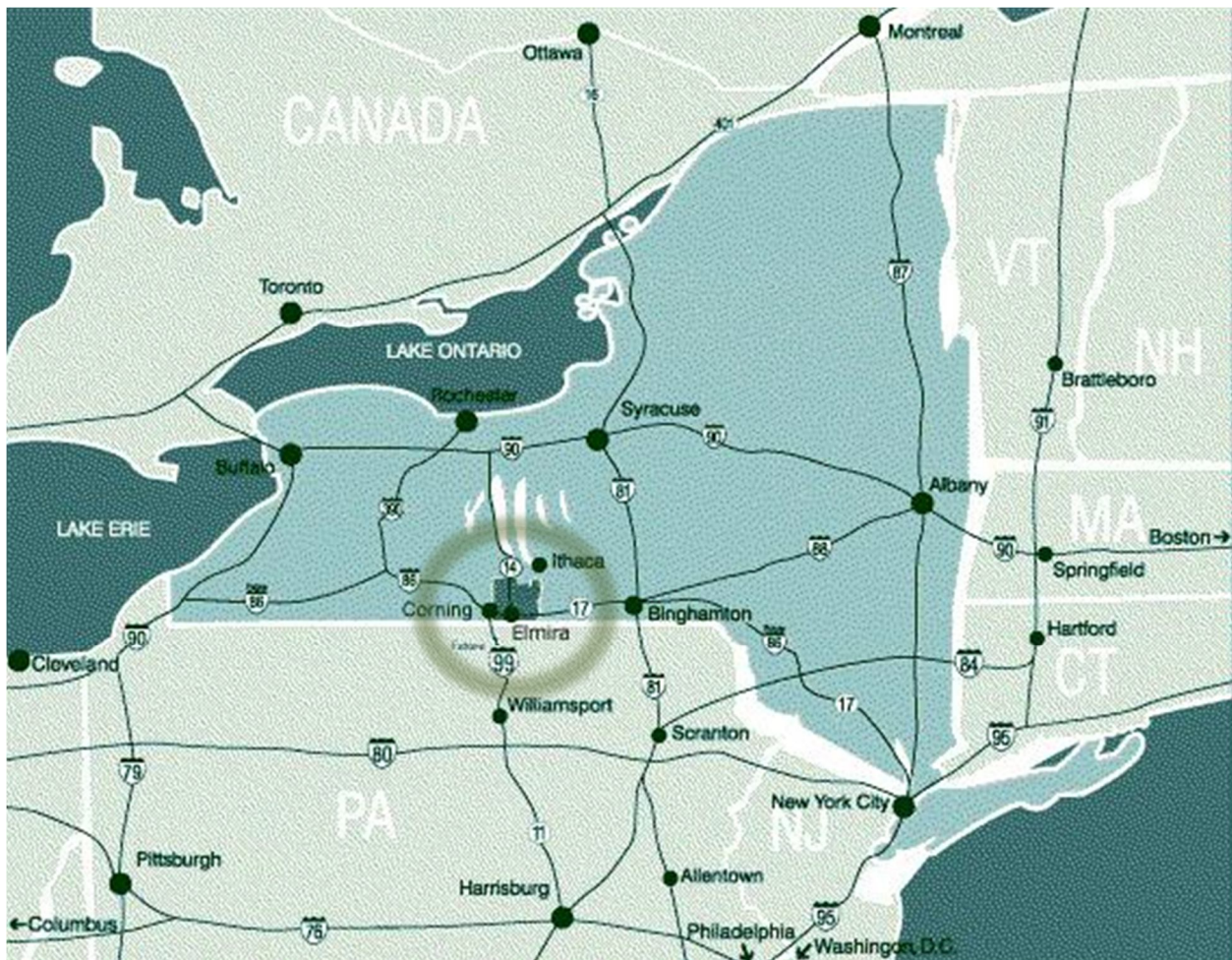




Twin Tiers Regional Economic Profile - 2012

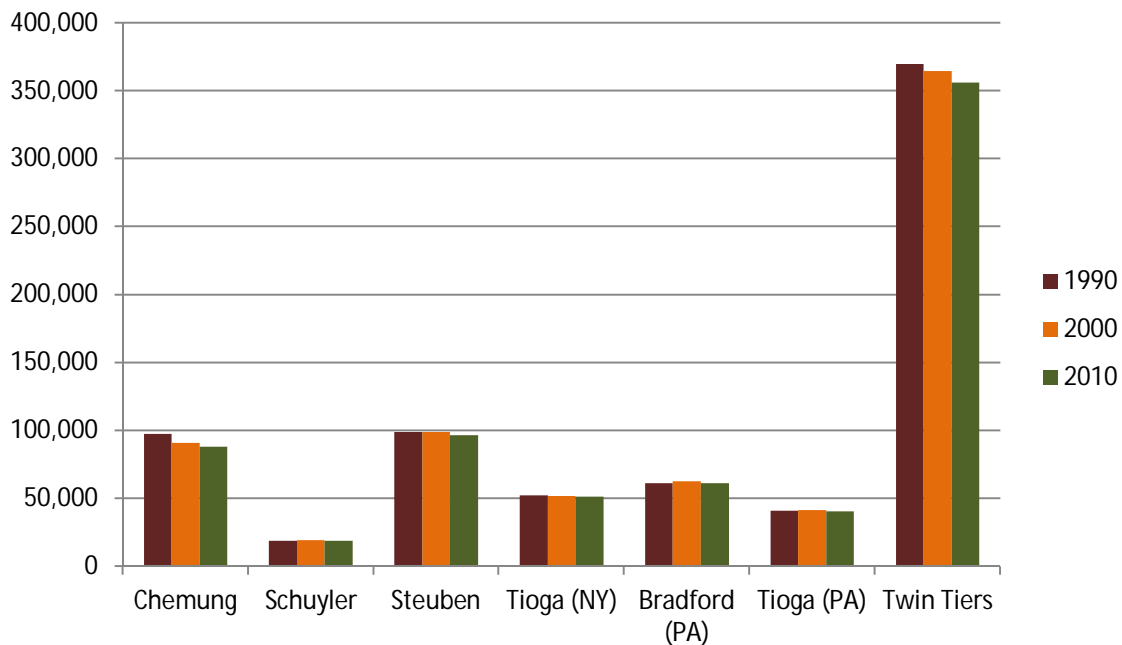
The economy of the Southern Tier Central Region of New York includes the southerly portion of the New York Finger Lakes Region and is bounded on the south by the New York – Pennsylvania state line. The region includes the counties of Chemung, Schuyler, Steuben, and Tioga in New York as well as the Pennsylvania Northern Tier counties of Bradford and Tioga.



POPULATION

	1990	2000	2010	%Change 90-10
Chemung County	97,656	91,070	88,830	(2.5%)
Schuyler County	18,662	19,224	18,343	(4.6%)
Steuben County	99,088	98,726	98,990	<-1%
Tioga County NY	52,337	51,784	51,125	(1.3%)
Bradford County PA	60,967	62,761	62,622	(<-1%)
Tioga County PA	41,126	41,373	41,981	1.5%

Source: U.S. Census Bureau



TOTAL PERSONAL INCOME

	2006	2007	2008	2009	%Change 06-09
Chemung County	2,546,858	2,637,322	2,925,059	2,904,382	14.03%
Schuyler County	507,555	526,304	583,596	583,849	15.03%
Steuben County	3,357,032	3,395,297	3,454,484	3,346,722	(1%)
Tioga County NY	1,512,092	1,611,792	1,697,428	1,714,150	13.4%
New York State	846,795,464	900,818,677	937,173,182	908,987,016	7.3%
Bradford County	1,606,137	1,687,545	1,823,221	1,826,974	13.7%
Tioga County PA	961,734	1,007,263	1,078,636	1,089,200	14.2%
United States	10,971,530,000	11,634,322,000	12,451,660,000	11,916,733,000	8.6%

