



# ANNUAL REPORT 2024

---

**TIOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING**

RONALD E. DOUGHERTY COUNTY OFFICE BUILDING  
56 MAIN STREET, OWEGO, NY 13827 / (607) 687-8255  
[WWW.TIOGACOUNTYNY.GOV](http://WWW.TIOGACOUNTYNY.GOV)





# WE ARE TEAM TIOGA

2024 was a year of significant change for the Tioga County Department of Economic Development and Planning (ED&P).

After 10 years of service to Tioga County, in addition to 15 years previously spent as an essential employee of the Tioga County Industrial Development Agency, LeeAnn Tinney announced her decision to retire as the Director of ED&P for Tioga County, effective May 4, 2024. TEAM Tioga would like to thank Ms. Tinney for her many years of dedicated service and contributions to the Tioga County economic development landscape and wish her nothing but the best in her well-earned retirement.

In May 2024, Brittany Woodburn was appointed as the Director ED&P department for Tioga County. Ms. Woodburn has been with the department for over nine years and has served as the Deputy Director for the last five years.

In addition to the change in leadership within the ED&P Department, 2024 also saw TEAM Tioga increase administrative support to the Tioga County Industrial Development Agency (TCIDA). With the new operational structure in place, the TCIDA is well positioned to advance future economic development opportunities within the Tioga County community.

On behalf of the ED&P Department, I am pleased to share the work of TEAM Tioga in 2024.

Sincerely



**BRITTANY WOODBURN**  
DIRECTOR OF ED&P



**LEEANN TINNEY**  
PREVIOUS DIRECTOR OF ED&P



**MEGAN SCHNABL**  
DEPUTY DIRECTOR



**LINDA SAMPSON**  
ADMINISTRATIVE ASSISTANT



**ELAINE JARDINE**  
PLANNING DIRECTOR



**ELLEN PRATT**  
SUSTAINABILITY MANAGER



**SEAN LANNING**  
COMMUNITY DEVELOPMENT SPECIALIST



**SARA ZUBALSKY-PEER**  
ECONOMIC DEVELOPMENT SPECIALIST



**CASEY YELVERTON**  
ECONOMIC DEVELOPMENT SPECIALIST



**LOREEN MALEY**  
ASSISTANT DIRECTOR, TIOGA COUNTY TOURISM



**REBECCA MAFFEI**  
DIRECTOR, TIOGA COUNTY TOURISM



# WHAT WE DO



Grantsmanship  
Technical  
Assistance



Municipal Local  
Law &  
Comprehensive  
Plan Review



Municipal  
Technical  
Assistance



Workforce  
Development



Industrial  
Retention &  
Attraction



Small  
Business  
Resource &  
Referral



Business  
Location  
Siting



Local Approvals  
Assistance &  
Streamlining



Commercial  
Revitalization &  
Façade  
Improvements



Agricultural &  
Small Business  
Loans



Facilitate  
Connections



Administer NYS  
Agricultural  
Districts Program

## BOARDS & COMMITTEES

- Southern Tier Regional Economic Development Council (STREDC)
- Finger Lakes Wine Country Tourism Marketing Association
- Tioga County Foundations Coalition
- United Way Impact Council Review Panel
- Tioga County Talent Supply Table
- Leadership Tioga Advisory Committee
- Tioga County Chamber of Commerce
- Southern Tier 8 CED's Committee
- Tioga County Institute for Advancement
- Broome Tioga Workforce Development Board
- New York Land Bank Association
- NYS Association of County Planning Directors
- NYS Region 7 Open Space Committee
- Tioga County Rural Economic Area Partnership (REAP)
- STREDC Loan Committee
- Southern Tier 8 Regional Board (STERPDB)
- ST8 Regional Planners Committee
- Valley Economic Development Association
- Susquehanna Heritage Area Commission
- Tioga County Local Development Corporation
- Tioga Women Lead
- Tioga County Agricultural & Farmland Protection Board
- Tioga County Agricultural Resource Group
- ITCS Steering Committee
- Southern Tier 8 Broadband Coalition

WE WORK FOR YOU





# 2024 Highlights

**THE NEIGHBORHOOD DEPOT:** The construction of The Neighborhood Depot in Owego was completed at the end of 2024. **Local nonprofits will collaborate within this 16,000-square foot facility**, providing a wide range of services, support, and programs for early childhood, people with disabilities, poverty-stricken families, and other community needs. TEAM Tioga assisted in securing over **\$5 million in grant funding** for this approximately \$7.9 million project.

