



CHOOSE CHQ

2024 ANNUAL REPORT





Mission

County of Chautauqua Industrial Development Agency

The CCIDA is an economic development organization authorized and empowered by the State of New York to make Chautauqua County a better place to work, live, and visit. We facilitate development by attracting new businesses, while promoting the retention and expansion of existing businesses. Assistance in the form of incentives – tax abatements, low-interest loans, and bond financing – enhances the opportunities for job creation and retention by our businesses.



Chautauqua Region Economic Development Corporation

Chautauqua Region Economic Development Corporation (CREDC) is the CCIDA's component organization, which acts as a mechanism for undertaking projects and initiatives related to collaborative county-wide economic development. It is also the umbrella organization for the Chautauqua County Partnership for Economic Growth (CCPEG).



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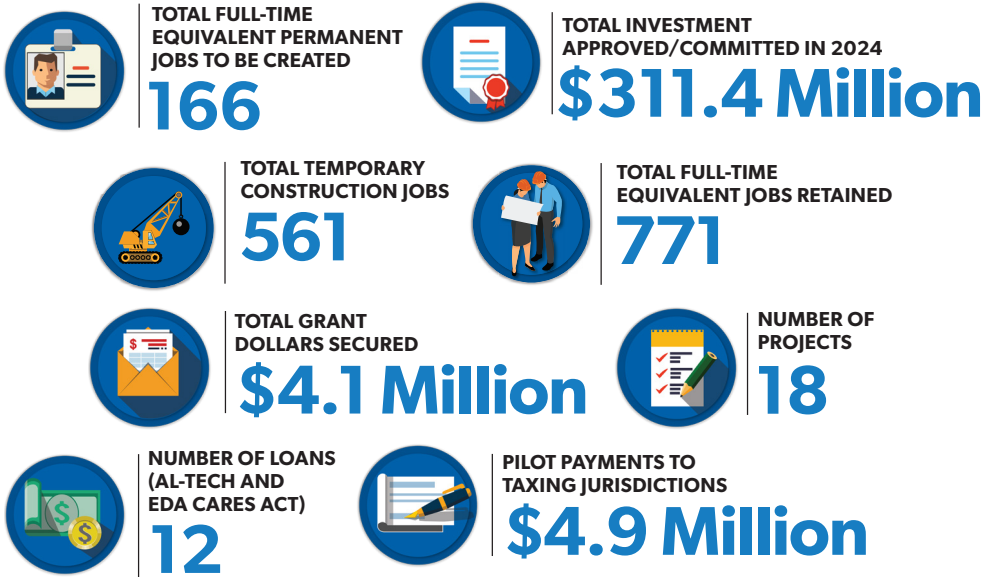
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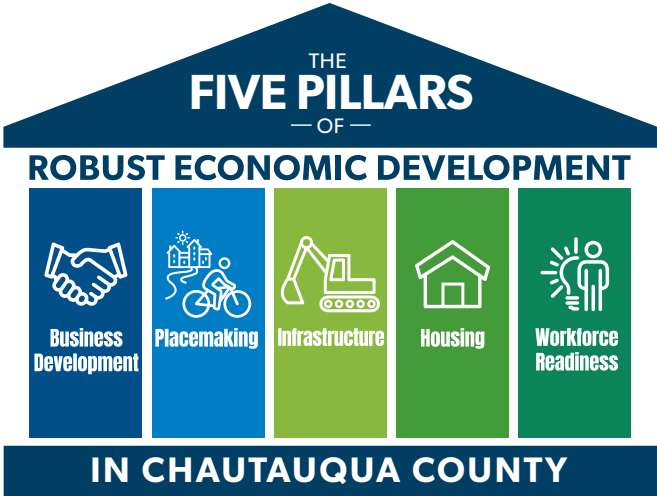
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CCIDA Summary of Accomplishments