Source: Bureau of Economic Analysis

PER CAPITA PERSONAL INCOME

	2006	2007	2008	2009	%Change 06-09
Chemung County	\$28,912	\$29,999	\$33,276	\$32,881	13.7%
Schuyler County	\$26,718	\$27,741	\$30,930	\$31,189	16.7%
Steuben County	\$34,664	\$35,141	\$35,816	\$34,662	(5.7%)
Tioga County NY	\$29,964	\$31,979	\$33,790	\$34,239	14.3%
New York State	\$43,724	\$46,364	\$48,140	\$45,516	4.1%
Bradford County PA	\$26,111	\$27,478	\$29,787	\$29,886	14.5%
Tioga County PA	\$23,637	\$24,800	\$26,443	\$26,647	12.7%
United States	\$36,794	\$38,654	\$40,947	\$39,635	7.7%

Source: Bureau of Economic Analysis

AVERAGE ANNUAL WAGE (ALL INDUSTRIES)

	2007	2008	2009	2010	%Change 07-10
Chemung County	34,879	36,984	36,995	39,073	12.02%
Schuyler County	29,742	31,256	31,990	32,475	9.2%
Steuben County	47,250	47,783	44,915	48,851	3.4%
Tioga County NY	44,633	45,741	47,500	45,523	2.9%
New York State	59,439	60,288	57,739	60,291	<1%
Bradford County PA	33,480	34,799	35,157	36,917	10.3%
Tioga County PA	29,596	30,067	31,020	32,576	10.1%
United States	44,458	45,563	45,559	46,751	5.2%

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW)

CIVILIAN LABOR FORCE

Chemung/Schuyler/Steuben Counties

	2008	2009	2010	2011
Total Labor Force	97,300	96,900	95,800	94,300
Employed	91,600	87,800	87,800	86,200
Unemployed	5,700	9,100	8,800	8,100
% Unemployed	5.8	9.4	9.2	8.6

Source: NYS Department of Labor, Local Area Unemployment Statistics

Southern Tier Region, New York

	2008	2009	2010	2011
Total Labor Force	324,900	323,500	320,100	314,500
Employed	307,200	296,500	293,200	289,300
Unemployed	17,700	27,000	26,900	25,200
% Unemployed	5.4	8.3	8.4	8.0

