

Example

PROJECT PROPOSAL SUMMARY

Project Title	Westfield Business Park				
Project Grantee	<i>Tioga County Development Corporation</i>				
County(ies) Served	Tioga Tioga County is designated Transitional.				
Basic Federal Agency	USDA				
Stage of Project	Funding				
Goal/Strategy	ARC Goal #3: Develop and improve Appalachia’s infrastructure to make the region economically competitive <ul style="list-style-type: none">• State Objective 3.5: Pennsylvania will provide communities with the resources needed to spur locally-driven economic development• PA Strategy 3.5.2: Support revitalization efforts that re-use brownfields and existing infrastructure to create new businesses, homes and community resources.				
Purpose	This project will complete site preparation environmental clean-up of a 17.6 acre former industrial brownfield site to prepare for Act 2 Clearance, renovations and use for light manufacturing, warehousing and office space.				
Funding	Source	Source (Cont.)	Amount	%	Status
	ARC	Federal – grant	\$100,000	48	Pending
	ISRP – DCED	State – grant	\$34,650	17	Secured
	Tioga County	Local	\$11,550	6	Secured
	PREP	State – grant allocation	\$50,000	23	Secured
	TCDC	Local	\$12,500	6	Secured
	Total		\$208,700	100%	
Description	Working in partnership with the Northern Tier Regional Planning & Development Commission, Westfield Borough, Westfield Township, Tioga County and the Westfield Municipal Authority, <i>TCDC</i> plans on developing a 17.6 acre business park on the site of the former E.H. Hall, Inc./WESTAN tannery along Church Street in Westfield Borough and Westfield Township. This brownfield project is the				

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second phase to redeveloping the industrial site to accommodate up to 200 manufacturing/commercial/services jobs in the depressed north west portion of Tioga County. This industrial site was once a tannery dating back to 1867, which closed its doors in 2005 and lost over 225 jobs in rural Tioga County. The first phase involved the development of a Conceptual Site Master Plan; it was completed in 2012.

The site preparation and environmental clean-up phase of this project is a crucial step toward moving this project forward. Environmental and site clean-up is required for Act 2 clearance and before additional development can take place at this site. Clean-up would include soil test boring, groundwater sample testing, lagoon closure sampling and wetland study, and associated remediation. All outside chemical tanks, the lime silo, the electrical substation on site, and the abandoned house near the substation would be removed. ARC funds would be utilized in conjunction with the DCED Industrial Sites Reuse Program and Partnerships for Regional Economic Performance (PREP) funds and *Tioga County Development Corporation* funds to complete the environmental and site clean-up. Pennsylvania Department of Environmental Protection (DEP) is assisting in the project. The site is also designated as a Keystone Opportunity Enhancement Zone (KOEZ), which will assist in marketing this site to businesses, light manufacturers and warehousing needs.

Rationale

This is a Brownfield Redevelopment Project which, when completed as a whole, will replace approximately 200 jobs lost in 2005. As a top priority project in the Northern Tier Region, this project has received support from all 4 local taxing bodies, the Department of Community and Economic Development as well as the support of local businesses, government and economic development professionals. The environmental and site clean-up phase of this project is a crucial step toward moving this project forward toward construction and development of new sites for business use.

Benefits

Meet requirements for Act 2 Clearance, which will open the opportunity for renovation of existing, usable building and construction of new buildings for business, warehousing and manufacturing use.

Output/Outcome

Output:

- 17.6 acres, with Act 2 Clearance and environmental remediation, ready for development

Outcome:

- Potential for creation of 200 jobs upon completion of business park

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