To summarize, in 2024 the CCIDA Board approved/assisted 18 projects, which included loans and incentives (federal, state, and local). If fully realized, these projects will result in a total investment in Chautauqua County of \$311.4 Million, create 166 permanent jobs, create 561 construction jobs, and retain 771 jobs. These activities included the approval of loans for businesses, incentives for development projects, and the procurement of grants. Some of the key accomplishments include: \$175 Million Wells Ice Cream Phase III Expansion; Southern Tier Environments for Living Gateway Lofts project (\$67 Million); Silver Creek Apartments project (\$20.2 Million); Dahlstrom Rollform’s purchase by local ownership (\$9 Million); and the opening of Wicked Warren’s (\$2.3 Million). CCIDA also continued its focus on creating a \$16+ Million Shovel-Ready Industrial Site in Ripley and the development of a Workforce Talent Attraction/Retention Campaign, which launched as “Live CHQ” in April of this year. CCIDA and its affiliate agencies, including CCPEG, were also rebranded through the launch of the “Choose CHQ” brand and website. Complete details for all 2024 projects can be found in the CCIDA’s ‘PILOT & Loan Supported Projects’ dashboard at ChooseCHQ.com/Agencies/CCIDA.





Dear Community Stakeholders,

I wanted to start off, like I do every year, by extending my sincere gratitude to all of our economic development partners located throughout the county and region for helping to make 2024 another great year! As we look back at all of the challenges and accomplishments of 2024, I am inspired every day by the ability of our team members to constantly come up with innovative and proactive ways of doing things, to the volunteerism of the CCIDA Board and committee members and others, to the leadership exhibited by our municipal leaders, to the courage of our local companies to invest in the future...and the list goes on.

Through all of the uncertainty posed by a dynamic political and economic climate, the CCIDA team has once again delivered on its mission in 2024 of attracting new businesses while promoting the retention and expansion of existing businesses - the result of which was our support in the creation of 166 new permanent jobs, the creation of 561 temporary/construction jobs, the retention of 771 existing jobs, the catalyzation of more than \$311 Million in capital investment in Chautauqua County, and PILOT payments to taxing jurisdictions of more than \$4 Million. In addition, the CCIDA secured more than \$3 Million in grant funding for various projects and approved 12 high-risk, low-interest loans to local businesses to help support their operations.

In 2024, the CCIDA's component organization, Chautauqua Region Economic Development Corporation (CREDC), continued to act as a mechanism for undertaking projects and initiatives related to collaborative county-wide economic development. CREDC, the umbrella organization for the public-private economic development collaborative Chautauqua County Partnership for Economic Growth (CCPEG), was successful in obtaining and granting millions of dollars in economic development resources for its partner organizations to advance a wide array of priority economic development projects across the Partnership's five priority Work Groups. I am really proud of the work we are doing in assisting our partners, including municipalities, in undertaking transformative and meaningful projects.

As I've said many times, economic development is not a sprint....it's a marathon. For those of us who have been involved in economic development for a while, we can attest to it being very complex and messy, while also being fragile, i.e., not everything works out. That being said, we strive to win more projects than we lose, which requires tireless effort, perseverance, and collaboration! I commend the leadership exhibited by County Executive Wendel and the County Legislature for their unwavering support of our efforts as we focus on key strategic issues. While we no doubt face ebbs and flows in our organization and in our local, regional, state, and federal economies, the CCIDA and Chautauqua County continue to evolve toward a better future.

In terms of aspirations for 2025, the CCIDA desires to continue to (among other things) create shovel-ready sites; re-activate key vacant buildings, including the Furniture Mart Building in Jamestown, Lake Shore Hospital in Hanover, Truck-Lite Building in the Town of Ellicott, Hotel Lenhart in Bemus Point, NRG Facility in Dunkirk, and others; and continue our marketing and branding efforts for Live and Choose CHQ in order to help address population decline and attract much-needed talent to local employers.

The following report is a summary of our team's work in 2024, along with a roadmap for top priorities in 2025. As we look to next year, I pledge that we will continue to be aggressive and intentional as we concentrate our efforts on key priorities.

