

Tioga County Development Corporation

eNews Insider



August 2011



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Tioga Central Railroad to Host TCDC's 4th Annual "Meet Our Member" Mixer



The Tioga Central Railroad, located at 11 Muck Road, Wellsboro, PA. For more information visit their website at www.tiogacentral.com

The *Tioga County Development Corporation (TCDC)* will hold its **4th Annual Meet Our Member Mixer** on Wednesday, September 14, 2011. The Mixer will be held on the Tioga Central Railroad Excursion Train, 11 Muck Road, Wellsboro, Pennsylvania. This event is FREE for all TCDC Members.

The event will feature a ride aboard Pennsylvania's most scenic excursion train. Boarding will begin at 5:15 PM at Wellsboro Junction and the train leaves promptly at 6:00 PM. TCDC Members will enjoy an hour and a half train ride along Hammond Lake. Refreshments will be served.

"Myles Group is honored to host TCDC's *Meet Our Member Mixer*. This is an

exciting opportunity for members to meet and learn about the support and opportunities that TCDC offers to help individuals develop a business. Members once again are afforded this special opportunity to network with others in our community who are in business and fighting the good fight every day," said Tom Myles, Myles Group CEO/President.

The Tioga Central Railroad of Wellsboro, Pennsylvania operates scenic excursions and charters on a thirty-four mile railroad extending north from Wellsboro, Pennsylvania to a location about three miles south of Corning, New York.

The attire for the event is corporate casual. Any Member interested in attending should contact Carolyn E. Conte, Administrative Assistant, at the TCDC Office 570.723.8232 or eMail at tcdc2@ptd.net, by September 9, 2011. RSVP's are required.

2011 Board Meetings

- September 9, 2011
Board Work Session
- October 14, 2011
Regular Public Meeting
- November 11, 2011
Board Work Session
- December 9, 2011
Regular Public Meeting

Plan Ahead...

TCDC's 4th Annual

Meet Our Member Mixer

Wednesday, September 14, 2011
Wellsboro & Corning RR
Tioga Central Railroad

TCDC's 16th Annual Legislative Breakfast

Thursday, April 5, 2012
Historic Penn Wells Hotel
Main Street
Wellsboro, PA 16901

TCDC's 19th Annual Annual Meeting

Monday, July 30, 2012
Location TBA

18th Annual Meeting A Success



Ward Manufacturing LLC



Larson Design Group



Northwest Savings Bank



Talisman Energy



Frontier Communications

We thank Our Corporate sponsors for making the 18th Annual TCDC Meeting a Success

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Celebration Of Our 20th Anniversary

On Monday, July 25, 2011, the *Tioga County Development Corporation (TCDC)* held our 18th Annual Meeting. This year, the Corporation planned our Program around our 20th Anniversary Celebration. The evening began with a Cash Bar Reception from 6:00 PM until 6:30 PM at the Historic Penn Wells Hotel, 62 Main Street in Wellsboro, Pennsylvania. Over 170 individuals attended the event. Our Annual Meeting celebrated 20 years of dedicated service to economic development in Tioga County and served as an opportunity to recognize our Members and Major Contributors, election of Directors was also held.

The Banquet Dinner and Program began at 6:30 PM, with *TCDC* Chairman David E. Cummings serving as Master of Ceremonies. Special recognition citations congratulating *TCDC* on 20 years of service were presented to Chairman David Cummings from State Representative Matt Baker; Mike Glazer, Field Representative for Congressmen Glenn Thompson; Chuck Dillon, Field Representative for Senator Joe Scarnati; and Sharon Lynett, Field Representative for Senator Bob Casey.

The *Tioga County Development Corporation* also recognized a leader from Tioga County with the presentation of the prestigious Rod C. Kelchner Award for Excellence in Community Service & Leadership. This year's recipient was honored posthumously to James J. Bogaczyk from the Borough of Blossburg. Jim's wife Glenda accepted the award, as many of Jim's family members looked on. Longtime Board Members Karl Kroeck and David E. Cummings were awarded the David W. Rundell Director's Award for Excellence and Exceptional Service as a Director of the *Tioga County Development Corporation*. Both were recognized for their countless hours of volunteer work as a *TCDC* Director and to their communities.

