was awarded an Enterprise Zone planning grant, which carefully evaluated all of Bradford County in an effort to establish a new zone, thus exiting the old Central Bradford EZ. The analysis guided by the state forged the evaluation of land use, infrastructure, existing business and re-sources to best develop business in Bradford County. A geographic informational map has been generated as a result of this analysis and state approval, which includes 16 municipalities that are included based on the strategic planning analysis.

An application for the new Enterprise Zone has been approved by the state for certain areas of the County that have both the need and potential for investment and job development.

The Enterprise Zone Program provides preferential treatment for specific state grants and loans. The establishment of the new "Countywide EZ" also has converted the existing multi-million dollar loan program to a county-wide program. We now can use these revolving loan funds in the newly designated areas throughout the county. In addition, new competitive grants can now be made as loans that will be paid back to the Countywide EZ loan fund. The new Countywide Enterprise Zone program will continue to enhance the CBPA.

—2006—

### **CraftMaster Manufacturing Invests in Bradford County**

CraftMaster Manufacturing, Inc. has been very active in adding and up-grading machinery and equipment to enhance production capabilities at its Wysox Township production facility. The CBPA assisted CraftMaster in obtaining a \$200,000 Opportunity Grant and a \$475,000 Enterprise Zone Competitive Grant to aid in this project. Both grants were through the Pennsylvania Department of Community & Economic Development.

The Competitive Grant, which is being used to up-grade an outdated die inventory, will be paid back to the CBPA to be used to bolster the local Enterprise Zone revolving loan fund. In this way, the money can help fund many additional projects in Bradford County, and the community realizes additional ben-

efit from this project.

Public funding helped to leverage substantial private investment by CraftMaster in this project. In addition to the die upgrades, a new coating line was installed and other actions were taken to improve plant productivity. As a result of this project and a healthy business environment, CraftMaster has been able to increase its local employment to approximately 600 full-time jobs.

—2006—

### **Redevelopment Assistance Capital Program Assists Local Projects**



*CBPA's Brian Driscoll with  
Senator Roger Madigan.*

Senator Roger Madigan and the CBPA were able to work together to initialize legislation to utilize the Governor's Capital Budget as a financing component for key projects. Some of the Bradford County projects for which the CBPA hopes to access this funding in 2006 include:

- \$15,000,000 to support an expansion at E.I. DuPont in North Towanda Township.
- \$1,500,000 for facility improvements at OSRAM Sylvania in North Towanda Township.
- \$1,500,000 for facility improvements at Paxar in Sayre Borough.
- \$1,000,000 for facility improvements at Ingersoll-Rand in Athens Borough.
- \$650,000 for build-out of the former Ames department store in Towanda Township for conversion into a multi-tenant manufacturing facility.
- \$500,000 for build out of the Enterprise Center business incubator in Sayre Borough.

—2006—

### Road C Project Advances



The CBPA continues to work to develop Valley Business Park in Athens Township as a prime location for business development. Recently, the Road C project has experienced significant milestones. Road C is a pro-posed 5,600 foot industrial access road that will directly connect Valley Business Park to Exit 59A of New York Route 17, which is currently being upgraded to Inter-state 86.

Federal funding in the amount of \$2,560,000 has been secured through the efforts of Congressman Don Sherwood and Senator Rick Santorum. Additionally, Senator Roger Madigan has provided state funding to help with local match funds for the project. In order to facilitate the Road C project, the Athens Township Supervisors have agreed to serve as the project sponsor, working in conjunction with PennDOT and the CBPA.

Road C, when constructed, will greatly enhance high-way access to Valley Business Park and make it more marketable to potential industrial employers. The improved access will benefit Mill's Pride as well as future tenants of the park. Previous efforts have led to municipal sewer, water, electric, natural gas, telecommunications infrastructure, and a Keystone Opportunity Zone designation at Valley Business Park. The CBPA recognizes the importance of Road C as the final piece of infrastructure needed to enhance Valley Business Park.

