



Annual Report
Susquehanna County
August 26, 2016



Progress Authority

Denise Brinley - Guest Speaker

*Special Assistant to the Secretary — Strategic Industry Initiatives
Pennsylvania Department of Community and Economic Development*

Denise Brinley is the Special Assistant to the Secretary for Strategic Industry Initiatives. In this role, she assists the agency with developing investment, business development, and recruitment strategies for the Commonwealth.

Pennsylvania's access to natural gas, the upcoming pipeline infrastructure build out, impaired properties that hold great potential for redevelopment, and the existing industrial and manufacturing base position the Commonwealth for sustained economic growth – and will be key areas of focus for Ms. Brinley.

Her position includes building effective relationships with private companies, public officials, federal and state agencies, non-government organizations, and other partners to further the agency's strategic agenda. She focuses on partnership-building,

both internally and externally, and developing major departmental initiatives that demonstrate the inextricable links between economic and community development, the private and public sectors, and the economy and the environment.

Most recently, Denise served as vice president and principal environmental consultant in TRC Corporation's Harrisburg office, focusing primarily on natural gas, wetland mitigation banking, and Brownfield redevelopment. Prior to joining TRC, Brinley served as director of DEP's Bureau of Environmental Cleanup and Brownfields, where she oversaw the Commonwealth's comprehensive environmental cleanup programs, including the redevelopment of Brownfield sites.

Ms. Brinley also served as



Denise Brinley
Guest Speaker

Deputy Secretary of the Office of Community Revitalization and Local Government Support, where she forged partnerships with economic and industrial development associations, local governments, private developers and the business community. She has a bachelor's degree in geoscience from Franklin and Marshall College, in Lancaster, and a master's degree in geology from the University of Maryland at College Park.

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Susquehanna County Director's Message

Throughout the year we put forth the effort to continuously encourage investment and job support in Susquehanna County. Our energy to follow up on projects via referral, Governor's Action Team notification or direct contact to the Progress Authority staff for assistance is tireless. The challenge is assuring and identifying the strengths of expanding and locating in Susquehanna County. With new opportunity created by the Susquehanna County Commissioners and augmented by the Susquehanna County Economic Development Advisory Board, the county is positioned to receive growth and investment. The county's willingness to partner on infrastructure projects and specific feasibility plans that are targeted towards identifying development corridors, strengthens our ability to facilitate business development.

The strong support provided by the Economic Development Advisory Board guides the Progress Authority to its annual work program development and implementation, and on critical county needs. As we follow up on all leads, we want to assure everyone that Susquehanna County is "Open for Business" by directly responding and pro-actively pursuing new business development needs.

Susquehanna County has been blessed with the presence of a major interstate highway and a strong rail system with Norfolk Southern's encouragement to take on new business, availability of high quality, abundant, clean burning natural gas and a pro-business attitude. Coupled with a capable support system, it is no wonder Susquehanna County is truly "Open for Business."



Anthony J. Ventello

Executive Director

Please view the annual report and recognize the array of articles that show the diversity of efforts to expand economic opportunities in this great county. I thank you for the opportunity to serve and remain dedicated to the economic future of Susquehanna County.

Chairman's Message

A French 19th century literary critic once wrote, "the more it changes, the more it's the same." Being neither French nor a literary critic, I prefer Bon Jovi's take, "The more things change the more they stay the same." Let's not waste a good cliché!

Economic Development... development in any form...embodies change, progress, improvement, growth, and betterment. For business folks add: Profit, increased productivity, a better bottom line, and more.

The Economic Development Board, to my knowledge, has spent no time listening to Bon Jovi and has spent much time fine tuning the processes of encouraging new businesses to settle in our county. The nine volunteers meet monthly to monitor and encourage the CBPA professional staff. I thank these members for their dedication and willingness to give their time and



George Conner, Chairman

*Susquehanna County Economic
Development Board*

energy to the larger community good. I also thank our county commissioners who have demonstrated their steadfast commitment to economic growth with the "Open For Business" program, their willingness to fund infrastructure

building and assessment initiatives, and their participation with the Board and the CBPA.

This Board is laser focused on job creation and the need to create economic opportunity for our children and grandchildren. A core value of our community is to enhance strong family life with multigenerational families. We celebrate the "good life" in Susquehanna County and recognize that a strong economic base will allow our children to have our experience and not be forced to leave the area to seek adequate opportunity and employment elsewhere.

Jobs come from business creation and expansion. Natural gas development has been the driving force and change agent that hopefully will encourage business leaders to look at Susquehanna County with a fresh view. Once they see the opportunity,
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Chairman's Message

(cont.)

the work force, and natural resources close at hand, we urge them to make decisions that enhance the county.

