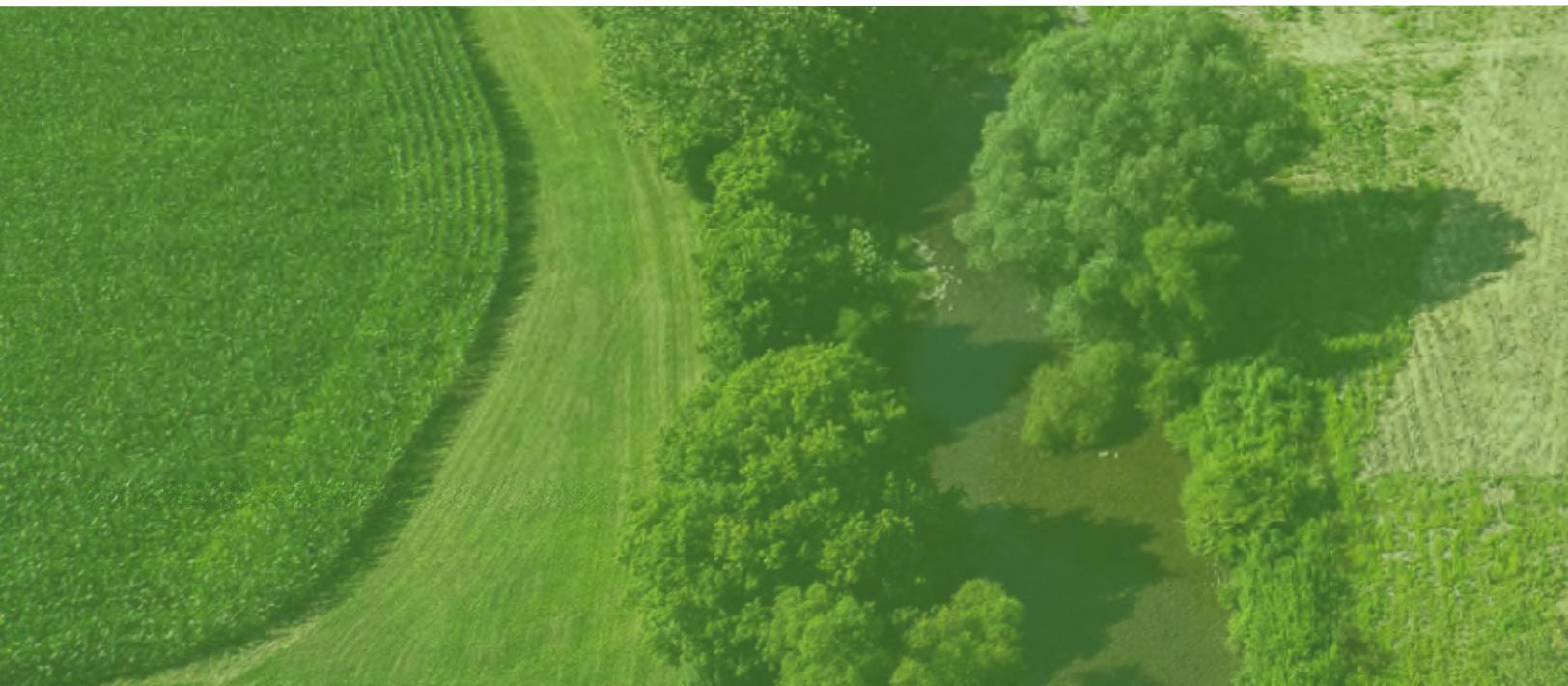




ANNUAL REPORT 2025

TIOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING

RONALD E. DOUGHERTY COUNTY OFFICE BUILDING
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WE ARE TEAM TIOGA

Over the past year, the Economic Development and Planning team have taken deliberate steps to strengthen our organizational capacity and position the department for continued success.

Recognizing the critical importance of housing to economic vitality, we created a Housing Development Specialist position to focus on advancing residential development initiatives and expanding housing opportunities.

