



Annual Report
Susquehanna County
August 22, 2014



Progress Authority

Scott D. Dunkelberger-Guest Speaker

*Director, Center for Business Financing
Pennsylvania Department of Community and Economic Development*

Scott D. Dunkelberger joined the Department of Commerce following completion of graduate school in March 1985. He started as an area development representative in the Bureau of Appalachian Development and State Grants. He subsequently was promoted to a policy analyst then a senior development specialist in the Office of Regional and Community Initiatives. In January, 1992, he was promoted to the position of Director of the Grants Office, renamed the Economic Development Assistance Office and was responsible for the administration of six grant and loan programs with FY 2000-2001 appropriations totaling \$167 million.

In February, 2002, Scott was promoted to the position of Director of The Center For Business Financing which administers the Commonwealth's grant, loan, and tax credit programs that are designed to stimulate business expansion and modernization efforts as well as assisting local economic development efforts. The Center is comprised of a 55 member professional staff that manages 15 grant, loan, and

tax credit programs that assist with the development of infrastructure at new industrial sites; the assessment, remediation, and redevelopment of blighted industrial and commercial properties; conducting job training; the construction and renovation of manufacturing facilities; the acquisition and installation of manufacturing equipment; and working capital needs. The Center also administers the Educational Improvement Tax Credit Program that provides tax credits to businesses that make contributions to non-profit organizations that fund innovative education programs in conjunction with public schools.

Scott is also the Executive Director of the Pennsylvania Industrial Development Authority, recognized as one of the nation's oldest economic development programs. Created in 1956, PIDA is a revolving loan fund that makes loans to benefit Pennsylvania businesses that will improve the economic base of the Commonwealth. PIDA has made over \$2 billion in loans for land and building projects since 1956.



In February, 2005, Scott also assumed the position of Executive Director for the Commonwealth Finance Authority (CFA) which oversees 29 financing programs targeted to business development, infrastructure development, and alternative energy development with over \$2 billion in funds.

He resides in Perry County with his wife Joan and four children.

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Cabot Oil & Gas Corporation

Susquehanna County Director's Message

by Tony Ventello

Susquehanna County continues to move in a very positive and meaningful direction. Investment in the county remains very strong. Infrastructure development is critical to growth and must be constructed and planned continuously. The continued construction of sewer, water, natural gas, electrical generation, transportation, and communication networks will attract ongoing investment for job creation and contribute to long-term economic development.

I am especially excited about the level of cooperation exhibited by our Federal, State, County, and Local officials in their dedication to making sound decisions for project development and approval.

Recently, Lauren Hotaling, our County-wide Economic Development Manager, changed careers. However, I am extremely enthusiastic to announce and introduce Christopher Brown as our



Back Row: (L to R) John Kameen, George Conner, Steve Tourje, Bill Owens & Bill Kelley
Front Row: (L to R) Tony Ventello, Debra Dissinger & Chairman Joe Andre

new Progress Authority employee. Chris has a very strong financial and lending background and will be a valuable asset to the Authority's mission and services.

I continue to thank the county commissioners and economic

development advisory board for their leadership and the opportunity to serve the citizens of Susquehanna County.

Please consider me available any time to discuss your comments, ideas, and concerns.

Chairman's Message

by Joe Andre



Often it seems that the wheels of progress turn slowly, but when reviewing

the activities that the Economic Development Board has targeted, notable achievements can be identified. To its credit, the natural gas industry has routinely supported some of the most significant achievements in the county. Inputs to the Lackawanna College Training Center and the Endless Mountains Health System Hospital are only two examples.

The County Commissioners have taken the lead to install the connecting water line to South Montrose, partnering with PA American Water Co. The completion of this line will impact the

development potential of the Bendix/Honeywell site.

Additionally, the county-wide housing study has been completed and the industrial park feasibility survey will be initiated soon.

A hearty thanks to board members who volunteer significant time and talent as well as everyone else who supports our efforts.

Input from any source is always welcome and appreciated. We expect that the coming year will bring exciting challenges along with new opportunities for economic growth.

Cabot Oil & Gas Corporation Sponsors Annual Economic Development Breakfast

For a third year, Cabot Oil and Gas Corporation has generously sponsored the Susquehanna County Annual Economic Development Breakfast. On behalf of the County Commissioners, Economic Development Advisory Committee and all of the attendees, a very heartfelt "Thank You" is offered.

Their financial help allows the breakfast to be openly attended and promotes informative dialog on the advances made in county-wide economic development.