Even as natural gas continues to bring change and opportunity, the natural resources that our grandfathers had continue to provide jobs and economic stability. The CBPA's revolving loan fund allows us to support local businesses using our natural resources of bluestone, forest products, farmland, and scenic beauty. The fund has enabled the expansion

of retail, service trades, and general small businesses. We need to continue to publicize this fund and maximize this tool.

So cliches being what they are, we need to reject any pessimism implicit in the Bon Jovi lyrics and national political discourse. One needs only to drive into our many boroughs to see the growth and expansion happening in the county. New businesses are starting, more traffic travels our highways, and existing businesses are

expanding and changing (even as gas development slows). Read our annual report and note the opportunities here in Susquehanna County. Find the optimism:

*Even though this world is reeling
You're still you and I'm still me
I didn't mean to cause a scene
But I guess it's time to
roll up our sleeves
-Bon Jovi*

Progress Authority Welcomes New President

The Progress Authority is proud to welcome Jody Place as its newest president. Jody was elected to take the reins from Paul Kreischer, who resigned as president after 15 years.

Jody has been a board member since 2002, serving as secretary after the passing of Robert Sheets in 2014. Jody has been very instrumental in helping to further the Progress Authority's goals, being named our Citizen of the Year in 2006. Jody is Manager of External Affairs for Penelec, and has been with Penelec since 1984, beginning in customer service.

As well as the Progress Authority, Jody serves on the Board of Directors for Guthrie Towanda Memorial Hospital, Bradford County United Way, and the Northern Tier Regional Planning and Development Commission. She also is a trustee for the Guthrie Healthcare System and a member of the Bradford County Advisory Board for the Community Foundation for the Twin Tiers.

Jody lives in Towanda with her husband, Dr. Rob Place, and her two sons, Zach and Nick.

We thank Jody for her dedication to the Progress Authority, and look forward to her insight and support going forward.

The new president states: "I was honored in January to begin my term as President of the Board of Directors of the Central Bradford Progress Authority. My career in the electric utility industry includes 30 plus years and has afforded me the opportunity to work in many different aspects of business. Currently, I am the Manager of External Affairs for First Energy with responsibility for Penelec's territory in northeastern Pennsylvania. I was elected to the Central Bradford Progress Authority board in 2002. I am proud to be following the footsteps of a great past president, Paul Kreischer, who has been a friend and mentor over the years. His leadership has been widely recognized throughout the community. The Central Bradford Progress Authority has a strong history of success in business

assistance, infrastructure development and redevelopment. I am committed to the continued success of the organization and look forward to many new opportunities."



Jody Place
President



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Commissioner Warren's Economic Development Review

Commissioner Warren has served as County Commissioner for 12 years, and has worked closely with the Progress Authority through the years. Below are her comments on economic development.

In January of 2005, the Susquehanna County Board of Commissioners contracted with the CBPA to provide technical assistance in the county for one year. Now, eleven years later, the county continues to contract with them to offer all economic development services for Susquehanna County. The Progress Authority initially applied for federal grant money as the USDA Rural Development was pleased to support their partnership with Susquehanna County and to lessen the burden of local tax dollars for their services. The Progress Authority continued to apply for this grant annually, until the program terminated.

This relationship with the Progress Authority has resulted in the satellite facility of Lackawanna College in New Milford Township as the Progress Authority initiated the conversation between the commissioners and the college. They applied for and were approved to designate areas

of the county as "enterprise zones" for businesses along major roadway corridors that had economic need and also had potential for future growth. The Authority also secured loans/grants for phase II of the Hallstead-Great Bend Joint Sewer Authority project that was identified by the advisory board as a key project for future business developments in the county. Approximately \$200,000 of federal money was secured to upgrade Oliver Road in New Milford Township to further promote development at the Gibson Exit on I-81. The Progress Authority worked with the Bridgewater Township Municipal Authority to assist in the sewer extension project along SR 706. A Pennsylvania First Grant of \$446,000 has also been secured by the Authority for the future water and natural gas line infrastructure on SR 29 to the county's correctional Facility and Recycling Center after the commitment of \$750,000 of Act 13 funds by the commissioners.

Endless Mountains Health Systems requested the assistance of the Progress Authority to prepare an economic study measuring the effect of a health care facility on a local community and the Authority has and continues

to facilitate on their behalf, obtaining funding needed to achieve all phases of the hospital's proposal.

Growing Greener II monies were distributed throughout the county with the Progress Authority's assistance, funding 19 projects including streambank stabilization, municipal infrastructure upgrades and municipal park/recreation upgrades.

The Progress Authority secured \$10,000 from DCED to help subsidize the funding for the Countywide Housing Assessment as well as contributing to the Susquehanna County Target Site Assessment for future economic development in the county.