The evening concluded with *TCDC's* famous Door Prize extravaganza, over \$4,395.00 worth of goods and services were donated by *TCDC* Members. Thank you to all who attended our Annual Meeting and joined us for our 20th Celebration.



18th Annual Meeting A Success



Above: TCDC Director Jim Baker, Larson Design Group & Joan Hart, Wellsboro Borough Council President during the social hour.

Below: TCDC Directors Tom Freeman, Blue Ridge Communications & Andy Rohrer, UGI Central Penn Gas



Above Photo: Representative Matt Baker & Ron Butler, Laurel Health System President/CEO & TCDC Director



Left: TCDC's famous door prize packages. 6 Door Prize Packages valued in excess of \$4,395.00 from 24 Local Businesses & TCDC Members.

Nearly 200 TCDC Members and Supporters attended 20th Anniversary Celebration!



Left & Below: Guests enjoy conversation during the social networking reception of TCDC's 18th Annual Meeting



Left: Jan & Dave Fisher talk with Don Abplanalp



18th Annual Meeting A Success



Above: TCDC Director Karl Kroeck accepts the David W. Rundell Award from Chair David E. Cummings

Below: A very surprised David E. Cummings accepts the David W. Rundell Award from TCDC First Vice Chair Karen Russell, Keystone North Inc.



TCDC Charter Chairman Rod C. Kelchner offered a few brief comments about the Corporation.



Left: Glenda Bogaczyk (middle) accepts the Rod C. Kelchner Leadership Award on behalf of her late husband Jim Bogaczyk. TCDC Chairman David E. Cummings (left) and TCDC Director & Nephew of Jim Bogaczyk, Scott Bastian presented the award.

TCDC looks forward to 20 more years of service to Tioga County!



Above: TCDC Chairman David E. Cummings unveils the Corporation's new logo



Above: Family members of the late Jim Bogaczyk attended the ceremony for the presentation of the Rod C. Kelchner Leadership Award



Dana L. Hughes Receives Tioga County Revolving Loan Fund Loan



Front Row L to R: Carl Hughes; Dana Hughes; Wendy Swartz, TCRLF Chair & TCDC Treasurer; Samantha Wilcox, Esquire, Owlett & Lewis, PC and Robert J. Blair, TCDC President/CEO.

Dana L. Hughes closed on a \$35,000 *Tioga County Revolving Loan Fund (TCRLF)* with the *Tioga County Development Corporation* on May 25, 2011. The \$35,000 loan will be used to purchase Bill's Place Restaurant. The Restaurant is located at 3 Cowanesque Street, Lawrenceville, Pennsylvania 16929.

Bill's Place has been an ongoing restaurant in Lawrenceville for several years, first established as the Valley Restaurant in 1960. It "has served as a gathering place for local community and tourist alike for many generations. It offers a comfortable relaxing environment that features American favorite foods." Lucille State owned and operated the restaurant from 1988 to October 1999 when Bill and Sandy Witmer purchased it. Dana will take over ownership May 27, 2011 and operate as Dana's Diner. Current employees will be retained.

Along with financing from the *Tioga County Revolving Loan Fund*, Dana L. Hughes received funding from the Northern Tier Regional Planning and Development Commission and First Citizens National Bank.

TCDC Closes on Tioga County Enterprise Zone Revolving Loan Fund Loan to Jason Gehman

Jason Gehman (dba Gehman Pallets) closed on a \$100,000 *Tioga County Enterprise Zone Revolving Loan Fund Industrial Component* loan on Friday, July 1, 2011 with the *Tioga County Development Corporation*. The \$100,000 loan will be used to help purchase machinery & equipment along with a pole barn and working capital. Gehman Pallets is located at 206 South First Street, Knoxville, Pennsylvania. The total project cost is \$200,000.