County has the Tools for Economic Growth

By John P. Kameen

Those of us involved in economic development and business expansion know that the vocabulary of these projects is awash with acronyms such as KOZ, KOEZ, ARC, PIDA, MELF, PEDFA, and many more. In fact, at one of the meetings of the Susquehanna County Economic Development Board one of the members suggested we compile a list of all the acronyms we are bombarded with so we would know what we were talking about.

Navigating the various federal, state and local business and industrial development programs, and trying to ascertain their ever-changing rules and regulations, was once an almost impossible task for EDA's in Susquehanna County. Officials of local industrial groups such as Greater Forest City Industries Inc., which I represent on the County Economic Development Board, as well as officials of Montrose Area Industrial Development Agency (MAIDA) and Susquehanna-Oakland-Lanesboro Industrial Development Agency (SOLIDA), or the County Industrial Development Authority, often were unable to adequately provide those interested in business

expansion or locating their firms in the county, with current information about the many programs available to them.

Back in the 1990's the need to provide a more consistent and single-point-of-contact for our county IDA's resulted in the formation of the Susquehanna County Chamber of Commerce, which was funded by donations from business, industry and from the three county IDA's. With the hiring of a chamber director, the county finally had one place to get badly needed information about economic development.

Unfortunately, funding the chamber lagged and it was necessary to disband. However, the members of the chamber were able to prevail on Susquehanna County government officials to take on the task of setting up and funding a county department to provide direction to county businesses and IDAs.

This department functioned exceptionally well for several years but funding the agency became a problem. To hire competent and knowledgeable personnel for this job meant having to pay higher salaries; especially to secure a director of the department.

In attempting to solve the funding issue, county government looked to the manner in which a nearby county was handling its economic development and discovered the Bradford Progress Authority. This group, using government and private funding, had expert personnel on staff who were able to answer and facilitate much of the growth in their area.

Thus we in Susquehanna County are now able, at any time, to contact the Progress Authority when faced with questions from businesses or industries with plans for growth or expansion, or for those interested in setting up their operations here.

GFCI has used them extensively over the past years and are now using their expertise working with two prospects interested in Forest City. Without their ability to provide us with current data about the scope of existing governmental aid, we would be severely handicapped.

Our present county commissioners are to be congratulated for providing us with this important tool, especially considering the vast amount of development now occurring in our county.



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Cabot Oil and Gas Corporation Continues its Community Development Initiatives

In 2013, Cabot continued its community initiatives. The company appropriated \$200,000 in EITC funding for the Susquehanna County Career and Technology Center. This money is especially important when a student is prevented from attending the center because of financial reasons. The funding was available to students interested in any program at the center, from carpentry to culinary education.

Some other highlights include the enormous volunteering effort undertaken by the company in Gibson Township to rebuild the community's dilapidated park and recreational sports fields. The company volunteered hundreds of man and equipment hours over a three week period, rebuilding the basketball court, baseball field, fencing, refurbishing the dugouts, concession stand and installing a new nature trail. This volunteering effort resulted in Gibson Township receiving a \$60,000 grant from the state of Pennsylvania to further update the facility. The money will be used by the town to install new jungle gym equipment, a new picnic

pavilion and to make upgrades to the baseball facility.

With a 250 person workforce - consisting of 95% local labor - Cabot is proud to be part of the local community. It separates itself from other companies by being involved in just about everything from county fairs to community programs to the regionally famous William's BBQ Cook Off to benefit the region's United Way chapters. The company continuously sees participation from its workforce at all of these events.

Cabot also held a number of charity sporting clay tournaments throughout the year to benefit organizations like the Scranton School for the Deaf and Hard of Hearing Children, Make-a-Wish Foundation, and True Friends Animal Welfare Center. St. Joseph Center in Scranton received a \$50,000 donation as a result of one sporting clay tournament held last fall.

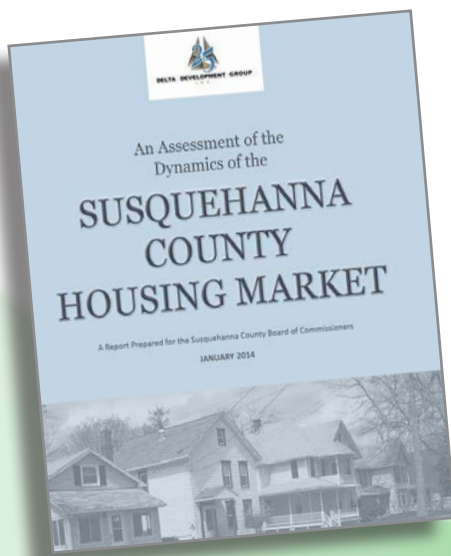
Each year Cabot holds an annual toy drive to benefit the Interfaith Organizations of Susquehanna and Wyoming counties. This past year a few thousand dollars in toys, clothes and

funding were raised through this toy drive, benefiting many dozens of families in need.