The Progress Authority continues to act as a conduit for state and federal funding sources that can benefit private business projects and offers a revolving loan fund available to qualifying businesses in the county. With this being said, I believe the Progress Authority has been an asset to the county for the last eleven years and I believe the partnership with them, our advisory board and the commissioners can continue to enhance and progress economic development in Susquehanna County.

Susquehanna County Planning Commission

The Susquehanna County Planning Commission has been in existence since August 10, 1964, created by resolution of the Susquehanna County Board of Commissioners to direct all county planning programs.

On December 3, 1992 the Board of Commissioners adopted an ordinance creating and establishing a Department of Planning and Development and a Planning Commission under the provisions of the Pennsylvania

Municipalities Planning Code, Act 247 as amended by Act 170 of 1988. Under this ordinance overall direction is given by the county commissioners with the planning commission acting in an advisory capacity to both the department and the commissioners. The ordinance outlines work areas in which both the department and the planning commission shall function.

The Susquehanna County Planning Commission is charged with protecting

the rights of all citizens and landowners of Susquehanna County with regard to their enjoyment and use of their land as they see fit, as long as it is done legally. This includes a landowner's right to subdivide or develop their land.

The planning commission is comprised of nine members appointed by the county commissioners. The members of the planning commission provide a voluntary service to

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Susquehanna County Planning Commission

(cont.)

the community and receive no compensation for their time and effort. They can be reimbursed for any necessary and reasonable expenses incurred in the performance of their duties. The department is headed by a director of planning and development and is required to include sufficient staff to carry out the provisions of the ordinance, which created the department.

The single land use regulation tool that the Susquehanna County Planning Commission has available at this time is the Subdivision and Land Development Ordinance, which is governed by Pennsylvania State law (the Municipalities Planning Code, Act 247 of 1968 as amended). The county's subdivision and land development Ordinance is available on the County's web site or on CD. It is available in printed form for a small fee to cover the cost of reproduction.

Every subdivision or land development plan is sent, as soon as it arrives in the planning department office, to the local municipality for their review and comments. No official action is taken by the planning commission on a plan until the commission has received and considered the comments of the municipality or after 30 days following transmittal of the plan to the municipality.

An application for a subdivision or land development becomes public

information upon receipt at a planning commission meeting. The subdivision and land development ordinance details the method of accepting subdivision plans, which is consistent with Pennsylvania State law (the Municipalities Planning Code, Act 247 of 1968 as amended). By law, the planning commission has 90 days from the date of official receipt to take action on a complete plan. The ordinance contains a specific format to follow to determine when a plan has been officially submitted.

A county may enact a zoning ordinance. In Pennsylvania all but a few zoning ordinances are enacted at the municipal level, which provides the greatest local control over land use. Certain townships and boroughs in Susquehanna County are moving toward adopting zoning ordinances.

The difference between subdividing and zoning is often misunderstood. Zoning regulates the specific types of uses allowed in a given area. A subdivision is the act of dividing land into 2 or more lots or parcels. Land development regulations control how a particular use (such as a retail store or manufacturing plant) is physically placed on that particular parcel of land. Because the county has a subdivision and land development ordinance only, the planning commission cannot, under its ordinance, tell someone they cannot propose a specific type

of development on a specific piece of land. The planning commission may only regulate how that specific piece of land might be developed with the proposed type of development, such as through setbacks and buffers, in order to mitigate the effect it would have on neighboring property.

The planning commission meetings are advertised each year in January. All of the regular meetings are open to the public. The agenda for each meeting is posted on the county's web site (www.susqco.com) one week prior to each meeting. The planning commission invites and encourages all citizens and landowners of the county to attend its meetings. Meetings are held on the last Tuesday of each month beginning at 7:30 P.M. in the conference room of the county office building, 81 Public Avenue, Montrose. Formal action can only be taken at the regularly scheduled meeting unless otherwise advertised.

The Department of Planning and Development, housed in the county office building at 81 Public Avenue, Montrose, is staffed by the director and deputy director. Office hours are from 8:00 A.M. to 5:00 P.M., Monday through Friday. Those seeking information on any facet of planning and development may visit at anytime. No appointment is necessary. For more information you can call the Susquehanna County Department of Planning at (570) 278-5950 or email at susqplan@susqco.com.



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The Priesthood Restoration Site

The Priesthood Restoration Site, formally known as the Aaronic Priesthood Restoration Site, is a historic site located in Oakland Township, Susquehanna County, Pennsylvania, United States. Because of its historical significance to Mormonism, the site is owned and operated by The Church of Jesus Christ of Latter-day Saints (LDS Church). The site comprises property once owned, and lived on, by Joseph Smith and is the spot where Latter Day Saints believe the resurrected John the Baptist conferred the Aaronic Priesthood upon Smith and Oliver Cowdery in 1829. In September 2015 the church dedicated the site, which includes a visitors' center and meetinghouse, monuments, and the reconstructed homes of Joseph Smith and the Hale family.