Thank you for your support; we look forward to another great year ahead!

Mark R. Geise

Chautauqua County Deputy County Executive
for Economic Development, CCIDA Chief Executive Officer,
and CCPEG Advisory Board Co-Chair

2024 TOP 10 COUNTY ECONOMIC DEVELOPMENT ACCOMPLISHMENTS

1. Wells Enterprises Phase III Expansion

In November, the CCIDA approved incentives for Wells Enterprises' Phase III expansion effort. The incentives, which included a Payment In Lieu of Taxes (PILOT) agreement and sales tax exemptions, will assist the company with the construction of its new, state-of-the-art facility in Dunkirk. The incentives in 2024 follow two previous rounds of incentives (Phase I in 2019 and Phase II in 2023). When combined, all three phases will result in Wells investing more than \$500 Million in the Dunkirk location, retaining approximately 380 full-time jobs, adding 270 new jobs, creating countless construction jobs, and ensuring the company will continue to produce ice cream and other frozen confectionary products for years to come.



2. Focus on Shovel-Ready Sites



Throughout 2024, the CCIDA worked to secure the necessary funding needed to advance the 150-acre Ripley shovel-ready development site. In September and October, the Appalachian Regional Commission approved two grants

totaling \$3 Million, bringing the overall funding available for the project to more than \$13 Million and ensuring development for the \$16 Million project will move forward in 2025, with additional grant funding also pending. When completed, the site will be well-suited for warehousing, distribution, logistics, and light manufacturing operations. In addition, the CCIDA and Chautauqua County each contributed \$90,000 toward environmental due diligence for a second, 40-acre shovel-ready site in the Mason Industrial park in the Town of Ellicott. Chautauqua County also committed \$500,000 in ARPA funding toward extending infrastructure to make the site truly shovel-ready.

3. Ralph C. Wilson Jr. Funding Secured



RALPH C. WILSON, JR.
FOUNDATION

In November, CREDC, the umbrella organization of CCPEG, accepted a three-year funding award from The Ralph C. Wilson, Jr. Foundation, totaling \$1.625 Million. The grant award,

CCPEG's largest financial commitment to date, will extend and enhance CCPEG's administrative and project development capacity while dedicating the majority of the funding for the implementation of priority projects in alignment with the county's economic development strategy.

4. Provide Business Development Loans

Throughout the year, the CCIDA approved a total of 12 low-interest, high-risk business development loans to assist local businesses, totaling \$4.75 Million. Highlights include loans to support the purchase of Dahlstrom Rollform in Falconer by local ownership, and the acquisition of Universal Tool Company in Gerry by LINC



Products and Services. Loans were also provided to assist with equipment purchases, building improvements, and/or working capital for several manufacturers including Dunkirk Metal Products, Artone (Jamestown), Tim & Edmond (Jamestown), and Excelco/Newbrook (Silver Creek).

5. Continue to Address Housing Needs



With a shortage of housing opportunities primarily in our population centers, one of the CCIDA's priorities is working with developers to entice them to provide adequate and affordable housing for the county's residents. In 2024, the CCIDA provided support for three housing projects, including incentives for both the Silver Creek Apartments project and 401 Central Avenue in Dunkirk (which would also provide additional retail space in the city). The CCIDA also provided a Brownfield Cleanup Loan for the Gateway Lofts project in Jamestown and began preliminary work on providing incentives to Regan Development Corp. for two additional housing complexes in Dunkirk. Combined, the projects would provide a total of 247 new housing units if fully realized.

6. Support Service and Hospitality Businesses

In January and April, the CCIDA provided incentives and a low interest loan to Wicked Warren's to support its effort to take over the former Jamestown Brewing Company space in downtown Jamestown. Opened in July, Wicked Warren's features on-site craft brewing, a restaurant, a banquet facility, and more. In addition, the CCIDA welcomed two new businesses that opened their doors in 2024 after receiving support from the agency. Hideaway Bay Resort in Silver Creek offers a boutique resort experience, restaurant, and event venue on 3.6 acres of secluded lakefront property. The White Inn, located in the heart of Fredonia, also celebrated its grand re-opening in November after being vacant for many years and following extensive reconstruction.