Another involvement worth noting is the annual 4H auction at the Harford Fair and the state fair in Harrisburg. Cabot routinely purchases livestock animals at each event, specifically buying from those families who need it most in the Susquehanna County area.

But perhaps the biggest civic/not for profit involvement is the Cabot Community Picnic. Over the last four years, Cabot and its partners have educated, entertained and fed the community at-large at no cost to them. This past year Cabot estimated about 8,500 people visited the day long event. Cabot encouraged patrons to donate to community and regional civic organizations that set up at the event. Extra food from the event was donated to the St. Joseph's Center event, sodas and beverages not consumed were donated to non-profits. Each organization that helped during the event received a donation as a thank you for their hard work.

County-wide Housing Assessment Completed



The Susquehanna County Commissioners, in collaboration with the Progress Authority and the

Susquehanna County Economic Development Advisory Board and consultants Delta Development Group from Mechanicsburg, PA have completed an assessment of the dynamics of the Susquehanna County housing market. These dynamics in Susquehanna County are complex and are driven by a range of physical, social, and economic events and conditions in the county and in the region.

Extensive research into the changing housing market in the county and the results of that research are presented in this report. As a result, the report summary is designed to answer three critical questions.

1. What conclusions can be drawn from the results of the research and data analysis regarding changes in

the county's housing market and to what factors can these changes be attributed?

2. What do these conclusions mean for the future of Susquehanna County?

3. How can Susquehanna County leaders maximize housing market strengths and mitigate market challenges?

The next phase is to look at methods of plan implementation to improve the overall housing market quality and availability of housing units in the county.

The Susquehanna County Housing Study is available for review on the Progress Authority website, www.cbprogress.org or via link from the Susquehanna County website to the Progress Authority site.

Governor's Impact Awards

In May, Governor Tom Corbett presented the annual Governor's Impact Awards to honor Pennsylvania companies and entrepreneurs that are creating jobs and making positive contributions to the state's economy. More than 700 people attended the ceremony in Harrisburg, including representatives of 25 Northern Tier businesses selected as finalists.

The Governor's Impact Awards recognized companies in five categories: Jobs First, Community Impact, Small Business Impact, Entrepreneurial Impact, and Export Impact. Nominations

for each award were provided by the state's regional economic development partners PREP network.

Susquehanna County had four finalists for 2014 awards. Community Impact Award-BX3 Inc. dba Taylor Rental and Cabot Oil & Gas; Jobs First Award-Diaz Companies; Entrepreneur Impact Award- Patricia Striefsky, Forest City News. Cabot Oil & Gas won the top honor in its category.



Leatherstocking Natural Gas Distribution Construction Continues

Last year, Leatherstocking, Inc. broke ground by bringing local natural gas distribution to the Montrose High School and the new Endless Mountains Health System Hospital in Bridgewater Township. The project continued over the 2013-2014 construction season.

There are currently 24 active meters with 17 residential, 4 commercial, and 3 municipal/public customers. Leatherstocking has reported the installation of six miles of active distribution main with one functioning city gate station.

There have been 69 service

lines installed to customers that are not active. This is due to customer installation of new gas fired appliances. There are 4 commercial and 4 residential accounts remaining to connect on the active distribution system. The distribution system is under construction in Montrose Borough. 2.5 miles of the distribution main have been installed at this time. The service line into the Lathrop primary school will be active prior to Aug. 15, 2014.

Leatherstocking, to date, has received 341 applications for gas service from the Borough of Montrose.

They have also received over 200 applications from the borough and township of New Milford in anticipation of a 2015 build-out. Leatherstocking held a vendor expo on Aug. 4, 2014.

Finally, PUC certificate approval was received to serve the Dimock Township Building with 2 miles of distribution main to serve Elk Lake School District effective Jan. 1, 2015.

As a result, Leatherstocking has been very active with the installation and activation of natural gas distribution. Growing demand for natural gas will assist in new investment in Susquehanna County.