Visitors Center

In December 1827, Smith and his wife, Emma, moved to the area, hoping to escape persecution experienced in Palmyra, New York. The Smiths purchased 13.5 acres from Emma's father, Issac Hale. In Smith's day, the property was located in the Harmony Township of Susquehanna County; when the Oakland Township was incorporated in 1853, it included the land in question. Emma had been raised in Harmony, and many of her family members lived in the area. Her brother, Jesse Hale, had constructed



Reconstructed home of Isaac and Elizabeth Hale

a three-room frame home which the Smiths purchased and had moved onto their property. A large portion of the Book of Mormon was translated by Smith while living in the home. According to Smith, the Aaronic Priesthood was restored to him and Oliver Cowdery on May 15, 1829, somewhere in the woods near the home. After being given the priesthood by John the Baptist by the laying on of hands, the two men baptized each other in the nearby Susquehanna River. Following the baptisms, they ordained each other to the Aaronic Priesthood.

The Smith family left the area and their home, moving to Fayette, New York, in August 1830. In 1919, the home lived in by the Smiths was destroyed by fire.

Because of the site's significance to its early history, the LDS Church purchased the original site and some

surrounding property. Between 1947 and 1959, the church purchased the original property and six additional acres. In 1960, a monument was added to the site which commemorates the restoration of the priesthood. The monument includes a sculpture by artist Avard T. Fairbanks, depicting John the Baptist conferring the priesthood on Smith and Cowdery. In 2002 the church purchased 25 acres of land which had been heavily polluted by adjacent railroad activity. This purchase extended the church's holdings to the river. Since that time additional property has been purchased, expanding the church's holdings in the area to 157 acres. The most recent acquisition occurred in January 2011, which added 10 acres purchased from the Boughton family for USD \$2.1 million.

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The Priesthood Restoration Site

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In a letter dated April 15, 2011, the LDS Church announced to nearby members that the site would be restored. The restoration includes reconstructing the homes lived in by the Smith and Hale families, along with farm out-buildings. A combination visitors' center and meetinghouse was constructed, along with a new monument. Pennsylvania

Route 171, which splits the historic site in two was rerouted as part of the project. In August 2015, the church announced that construction was complete. The site opened to the public on August 29, 2015 and was dedicated by Russell M. Nelson on September 19, 2015. The site expects to have 50,000+ visitors from all over the United States every year.



Fireplace in the home of Isaac & Elizabeth Hale

“Open for Business” Susquehanna County Business Seminar

Informative presentations on the advantages of doing business in Susquehanna County

The Progress Authority hosted an “Open for Business” event on Thursday, May 18, 2016 at the Community Foundation of the Endless Mountains, Montrose. Cabot Oil & Gas Corporation sponsored the event.

The “Open for Business” seminar attracted businesses seriously considering relocating from outside the region to Susquehanna County. The session provided information to attendees on state and county incentives to relocate existing businesses; natural gas and other infrastructure developments; and the readily accessible, underutilized, highway and rail systems that uniquely position the businesses hours away from highly attractive markets of New England,

New York City, and Philadelphia.

Tony Ventello organized this briefing to discuss how the development of the Marcellus Shale in the county has changed this once agriculture dominated economy into a potent opportunity for value-added growth in manufacturing, gas to liquids (GTL), and power generation. Now the county is actively searching for new businesses to relocate.

“Susquehanna County is sitting on the most cost-effective, affordable, natural gas in the entire world. This resource coupled with an underutilized infrastructure system makes the region extremely attractive to new businesses,” said Ventello.

Allan Hall, Susquehanna County

Commissioner, presented information on recent projects in the region and discussed opportunities for future growth.

“We’re looking for those businesses to come to Susquehanna County. We want to partner with you, get you here, and do the right things,” remarked Hall.

Robert Watts, Northeast Regional Director of the Governor’s Action Team, participated in the meeting by highlighting some recent examples of firms relocating to Northeast Pennsylvania and how, through his position, a business can leverage incentives offered in relocating businesses to Susquehanna County.

Northeastern Pennsylvania Industrial Resource Center, Northern Tier Regional Planning & Development Commission, University of Scranton Small Business Development Center all presented on additional programs to facilities business relocation and growth. Proprietors of Andre & Son, BX3, and JHA Companies shared why they established businesses in the county and how each is growing. And lastly, IMG Midstream and Leatherstocking Gas Company discussed the future build-out of energy-related infrastructure.