—2007—

### CBPA Continues Strong Business Development Relationship with Frontier Industrial Technologies

Frontier Industrial Technologies is a flagship business for the Enterprise Zone program in Bradford County. Frontier first utilized CBPA in 1994 and has since consistently involved the CBPA in their business development needs. Frontier re-quested CBPA Enterprise Zone RLF funding to support a building expansion at their North Towanda Township manufacturing site. The expansion is to accommodate new machine orders.

—2006—

### Gov. Rendell Attends DuPont Ribbon Cutting

On April 27th, 2006, DuPont and the CBPA hosted a visit from Pennsylvania Governor Edward Rendell. The Governor was in attendance for the occasion of a ribbon cutting at DuPont's new color filters manufacturing facility at its campus in North Towanda. DuPont, state, and local officials marked the successful completion of a three-year effort to bring state-of-the-art manufacturing technology to Bradford County.



*Charmaine Stempel, N. Towanda Twp. Supervisor and CBPA board member; Bob Sheets, N. Towanda Twp. Supervisor and CBPA Secretary; Bradford County Commissioners Doug McLinko, Janet Lewis and Nancy Schrader; Rep. Tina Pickett, Sen. Roger Madigan; PA Gov-ernor Ed Rendell; Steve Yokimishyn, G.A.T.; Steve Toton, Jim Rodenhizer and Andy McClary of DuPont; Paul Kreisler, CBPA President; Dr. Thomas Henson, CBPA Vice President.*

Frontier manufactures custom web winding and material coating machines, and works with lo-cal manufacturers like E. I. DuPont. They also provide products worldwide. The project will assist in retaining 11 employees.

—2007—

### Towanda Dry Kiln & Specialties, Inc. Expands



Towanda Dry Kiln and Specialties, Inc., located in Asylum Township in the Enterprise Zone and a long-term client of CBPA, recently completed a 4,800 sq. ft. expansion project.

The owners, Woodrow (Woody) and Hannalore Brown, have successfully grown the business since its start in 2001. They manufacture sawn wood dimension hardwood board and cants from low-grade hardwood logs. Towanda Dry Kiln currently employs 20 people, and has grown from 20,000 board feet per day to a high of 40,000 board feet per day.

Towanda Dry Kiln's expansion in-

cludes a building addition and equipment to provide re-sawing of lumber to further finish the product to meet customer specifications and increase product value.

Towanda Dry Kiln will conservatively create 5 new jobs and has filled 3 positions to date.

—2007—

### CBPA Assists Winding River Players with Main Street Theatre Project

The Winding Rivers Players are a well-known, all volunteer community theatre company. The Players recently purchased the building at 415 Main Street in Towanda to headquarter their group and develop a 40 seat black box theatre for live performances. The CBPA provided financial assistance via the Enterprise Zone Revolving Loan Fund to aid in the theatre's construction.

The CBPA is excited to assist the Winding Rivers Players in their continued support to promote theatre arts for people of our area.

—2007—

### Western Bradford Update: Pursuing Projects in Canyon 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.

—2007—

## 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 show-rooms 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 Furniture 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.

—2008—

## Interoperability Emergency Communications Upgrades

The Progress Authority was recently made aware of a critical emergency services issue by local industries. At the current time, there is an impediment to communications between police, fire,

emergency management and industrial entities during an emergency because of the different radio frequencies that each agency operates on. These frequencies are assigned by the FCC.

A specialized interoperability communication system is necessary in order to enable 2-way communications between all of the agencies during an emergency. The system uses a portable radio unit from each entity and interconnects them so that they will operate on one frequency. This will enable emergency responders and industry responders to communicate with each other.

As an added benefit, many of our area industries maintain specialized, highly trained emergency services personnel. These industrial safety and response personnel are maintained in a full-time capacity for cases such as fire and hazardous waste material disasters. The industries have provided a willingness to assist local communities with emergency response due to the establishment of interoperability. The local volunteer emergency services will be fortified with emergency management professionals to increase their capabilities once homogeneous communication is established.

Senator Roger Madigan, when approached by the Progress Authority, immediately recognized the importance of establishing emergency interoperability and authorized \$75,000 in state funding assistance to help purchase the necessary equipment. With the Senator's support, the Progress Authority is moving forward with this project that has great impacts for local industry and the entire surrounding community.