BX3/Taylor Rental SSBCI Loan



The Progress Authority is one of twelve area loan organization's throughout the Commonwealth that participates in the State Small Business Credit Initiative Loan Program. The Progress Authority received \$1 million from the program to develop a revolving loan fund for businesses. To date, two-thirds of the funds have been distributed to ALO's for lending. The

Progress Authority was recently able to participate in BX3/Taylor Rental's project of purchasing the property they are currently leasing in Tunkhannock. BX3 is an oilfield supply service that is owned by Bill Kelley and his son Bill Kelley, Jr. This is the second BX3 store that was opened due to the overwhelming growth and demand of the natural gas industry in the area. The business started with only three employees and has since grown to thirty employees.

The Progress Authority

Susquehanna County 2014 Work Program

- Meet monthly with the Economic Development Board in order to prioritize projects of significance to Susquehanna County
- Meet periodically with the Susquehanna County Commissioners, state and federal legislators to provide economic development updates and project opportunities
- Continue to administer the Susquehanna County Enterprise Zone and Grow Local financing resources
 - Assist Forest City Borough and Greater Forest City Industries in the management of the Forest City Revolving Loan Fund
- Explore additional bond financing opportunities to support economic development projects
- Maintain Progress Authority's DCED certification and actively promote relevant financing programs
- Act as a conduit for state and federal funding sources that can benefit private business projects
- Solidify relationships with all major employers in Susquehanna County to create awareness of Progress Authority capabilities and funding opportunities
- Support key infrastructure projects and enhancements involving public water, sewer, electrical, natural

gas distribution and transmission pipelines, telecommunications and data infrastructure, primary and secondary roads, and rail

- Maintain an inventory of potential business development sites in Susquehanna County as prospective project destinations
- Continue to market key business development sites and seek occupancy for available vacant industrial/commercial facilities
- Explore value-added opportunities to attract manufacturers that can capitalize on local Marcellus Shale Natural Gas resources
- Implement specific critical projects, including:
 - Assist Endless Mountains Health Systems with the construction of its new hospital and the management of public funding Allocated to the project
 - Help facilitate Chesapeake Bay-mandated upgrades at impacted sewer treatment facilities such as the Montrose plant
 - Continue to support efforts to extend public water to the Susquehanna County Correctional Facility and Recycling Center and to former Bendix site
 - Work with Greater Forest City

Industries to continue to seek occupancy for the Vision 2000 Industrial Park

- Complete housing study conducted by Delta Development Group
- Complete feasibility study for Industrial Park along the I-81 corridor
- Help facilitate reconstruction projects on Route 706 in Susquehanna County
- Promote redevelopment of the Hallstead foundry site
- Promote upgrades at the Gibson Interchange of Interstate 81 to allow future development along Route 848 and Oliver Road
- Continue to work with Leatherstocking, LLC for the development of the natural gas distribution lines.
- Continue to work with Bluestone Gathering for the Laser Pipeline.
- Complete an economic impact study, measuring actual anticipated impacts of Marcellus Shale development in Susquehanna County and the surrounding region
- Develop a LERTA for new projects
- Continue efforts to occupy and utilize vacant industrial properties including: Bendix property
- React quickly and responsively as future business development projects are identified during 2014

Chris Brown's Message...



I am very excited to be working with Tony Ventello and the Progress Authority. I have always been amazed by the knowledge, dedication, and access to resources that the authority brings to local economic development efforts. The authority was instrumental in helping my family's business become a reality and has continued to be a tremendous asset to me in my commercial banking career. I have had the opportunity to serve as a board member and treasurer of the organization and I look forward to continuing the tradition of excellence as I take on my new role as the Economic Development Specialist. Our area has many economic opportunities and challenges ahead of us and I am quite proud to say that I will be working with an organization that will help navigate us through these exciting times. Thank you!

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Cabot Oil and Gas Sponsors Rig & Facilities Tour

Cabot Oil & Gas Corporation's External Affairs Coordinator William DesRosiers conducted a natural gas drilling rig and facilities tour in June of this year. The tour's primary purpose was to continue to inform both state and local officials of the dynamics of natural gas drilling.

Attending the tour, led by Bill, were Steve Yokimishyn of the Governor's Action Team, Jim Rose of the Department of Community and Economic Development, Bill Kelley and John Kameen of the Susquehanna County Economic Development Board, Tony Ventello of the Progress Authority with his wife, Trudy, who was interested in viewing the activity.