Susquehanna County is Open to the Firearm Manufacturing Industry

When considering what industries to progressively market Susquehanna County's favorable business environment to, the firearms and ammunition manufacturing industries seem to be a perfect fit. A pro-gun environment has been established in Pennsylvania by gun friendly regulations including: limited restrictions, no collective registration, and a shall-issue permit process for conceal/carry. This environment, coupled with strong business development programs, have placed leadership and

economic developers in a position to bolster gun manufacturing and sales in Susquehanna County.

Attractive opportunities exist in our county with sites, financing, grants, tax incentives and infrastructure, featuring locally produced, low-cost natural gas. In addition, we enjoy: a favorable cost of doing business, a cluster of uniquely qualified machine shops and trained personnel, a critical interstate highway, and business friendly railroad transportation networks. These key factors allow for

cost-effective manufacturing and ideal proximity to market. It is clear that Susquehanna County's elected officials and business community want the firearms industry to come to their hometowns.

A direct marketing effort to 50+ gun manufacturers, who are located in less gun friendly states around Pennsylvania, has been coordinated and follow up is underway to facilitate investment in the firearm manufacturing industry to enhance job opportunities in Susquehanna County.

Route 29 Waterline and Natural Gas Service Construction Update

The initiative to construct approximately 3,500 ft. of public water and natural gas line has moved ahead with the securing of over \$1.5 million in grants. The collaboration of two public utilities is near the start of construction.

The project began with a feasibility study conducted by PA American Water Company to service the Route 29 South corridor in Bridgewater Township. Requests for natural gas service in the corridor have spurred Leatherstocking, Inc. to also install natural gas piping. Thus, both companies have collaborated to construct their utilities. The project has jointly moved through the engineering design and permit phases, with construction bidding to occur late summer or early fall.

The utilities will supply much needed infrastructure to existing businesses, residents and public properties along the corridor.

It also positions water and gas for the future development of approximately 100 acres of existing industrial property and positions utilities to service the 64 acre Bendix site and beyond.

Only through cooperation

and partnering of the County Commissioners, PA Department of Community and Economic Development, PA American Water Company and Leatherstocking Gas Company has this project been made a reality.



Site Inventory Near Completion

The Progress Authority, in concert with Hunt Engineering, is completing 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 to new business site requests. With the use of Act 13 funding approved by the county commissioners, the database 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 other 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 land owners 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.

Endless Mountains Events



Endless Mountains Events at night

BX3 Taylor Rental has expanded its party/event planning and rental services with its subsidiary Endless Mountains Events. This particular line of business has been a small but successful part of BX3's existing rental business. Owners Bill Kelley Sr. and Bill Kelley II plan to grow this business line exponentially by breaking it away from the BX3 brand, thereby allowing Endless Mountains Events to focus solely on event rentals. Representatives will assist new customers with their event rental needs including: tents, staging, dance

floors, heating, lighting, tables, chairs, linens, catering amenities, inflatables and more. The staff prides themselves on their attention to detail, so nothing is overlooked. The intended market is Susquehanna, Wyoming, and Bradford counties. This market has very few



local options for party supply rentals and customers often have to travel to more urban areas like Scranton, Binghamton, and Williamsport for their needs, which adds considerable cost when these providers charge for driving and setup time. Being able to plan for their events locally, the customers will see immediate cost savings while coordinating with a local business that they know and trust.

Endless Mountains Events has leased an existing vacant building on the BX3 site in Tunkhannock, PA. A

Continued on page 10

Endless Mountains Events (cont.)

new showroom has been constructed that showcases the types of rental products and setups that they offer. Endless Mountains Events will add staff as it grows with an anticipated staff of 4 full time employees when they are fully complemented. Phillip McKeon is serving as the manager of the new venture. His experience with event coordination and site setup while working for BX3 has prepared him well for his new position.

Endless Mountains Events has also installed High Definition Golf™, the golf simulator that has set the standard for both accuracy and realism in the indoor golf industry, at their Tunkhannock location. HD Golf™ is the only golf simulator that looks and plays like the real thing. It has become the system of choice for top golfers and instructors around the world. The



Endless Mountains Event's Showroom

simulator will give Endless Mountains Events' customers the opportunity to experience an exhilarating round of golf regardless of season or weather. Local golf professionals have expressed an interest in utilizing the simulator for instructional use and golf leagues have been formed to take advantage of

this year-round opportunity.

The Kelley Family has a long history of adjusting to current market conditions while servicing the communities' needs. Endless Mountains Events is the next example of this adaptability that will continue their tradition of excellence.

Virtual Natural Gas Pipeline

Recently, efforts to move natural gas from Susquehanna County to value added markets is on the rise. With the delay of proposed pipeline

projects and out of area demand for low-cost natural gas increasing, compressed natural gas (CNG) processing and transportation

facilities are being pursued. New technology with CNG tube trailering allows for greater payload capacity and cost efficient pipeline extending movement of gas.