**FAST CHARGING HUB:** New York Power Authority started construction of the Village of Owego's first fast charging station. The station will be located on Tioga County property in the Courthouse parking lot on Park Street. This is a **\$1 million investment from New York Power Authority**. Tioga County Sustainability provided assistance with this project.

**CDBG MICROENTERPRISE GRANT PROGRAM:** Tioga County was awarded \$212,500 in microenterprise funds to subgrant to existing and new small businesses that have 5 or fewer employees with up to \$35,000 in grant funding. The application for the program will be launched in early 2025.

**RESTORE NY FUNDS WILL REJUVENATE DOWNTOWN NEWARK VALLEY BUILDINGS:** TEAM Tioga assisted the Village of Newark Valley with securing over **\$700,000 in funding** through Restore NY Round 8 for the rehabilitation of two buildings on Whig Street in Newark Valley. These long-time vacant buildings will be revitalized into mixed-use buildings, providing the Village with much needed residential and commercial space.

**VILLAGE OF WAVERLY NEW YORK FORWARD PROJECTS ANNOUNCED:** These eleven projects include investments in Waverly businesses, funding for parks and streetscapes, and the development of a small projects fund for small businesses.

## 2024 BY THE NUMBERS

Land Bank Properties	Grant Dollars Awarded	Social Media Followers
21	\$1,980,000	2,687
Electronic waste recycled	Parks and trails content videos produced	Tioga County ED&P 239 referrals
26.3 tons	15	22



## GRANT AWARDS

In addition to seeking funding for projects, TEAM Tioga partners with businesses and organizations to assemble proposals and provide technical assistance in order to make projects successful. The following are grants above \$200,000 awarded in 2024:



**\$438,316**

TCPDC - NY Main Street  
62-64 North Avenue



**\$243,533**

Tioga County - CDBG Public Facilities  
Catholic Charities Mobile Food Kitchen



**\$212,500**

Tioga County - CDBG Microenterprise  
Small Business Grant Program



**\$732,420**

Village of Newark Valley - Restore NY  
10 and 14-16 Whig Street

# PLANNING & ZONING 239 REFERRALS



## HAZARD MITIGATION PLAN UPDATE:

A Hazard Mitigation Plan is a way to identify natural hazards faced by communities, evaluate lives and property at risk, and create actions to minimize damages and injuries in the long term. Tioga County completed its 2024 Multi-Jurisdictional Hazard Mitigation Plan (HMP) in the summer of 2024 with adoption resolutions from all 15 municipalities and the county. This Plan focuses on flood, drought, severe storms, and extreme temperature hazards.

FEMA approved Tioga County's 2024 Hazard Mitigation Plan Update on August 12, 2024, with an expiration date of May 29, 2029. All Tioga County municipalities and the county remain eligible to apply for FEMA Programs that fund hazard mitigation projects identified in this Plan.

## TIOGA COUNTY PLANNING BOARD:

The Tioga County Planning Board reviewed and made recommendations on **22 municipal referrals** for proposed development, the largest of which was the construction of a new ALDI grocery store on State Route 17C in the Town of Owego.

## EPA COMMUNITYWIDE BROWNFIELDS GRANT:

Tioga County EDP applied to the Environmental Protection Agency (EPA) to fund consultant services to conduct environmental evaluations and identify potential reuse for eight abandoned or underutilized properties located throughout Tioga County. EPA expects to announce these grant awards in May 2025.



**50 acres** of viable farmland were added to the Spencer Agricultural District #1 and Owego-Nichols Agricultural District #2

# SUSTAINABILITY



## PAINT COLLECTION EVENT:

Tioga County Sustainability in partnership with GreenSheen held its first paint collection event on June 29th. This collection was free to Tioga County residents. 31,555 lbs. of latex paint and 4,720 lbs. of oil-based paint were collected and properly disposed of. Sustainability is planning on holding another event in May of 2025.



**26.3 tons of electronic waste** were recycled through Tioga County's partnership with Tioga County municipalities & Broome County Household Hazardous Waste program

## PUMPKIN SMASH EVENT:

Sustainability held the County's first annual Pumpkin Smash Event in collaboration with Tioga County Cornell Cooperative Extension, Tioga County Tourism and Farm Bureau on November 9th.

