

## Steuben County IDA Partners with the County on Ag Development

Steuben County in partnership with the Steuben County IDA recently engaged with a consulting team lead by Bergmann Associates and Camoin Associates to develop a plan to assess local agricultural markets.

The agricultural industry is critical to Steuben County's character, economic health and quality of life. The updated farmland preservation plan, the first of its kind in NY, will ensure the long-term viability of the agricultural industry for farmers, businesses, residents and visitors.

Efforts are currently underway to assess the local agricultural economy to determine opportunities for growth. To find out more information or if you would like to help with the process of updated the current plan, please visit [www.farmplan.steubencony.org](http://www.farmplan.steubencony.org).

Be sure to follow us on Twitter @SteubenIDA



## The New Corning Hospital Opens Its Doors



*New York State Lieutenant Governor Robert Duffy, Joins Guthrie Officials and Community Representatives to officially cut the ribbon on the new Guthrie Corning Hospital.*

The new Guthrie Corning Hospital opened to patients in July of 2014 after nearly a decade of planning and two years of construction. The 235,000 square foot, \$143 million facility is only the second new hospital to open in New York State in 25 years.

"The planning, development and construction of this hospital has taken many years," said Guthrie President and CEO Dr. Joseph Scopelliti. "We are so very proud to unveil this facility and to make the most advanced technology and health care accessible to the people of this region."

The new facility features 65 private inpatient rooms; an expanded cancer center; enhanced outpatient service areas; five labor, delivery, recovery and postpartum suites and a dedicated cesarean delivery suite; an Emergency Department with 20 treatment areas; five state-of-the-art surgical suites; an on-site helipad to save crucial time during transports; and a technology infrastructure equipped to support electronic health records and efficient provision of care.

Guthrie's commitment to the local community continues as they now work with community leaders to put in place a redevelopment plan for the former hospital site which had been located in the City for over 100 years. The Steuben County IDA is part of that effort and looks forward to working with Guthrie and its team as it works toward the goal of placing this property back into a productive reuse.

## Purcell to Redevelop Corning Free Academy

In June the Corning Painted Post School District closed the doors of Corning Free Academy for the last time and sold the property to Purcell Development. Purcell Development plans to transform the former middle school to upscale apartments.

Once completed Corning Free Academy Apartments will be home to 60 one, two and three bedroom apartments within walking distance of Corning's downtown. The units will offer residents covered parking, clubhouse, fitness center, gymnasium, and a library/lounge.

The project helps meet the demand identified in a recent market study which showed an increasing demand for this type of product in the Corning market. The development also aligns with national market trends that show reurbanization as a key to economic growth.

The IDA assisted by providing the project a property tax abatement and mortgage and sales tax exemptions as well as securing low interest financing through the Southern Tier Regional Economic Development Corporation. The \$13 million investment is scheduled to be completed in 2015.

## Two IDA Supported Redevelopment Projects Held Ribbon Cuttings



*Arbor Housing and Development celebrated the Ribbon Cutting Ceremony for their new headquarters located on Bridge Street in the City of Corning. The Steuben County IDA assisted by providing tax abatements and technical assistance in securing financing for the project*



*IDA Executive Director James C. Johnson attended the ribbon cutting for the Grand Opening of Tops in Riverside. The IDA provided a PILOT and sales tax abatement to revitalize this long vacant plaza in the Village of Riverside. The development created 40 Full Time jobs.*

## Demolition Begins to Redevelop the Former Corning Days Inn

Work got underway on the redevelopment of the former Days Inn Property in the City of Corning this July. Demolition of the former hotel took place making way for Fitzpatrick Holdings, Inc. to redevelop and transform this site into a 5 story, 125 room upscale hotel. The \$14 million hotel will be full service focused and will include a restaurant and bar, meeting rooms, indoor pool, and a fitness center.

For nearly three years Fitzpatrick Holdings, Inc. has been working with the Steuben County IDA to develop an incentive package including tax abatement assistance from the IDA, a \$2 million grant from the Southern Tier Regional Economic Development Council/ESD, \$500,000 low interest loan from Southern Tier Economical Development Corporation (STREDC) and property from the City of Corning for parking.

Final approvals for the project are underway with Construction scheduled to begin in early fall with an expected grand opening in early summer of 2015.



*Demolition Crews work to clear debris from the former Days Inn to make way for a \$14 million urban designed hotel in the City of Corning. The project will create 40 full time jobs upon completion and help advance revitalization efforts in this portion of the community.*