Photo Courtesy of Fibatech.com

The Route 81 Corridor and strong rail systems are the ideal transportation networks to move CNG to be used by industry, power generators and local distribution where infrastructure does not yet exist. Our abundant cost effective natural gas resource is in such demand that alternative stopgap methods are being developed to move the product to market. CNG terminals strategically located will provide substantial investment and create jobs for the Susquehanna County Region and enhance the movement, vertical integration and continued development of the resource.

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The Progress Authority Susquehanna County 2016 Work Program

Organizational:

- Meet monthly with the Economic Development Board in order to prioritize projects of significance to Susquehanna County.
- Continue to effectively manage and expand when possible the EZ Revolving Loan Fund and the SSBCI (State Small Business Credit Initiative Revolving Loan Fund).
 - Goal of 3 loans closed in Susquehanna County
 - Goal of 50 jobs created
 - Goal of 100 jobs retained
 - Apply for additional SSBCI funds should the program open back up for application

County Relations:

- Meet regularly with the Susquehanna County Commissioners, state and federal legislators to provide economic development updates and project opportunities.
 - Monthly meeting with Commissioners
 - Meet with Legislators bi-annually and as needed with specific projects
- Assist Forest City Borough and Greater Forest City Industries in the management of the Forest City revolving loan fund.
- Implement Housing Development Study.
- Review and redefine County service contracts.
- Develop target market initiatives.
- Continue to assist County with Act 13 Impact Fee implementation plans.

- Foster strong PREP (Partners for Regional Economic Performance) primary partnership with NTRPDC, NEPIRC, SBDC and associated parties; finalize and complete roundtable discussions.
 - Goal of 4 client referrals to PREP partners
 - Goal of 4 joint calls with PREP partners
- Continue to administer the Susquehanna County Enterprise Zone through the Keystone Communities Program and grow local financing resources. Utilize all state programs when available.
 - Secure funding for formal Enterprise Zone strategy plan

Business Opportunities:

- Target gun and ammunition manufacturers to take advantage of Pennsylvania's regulatory environment and the County's existing technical/machining capabilities.
- Continue development of rail transload.
- Solidify relationships with all major employers in Susquehanna to create awareness of the Progress Authority's capabilities and funding opportunities.
- Meet regularly with commercial lenders in the county to make them aware of the financing opportunities that the Progress Authority offers.
- Develop a Local Economic Revitalization Tax Assistance (LERTA) for new projects in specified municipalities.

Funding:

- Explore additional bond financing opportunities to support economic development projects through our IDC/IDA mechanisms.
- 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.

Infrastructure and Business Development:

- 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.
- Explore Value Added Opportunities to attract manufacturers that can capitalize on local Marcellus Shale natural gas resources and also utilize the existing Buckeye liquids line for transport.
- Continue to market key business development sites and seek occupancy for available vacant industrial/commercial facilities.
- Implement Specific Critical Projects, Including:



The Progress Authority Susquehanna County 2016 Work Program - continued

- *Complete Feasibility Study for Industrial Park along the I-81 corridor.*
- *Promote upgrades at the Gibson Interchange of I-81 to allow future development along Route 848 and Oliver Road.*
- *Continue assistance to Endless Mountains Health Systems with the construction of Phase III of the new hospital campus.*
- *Extend infrastructure down the Route 29 Corridor and other corridors as identified.*
- *Work with Greater Forest Cities Industries to continue to seek occupancy for the Vision 2000 Industrial Park.*
- *Help facilitate reconstruction projects on Route 706 in Susquehanna County.*
- *Promote redevelopment of the Hallstead Foundry site.*
- *Continue to work with Leatherstocking, LLC for the development of the natural gas distribution lines.*
- *Continue efforts to occupy and utilize vacant industrial properties.*
- *Continue to promote tax abatement incentives to promote Economic Development in Susquehanna County.*
- *Work with county and local officials to support the growth and development of the travel center in Oakland Township built by the LDS Mormon at the Aaronic Priesthood Restoration site.*
- *Support IMG Energy efforts to build several more electrical generating stations in Susquehanna County.*
- *Work with tourism and historical site agencies to promote visitors to recreation and historic sites in the county.*
- *Continue efforts to help MAIDA and Susquehanna County IDA wind down their activities and direct their accrued funds to county projects.*
- *React quickly and responsively as future business development projects are identified during 2016.*

Northern Tier Prep Update Working Together Toward Success

Working Together Toward Success

PREP (Partnerships for Regional Economic Performance) is Pennsylvania's statewide network of economic development service providers working together to deliver vital business assistance services across the 10 regions of the commonwealth. The PREP network consists of trained and experienced experts, assistance and resources, one-on-one counseling, specialized workshops, online training, and financial incentives.