Source: NYS Department of Labor, Local Area Unemployment Statistics

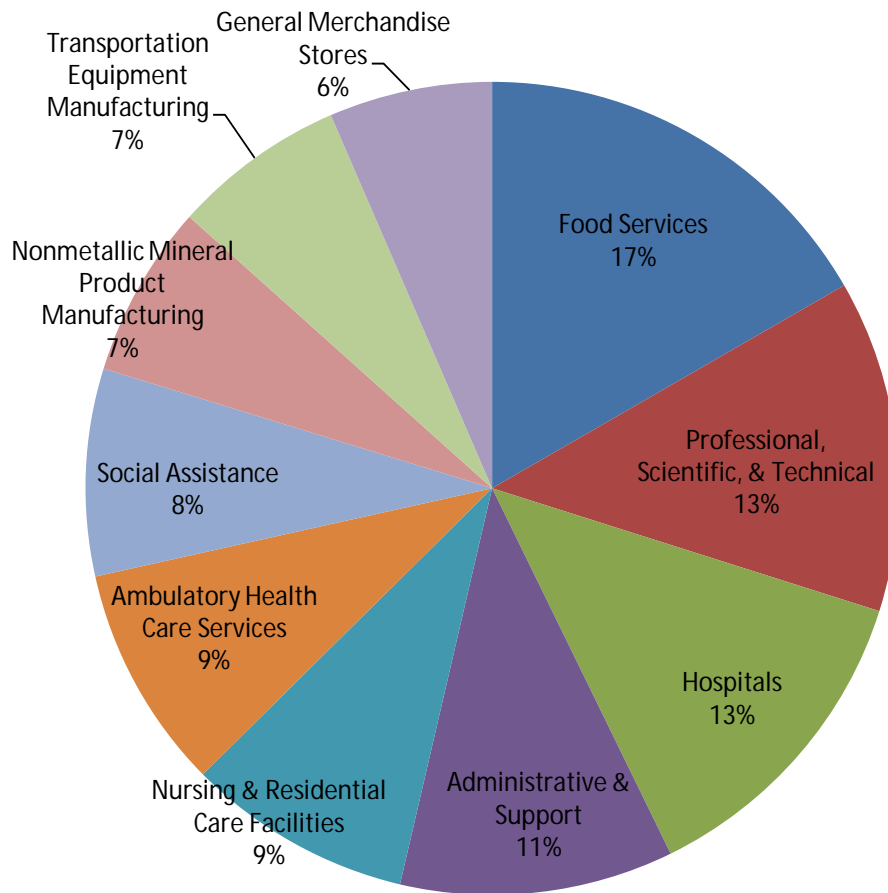
Northern Tier, Pennsylvania

	2008	2009	2010	2011
Total Labor Force	91,200	90,800	92,800	96,700
Employed	86,000	82,900	85,400	89,900
Unemployed	5,200	7,900	7,400	6,800
% Unemployed	5.7	8.7	8.0	7.0

Source: PA Department of Labor and Industry, PA WorkStats

OCCUPATION AND EMPLOYMENT DATA

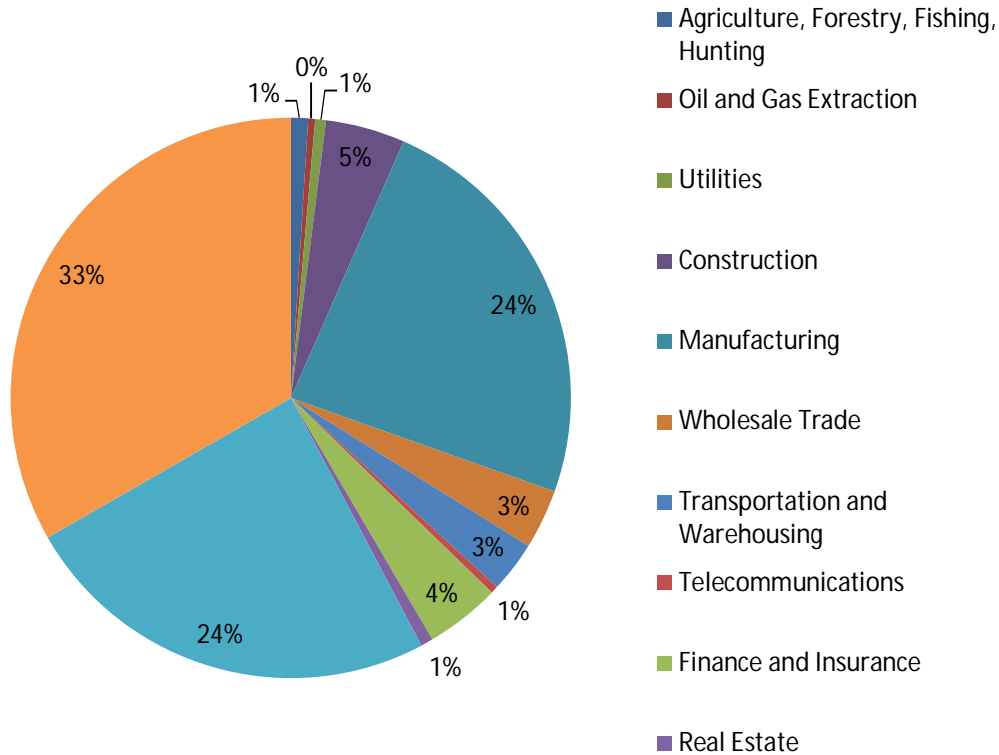
High Growth Industries Chemung/Schuyler/Steuben LWIA (based on average quarterly employment 2010-11)