Gehman's LLP was formed in 2004 as a partnership between Grant Gehman and his son, Jason Gehman. As of January 1, 2011, Jason Gehman is the sole owner and is doing business as Gehman Pallets. Citizens and Northern Bank was the participating Private Lender.

TCDC has low interest loans available for any for-profit business in Tioga County. For more information, applications or assistance on the Tioga County Loan Programs or other financial assistance, contact Robert J. Blair, TCDC President/CEO, at (570) 723-8232 or eMail to tdc1@ptd.net.



Left to Right: Robert J. Blair, TCDC President/CEO; Jason Gehman & Kate Gehman & Daughters, Gehman Pallets and Samantha Wilcox, Esquire, Owlett & Lewis, PC.

LOAN PROGRAM FACTS: TCDC was designated as an Area Loan Organization (ALO) by the Commonwealth of Pennsylvania bringing several state financing programs to our economic development tool box. Since 1998 we have made 37 direct loans from funds through TCDC totaling \$5,044,987 with private funding of \$11,874,917 resulting in the creation of 53 new jobs and the retention of 394.

New Logo Unveiled

Our Past . . .



Tioga County Development Corporation

Our Future . . .



As part of the celebration of our 20th Anniversary, TCDC unveiled a new logo on July 25, 2011 at our 18th Annual Meeting.

TCDC's new contemporary look, designed by Andy Worthington, *Rooster Graphics*, presents the Corporation as heading towards our future. The new design honors the past 20 years by maintaining the familiar maroon, black and grey but modernized by incorporating the letters TCDC which will quickly become more recognizable as the identifier of our Corporation.

After 20 years of providing economic development services in Tioga County, we continue to carry out our Mission:

*To foster and promote
the economic development of Tioga County,
passionately striving to improve the quality of life
of our communities, our residents, our business & industry
and our environment in our quest to make
Tioga County . . . a place to call home.*

**Youth Leadership Program Kicks off Class of 2012
Class of 2012 Dedicated in Memory of Casey L. Patrick, YLP Class of 2009**

On Wednesday, August 17, 2011, the *Tioga County Development Corporation* **Leadership Tioga County Youth Leadership Program** kicked off our thirteenth year with the annual S'More Event held at Nessmuk Lake in Wellsboro. The *Youth Leadership Program* Class of 2012, along with family and friends, received an overview of the *Youth Leadership Program* and had an opportunity to meet other students participating in the program.

The YLP Class of 2012 consists of 34 students from the Northern Tioga School District, Southern Tioga School District, Wellsboro Area School District and New Covenant Academy. The **Orientation & Team Building** Session will be held on September 13, 2011 at the W. M. Tokishi Training Center, Wellsboro, PA (NYPUM Building).



Jeff Himes, PSU Extension & YLP Co-Chair prepares the YLP Class of 2012 for a teambuilding activity during the s'more event kick off at Nessmuk Lake.



Tioga County's Economic Analysis & Forecast: 2010

Tioga County's Economic Analysis & Forecast 2010 is presented by the Tioga County Development Corporation. This year's issue includes an update of changes in the economy for the fourth quarter of 2009 through the same quarter of 2010. The report is now part of the annual review of the **Tioga County Enterprise Zone** and will be included with the Measure of Attainment document.

The report is based on the performance of the County economy (by sector) in terms of jobs, wages and establishments. The County is compared to the Commuting Region (contiguous counties) and the Commonwealth, to put Tioga County's performance in context.

Like most of Pennsylvania, Tioga County lost employment in the 2007 – 2009 period. But things changed dramatically in 2009 – 2010. Most of that change is attributable to the increase in natural gas mining in the Marcellus Shale. Between the 2nd quarter of 2009 and the same period of 2010, Tioga added 508 jobs. This was the 5th fastest growth among the 67 counties in the Commonwealth. By contrast, employment in Pennsylvania as a whole grew by less than 0.2%.