The Pumpkin Smash Event was an effort to divert pumpkins from landfills by providing a location for residents to drop-off jack-o-lanterns or whole pumpkins to be composted or fed to livestock.



**Saved taxpayers over \$13,950** in electronic recycling costs by partnering with municipalities for 5 clean up events



## RESTORE NEW YORK: 81 NORTH AVE, OWEGO

Tioga County was awarded \$165,000 in 2024 for the rehabilitation of 81 North Ave, Owego through Restore NY Round 8. The funds will be used to revitalize a severely blighted building in the heart of the Village of Owego's historic downtown. Funds will be used for improvements to the building's interior, which consists of one commercial space on the first floor and apartments on the second and third floors.

## NEW YORK FORWARD: VILLAGE OF WAVERLY

### IMPLEMENTATION

In 2024, the Village of Waverly's Local Planning Committee selected the projects that would receive funding under the New York Forward program. These eleven projects include investments in Waverly businesses such as Soprano's Market, funding for parks and streetscapes, and the development of a small projects fund for small businesses. TEAM Tioga coordinated first steps in the project implementation phase between project owners and Empire State Development, and will continue to provide technical assistance with requirements, such as SEQR and SHPO, as the projects move forward.

In 2025, the projects will continue to move through the environmental testing, engineering and approval processes.



## RESTORE NEW YORK: WHIG STREET, NEWARK VALLEY

TEAM Tioga assisted the Village of Newark Valley with securing over \$700,000 in funding through Restore NY Round 8 for the rehabilitation of two buildings on Whig Street in Newark Valley. These long-time vacant buildings will be revitalized into mixed-use buildings, providing the Village of Newark Valley with much needed residential and commercial space.



# PROPERTY DEVELOPMENT CORPORATION (LAND BANK)



## 32 LYMAN AVENUE REHABILITATION:

The Tioga County Land Bank partnered with Southern Tier Enterprise Group, Inc. (STEG) to complete a full rehabilitation of 32 Lyman Avenue in Waverly. This single-family home was acquired by the Land Bank and sold to STEG. The Land Bank funded stabilization work including floor joist system repairs, new roof, and interior cleanout. STEG utilized private funds to complete the rehabilitation, including new windows, exterior paint, interior sheetrock, new kitchen and bath, new electric and plumbing, and new insulation. Work was completed in 2024, and the property is planned for sale to a family in early 2025.

## 81 NORTH AVE OWEGO PROJECT:

The Land Bank completed environmental remediation work at 81 North Avenue in early 2024. During the 2024 construction season, the exterior brickwork on three sides of the building was meticulously repointed, careful demolition work of the third floor including the retention of historic elements was started, and work commenced on the interior commercial space and second-floor residential unit.

## SCATTERED SITE PROJECTS:

### 121 Providence Street:

Environmental remediation, interior gut, and roof replacement completed.

**10 Watson Avenue:** Private developer completed renovations and listed the property for sale.

**103 Liberty Street:** OACSD continues work on the project through its Building Trades Program.



**4 Rehabilitation Projects** underway throughout Tioga County

## COMMUNITY DEVELOPMENT



## CATHOLIC CHARITIES TOMPKINS/TIOGA & THE TIOGA FRESH MOBILE CAFE:

TEAM Tioga partnered with Catholic Charities Tompkins/Tioga to submit a Community Development Block Grant (CDBG) application for a mobile food truck. In December 2024, a grant for the project was awarded in the amount of \$243,533.

In 2025, Tioga County will work alongside Catholic Charities Tompkins/Tioga to purchase the food truck and begin serving Tioga County residents. The truck, **the Tioga Fresh Mobile Café, will travel to underserved areas of Tioga County and serve free meals to low- and moderate-income individuals.** The truck will be staffed by Catholic Charities Tompkins/Tioga and will serve as a job training experience for individuals with special needs.

## TIOGA COUNTY FOUNDATIONS COALITION GRANT REQUIREMENTS DOCUMENT:

The Tioga County Foundations Coalition (TCFC) is comprised of nine charitable foundations that serve Tioga County, NY residents and non-profit organizations. The goals of the TCFC are to promote collective impact, foster a culture of collaboration, and share information.

For the first time, **all relevant grant requirement information for Tioga County foundations can be found in one document.** By doing so, TEAM Tioga has made it easier for all nonprofits in Tioga County to quickly identify the appropriate local funding source for their needs.