7. Completion of ARPA Business Assistance Programs



The CCIDA, along with the Small Business Development Center (SBDC) at JCC and CHQ Chamber, completed their successful Business Assistance Program. Since the rollout of the program in 2021, 84 businesses benefited from the Small Business Marketing Grant program, averaging approximately \$7,750 each. A total of six county businesses also benefited from Invest Buffalo Niagara's Economic Gardening Program, which provided customized data, analysis, and technical assistance to select "Stage 2" companies to help elevate their planning, with the intent of growing revenue and employment. A third program, the Company Culture/ESG Program, was also launched to assist manufacturers with developing strong Environmental, Social, and Governance (ESG) policies, which help guide companies toward long-term success. Over \$700,000 in total funding was provided for the three programs through Chautauqua County ARPA funding and from a grant from The Ralph C. Wilson, Jr. Foundation.

CCIDA Loan Program 2024 Report

In 2024, the IDA was able to issue 12 loans totaling \$4.75M in AL Tech, CRLF, and EDA CARES funds. This brings our 2024 ending loan receivable balance to \$21.7M. We have a higher than average success rate comparative to other IDAs in the state, where our bad debt reserve is conservatively booked at 19%. This is an estimate calculated by general reserve standards and regulations - primarily for our financials. We do not expect our portfolio to be that risky nor come close to that forecast. We have approximately \$1 Million available to loan, of which \$700,000 is currently reserved for pending 2025 loans. This is prior to any 2025 income that will increase that availability.

8. Aggressively Market County for Business Development, Relocation, and Tourism



In April, the CCIDA and CCPEG launched the new Choose CHQ and Live CHQ marketing initiatives. The Choose CHQ initiative focuses on business development and investment in the county by showcasing the various economic development agencies and programs provided by the CCIDA and its affiliate agencies. The new website, ChooseCHQ.com, also brings the agencies into full compliance with public transparency requirements. The Live CHQ marketing campaign, anchored by the new LiveCHQ.org website and a rebranded Chautauqua County Relocation Guide, focuses on talent attraction and retention by highlighting quality of life aspects and career opportunities available in the county. In July, the Chautauqua Grape & Grain Trail initiative was also launched, with the intent of showcasing the various wineries, craft breweries, and craft distilleries located within the county, along with its numerous outdoor activities and nature-based amenities that attract visitors and new residents to the area.

9. Completion of Interactive County Trails Map

In July, CCPEG, in collaboration with the CCIDA, Chautauqua County Government, and the Friends of Chautauqua County Greenways (FCCG) group, launched a new Chautauqua County Interactive Trails Map and accompanying mobile app. The new interactive map, along with links to individual maps and a mobile application, can all be found at CHQTrails.org. (For more information on this project, see the CCPEG Priority Projects section on page 12.)

10. Housing Market Assessment & Strategy Guidelines/Code Enforcement Initiative

In March, the CCIDA, CCPEG, the Chautauqua County Department of Planning and Development, and housing-related stakeholders from across the county announced the completion of a countywide Housing Market Assessment and Development Strategy (more information on this project can be found in the CCPEG Priority Projects section on page 12). The CCIDA and CCPEG also continued work on developing a Countywide Code Enforcement program to assist municipalities with code enforcement efforts.

In the News

Members of the CCIDA and CCPEG team received positive headlines numerous times in 2024. Here's a look back at some of the highlights.

Geise Named to Buffalo Business First's 2024 'Power 250' List



In January, Mark Geise, Chautauqua County's Deputy County Executive for Economic Development and CCIDA CEO, was named to the 2024 edition of Buffalo

Business First's prestigious "Power 250" listing. The "Power 250" is an annual list of the 250 people whom, after three months of research, reporting, and debate, the full news staff at Business First regards as the most influential and powerful people in the eight counties (Allegany, Cattaraugus, Chautauqua, Erie, Genesee, Niagara, Orleans, and Wyoming) that make up Western New York.