To view the Analysis in its entirety, log on to the following link:

<http://www.tcdc-pa.com/tcAnalysis.php>

Tioga County Development Corporation
eNews Insider
Special Edition
 Summer 2011
Tioga County's Economic Analysis & Forecast: 2010

Tioga County's Economic Analysis & Forecast 2010 is presented by the Tioga County Development Corporation. This Special Edition is the ninth in a series of Annual Reports on changes in the health and structure of Tioga County. This year's issue includes an update of changes in the economy for the fourth quarter of 2009 through the same quarter of 2010. This report is now part of the annual review of the **Tioga County Enterprise Zone** and will be included with the Measure of Attainment document.

The report is based on the performance of the County economy (by sector) in terms of jobs, wages and establishments. The County is compared to the Commuting Region (contiguous counties) and the Commonwealth, to put Tioga County's performance in context. Additionally it now tracks changes in total wages paid. Total payroll (also called the wage bill) is calculated by multiplying the number of workers by their average weekly wage. This is an important measure in that it indicates the impact that the sector has on the total economy. Previously, only private sector activities were reported in the data; now government employment is also considered in the analysis. A few sectors are not reported due to their small size in the County.

Marcellus Shale...Changing the Tioga Economy

Like most of Pennsylvania, Tioga County lost employment in the 2007 – 2009 period. But things changed dramatically in 2009 – 2010. Most of that change is attributable to the increase in natural gas mining in the Marcellus Shale.

Between the 2nd quarter of 2009 and the same period of 2010, Tioga added 508 jobs, a 4% increase. This was the 5th fastest growth among the 67 counties in the Commonwealth. By contrast, employment in Pennsylvania as a whole grew by less than 0.2%.

Although the driving force behind the employment increase was clearly the drilling for natural gas, most of the new jobs reported by this data were not in the mining sector. As has been pointed out by numerous pundits, most of the actual well-drillers are from out of state. However, it should be noted that some of these jobs are coming to Tioga County residents and others in the commuting shed. The reported mining employment is now 176, up from a number so small that it hasn't even been shown separately in the recent past.

But any investment in a local area has impacts far beyond the direct employment associated with the investment. In Tioga County in 2009 – 2010 the job growth was spread throughout the economy.

continued on Page 2...
Tioga County...a place to call home

Rural Business Opportunity Grant (RBOG) Applied for thru USDA for Technical Assistance for the Westfield Business Park Development Project

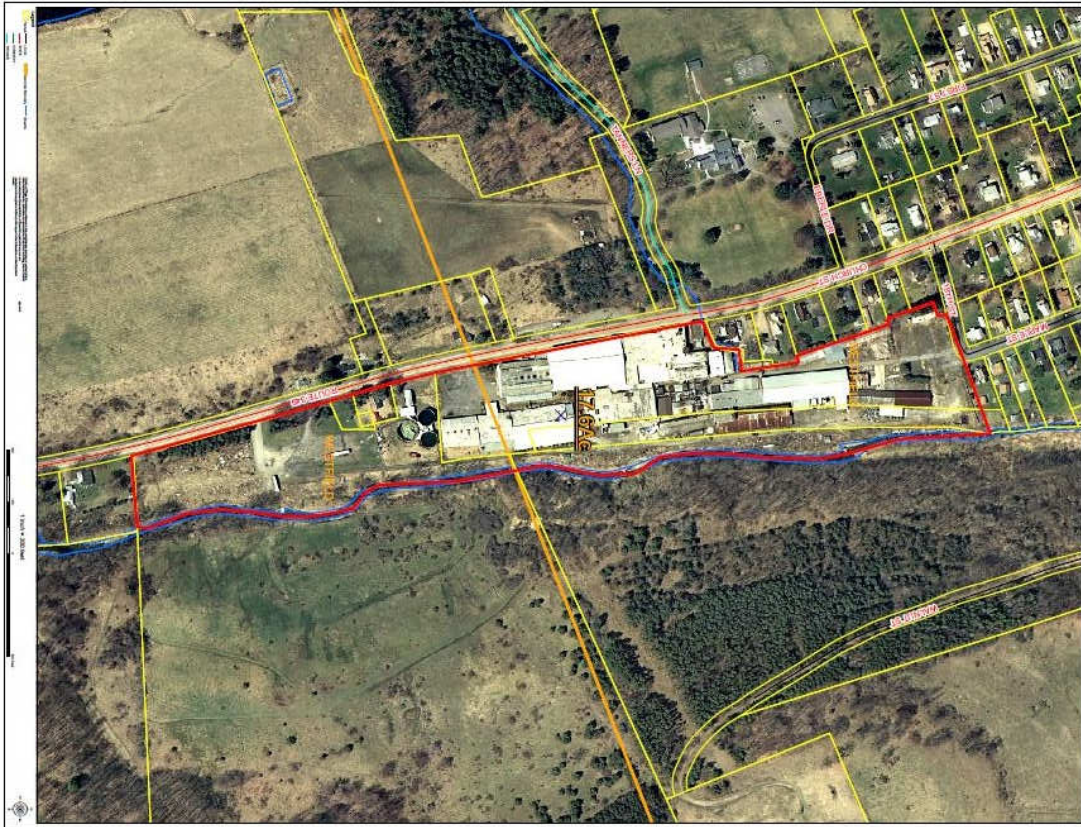
TCDC Applied for a RBOG in the amount of \$50,000 . If approved funds would begin October 1, 2011.