We added an Administrative Coordinator role as well to improve internal operations and support the growing scope of departmental activities related to the TCIDA and TCPDC. Additionally, the Community Development Specialist position was filled, ensuring full support for community programs and grant administration.

As we look ahead, we are preparing for the retirement of our County Planning Director in early 2026 following more than 30 years of distinguished service. To promote continuity and a seamless transition, a trainee position has been established to facilitate knowledge transfer and maintain stability in planning services.

By strengthening our internal capacity and planning proactively for leadership transition, the ED&P team are ensuring continuity of service, preserving institutional knowledge, and positioning the department to respond effectively to emerging opportunities and challenges. Looking to 2026, the ED&P team remains dedicated to advancing initiatives that promote long-term economic vitality and enhance the quality of life throughout Tioga County.

On behalf of the ED&P Department, I am pleased to share the work of TEAM Tioga in 2025.

Sincerely,



BRITTANY WOODBURN
DIRECTOR OF ED&P



MEGAN SCHNABL
DEPUTY DIRECTOR



ELAINE JARDINE
PLANNING DIRECTOR



LINDA SAMPSON
ADMINISTRATIVE ASSISTANT



ELLEN PRATT
SUSTAINABILITY MANAGER



CASEY YELVERTON
ECONOMIC DEVELOPMENT
SPECIALIST



MARLEY NORTON
COMMUNITY DEVELOPMENT
SPECIALIST



SARA ZUBALSKY-PEER
ECONOMIC DEVELOPMENT
SPECIALIST



TARA PATTON
HOUSING DEVELOPMENT
SPECIALIST



LOREEN MALEY
ASSISTANT DIRECTOR, TIOGA
COUNTY TOURISM



REBECCA MAFFEI
DIRECTOR, TIOGA COUNTY
TOURISM



2025 Highlights

LOCKHEED MARTIN PILOT APPLICATION:

TCIDA approved a PILOT application from Lockheed Martin Corporation located in the Town of Owego. The project includes renovating and modernizing 70,000 square feet of building 080 of the Owego Campus. The newly renovated facility will be used for helicopter integration and supporting flight operations. New machinery and equipment will be purchased and installed as a part of the project as well. The estimated \$51 million project will bring approximately 100 new full-time equivalent manufacturing jobs to the Owego site, along with construction jobs during construction of the project.

Town of Berkshire Appalachian Regional Commission Ready Local Government Grant Award:

The Town of Berkshire applied for and was awarded a \$50,000 grant from ARC to develop a master plan for George Smith Memorial Park improvements, overhauling information technology equipment and services at the Town Hall and developing a new website. Upon conducting RFP's to solicit proposals for each project, the Berkshire Steering Committee selected Barton & Loguidice to develop the Park Master Plan, Bent Ear Technology for IT services and updates at the Town Hall, and Digital Towpath to design their new town website. All projects are scheduled for completion at the end of January 2026, when TEAM Tioga, in partnership with B&L will seek grant funds to make amenity improvements to George Smith Park recommended in the Master Plan.

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. 6 businesses were awarded and two projects were completed in 2025. The remaining projects are anticipated to be completed in 2026.

2025 BY THE NUMBERS

Land Bank Properties	2024 and 2025 Grant Dollars Awarded / Administered	Social Media Followers
22	\$2,430,000	2,971
Electronic waste recycled	Parks and trails content videos produced	Tioga County ED&P 239 referrals
15 tons	15	25



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 2024/2025 that ED&P continues to implement:



\$450,000

TCIDA- OPRHP EPF
Rail-with-Trail Preliminary Engineering



\$243,533

Tioga County - CDBG Public Facilities
Catholic Charities Mobile Food Kitchen



\$212,500

Tioga County - CDBG Microenterprise
Small Business Grant Program

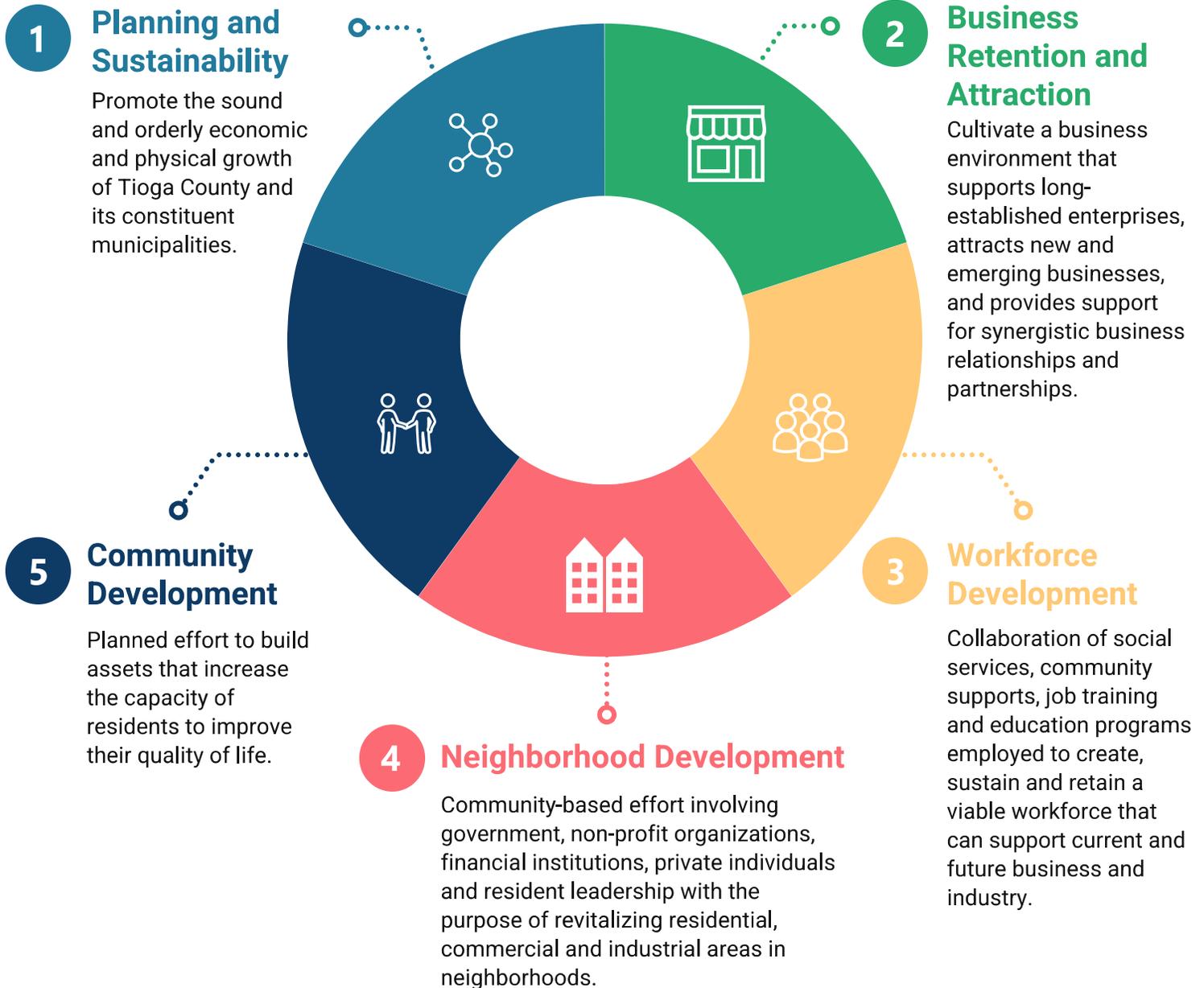


\$732,420

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

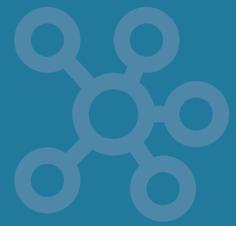
Economic Development Strategy

The Economic Development and Planning office facilitates and supports activities which increase job opportunities, maximize the quality of life, and foster a vibrant rural economy within Tioga County.