Source: U.S. Census Bureau, Local Employment Dynamics

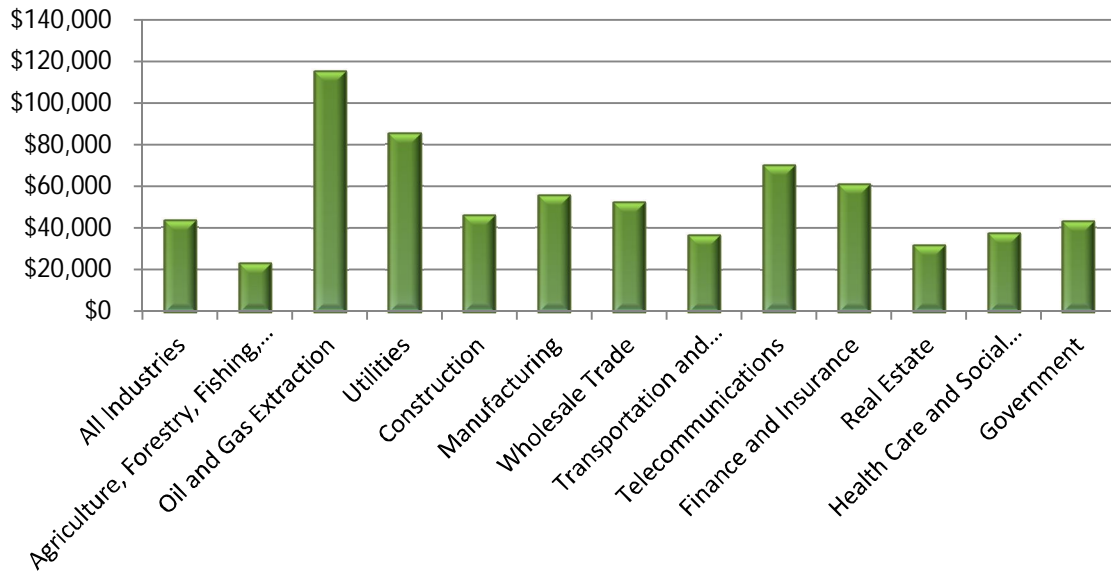
Employment /Wages by Industry 2010 Chemung/Schuyler/Steuben LWIA

Industry Sector	Employment	Annual Wage	Weekly Wage
All Industries	79,017	\$43,180	\$830
Agriculture, Forestry, Fishing, Hunting	491	\$22,754	\$436
Oil and Gas Extraction	212	\$115,182	\$2,215
Utilities	310	\$84,961	\$1,634
Construction	2,279	\$45,502	\$875
Manufacturing	11,893	\$55,128	\$1,060
Wholesale Trade	1,714	\$51,941	\$999
Transportation and Warehousing	1,466	\$36,533	\$703
Telecommunications	231	\$69,802	\$1,342
Finance and Insurance	2,144	\$60,642	\$1,166
Real Estate	353	\$31,300	\$602
Health Care and Social Assistance	12,198	\$37,084	\$713
Government	16,618	\$42,871	\$824



Source: NYS Department of Labor, Quarterly Census of Employment and Wages

Annual Wages by Industry 2010



Commuting Time to Work

	Mean Travel Time (minutes)
Chemung County	19.6
Schuyler County	25.1
Steuben County	21.5
Tioga County NY	24.0
New York State	31.3
Bradford County PA	22.7
Tioga County PA	22.6
United States	25.2

Source: U.S. Census Bureau 2010

Selected Major Employers 2011 Chemung/Schuyler/Steuben

American Customer Care	250	Corning Hospital	585
Anchor Glass Container	375	Corning Incorporated	5,000
Arnot Hospital	2,000	Crowley Foods, Inc.	219
CAF USA	300	Dresser-Rand Company	700
Cameron Manufacturing & Design	230	Gunlocke Co., Inc.	886
Cutler-Hammer	325	Ira Davenport Hospital	318
CVS Distribution Center	600	Kraft Foods	445
Dalrymple Gravel & Contracting	250-300	Mercury Aircraft	250
DeMet's Candy Company	200	Pathways	615
Elmira College	400	Philips Lighting Company	400
General Revenue Corporation	250	Sitel	225
Hardinge Inc.	400	St. James Mercy Hospital	840
Hillard Corporation	550	Wegmans	528
F.M. Howell & Company	300-350	World Kitchen	350
Kennedy Valve (McWane Inc.)	400	Cargill	96
Schweizer Aircraft Corporation	700	Harbor Hotel	65
Southern Tier Custom Manuf.	150	Schuyler Hospital	453
Swift Glass	125	US Salt	122
Synthes	400	Watkins Glen International	86
Thomas and Betts	350	Welliver McGuire	77
Trayer Products	150	Wine & Glass Tours	69
Vulcraft of NY, Inc.	250		
Absolut Care at Three Rivers	135		
Air Flow Mfg. Co.	80		
ARC of Steuben	400		