On August 1, 2011, TCDC submitted a Grant Application to the USDA under the Rural Business Opportunity Grant (RBOG) in the amount of \$50,000. The *Tioga County Development Corporation*, a 501(c)(6) non-profit industrial development corporation with a combined 40 years administrative and operations experience will provide direct technical assistance to Westfield Business Park.

This is a very complex funding project requiring various grants and loans, which will require advanced knowledge of administrative and fiscal expertise. Development of the Westfield Business Park will restore a former industrial Brownfield property (E. H. Hall, Inc./WESTAN TANNERY) resulting in the development of much needed industrial space; create new jobs; create economic opportunities for the Marcellus Shale Industry; and generate property and personal taxes; and commercial and retail spin off jobs and income.

If approved funds would begin on October 1, 2011 for salaries and fringes to cover the cost of technical assistance for the project.

Westfield Business Park Development Next Step In Long WESTAN Tannery Process



After nearly six years since the closing of the E. H. Hall, Inc./WESTAN Tannery the *Tioga County Development Corporation* has begun the process of restoring the facility in Westfield into the Westfield Business Park. A Request For Proposal (RFP) for Professional Engineering/Architectural Services has been distributed to the 12 Engineering Firms who are TCDC Members. The RFPs are due back on September 2, 2011.

Working in partnership with the Northern Tier Regional Planning & Development Commission, Westfield Borough, Westfield Township and the Westfield Municipal Authority, TCDC plans on developing a 17.6 acre business park on the site of the former tannery along Church Street in Westfield Borough and Westfield Township. Nearly 7 acres of the foot print is owned by the Westfield Municipal Authority. Discussions have begun as to the acquisition by the Corporation. The majority of the former tannery buildings will be demolished and the Engineering Firm selected will determine if 2 existing buildings can be renovated. It is anticipated an access road will be located from Maple Street to PA Route 349 in Westfield Township along the east rim of the site. TCDC anticipates applying to funding sources at the state and national level through the NTRPDC and TCDC. If funding is approved, design would occur over the winter with an anticipated spring 2012 start and completion within 12 months. TCDC has not determined at this time if the sites will be leased or sold to industrial companies located in the park.

This has been a long process for TCDC and NTRPDC with the support of the Tioga County Commissioners, Westfield Borough Council, Westfield Township Supervisors, Northern Tioga School District School Board. It has always been our intention to restore this Brownfield site into a productive industrial park creating jobs and restoring the tax base to this portion of Tioga County.

The Westfield Business Park is located in the *Tioga County Enterprise Zone (TCEZ)* and all 4 taxing bodies have determined it is eligible for the Tioga County Tax Preferential Abatement Program.



Low Interest Loan Funds Available For For-Profit Businesses In Tioga County

Our Loan Rates
Range From 2.5%
to 4.5% for 5, 7, or
10 Years!