—2008—

## Interoperability Emergency Communications Upgrades

Congressman Chris Carney recently announced \$310,000 in federal funding for the Progress Authority to enable redevelopment projects in Canton Borough, Troy Borough, and Towanda Borough in Bradford County. Each of the three municipalities has a dilapidated structure in a key location that will be targeted for demolition to promote redevelopment for commercial or industrial use.

In Canton, the former Preston Mill property on West Union Street was destroyed by fire and will be demolished. On Willow Street in Troy, a former industrial building has become structurally unsound due to neglect and will be razed to create a construction-ready lot. Also to be impacted by this funding is the former Bern building on Main Street in Towanda, which was destroyed by fire and is in need of demolition.

The funding will be spread equally

among the three projects. The Progress Authority is very appreciative of Congressman Carney's assistance in these redevelopment initiatives.

—2009—

## Natural Gas Development Accelerating in Bradford County



It has recently come to the attention of Bradford County residents that they sit on top of a tremendous natural resource known as the Marcellus Shale. The Marcellus Shale is a subsurface geologic layer that contains tremendous quantities of natural gas. Energy companies are now accelerating their efforts in Bradford County to develop this resource. The CBPA is working hard to establish long-term working relationships with the companies involved in this area. Also, the CBPA is trying to take steps to try to maximize the economic impact of gas development for existing companies and new business opportunities.

As a way to better understand the natural gas industry and potential future impacts, CBPA staff coordinated a trip to Wise County, northwest of the Dallas/Fort Worth region in Texas. Wise County has a similar demographic profile to Bradford County and has been involved in the Barnett Shale natural gas field for approximately eight years. CBPA and Bradford County officials were involved in a 3-day series of meetings with public officials, private business owners, and industry representatives. Several natural gas drilling/production operations were also toured. The trip was hugely beneficial as a way to understand the natural gas production process and to gain insight on potential future opportunities and challenges in Bradford County.

After returning from Texas, the CBPA worked jointly with the Bradford County Commissioners to organize a public informational forum to present information gathered from the trip. Commissioner Kevin Burns from Wise County was present to discuss the impact of natural gas development on his community. The presentation was very well received and helped to educate Bradford County residents on the natural gas industry.

—2008—

## Ribbon-Cutting for Yanuzzi Drive



*In order to eliminate a difficult intersection near Leprino Foods, Yanuzzi Drive in South Waverly was realigned during the summer/fall of 2008. The CBPA worked in partnership with PennDOT and South Waverly Borough to assemble the funding package for the project. Yanuzzi Drive east of Fulton Street was relocated to create a 90-degree four-way intersection to improve traffic flow. A ribbon-cutting for the new roadway was held in October.*

*The CBPA is also involved in a project to realign Yanuzzi Drive west of Fulton Street in order to support future expansion opportunities for Leprino Foods. This project has been designed, and the CBPA hopes to have it under construction during summer 2009.*

Energy companies have shared that they fully expect that, in the coming years, drilling rigs and associated equipment utilized by the natural gas industry will become more and more commonplace in Bradford County. Primary energy companies involved in Bradford County at this time include:

- Chesapeake Energy
- Chief Oil & Gas
- East Resources
- EOG Resources
- Fortuna Energy
- Southwestern Energy

Numerous subcontractors are also present to provide services for the energy companies, and several local businesses have become involved in the industry in various roles. Chesapeake Energy has set up a field office in the former Ames department store in Towanda Township to service this region, and the CBPA is excited to work with other companies to accommodate their local needs. The development of the Marcellus Shale is providing a dynamic opportunity for Bradford County in otherwise tough economic times.

—2009—

## Camco Manufacturing Constructing Facility in Valley Business Park

Camco Manufacturing, Inc. is a custom precision machining company that is constructing a new facility in Valley Business Park, Athens Township. The company is relocating its operations

from Endicott, NY and expects to employ at least 45 workers. The CBPA and the PA Governor's Action Team worked jointly on a funding package to support Camco's opportunity.

Construction was begun in July 2008, and Camco expects to be fully operational in the building during April 2009. The CBPA is pleased to welcome this company to Bradford County's manufacturing community.