Aldrich Receives 2024 NYSED Council 'Rising Star' Award

In May, Nate Aldrich, Economic Development Coordinator for Chautauqua County and Manager of CCPEG, received the 2024 James W. Griffin Rising Star Award, presented by the New York State Economic Development Council (NYSED Council). Aldrich was presented the award at the NYSED Council Annual Meeting Awards Banquet in Cooperstown. The Rising Star Award honors an individual, age 40 and under, who has made a significant contribution to the economic development profession in New York State, with consideration given to quality of service and impact on New York's economy.



2025 TOP 10 CCIDA ECONOMIC DEVELOPMENT GOALS

1. Aggressive Proactive Business Retention & Expansion

Continue to work with current and prospective businesses throughout Chautauqua County to ensure they have the resources they need to prosper and grow. This includes providing information about technical assistance and incentives available through the CCIDA, Empire State Development, Small Business Development Center at JCC, and other sources via constant contact by our Project Managers and through our in-county marketing efforts.

2. Complete Shovel-Ready Sites in Ripley and Ellicott

With a majority of funding in place, CCIDA will begin development in 2025 at both the 150-acre site in Ripley and the 40+ acre site in the Mason Industrial Park in the Town of Ellicott. The goal will be to have both sites completed in 2026. To garner interest from prospective developers, CCIDA will also initiate an aggressive marketing effort for both sites, beginning in mid-2025. The marketing effort will not only focus on the sites being shovel-ready, but also on location, incentives, affordable utility costs, and quality of life.

3. Reactivate Properties of Community Importance

Furniture Mart Redevelopment – Continue to work with the Gebbie Foundation and other key stakeholders in Jamestown to attract interest in the Furniture Mart building for future development.

Silver Creek High School – Continue to work with STEL, Park Grove Realty, Empire State Development, and the Village/Town to demolish the dilapidated former Silver Creek High School and build a new 50+ unit senior housing by providing incentives and technical expertise.

Lakeshore Hospital – Continue to work with Brooks-TLC Hospital, Town, State, and prospective developer(s) to reactivate the vacated facility.

Truck-Lite – Continue to work with realtors, site selectors, and prospective purchasers of the vacant Truck-Lite facility in the Town of Ellicott by offering incentives and bringing ESD and other key stakeholders to the table.

4. Assist ImmunityBio and Electrovaya

Continue to ensure both ImmunityBio, a pharmaceutical company that leases the Dunkirk plant, and Electrovaya, a leading lithium-ion battery technology and manufacturing company with a plant in the Town of Ellicott, have access to local, state, and federal resources that will allow them to ramp up their operations to achieve their full potential.

5. Continue to Focus on County's Economic Development Strategy through CCPEG

The CCIDA and CCPEG will continue the implementation of priority projects in alignment with the county's economic development strategy. These projects include the Chadakoin River Activation and Development Initiative in Jamestown,

implementing the recently completed Housing Market Assessment & Development Plan, supporting trail maintenance efforts in collaboration with the Friends of the Chautauqua County Greenways, and infrastructure project planning and development. The Economic Development Team will also provide critical local-matching dollars for catalytic economic and community development projects seeking funding from a multitude of local, state, federal, and philanthropic sources.

6. Acquire New Shovel-Ready Sites

Continue to acquire the appropriate sites and determine what level of infrastructure and due diligence are required to make the sites suitable for industrial/business development. This is in response to the documented need for an increase in and improved inventory of market/shovel-ready sites, and involves thorough investigation, analysis, and financial resources - including identifying and analyzing known or suspected brownfields across the county.

7. Continue Live CHQ initiative

The CCIDA and CCPEG will continue to aggressively market and promote Live CHQ, its 3-year talent attraction and retention marketing initiative to help address and reverse the county's population decline. The intended result is that more people will learn about the benefits of living in Chautauqua County and choose to stay or relocate here to fill available job positions, start businesses here, retire here, and/or visit, ultimately resulting in a reversal of population decline over time.

