

Investing In Our Community,
Our Businesses, And The People
Who Drive Our Success



STEG
Southern Tier Economic Growth

Business Driven. People Focused.

Engage 2026

Local Economic Development Strategy 2022 – 2026

STEG embarked on its third formalized capital campaign with Convergent Nonprofit Solutions.

Engage

Business Retention

A formalized BRE approach with strategic consultations where visits are tracked with customer relationship management software, and we will share results with investors, the community, and policy makers. Local employers and issues impacting industry are highlighted in media outlets.

Advance

Workforce Development

We will conduct workforce skills analysis in cooperation with regional partners. Local and regional branding and shared website content will promote the Southern Tier as a top employment destination. STEG will continue connecting local companies with training, grant, and work-based learning opportunities.

Capture

Business Attraction

New web based software will help STEG provide on-demand tours and site selection data highlighting development opportunities. We will target suppliers of local manufacturers.

Invest

Place Making

STEG will continue this effort to work with municipalities to create vibrant and well maintained neighborhoods to help attract top talent to Chemung County. We will target funding that advances residential neighborhood plans.

Ignite

Leadership

We will strengthen business leadership, communication, and problem solving around common challenges. We will establish committees to provide oversight and lead marketing and communications. We will also establish a CEO roundtable hosted by our employers to develop new leadership and discuss current priorities in the business community.



STEG LEADERSHIP MESSAGE

Jan van den Blink, Chairman

Joe Roman, President

Fittings, and Chemung Supply expanded with state support, and CAF USA's \$811 million railcar contract positioned Chemung County as a national manufacturing hub. STEG also partnered with MRB Group to create a countywide strategic economic development plan.

2023 | Advancing Strategic Priorities

Implementation of the new plan began as we embraced expanding opportunities in clean energy and advanced manufacturing. Local companies continued to innovate, while the Chemung County IDA facilitated renewable energy development with new solar projects totaling 33 MW, strengthening the region's clean energy footprint.

2024 | Expansion and Opportunity

Momentum reached new heights with Siemens Mobility's announcement of a 300,000 square-foot railcar facility at the Southern Tier Logistics Campus creating 300 new jobs and furthering the region's leadership in rail manufacturing. Alongside CAF USA's growth, STEG prioritized workforce development, talent attraction, and housing. Over \$50 million in downtown Elmira investment has created more than 280 new market-rate units, with additional housing underway in Big Flats, Elmira, and Southport.

Looking Ahead

Through many changes, STEG has remained steadfast in its mission to foster opportunity and growth. Together with our investors, partners, and community leaders, we continue to build a stronger, more sustainable future for Chemung County and the Southern Tier.

“Resilience, collaboration, and innovation have defined our last five years and they will continue to guide our path forward.”

Over the past five years, Southern Tier Economic Growth has demonstrated a strong commitment to advancing Chemung County's economic vitality. From pandemic recovery to major industrial investment, this period reflects the strength, adaptability, and partnership that define our community.

2020 | Resilience Amid Crisis

The COVID-19 pandemic created challenges for local businesses. STEG helped lead the community's recovery efforts assisting businesses in securing relief funding. Despite the uncertainty, new energy and manufacturing developments emerged, and downtown Elmira's revitalization continued with projects like LECOM housing development.

2021 | Renewed Momentum

As restrictions lifted, local manufacturers expanded operations, signaling recovery. STEG launched its Engage 2026 Capital Campaign to strengthen long-term growth, while the CCIDA Arena, restoring it as a hub for sports, entertainment, and community events. Downtown housing investments continued, reinforcing Elmira's transformation.

2022 | Building Capacity for Growth

The Engage 2026 Campaign surpassed its \$1.6 million goal, ensuring resources for economic development. Local employers such as Southern Tier Logistics, Stamped

Southern Tier Railcar Industry Demand Analysis

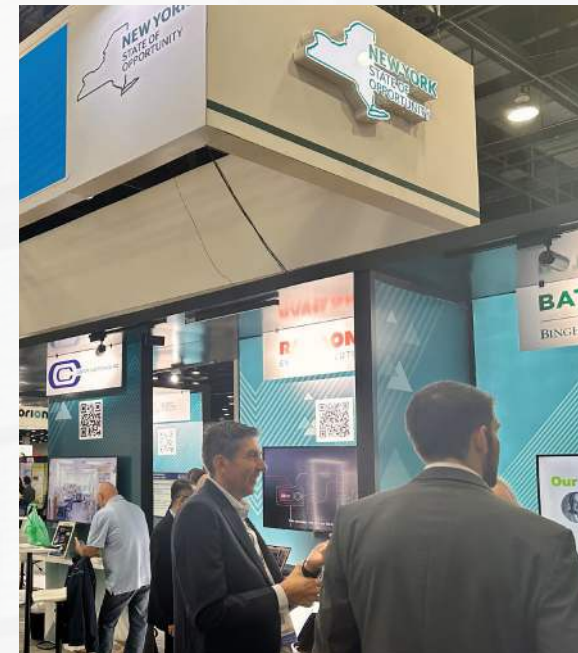
Led by Three Rivers Development, the Southern Tier Railcar Industry Demand Analysis assessed the current state of railcar production in Steuben and Chemung Counties and projected demand for the next decade. The findings highlight a region with deep industrial roots and growing opportunities.

Local manufacturers have outperformed state and national trends for much of the past decade, supported by the region's established railcar expertise and skilled workforce. Siemens Mobility's new high-speed railcar facility in Horseheads, on track for completion next year, will attract major investment and national attention but could also intensify competition for contracts and talent. Meanwhile, CAF USA continues to thrive adding hundreds of jobs through an \$811 million contract to produce railcars for Boston's Green Line. Ongoing collaboration and workforce alignment will be essential to maintaining the region's competitive edge.