This document can be found on the Tioga County Foundations Portal at:

<https://tioga-county-nyc.com/tioga-county-foundations-portal/>

# DOWNTOWN REVITALIZATION INITIATIVE (DRI) PROGRESS

## MULTI-SITE FUND PROGRAM

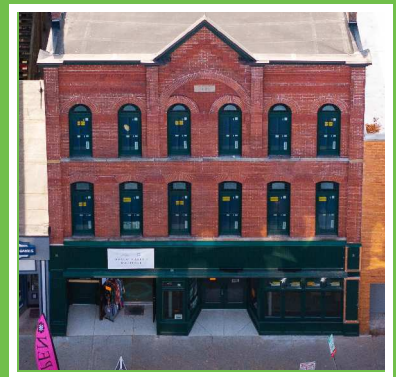
In 2019, 15 projects were selected by NY State for funding under the \$2.5 Million DRI Multisite program. Six out of the fifteen projects were completed in 2023, and four more were completed in 2024.

### Projects completed in 2024:

- Owego Elks Lodge: installation of a new roof
- The Owego Brewing Co. and Kathy's Cakes: full rehabilitation of the commercial space and the addition of a rooftop deck
- 130 Temple Street: construction of six modern style apartments for adults aged 55 and over
- 68 North Ave: Deck addition

Three more projects are anticipated to be completed in the first quarter of 2025, the other remaining projects are in various stages of the DRI process and are anticipated to be completed in June of 2025.

37-41 Lake Street has completed exterior façade improvements and is working on finalizing engineered drawings for the buildout of apartments on the upper floors.



## WORKFORCE PIPELINE



### TALENT SUPPLY TABLE GATHERING:

In August, various **workforce partners gathered to discuss Tioga County's workforce pipeline**. The event included presentations from the New York State Department of Labor, Broome-Tioga BOCES, Menlo Micro, iM3NY, CTE Technical Assistance Center of NY, and the New York State Department of Education. Participants learned about the future of work, emerging opportunities in the Southern Tier region, and ways schools can build strong education-business connections.

### MAJOR EMPLOYER TOURS:

TEAM Tioga facilitated the **tours of Tioga County employers for local students, schools, and BOCES staff** at the following employers in 2024: Tioga Downs Casino and Resort, Crown Cork and Seal, Best Buy Distribution Center, Raymond Hadley, and V&S Galvanizing.

### HOME CENTRAL ANNUAL TRADES DAY

TEAM Tioga facilitated school participation for Home Central's third annual Trades Day event in Owego. At the event, students experienced hours of hands-on learning and discussion about potential careers in the skilled trades from local contractors, unions, and vendors. The 2024 event was **attended by over 90 students representing all six Tioga County school districts** and even a group of homeschool students!

The event has grown each year and is a great example of how Tioga County businesses can meaningfully engage local students and showcase career opportunities close to home.



**5 Tours** of major Tioga County businesses coordinated for local students and educators



# TOURISM



## TIOGA ANTIQUES TRAIL:

The Tioga Antiques Trail continues to be an effective campaign to attract attention and visitors to Tioga County. It positions Tioga County as a destination for “antiquers” and puts over a dozen antique businesses at the forefront of promotion while driving traffic to Experience Tioga's website, so that visitors can explore all of the options for shopping, dining, lodging, events and outdoor experiences available while visiting.



## REGIONAL PADDLE TRAIL INITIATIVE:

Tourism is working with eight other counties on a regional paddle trail to create a safe paddle experience, establish the Susquehanna River as a paddle destination and promote businesses and organizations that offer river experiences, such as Owego Row N' Ride and Waterman Conservation and Education Center.

## 2025 TRAVEL GUIDE:

Tourism also began design on the 2025 Travel Guide, which will include listings of all currently operating tourism businesses and will be distributed in hard copy print and digitally.



Content project resulted in **15 edited videos of parks and trails** from communities around Tioga County

# INDUSTRIAL DEVELOPMENT AGENCY



## 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 HADLY 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 the 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.



**\$844,379** in DRI Multi-site program funds were expended in 2024.



# CONTACT US



## Postal Address

Ronald E. Dougherty County Office Building  
56 Main Street, Suite 109  
Owego, NY 13827



## Email

[woodburnb@tiogacountyny.gov](mailto:woodburnb@tiogacountyny.gov)



## Website

[edp.tiogacountyny.gov](http://edp.tiogacountyny.gov)



## Phone

(607) 687-8255

## TIOGA TOGETHER Advancing the Vision



WE WORK FOR YOU