8. Collaborate with County Municipalities to Assist with Economic Development

Continue to support the cities of Dunkirk and Jamestown in their economic development efforts, including helping Dunkirk with its recently approved Downtown Revitalization Initiative grant from the WNY Regional Economic Development Council, and the City of Jamestown with the Chadakoin River Strategic Business Plan. In addition, both CCPEG and the CCIDA will work with other municipalities to support their ongoing economic development efforts.

9. Agriculture Enhancement

Continue to implement recommendations put forth in the County's Agricultural Development & Enhancement Strategy, which is an update to the County's Farmland Protection Plan. The objective of the update was to provide an accurate reflection of the current agricultural conditions in Chautauqua County, devise strategies to increase the economic viability of the agricultural industry, encourage farmland protection, and increase public interest and awareness of local agriculture.

10. NRG Reuse Initiative

The County and the CCIDA are working with the City of Dunkirk to undertake Phase II of this initiative, which is being funded by a \$160,000 grant from NYSEERDA's Just Transition Site Reuse Planning program, in order to advance several predevelopment activities. These include a detailed infrastructure assessment, Phase 2 Environmental Site Assessment, development of marketing materials, site planning, workforce development strategies, non-site-specific community revitalization strategies, public engagement, legal analysis, and others as determined through the initial baseline planning process, and is follow-up to Phase I work already completed.

In the News (continued)

CCIDA Ranks First in Western New York

In July, Buffalo Business First reported that the CCIDA was the top ranking economic development agency in Western New York for 2023. It was the first time the CCIDA landed in the No. 1 spot on the publication's ranking of declared economic development agencies in Buffalo and Western New York. At the end of 2023, the CCIDA reported a total of \$842 Million worth of deals brokered. Not only was it the largest total of any agency in Western New York, but also the largest single-year total ever reported by CCIDA in its 51 years of operation.



CCIDA Announces Successor CFO

In September, the CCIDA announced the addition of Shelby Bilskie to the position of Successor Chief Financial Officer (CFO). As Successor CFO, Bilskie will work under current CFO Richard Dixon until his retirement in mid 2025. At that time, she will then become the CCIDA's new CFO. Bilskie was previously the Senior Director of Financial Planning & Analysis – Corporate Officer (Treasurer) for Erie Management Group, LLC / Hero Biodiesel, LLC, based in Erie, Pa.

Chadakoin River Business Plan Receives Award

In October, the American Planning Association (APA) New York Upstate Chapter awarded the Chadakoin River Strategic Business Plan with its "Best Practice" award. The award was presented to the numerous individuals involved with developing the plan during the chapter's annual meeting in Ithaca. The concept of developing the plan as a "business strategy" was the result of the public-private collaboration between a variety of local stakeholders. The core group that worked on completing the plan included the City of Jamestown, Gebbie Foundation, CCIDA, Chautauqua County Planning & Development, CCPEG, C&S Companies, and the Harrison Studio.



Investors

- Ralph C. Wilson, Jr. Foundation
- Chautauqua County
- County of Chautauqua Industrial Development Agency
- Northern Chautauqua Community Foundation
- Gebbie Foundation

2024 Advisory Board

- Mark Geise, Founder and Partnership Co-Chair, County of Chautauqua Industrial Development Agency
- Dan Heitzenrater, Partnership Co-Chair, Chautauqua County Chamber of Commerce
- Paul M. Wendel, Jr., Chautauqua County Executive
- Tom Harmon, Chautauqua County Legislature PED Committee Chairman
- Greg Edwards, Business Development Work Group, Gebbie Foundation
- Gina Paradis, Housing Co-Chair, Chautauqua County Land Bank
- Andrew Nixon, Placemaking Co-Chair, Chautauqua County Visitors Bureau
- Katie Geise, Workforce Readiness and Development Co-Chair, Workforce Investment Board
- Courtney Curatolo, Business Development Co-Chair, Small Business Development Center
- Crystal Surdyk, Placemaking Co-Chair, City of Jamestown
- Vince DeJoy, Placemaking Work Group, City of Dunkirk
- Diane Hannum, Northern Chautauqua Community Foundation
- Tory Irgang, Chautauqua Region Community Foundation
- Sham Bahgat, Bahgat & Laurito-Bahgat
- Jessica Wuerstle, Infrastructure Work Group Co-Chair, Chautauqua County Director of Environmental Health Services