Planning & Sustainability

Promote the sound and orderly economic and physical growth of Tioga County and its constituent municipalities.



AMERICAN FARMLAND TRUST AG WORKSHOPS:

The American Farmland Trust was awarded a \$50,000 grant from NYS Department of Agriculture & Markets and in partnerships with Tioga County EDP, Cornell Cooperative Extension of Tioga County and Tioga County Soil & Water Conservation District, to plan for, conduct outreach and deploy a series of workshops for farmers and rural landowners to address current hot topic agricultural issues. In November, AFT held three workshops in locations around Tioga County regarding connecting landowners with interested farmers and negotiating land leases. In January 2026, this same team will hold three workshops on the topic of farm transition and succession. The primary goals of these educational workshops are to protect farmland and keep land in agriculture.



11 acres of viable farmland were added to the Spencer Agricultural District #1

PAINT COLLECTION EVENT:

On May 10th, **Tioga County Sustainability**, in partnership with GreenSheen, hosted its second annual **Paint Collection Event**, offering free disposal services to county residents. The event successfully collected:

- **22,027 lbs. of latex paint**
- **2,816 lbs. of oil-based paint**

All materials were properly disposed of, supporting the county's commitment to environmental responsibility. Plans are underway to hold another collection event in **2026**.



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



Tioga County Sustainability partnered with NYPA through their EVOlve NY program to bring the Village of Owego its first **fast charging station**

TIOGA COUNTY PLANNING BOARD:

The Tioga County Planning Board reviewed and made recommendations on **25 municipal referrals** for proposed development, the largest of which was the construction of a new Taco Bell fast food restaurant on State Route 17C in the Town of Owego.

EPA COMMUNITYWIDE BROWNFIELDS GRANT:

Tioga County EDP is again applying to the Environmental Protection Agency (EPA) to fund consultant services to conduct environmental evaluations and identify potential reuse for nine abandoned or underutilized properties located throughout Tioga County. EPA expects to announce these grant awards in June 2026.

UPDATED SOLAR POLICY REPORT:

The ongoing evolution of the renewable energy sector and New York State policies for renewable energy projects has resulted in continued uncertainty, so ED&P engaged MRB Group again in 2025 to provide an update to the 2022 report.

PUMPKIN SMASH EVENT:

Sustainability hosted Tioga County's second annual Pumpkin Smash event on November 8th, in collaboration with **Tioga County Cornell Cooperative Extension** and **Tioga County Tourism**. Held at the County Fairgrounds, the event offered a fun, family-friendly way to **promote composting and reduce landfill waste**. Residents were invited to bring their pumpkins to be composted or repurposed as livestock feed. This year, 100% of the collected pumpkins were donated to a local farmer for livestock feed, marking a successful step toward sustainable waste diversion.



Saved taxpayers over \$8,323.70 in electronic recycling costs by partnering with municipalities for 5 clean up events



Two new additions to our **Reducing Waste One Story at a Time** mini documentary series! These **short videos** spotlight local efforts and creative solutions that are helping us move toward a more **sustainable future**—one story at a time.

Business Retention and Attraction

Cultivate a business environment that supports long-established enterprises, attracts new and emerging businesses, and provides support for synergistic business relationships and partnerships.



CDBG SMALL BUSINESS ASSISTANCE PROGRAM

In 2025, Tioga County was awarded \$212,500 from Homes and Community Renewal (HCR) through the Community Development Block Grant (CDBG) Small Business Assistance Program. The program provides up to \$35,000 to businesses with 5 or less employees. TCED&P contracted with Thoma Development Consultants for program delivery and administration. Six businesses in total were awarded funding, two businesses, including Light Years Fermentation and Labrador Lumber completed their projects in 2025. The remaining four businesses will be completed by September of 2026.



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. In 2025 TEAM Tioga assisted the Village and property owner with coordinating environmental testing, architectural design, and state requirements. Construction is set to begin in 2026 on both buildings.