Low interest loan funds are available through the *Tioga County Development Corporation* for for-profit businesses located in or being started in Tioga County. If your business is considering expansion or you are preparing to start a business in Tioga County, we want to assist you in your financing.

The *Tioga County Development Corporation* operates the Tioga County Loan Fund Program comprised of various loan programs to assist small, medium and large businesses. Our loan rates range from 2.5% to 4.5% for 5, 7 or 10 years.

We work directly with the University of Scranton Small Business Development Center (SBDC) for new business startup business plan development. We partner with the Northern Tier Regional Planning & Development Commission (NTRPDC) and our private lenders to package loans. *TCDC* is a certified Area Loan Organization (ALO) eligible to apply for Small Business First Loans and certified for the Pennsylvania Industrial Development Authority (PIDA) and Machinery & Equipment Loan Fund (MELF) through the Pennsylvania Department of Community & Economic Development (DCED). Funding for our loan portfolio has come from: Pennsylvania Enterprise Zone Program; United States Department Of Agriculture (USDA); and repayments of loans from borrowers. The *Tioga County Development Corporation* is an equal opportunity lender.

To see if you qualify and to begin the low interest loan process contact: Robert J. Blair, President/CEO at 570.723.8232 or tcdc1@ptd.net. Or visit our website at www.tcdc-pa.com.

WELCOME TO OUR NEW MEMBERS

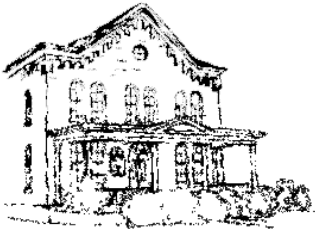
Individual Memberships

Jody L. Cole
Robert Cox Jr.
T. James & Darla M. Davis
Gregory Dowling
Dana L. Hughes
Charles F. Jacobson Jr.
Gretchen T. Karr
Chris Martin
L. Kerry Miller
Doug Morley
John & Rosanna Mutzabaugh
Glenn Poirier
Autumn Rapp
Eric Scott
Jack & Jennifer Showers
Keith D. Yarger

Corporate Memberships

Bradford-Tioga Head Start
Chambers Environmental Group Inc.
Dawood Engineering Inc.
Hydro-Recovery LP
Langan Engineering &
Environmental/Greg Firely
MetalKraft Industries Inc.
Osceola Big M
Pine Creek Headwaters
Protection Group
Spotts, Stevens, &McCoy Inc.
Spring Brook Century Farm/
Wendy & Bill Swingle
Terry L. Bryant LLC

If you are looking to become a new Member or renew your Membership, contact Carolyn Conte, Administrative Assistant at 570.723.8232 or tcdc2@ptd.net



From The President

With this issue of *eNews Insider* we highlight the past and look forward to the future. At our 18th Annual Meeting we reflected back over the past 20 years of the *Tioga County Development Corporation*. We have come a long ways since May 22, 1991 when we were incorporated. We were fortunate that some of the Charter Directors were able to join us for the evening of celebrating.

Much has changed in Tioga County in the past 20 years. Yet much has remained the same. I personally have been involved with the E. H. Hall, Inc./WESTAN Tannery when it was the Eberle Tanning Company. *TCDC* is now forging a new chapter with the planned redevelopment of the tannery property with the proposed Westfield Business Park. It is our vision to restore this portion of Tioga County providing for an opportunity for new jobs and real estate growth. This will become a reality due to the support and partnering with the NTRPDC, County Commissioners, Westfield Borough & Township Officials and the NTSD.

Our Annual Economic Analysis brought good news with the creation of 508 new jobs and increased wages, most of which are not in the natural gas industry. Our low interest *Tioga County Loan Program* continue to make loans to area businesses. We have money to lend and welcome any qualified for-profit business to take advantage of our low fixed rate funding.

As we begin our next 20 years, we are unveiling a new look for the *Tioga County Development Corporation*. Special Thanks to all who have made our Corporation a success in the past and a welcomed invitation to join us as we forge forward into our next 20 years.

Robert J. Blair
President/Chief Executive Officer

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