Business 2009

	Private Non-Farm Establishments	Private Non-Farm Employment
Chemung County	1,869	32,016
Schuyler County	354	3,637
Steuben County	1,838	27,992
Tioga County NY	796	12,973
Bradford County PA	1,341	17,314
Tioga County PA	851	9,455

Source: U.S. Census Bureau 2009

Business and Industrial Parks Southern Tier Central Region

	Size/Acres	Available Acres
Airport Corporate Park	250	56
Airport Corporate Park South	200	200
Center at Horseheads	400	150
Ellis Industrial Park	60	38
Schuyler County Business Park	47	47
Shawmut Industrial Park	35	9
South Yards Industrial Park	35	10
Steuben County Industrial Park	100	100
Whitehaven Road Industrial Park	160	160

EDUCATION DATA

Educational Attainment (population 25 and over)

	High School or Higher	BA or Higher
Chemung County	87.6%	20.9%
Schuyler County	87.4%	17.4%
Steuben County	87.5%	19.9%
Tioga County NY	89.1%	22.7%
New York	84.4%	32.1%
Bradford County PA	85.4%	15.7%
Tioga County PA	87.1%	17.7%
United States	85.0%	27.9%

Source: US Census Bureau 2006-2010

Colleges and Universities

Elmira College (4 year)

Mansfield University (4 year)

Corning Community College (2 year)

Elmira Business Institute (2 year and certificate)

Nearby colleges and universities include: Alfred University and Alfred State College in Alfred, Cornell University and Ithaca College in Ithaca; Binghamton University in Binghamton; Hobart and William Smith College in Geneva, Keuka college in Keuka Park.

HEALTH SERVICES

Arnot-Ogden Medical Center	Elmira
Corning Hospital	Corning
Guthrie Medical Center	Regional
Ira Davenport Memorial Hospital	Bath
St. James Mercy Hospital	Hornell
St Joseph's Memorial Hospital	Elmira
Schuyler Hospital	Schuyler County

GOVERNMENT

Municipalities and Local Government Entities	
Chemung County	11 towns, 5 villages, and 1 city
Schuyler County	8 towns, 4 villages
Steuben County	32 towns, 13 villages, and 2 cities
Bradford County, PA	37 townships, 14 boroughs
Tioga County, PA	29 townships, 10 boroughs

GEOGRAPHY

	Land area/sq mile	Water area/sq mile	Population/sq mile
Chemung County	408	2.6	218.1
Schuyler County	329	13.5	55.9
Steuben County	1,393	11.5	71.2
Tioga County NY	518.6	4.0	98.6
Bradford County PA	1,150	10.4	54.6
Tioga County PA	1,134	4.0	37.0

Source: US Census Bureau 2010

TRANSPORTATION

Air Service	Runway Length	Classification
Elmira Corning Regional Airport	7,600 primary, 5,404 Secondary	Air Carrier & General
Hornell Municipal Airport	5,000	General Aviation
Corning-Painted Post Airport	3,010	General Aviation
Major Twin Tiers Highways		
1-86 Rt.. 17 NYS Trade Corridor (east/west)		
I-390 NYS Trade Corridor (north/south)		
Route 15 / Future I-99 (north/south)		
North/South Routes 13,14,14A,15,21,34,36,54,54A,228,414		
East/West Routes 79,227,328,352,417		
Rail Service		
Norfolk Southern Railway		
Bath & Hammondsport Rail Corp (Avon, Lakeville, and Livonia Railroad)		

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