NEW YORK FORWARD VILLAGE OF WAVERLY

The Village of Waverly started implementation of both the Small Projects Fund (SPF) and the Public Projects identified in the Strategic Investment Plan. Upon completing separate request for proposals processes for the Small Projects Fund and the Public Projects, the Village of Waverly selected Thoma Development Consultants for the program delivery and administration of the Small Projects Fund and HUNT EAS for engineering and design of the Public Projects.

The Small Projects Fund will be used for property owners located on Broad Street to revitalize their buildings. The Village of Waverly is optimistic that the SPF will result in four to five buildings receiving face lifts that will brighten the downtown area of Broad Street.

The Village's Public Projects involve improvements to East Waverly Park and the Broad Street streetscape. East Waverly Park will feature new amenities for all residents to enjoy. The Village hopes to improve traffic flow and pedestrian safety at Broad Street's intersection with Fulton Street.

Business Retention and Attraction

Cultivate a business environment that supports long-established enterprises, attracts new and emerging businesses, and provides support for synergistic business relationships and partnerships.



INDUSTRIAL DEVELOPMENT AGENCY (TCIDA)

LOCKHEED MARTIN PILOT APPLICATION:

In October 2025, TCIDA received a PILOT application from Lockheed Martin Corporation located in the Town of Owego. The project includes renovating and modernizing 70,000 square feet of building 080 of the Owego Campus. The newly renovated facility will be used for helicopter integration and supporting flight operations. New machinery and equipment will be purchased and installed as a part of the project as well. The estimated \$51 million project will bring approximately 100 new full-time equivalent manufacturing jobs to the Owego site, along with construction jobs during construction of the project. TCIDA worked with Lockheed Martin Corporation throughout the application process, completed the Cost-Benefit Analysis, and approved the PILOT in December. The project is expected to begin in December 2025 and be completed by the end of 2027, with areas within the project space ready for use mid-2026.

LOUNSBERRY INDUSTRIAL AREA STUDY:

TCIDA contracted with Hunt Engineering to conduct a preliminary engineering and design report outlining utility and infrastructure costs for future development for two IDA owned properties. The report included wetland delineation, geotechnical reports, Environmental Site Assessments, and topographic surveys. The completed study will allow the IDA to apply for and obtain a shovel ready designation under Track A of the FAST NY program.

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.

Workforce Development

Combination of social services, community supports, job training and education programs employed to create, sustain and retain a viable workforce that can support current and future business and industry.



OACSD/BOCES SATELLITE FACILITY

TEAM Tioga assisted Owego Apalachin Central School District with identifying and applying for funding sources to complete building renovations needed to create a BOCES Satellite office and adult education facility in Owego. The BOCES satellite office and adult education facility will help fit the needs of Tioga County by removing transportation barriers and allowing for affordable trades courses right in the Village of Owego.

In mid-2025, OACSD was awarded \$1,000,000 toward the project by the Appalachian Regional Commission. At the end of 2025, OACSD received an additional \$811,000 of Congressionally Directed Spending funds. These grants, along with a committed \$1,000,000 by OACSD, will almost entirely fund the project.

WORK-BASED LEARNING EXPERIENCES MAP:

In 2025, TEAM Tioga created the Tioga County Work-Based Learning Experiences map that identifies student engagement experiences offered by local businesses. The main goal of the map is to increase connections between business and education partners. The map was created through the help of the Talent Supply Table, whose mission is to create a cohesive environment where academia, business, and community work together in a shared workforce development ecosystem.

The Work-Based Learning Experiences Map shows opportunities within Tioga County and surrounding areas in the fields of manufacturing, healthcare, professional services, hospitality, warehousing, agriculture and more. To view the map, [click here](#).

Neighborhood Development

Community-based effort involving government, non-profit organizations, financial institutions, private individuals and resident leadership with the purpose of revitalizing residential, commercial and industrial areas in neighborhoods.



DOWNTOWN REVITALIZATION INITIATIVE (DRI) PROGRESS:

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, four were completed in 2024, and two were completed in 2025.