—2010—

## Cleanup Efforts at Sayre Railyards

The Progress Authority was awarded \$200,000 in American Recovery & Reinvestment Act (ARRA) funds administered by the U.S. Department of Environmental Protection in order to undertake environmental cleanup activities at the Sayre Rail yards property in Sayre Borough. Previously, the Progress Authority completed environmental assessment activities at the site.

KU Resources, Inc. was selected to perform the cleanup work, along with local subcontractors Austin Excavating and Strong Excavating. The project involved excavation of lead-impacted soils, the installation of soil caps, removal of asbestos-containing piping, the installation of a recovery system to remove petroleum products from the groundwater, and the crushing and backfilling of chase ways in the former locomotive shop pad.

All activities are completed with the exception of ongoing recovery efforts for

the petroleum on the groundwater. With the majority of environmental concerns addressed, the Progress Authority is now attempting to move forward with redevelopment efforts at the site. Pennsylvania DEP has been heavily involved and very supportive throughout this project.

—2010—

### Loan Highlight: Metadyne Expands Tungsten Recycling



ARARI Investments LLC has utilized Progress Authority loan funding to help expand tungsten re-cycling efforts. ARARI, an affiliated company to Towanda Metadyne, has developed a proprietary process that allows for the recovery of tungsten material from used drilling bits from the gas and oil industry. The recovery process can be undertaken with no adverse environmental effects.

The company has expanded its capabilities through the acquisition of new equipment, and is quickly becoming the North American leader in tungsten recycling processes. Much of the world tungsten supply is found in China, so it is of strategic importance to find ways to recycle and maximize utilization of the commodity in the United States. The Progress Authority is pleased to partner with ARARI as it undertakes this exciting opportunity.

—2012—

### Tropical Storm Lee Floods Progress Building

Tropical Storm Lee inundated the Progress building with nearly 5.5 ft. of water on the first floor. This resulted in 3,900 sq. ft. of destruction to the Social Security Administration and 8,500 sq. ft. to Lackawanna College. Additionally, the flood waters destroyed the electrical switch gear and elevators servicing the building. Immediate action by qualified disaster specialists provided cleanup and demolition services that saved the building from negative environmental impacts. Once stabilized and certifications from environmental testing were received, approximately 4 weeks after the flooding, the building received temporary occupancy permits for the main and upper level tenants. The Social Security Administration was temporarily relocated to space unused by Lackawanna

College on the upper level as rebuilding on the lower level was begun in an expedited manner, by special resolution of the Authority.

The college received a certificate of occupancy on February 27, 2012; however, Lackawanna College canceled their lease prematurely with two years left and a two year renewal, claiming the Authority took too long to build back their space. We are currently working with new educational occupants for the space.

The Social Security Administration will occupy their space on April 30, 2012 as they have requested numerous leasehold improvements, which will be financed by Social Security. These improvements were in design prior to the flood. Needless to say, the event was devastating and causing over \$3,650,000 in cleanup and damages.

—2012—

### Progress Authority Awarded \$1 Million in SSBCI Funds

The Progress Authority may begin accepting applications for the State Small Business Credit Initiative Program (SSBCI). The Pennsylvania Department of Community and Economic Development (DCED) has awarded the Progress Authority \$1 million to establish a Revolving Loan Fund. The Pennsylvania

DCED recognized the need for this type of funding to be distributed to the local economic development providers as small businesses are experiencing difficulty accessing capital. As a result of the tight credit markets, more stringent underwriting standards, and other economic factors, many small businesses have experienced difficulties in accessing the capital they need to grow or maintain their existing operations. In an effort to help banks and creditors alleviate their position, the SSBCI funds are used strictly as a subordinate lending piece for small businesses.

The Progress Authority received a third of its allocation to establish a revolving loan fund program. Once all recipients of the SSBCI funds throughout the State have met the target of 80% of the total funds (of the first third) committed to small businesses, the second allotment will be distributed.

The third and final distribution of SSBCI funds will occur once the same 80% target is met with the second distribution.

Businesses may use the funds for a variety of uses including; start-up costs, working capital, business procurement, franchise fees, equipment, inventory, and the purchase, construction, renovation or improvements of an eligible place of business.

