

Tioga County Industrial
Development Agency

Annual Report 2025





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As we wrap up 2025, I am grateful for the Tioga County IDA's partnership with both Economic Development & Planning and the Tioga County Legislature. The support of both has been vital in stabilizing the day-to-day operations of the agency. Notable accomplishments in 2025 include the closing on a PILOT with Suneast Valley Solar in alignment with New York State's promoted purpose of IDA's to encourage renewable energy projects. Additionally, a recent application from Lockheed Martin Corporation indicates the company's intent to further invest in Tioga County and bring an estimated 100 new jobs to their Owego site. The agency is in process of compiling an assistance package that will encourage this investment. As 2025 comes to a close, I would like to say a big thank you to Marte Sauerbrey for her significant impact and countless hours devoted to TCIDA over the past two decades. The full TCIDA board wishes her all the best in retirement as she closes out her career at year end.

On behalf of the board of directors, we are happy to share the work of TCIDA in 2025 and look forward to diligently fulfilling the agency mission in the coming year.



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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	1
Active PILOTS	# of Sales Tax Exemption Only Projects	Leases
15	5	20
Studies Completed	2025 Railroad Income Generated	DRI Projects Completed in 2025
2	\$158,447	3
USDA RBDG Equipment Lease Grant Funds	USDA RBDG Lounsberry Industrial Park Grant Funds	DRI Grant Funds Expended in 2025
\$99,000	\$90,000	\$73,545

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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 O80 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.



TCIDA closed on Suneast Valley Solar PILOT in October of 2025. This approximately \$47 million project includes the installation of ground-mounted utility-scale energy generation system on leased property on Montrose Turnpike in the Town of Owego. The project will be able to generate 20 MW of power and will interconnect to the NYSEG Owego 34.5 kV station.



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TCIDA's Work in 2025

In 2025, all remaining projects in the TCIDA multi-site program made significant progress, with only 2 projects remaining to be completed in early 2026. The anticipated program completion date is June 2026.

37-41 LAKE STREET, VILLAGE OF OWEGO DRI PROJECT

This project includes exterior improvements to all sides of the building, as well as apartment buildout on the second and third floors. In 2025, the exterior work was completed. The apartments will be completed in 2026.



62-64 NORTH AVE, VILLAGE OF OWEGO DRI PROJECT

Completed in 2025, this project included rehabilitation to the facade of the building at 62-64 North Ave, Owego. A new storefront was completed, along with renovation of the ceiling of the first-floor commercial space.



43-45 LAKE STREET, VILLAGE OF OWEGO DRI PROJECT

The DRI project at 43-45 Lake Street included repairs to the exterior entrance way ceilings, building a platform along the Lake Street side of the building, and repairing the old tiled "sidewalks" with brushed concrete.



CDBG SMALL BUSINESS ASSISTANCE GRANT PROGRAM

Tioga County was awarded \$212,500 from Homes and Community Renewal (HCR) through the CDBG Small Business Assistance Program. The program provides up to \$35,000 to businesses with 5 or less employees. TCIDA Loan Committee assisted in selecting businesses to participate in the program. 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.



TCIDA EQUIPMENT LEASE PROGRAM

The Equipment Lease program was established to address a critical need within the community by providing low interest lease opportunities for equipment for businesses located in Tioga County. Leasing mitigates the burden of hefty upfront costs associated with purchasing equipment outright and enables businesses to have more financial flexibility. The IDA will continue to offer the program in 2026.

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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. The completed report included preliminary engineering plans, environmental, geotechnical studies, and cost estimates. The report also identified that the bridge would need to be fully replaced due to the condition and inadequate size.



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. The findings were presented to the Town of VanEtten and Raymond Hadley, and funding sources were explored for potential future water expansion.



LOUNSBERRY INDUSTRIAL AREA STUDY

TCIDA contracted with Hunt Engineers to conduct a preliminary engineering report for two detached properties owned by the TCIDA. The report included wetland delineation, geotechnical reports, Environmental Site Assessments, surveys, 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. Additionally, the study will allow the IDA to pursue funds through Track C of the FAST NY program to support capital projects for the sites.



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. Southern Tier Economic Development Organizations (EDO's) are currently developing and facilitating execution of a roadmap to include leadership vision, strategic priorities, performance measures, organizational structure, budget and financing, and detailed action plan to execute the launch of the Southern Tier Cleantech Strategy



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<https://tiogacountyny.com/programs-agencies/industrial-development-agency/>

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