In the Northern Tier, the PREP network of partners includes the Progress Authority, Tioga County Development Corporation, Sullivan County Planning and Development,

Wyoming County Chamber of Commerce, Small Business Development Centers (SBDCs) from the University of Scranton and Wilkes University, the Northeastern Pennsylvania Industrial Resource Center, Penn State's PennTAP, and NTRPDC, which serves as the PREP regional coordinator. Working together in a coordinated fashion, the Northern Tier PREP network continues to produce results in assisting our entrepreneurs and business clients with real-world problems.

Greater Forest City Industrial Park Success Story

The Forest City Industrial Park project began in the mid-1990's as an effort to redevelop this site for reuse.

Over the past 20 years, construction ready sites have been created and marketed to potential clients. While the site has seen approximately 20 clients express serious interest (visited the site, met with the owners, or started to create sale documents), a major issue has been the cost associated with getting the remaining utilities to the site. The most significant cost remaining is the natural gas extension to the site.

A \$151,000 ARC grant and a \$49,000 USDA grant have been secured by the Northern Tier Regional Planning and Development Commission in partnership with Greater Forest City Industries, to be utilized to get natural gas extension to the site.

Northern Tier Prep Update - continued

Working Together Toward Success

As a part of this process, a mining survey for the site was required by USDA before moving forward with the project. The Progress Authority and GFCI approached the County Commissioners and the County was able to assist financially with the mining survey as needed.

GFCI, NTRPDC and the Progress Authority are all eager to see this site utilized by clients and continue to work toward that end goal in making the site truly "ready to go."

Value-Added Natural Gas Development:

In September, the PREP Partners brought together more than 30 industry leaders and public officials for the Northern Tier Shale Gas Network roundtable. Pennsylvania Public Utility Commission (PUC) Commissioner Pam Witmer attended and discussed the PUC's role in natural gas distribution in our region and beyond.

The progression of shale gas development in Bradford, Sullivan, Susquehanna, Tioga, and Wyoming counties continues to have a profound impact on our region—now and into the foreseeable future. A critical piece to the sustainable development of our region is promoting value-added natural gas use and utilizing the resource here locally to promote sound and efficient development.

Helping Businesses Grow and Expand:

To help spread the word about its services, NTRPDC business services and workforce development staff conducted workshops in each of the region's five counties in October and November. The workshops brought together PREP partners, businesses, educational institutions, and other organizations to discuss services available for businesses in the region. NTRPDC staff highlighted finance, export, procurement, and workforce development assistance available. Topics discussed included lending assistance, exporting, government procurement, and the workforce needs of the local economy.

Governor's Impact Awards:

For the third consecutive year, Pennsylvania companies and entrepreneurs were honored for their positive contribution to the state's economy at the Governor's Impact Awards, where 17 Northern Tier businesses were honored.

The Governor's Impact Awards recognized companies from throughout the state in five categories: Jobs First, Community Impact, Small Business Impact, Entrepreneurial Impact, and Export Impact. Nominations were provided by the state's 10 PREP networks, with a total

of more than 200 nominations.

More than 600 people attended the May 21, 2015, awards ceremony in Hershey.

The five Northern Tier businesses selected were: Community Impact Award – Southwestern Energy Company (Tunkhannock); Entrepreneur Impact Award – The Wellsboro House (Wellsboro); Export Impact Award – Channel Veneers USA (Troy); Jobs First – Cargill Meat Solutions (Wyalusing); and Small Business Impact Award – Penn Troy Manufacturing, Inc. (Troy).



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"LOCAL GAS FOR LOCAL PEOPLE"

This is an Exciting Time for the Montrose Chamber



The Montrose Area Chamber of Commerce, serves not only Montrose but all of Susquehanna County. Come be a guest at our membership luncheon. We meet at 1:00PM every third Tuesday of each month. Visit our website for additional information and list of speakers. Also visit our website for information on our events throughout the year, such as Christmas in Montrose, Citizen of the Year, 4th of July fireworks, golf tournament, meet

and greet, job expo, and legislative luncheon, just to name a few.

If you are not already a member, we encourage you to sign up and give our board an opportunity to create value-added meetings and events where you can get out and talk to other business leaders and find out what is going on in our community.

By becoming a member of the chamber you benefit from so much:

1. *Supporting our economic development*
2. *Being a part of our networking events*
3. *Attending our monthly luncheons*
4. *Staying informed about community events such as chocolate and wine festival, blueberry festival, Fourth of July and Christmas in Montrose.*

5. *Being able to utilize our new website, which helps you promote your business and also you can develop your own website through ours.*



This year is a year for change and growth for not only the chamber but our county. So please take the time to visit our website at www.montrosearea.com.