—2013—

### Region's First Compressed Natural Gas Fueling Station Opens



Williams Companies have pioneered the first compressed natural gas fueling station in our region. With the harvesting of abundant clean natural gas via the Marcellus Shale resource, we can take advantage of the cost effective fuel with vehicular conversions.

The new facility was opened in January in North Towanda through the Dandy Mini Market chain. This investment is a progressive effort on behalf of Dandy Mini Marts and represents a "new direction for us, our business and county"

owner Randy Williams said. There are plans for three additional sites. Currently the second station is under construction in Athens Township and will be open this spring.

CNG station development represents "value added" utilization of natural gas. By allowing our local businesses and residents the opportunity to utilize clean burning low cost natural gas, benefits are realized locally, thus maximizing our environmental and economic utilization of the natural resource.

—2013—

### **400 Main Street Trehab Project Moving Forward**

The parking lot on the 400 block of Main Street in Towanda is moving forward with a proposal from Trehab Center of Montrose. The new project will include a multi-story residential building with commercial space on the first floor, and a parking garage. Trehab plans to construct 30 to 36 one and two bedroom apartments for the elderly on the building's upper stories.

The project is a recipient of a \$5 million in Redevelopment and Capital Assistance Program funding from the Office of the Budget. An additional funding source was secured through the Pennsylvania Housing Finance Agency for the construction of the residential portion of the project. These funds were made available through the Act 13 Impact Fee Funds and to be utilized to develop low-to-moderate income housing in Counties that have been impacted by the

Natural Gas Industry. The total cost of the project is estimated at \$11 million to complete.

—2014—

### **Road C/King Road Completed**

The Valley Business Park infrastructure is now complete, pending planned sewer improvements. Road C, now King Road, is an industrial access road that has been planned and designed for over 10 years. The project, which is 1.1 miles in length, is located in Athens Township.

With excessive environmental clearance and design, the much-needed road is now complete. King Road provides access to the industrial park via exit 59A off interstate 86. The access road has supported Masco Corporation, Chesapeake Energy and their subsidiaries development and the newly constructed Seaboard Wellhead, Inc. building. Several new business development proposals are under consideration as the park proves to be the best business development park in the region.

The \$3,952,000 access road currently supports over 1,000 jobs, with potential for substantially more. We congratulate Athens Township for their cooperation and perseverance in completing the project with its many challenges. The Progress Authority supported the project as a key priority to Bradford County and facilitated project funding.

—2016—

### **County Tourism Promotion Moves Forward**

With the formation of the new Bradford County Tourism Promotion Agen-

cy (BCTPA) in 2015, organizational events and tourism-supported businesses are starting to experience the results of the efforts of Executive Director, Robyn Chamberlain and the board of 11 representing all areas and industries of Bradford County. The three pillars of the organization have served as guiding principles contributing to its early success; developing Bradford County within its borders, growing tourism outside its borders, and assisting the County's non-profit organizations through the room tax grant program. Because the BCTPA is funded by the hotel occupancy tax, focusing on these three pillars help strengthen and promote the tourism activities in the area and the businesses in which it supports.

—2016—

### **Bradford County Infrastructure Bank Program Closes First Loan**

The Bradford County Commissioners, assisted by the Progress Authority, closed their first Infrastructure Bank loan. The startup program was designed to help municipalities perform needed infrastructure upgrades.

The loans are available to municipalities, municipal authorities and other municipal sponsored entities within the county. The short-term loans are designed to bridge the gap while waiting for pending grant funds or other incoming revenue to fund infrastructure.

The first closing was the 400 Main Street/Parking Garage in Towanda Borough. A \$2.8 million low interest, short-term bridge financing loan is utilized for construction with the loan eventually being taken out with leveraged state grant and private financing matching funds.

—2016—

### **County Broadband Initiative**

High-speed Internet is quickly becoming as integral to economic development as sewer and water infrastructure or three-phase power. What was once a convenience to many businesses and residents alike, is now a vital means of communication and daily operations. Unfortunately, because of our county's rural nature, the availability of true high-speed Internet services is limited in areas that are less densely populated. A lack of infrastructure seriously limits the capabilities of providers to provide the high-speed service.