We thank Cabot for their continued good neighbor attitude and willingness to inform and invest in our community.



Susquehanna County Initiates Industrial Park Study

One of Susquehanna County's objectives is to effectively plan for the balance between economic development, community development, and uses of land for transportation, industrial, and commercial purposes as they relate to the impact of the Marcellus Shale drilling activity. An effective balance results in a growing, thriving economy. The Susquehanna County Commissioners have recognized that the development of a new business park would be a unique opportunity to support economic development and address the impacts of drilling activity in Susquehanna County. With significant Marcellus Shale drilling and the resulting support activity, the region may require a new business park. This park would accommodate industry growth and to respond to the county's changing business and industry profile.

Identifying the proper land use and market location for a new park requires conducting a targeted analysis, more formally known as a Target Site Assessment. The goal of the Target Site Assessment will be to identify and rank target sites in Susquehanna County for a potential business park development opportunity and to complete a development feasibility analysis for the top priority site. Inter-municipal cooperation to support an evaluation of existing land uses and infrastructure systems—transportation, sewer, and water—will be paramount to the success of the assessment's outcomes and ultimately, its implementation. This Target Site Assessment will not only help shape future community and economic development opportunities in Susquehanna County, but will

also convene public and private stakeholders to assess the project's challenges and opportunities, and build partnerships for success.

Susquehanna County has an adopted County Comprehensive Plan as authorized in the Pennsylvania Municipal Planning Code. The Target Site Assessment can serve as the basis for an update to the Susquehanna County Comprehensive Plan by providing land use planning and infrastructure improvement recommendations that will be required to support the development of a target site(s). Susquehanna County would assume the responsibility for adopting recommendations from the Target Site Assessment as an update to the County's Comprehensive Plan and would hold primary responsibility for conducting the comprehensive plan amendment process.

Susquehanna County Develops a Geographic Information System (GIS)



Joe Naylor, GIS Specialist

A Geographic Information System (GIS) is a computer system designed

to capture, store, manipulate, analyze, manage, and present all types of geographic data. The Susquehanna County Commissioners are developing a county-wide GIS data base through the 911 re-addressing effort for computerized county mapping.

The GIS office, headed by Joe Naylor, is currently reviewing the addressing system for accuracy. The county is also currently reviewing contracts to update the 2007 data base orthophotography/aerial imagery for the entire county. It is anticipated that the county will be

flown for new aerial photography, which will take place in the spring of 2015. The digitizing of assessment parcel data should be complete and available this fall.

The opportunities beyond 911 public safety are limitless. Planning and economic development site data will be greatly enhanced with the GIS System as a tool for project development. Also, the overlay of critical demographic and topographic data can provide issue solutions to better serve the citizens, institutions and businesses of Susquehanna County.



June 10, 2014

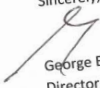
Anthony J. Ventello
Executive Director
Central Bradford Progress Authority
One Progress Plaza, Suite 3
Towanda, Pa 18848

Dear Tony,

Thank you, and your staff, for nominating Cabot Oil & Gas Corporation for the Governor's Impact Award. It was an honor and a privilege to be considered for a Community Impact Award. The finalists from the Northern Tier was an outstanding group. To be chosen as the winner was both a surprise and exciting. I was proud to accept the award knowing I was there on behalf of our employees, contractors, vendors and leadership team. For me, that was a true team win. A team win that would not be possible without wonderful partners like you and your team.

Again, thank you for nominating us! I speak for all of us at Cabot, we are extremely grateful.

Sincerely,


George E. Stark
Director, External Affairs

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IMG Submits Permitting for Roundtop Energy Project

The first small scale energy generation station using Marcellus Natural Gas is being planned in Susquehanna County, with permits under review. IMG midstream is formally pursuing the Roundtop Energy Project in Auburn Township.

IMG Midstream is developing a 20 megawatt electrical generation station that utilizes local natural gas. This downstream value-added natural gas project represents \$20 million of new investment, 65 to 72 temporary construction jobs, and 2 to 3 new operational or skilled plant managers and additional maintenance and service personnel.

This is the sustainable gas development that has far-reaching impacts. These new utility generators will use local gas and provide power to homes and businesses.

The project, with approvals, is targeted to start construction in September 2014. IMG has continued the consideration, planning, design, and permitting of additional generation sites throughout Susquehanna County and the Northern Tier Region.

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The Progress Authority is an equal opportunity lender.

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