

Tioga County Industrial  
Development Agency

# Annual Report 2024







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# Chair's Message

## Chair's Message

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2024 brought about substantial changes at the Tioga County Industrial Development Agency (TCIDA). However, with change comes new opportunities and an ability to forge new paths forward. I would like to thank the previous Board Chair, Jenny Ceccherelli, previous Executive Director, Christine Curtis, and long-time IDA consultant, LeeAnn Tinney for their many years of service to the agency. Moving into 2025, TCIDA has worked diligently with the Tioga County Economic Development & Planning office and the Tioga County Legislature to formulate a structure that I feel strongly will stabilize daily operations and provide for much improved continuity planning. TCIDA is extremely appreciative of the support provided by both ED&P and the legislature. With a new operational structure in place, TCIDA is well positioned to advance new opportunities. On behalf of the board of directors, we are happy to share the work of TCIDA in 2024 and look forward to diligently fulfilling the agency mission in the coming year.





# About the TCIDA

Established in 1971, the mission of the Tioga County Industrial Development Agency is to promote, develop, encourage and assist in acquiring, constructing, maintaining, equipping and furnishing certain types of projects and facilities, to advance the job opportunities, health, general prosperity, economic welfare and recreation opportunities of the citizens of Tioga County.

The TCIDA is overseen by a seven-member Board of Directors that are appointed by the Tioga County Legislature. TCIDA and Tioga County have a Memorandum of Understanding agreement in place for staffing and office space. The Board meets on a monthly basis, with ED&P staff providing oversight of day-to-day operations

## TCIDA BY THE NUMBERS



Existing Business Loans	Facade Loans	Paint Program
8	1	2
Active PILOTS	# of Sales Tax Exemption Only Projects	Leases
14	5	19
Studies Completed	2024 Railroad Income Generated	DRI Projects Completed in 2024
3	\$161,692	4
USDA RBDG Equipment Lease Grant Funds	USDA RBDG Lounsberry Industrial Park Grant Funds	DRI Grant Funds Expended in 2024
\$99,000	\$90,000	\$844,379

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The TCIDA Sales Tax Exemption Program can provide eligible applicants the following: an eight percent (8%) NYS sales tax exemption on all construction materials, machinery & equipment and FF&E. In 2024, the TCIDA continued to administer five Sales Tax Exemption Only projects, including the sales tax exemption incentive for the build out of the Best Bev manufacturing facility located in Waverly.



The TCIDA was awarded \$99,000 in funds from the USDA Rural Business Development Grant program for funding to support the TCIDA Equipment Lease Program. The program will address a critical need within the community by providing low interest lease opportunities to start-up and expanding small businesses.

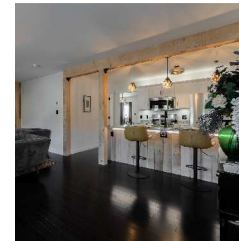
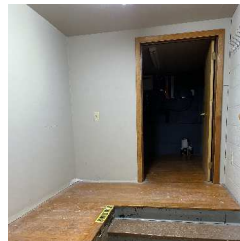


# TCIDA's Work in 2024

TC ED&P continued to administer the \$2.5 million Downtown Revitalization Initiative (DRI) Multi-Site Program on behalf of the TCIDA. Six of the fifteen revitalization projects were completed in 2023, and another four were completed in 2024. Another two are nearing completion and it is anticipated that they will be completed in the first quarter of 2025. The remaining three existing projects are in various stages of the DRI process and have been moving forward productively. The anticipated program completion date is June 2025.

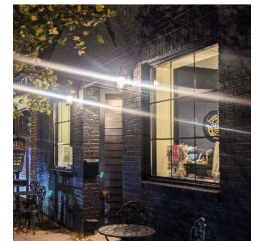
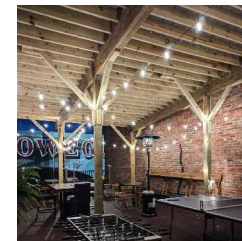
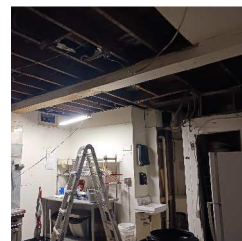
## 130 TEMPLE STREET, VILLAGE OF OWEGO DRI PROJECT

This approximately \$800,000 project at 130 Temple Street included the conversion of vacant commercial spaces into six new market rate residential units for adults 55 years of age and older.



## 187 MAIN STREET, VILLAGE OF OWEGO DRI PROJECT

This approximately \$250,000 project at 187 Main Street included the full rehabilitation of 1,300 SF of commercial space and the addition of a rooftop deck. The commercial space is home to two Tioga County small businesses: Kathy's Cakes and The Owego Brewing Co.



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## RICHFORD RAILROAD STUDY

The TCIDA contracted with Larson Design Group to conduct a preliminary engineering and design report for the replacement of a railroad bridge located in the Town of Richford.



## RAYMOND HADLEY WATER STUDY

The TCIDA contracted with Larson Design Group to evaluate the construction of water distribution and service infrastructure to provide water from the T. of Van Etten to a business located in the neighboring V. of Spencer in Tioga County, NY. This evaluation addressed the feasibility of several alternatives for water distribution construction.



## LOUNSBERRY INDUSTRIAL AREA STUDY

The TCIDA was awarded \$90,000 in funds from the USDA Rural Business Development Grant program for the TCIDA Lounsberry Industrial Sites Engineering Plan. This plan will include geotechnical engineering, and infrastructure engineering design services for industrial sites owned by TCIDA in Lounsberry in the Town of Nichols.



## SOUTHERN TIER CLEANTECH STRATEGY

New York and its Southern Tier region are undergoing a major economic transformation driven by a shift toward clean energy manufacturing and clean energy generation. A partnership of eight southern Tier IDA's retained Newmark to identify ways to leverage local assets to build out a clean energy and cleantech ecosystem.



# Contact Us

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## Board of Directors

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Code of Ethics Officer - Joseph Meagher, Esq.

Internal Controls Officer - Joseph Meagher, Esq.



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