The study identified significant shortages in high-skill roles such as engineers, production supervisors, and machinists, many nearing retirement. With limited training capacity, employers already struggle to fill positions in railcar repair, welding, and engineering. The report calls for stronger regional partnerships among manufacturers, training institutions, and workforce agencies to close this gap.

Producers also face challenges from supply shortages and price volatility in steel, aluminum, and electronic components. To stay competitive, the report recommends diversifying suppliers, investing in automation, and strengthening the talent pipeline to meet industry demand.

As the railcar market evolves, Steuben and Chemung Counties have a unique opportunity to build on their industrial legacy and drive innovation in one of New York's most distinctive manufacturing sectors.



CleanTech Opportunities in the Southern Tier

STEG and its regional partners are advancing strategies to strengthen the Southern Tier's position in the clean energy and high-tech economy. Guided by a strategy developed by Newmark, a global consulting firm, efforts focus on renewable energy, storage development, clean transportation manufacturing, and semiconductor packaging.

Chemung County's strong manufacturing base positions it well for clean energy supply chain opportunities. Led by STEG and including six other regional partners are now implementing the strategy by forming a new regional organization to market strategic sites and monitor development opportunities.

STEG also represented New York State and the Southern Tier at the Battery Show and EV Tech Expo in Detroit, joining thousands of professionals and over 1,300 global companies to promote the region's manufacturing and investment potential.





Outreach and Collaboration

STEG attended the Second Annual Business Expo, which welcomed hundreds of attendees and more than fifty businesses to the LECOM Event Center. The event showcased the region's economic vitality through seminars and networking opportunities. STEG engaged with businesses and students from Elmira College, fostering connections and promoting career opportunities in the local economy.

STEG also co-sponsored and helped plan the 32nd Annual Economic Forum, hosted by the Chemung County Chamber of Commerce. Panelists included Joseph Topichak, Lucas Peilert, Sally Deane-Moshier, Kamala Keeley, and Alexis Rolston, representing Community Bank N.A., Siemens Mobility, Career Development Council, Three Rivers Development, and the Chemung County Tourism Promotion Agency. The forum was moderated by Dr. William Mullaney, President of SUNY Corning Community College.

President Joe Roman helped launch MFG Day at Corning Community College's Airport Corporate Park campus. The annual event celebrates "Made in the Southern Tier," connecting students with manufacturers and highlighting career pathways in advanced manufacturing.

Chemung County's manufacturing sector continues to thrive with long-standing local businesses. I.D. Booth celebrated its 150th anniversary this year—a milestone



spanning six generations of family ownership. STEG joined in the celebration, honoring one of New York's oldest family-run wholesale suppliers and a pillar of regional industry.

STEG staff remain active on multiple boards and committees, including the Southern Tier Regional Economic Development Council, Southern Tier Central, REDEC, STREDC, Chemung County Chamber of Commerce, Corning Community College Development Foundation, Incubator Works, Chemung County Land Bank, CSS Workforce New York, First Heritage Federal Credit Union, Elmira College President's Council, The Alliance for Manufacturing and Technology, and Elmira Downtown Development.



Elmira's Downtown Corridor

Downtown Elmira continues to gain momentum as new investments and dining options bring renewed energy to the city's core. The relocation of Tossed, a popular restaurant known for its healthy menu to downtown Elmira marks another milestone in the city's resurgence. Led by developer Jim Capriotti and his team, Tossed has already added vibrancy and foot traffic to N. Main Street.



Additional Capriotti-led projects, such as Centertown Social Club, will further enhance Elmira's downtown dining and entertainment landscape. Supported by investment from the Chemung County IDA, these projects demonstrate growing confidence in Elmira's future. STEG and CCIDA continue to prioritize downtown revitalization through job creation and business expansion. Thanks to the Chemung County IDA's efforts, the LECOM Event Center is now under private operation with significant reinvestment. STEG congratulates Marc and Tracy Stemerman for their continued commitment to downtown Elmira and looks forward to their success in this new chapter.





Housing Infrastructure Development

Chemung County received a \$992,600 grant to support county-led infrastructure projects that encourage housing growth, placemaking, and tourism. This funding will advance a major housing project in the Town of Big Flats by installing a new sanitary sewer, water main, roadways, sidewalks, and underground utilities along Hibbard Road North. The improvements will support construction of the first 27 homes in the PUD Parcel 1 development, with additional phases planned.

Other Big Flats projects include 302 new housing units planned in two phases by Riedman Development and Edger Enterprises, further strengthening the region's housing pipeline. We will continue to support the development of all types of large housing projects, which are needed for talent attraction throughout the county.



CCIDA Statistics

49
Active Projects

1,087
Jobs Reported

\$2,701,640
Total PILOT Revenue

Southern Tier Economic Growth Budget 2025

2025 INCOME

Chemung County IDA	\$255,000
Chemung County Capital Resource Corporation	\$5,000
Private Contributions	\$298,044
City of Elmira Loan Administration	\$3,600
Fees/Interest	\$14,110
Development Grants	\$0
Other Income	\$200

Total **\$575,954**

2025 EXPENSES

Salaries/Fringe	\$414,184
Facilities/Utilities	\$37,100
Equipment/Supplies	\$11,020
Project Costs	\$2,000
Administration	\$76,650
Marketing	\$30,000
Grant	\$5,000
Net Fund Balance Increase	\$0.00

Total **\$575,954**



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*Thank you for your thoughtful
consideration, and financial support.*

South

Chemung Tiers





STEG
Southern Tier Economic Growth

Business Driven.

People Focused.