To effectively build the infrastructure that would extend their services to the more rural areas of the county is very capital intensive and companies often do a cost/benefit analysis to determine whether or not that extension

is feasible. Often the analysis confirms that the benefit of expanding into less populated areas does not outweigh the capital expense, leaving the commercial and residential customers in that area few options when selecting a high-speed Internet service. As a result, the Internet speeds that the rural businesses and customers receive are very slow, even though the costs remain the same as customers in more populated areas. Many feel that they are not getting the service that they are paying for and have voiced their concerns to the Bradford County Commissioners. The commissioners have made solving this dilemma a top priority. They have met with local and regional Internet service providers to understand why there is a high-speed deficit in the county and what would be needed to correct the situation. The commissioners have also hired an engineer that specializes in high-speed networks who will serve as a technical advisor as they explore options to improve Internet service in the county.

—2016—

### **Site Inventory Completed**

The Progress Authority, in concert with Hunt Engineering, completed a new site inventory for prospective industrial development sites. With the use of GIS (geographic information systems) and the development of a site specific data base, staff can target and respond for new business site requests. With the use of Act 13 funding approved by the County Commissioners, the data base includes site description, aerial photography, land use description, infrastructure availability such as sewer, water, natural gas, electric and telecommunications, location and sizing, existing improvement descriptions, key contacts and any available data that would be considered useful to a prospective industrial occupant. We can also attach critical site studies such as soils, wetlands, archeology, etc. if they exist.

The inventory will be accessible through our website and we will be capable of transmitting the data digitally as requested to expedite requests. Most importantly, we intend to maintain the site inventory to keep it up-to-date and useful on a regular basis. The Authority will also be requesting sites that may not be known to the general public but may have a benefit for industrial development purposes. We will work with local realtors and landowners to make sure relevant listings are included. However, all commercial sites may not be part of the inventory as we will determine their relevance to requested development characteristics.

# 2018 Progress Authority Projects

Growth in our 25th Year

## OPEN ACCESS

The Progress Authority continues to work with its partners to bring an Open Access Network which will serve as the critical middle mile infrastructure that Bradford County desperately needs to bring adequate broadband communications to the rural areas of the county. Great strides have been made in 2017 and the plan is continuing into the funding phase and ultimate construction phase.

## WORKFORCE DEVELOPMENT

The Progress Authority, through ongoing collaboration with area business leaders, has been informed that workforce, both qualifications and availability, is the highest priority and concern to local employers. We are utilizing our contacts in the local plants and industries to work together with area superintendents to help bridge the gap between educational institutions and industry in the hopes to address the growing gap between the skills of our students entering the workforce and the needs of the local employers.

## E-TECH

John Estep has broken away from his ties to Lubbering Corp and established E-Tech. E-Tech designs, develops, and machines assembly tools that are used in the automotive and aerospace industries out of their newly expanded operation in Troy, PA. John's reputation in this industry for providing a precise quality product while also providing a phenomenal level of customer service and flexibility has made this new venture a success with infinite growth potential. The Progress Authority proudly offers its assistance in any way possible to John and his family as they continue to grow this business and differentiate themselves with their Made in the USA Brand.

## GTP

The Progress Authority has offered its assistance to GTP in getting the proper attention from legislators on issues that affect the local plant's profitability and ability to maintain its current workforce.

## INGERSOLL RAND

We continue to work with the IR and its real estate professionals to find an appropriate buyer that will occupy and utilize one of our counties largest opportunities for existing industrial infrastructure.

## AGRICULTURAL BUSINESS DEVELOPMENT

We continue to work with various projects in the Agricultural industry. While this industry has seen significant struggles in the dairy sector, there is great potential in other sectors that merit attention and support.

## RACP PARTICIPATIONS

The Progress Authority is serving as the conduit for a variety of Governor's Budget Requests.

Eureka Water Resources, Two requests

Shale Rail, Two Requests

Susquehanna County 911 Center and Continuation of Government Center





*Progress Authority*

1 Elizabeth Street, Suite 3  
Towanda, Pennsylvania 18848

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