MONTROSE

CHAMBER OF COMMERCE

2016 Board of Directors:

- President Tammy Bonnice
- Vice President Joe Hunt
- Secretary Marilyn Morgan
- Assistant Secretary Paula Anderson
- Treasurer Cheryl Wellman

Members at Large:

- Matt Warren
- Seneca Lewis
- Cindy Beeman
- Ronlyn Corwin
- Jeff Tyler

Advisory Board:

- Judy Kelly
- Peter Quigg
- Nancy Wood
- Vicky Calby
- Ruth Ten Hoeve

2016 Business of the Year “Golis Machine Inc.”

MADE IN
Northeastern
PA

The high-tech whirl of machines cutting into titanium, stainless steel, brass, copper and aluminum can be heard as you walk around the manufacturing floor of Golis Machine, Inc., in Montrose, Susquehanna County. Precision cuts being made on computer-controlled equipment whittle and shape metal parts for the aerospace, medical, energy and defense industries. Some of these parts will be used by Golis’ clients in building jet engines for the military, or for commercial airlines that transport thousands of passengers around the globe. Other parts are for helicopters. And, some are targeted for the medical industry and will be used in operating rooms around the country.

All of the parts the company makes require critical tolerances. For the owners and employees of Golis Machine, exceeding customer standards has been the norm since the company was founded in 1972 by George Golis, a draftsman and machinist who had 19 years experience in the field when he launched his company.

In 2013, Golis was honored by one of its clients, Woodward MPC, an aerospace manufacturer with

operations around the globe, as one of its top machine shops for on-time delivery and quality.

Golis started in the basement of his home with a hand lathe, and in rented commercial space with two automatic screw machines he had purchased from his previous employer.

For the first six years he continued these operations as his contracts increased. More clients required more equipment and more space, so Golis Machine moved into a facility adjacent to his home.

In 1988, the company incorporated and Golis’ daughter, Rosemary, and her husband, Will, took the helm.

They hired their first employee in 1991, and today 18 people work at Golis. As the company continued to grow, Will and Rosemary saw the need for a new climate-controlled industrial building and it was constructed in 1998. Three years later they built an expansion onto the building.

Will and Rosemary attribute

much of their company’s success to the dedicated workforce they’ve attracted over the years. “Three of our employees have been with us more than 20 years and next year two more will hit the 20-year mark,” Rosemary said. “The workers we have here are a part of our family. They’re wonderful.”

Will attributes some of the company’s advancements to working with the Northeastern Pennsylvania Industrial Resource Center. “I can’t speak highly enough about the NEPIRC representative who worked with us to achieve our ISO 9001:2008 certification in 2008. It seems like NEPIRC completely understands manufacturing companies and our issues,” Will said.

NEPIRC is currently working with Golis Machine to help the company earn its AS 9001 certification which will allow them to expand further into the aerospace industry, Will said.



Rosemary and Will Franssen inside Golis Machine, Inc.

Susquehanna County Welcomes New Chairman

After several years as Chairman, Joe Andre has decided to step down. We would like to thank Joe for his service, and look



Joe Andre, Prior Chairman
*Susquehanna County Economic
Development Board*

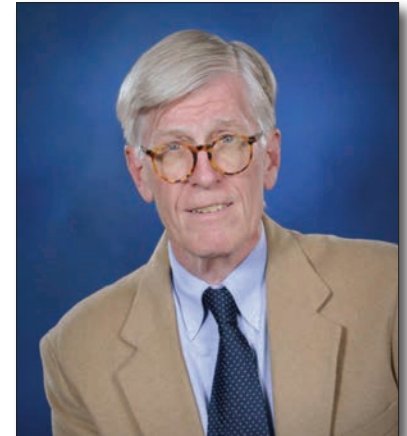
forward to his continued service on the board.

With that, we would like to welcome George Conner as the new chairman of the Susquehanna County Economic Development Advisory Board. George has been a member of the board since 2008.

George started his current business, Tall Pines Farms-Stove & Fireplaces, with his wife Nannette in 1978. Before that, George earned his BA from Hamilton College in 1970, and in 1973 received his MS from SUNY. He is also a retired teacher, having taught for 34 years. He currently serves on the Board of Directors of the Susquehanna County Historical Society and

Free Library Association.

George and his wife have 2 children, Eli and Megan, and one grandson, Liam.



George Conner, Chairman
*Susquehanna County Economic
Development Board*

Progress Authority

Susquehanna County Commissioners

Alan Hall..... Chairman
MaryAnn Warren Commissioner
Elizabeth Arnold Commissioner

Susquehanna County Economic Development Advisory Board

George Conner.....Chairman
Joe Andre
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John Kameen
William Kelley
William Owens
Steve Tourje

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