Projects completed in 2025:

- Early Owego Antique Center: Completed exterior facade improvements, including door replacements, awning improvements, and concrete resurfacing.
- 62-64 North Ave: Facade improvements were completed and ceiling improvements in commercial space.
- Historic Owego Marketplace (HOM): Replaced utility pole holiday decorations for streetscape.

Projects anticipated to be complete in 2026:

- 37-41 Lake Street: Exterior façade improvements have been completed. Engineered drawings for the buildout of apartments on the upper floors is in progress.
- Ti-Ahwaga Community Players: New interior and exterior door installation will be complete in 2026.



PROPERTY DEVELOPMENT CORPORATION (LAND BANK)

81 NORTH AVE OWEGO PROJECT:

The Land Bank completed renovations on this historic mixed-use property in October 2025 through Land Bank Initiative and Restore NY Round VIII funding secured by ED&P staff. Engineering upgrades included a new fire escape that brings the building up to code while also providing future tenants with usable outdoor deck space. Each two-bedroom apartment on the second and third floors showcases preserved historic character, highlighted by historically accurate windows overlooking North Avenue and rejuvenated wooden archways. The first floor offers 990 square feet of commercial space, now leased to a local business that continues to draw steady foot traffic.



121 PROVIDENCE STREET PROJECT:

The single-family home at 121 Providence Street in Waverly was acquired by the Land Bank in 2024, marking the start of a much-needed revitalization effort. Since taking ownership, the team has completed a full interior demolition and begun substantial renovation work throughout the home. Exterior improvements are also underway, including the removal of an unsafe rear porch, helping prepare the property for a safe, modern, and long-lasting restoration.

SCATTERED SITE PROJECTS:

81 Hickory Park Road:

Due to the condition, this property is scheduled for demo for 2026.

247 Main Street: Engineers have started schematic design for the rehabilitation.

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

Community Development

Planned effort to build assets that increase the capacity of residents to improve their quality of life.



THE TIOGA FRESH MOBILE CAFE:

TEAM Tioga continues to partner with Catholic Charities Tompkins/Tioga to facilitate a \$243,533 Community Development Block Grant, awarded in December of 2024. Catholic Charities selected JP Food Trucks as their manufacturer. The vinyl wrapping has been designed, and the truck is currently being renovated with an expected delivery in January 2026, with the mobile cafe beginning operation shortly after. A needed income survey has been designed to be filled out by users of the truck, per CDBG guidelines.

The truck will be located at Catholic Charities Outreach Center in Nichols. The truck will also make visits to the following locations to provide hot meals - Inspire S-VE Community & Fitness Center, Tioga County Health & Human Services Building, and Rawley Park in Richford.

TIOGA COUNTY REAP LDC BOARD UPDATES:

Our new Community Development Specialist, Marley Norton, is now the REAP LDC Board President. The REAP Board is also looking to increase municipal and community interest representation on the Board. The Tioga County REAP Zone/LDC Board also has a new online home under Programs & Agencies in Tioga County's website. You can find us at: tiogacountyny.gov/tiogareap.

RAIL-WITH-TRAIL PRELIMINARY ENGINEERING:

The TCIDA was awarded \$450,000 through the NYS Office of Parks Recreation and Historic Preservation (OPRHP) Environmental Protection Fund (EPF) program to conduct a pre-engineering study to assess the feasibility of developing a Northern Tioga Rail-with-Trail alongside the existing Owego Hartford Railway (OHRy) freight railway in the northern part of Tioga County. This is a 7.5-mile proposed study area from NV Fire Station to George Smith Park in Berkshire. It is a preliminary engineering study only and will not result in final construction drawings or capital funds to construct the trail

LOCAL DEVELOPMENT CORPORATION (LDC)

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:

The New York Susquehanna Basin Water Trail ([Paddle 607](#)) is a 190-mile paddling route launching in 2025 across the Susquehanna and Chemung Rivers, featuring over 50 access points, including key spots in Tioga County.

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



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TIOGA TOGETHER
Advancing the Vision



WE WORK FOR YOU