Chautauqua County Partnership for Economic Growth

CCPEG Mission

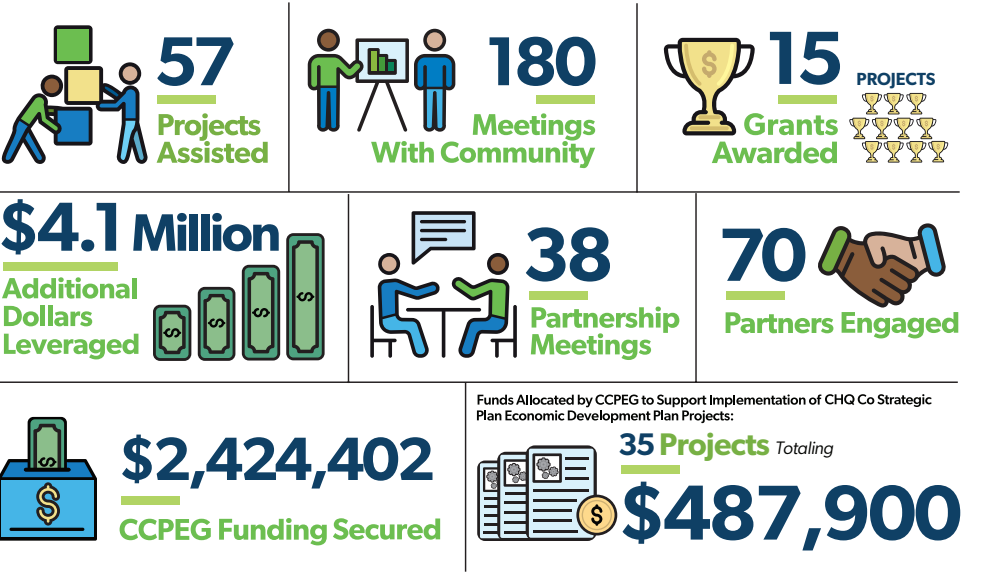
The Chautauqua County Partnership for Economic Growth (CCPEG) brings together public and private leaders to focus on countywide and regional economic development. It serves as the catalyst and broker of resources for advancing economic prosperity efforts and is the central coordinating entity for the formation, retention, development, and attraction of quality jobs and advancements to quality of life in Chautauqua County.

About CCPEG

CCPEG is a program of the Chautauqua Region Economic Development Corporation (CREDC) that receives input and guidance from a volunteer advisory board, consisting of leaders from both the private and public sector, representing various communities from across Chautauqua County. It is able to achieve its goals and objectives, including assisting dozens of its community partners, with a small support staff, assistance from Chautauqua County Department of Planning & Development, and the help of five separate Work Groups composed of members from across the county. These Work Groups include: Business Development, Housing, Infrastructure, Placemaking, and Workforce Readiness.

2024 By The Numbers

In 2024, CCPEG focused on advancing 11 priority projects in alignment with the Economic Development Strategy. The Partnership also provided over \$487,000 in financial assistance and technical assistance to support several dozen partner-led projects and initiatives that support economic revitalization and long-term strategic investment throughout Chautauqua County. In addition, the Partnership was awarded 15 grants in 2024, totaling over \$2.24 Million and leveraged an additional \$4.1 Million on behalf of its partners.



Our Work Groups



The **Business Development Work Group** ensures Chautauqua County fosters a positive environment for the creation and expansion of small and large businesses, and prepares development-ready sites throughout the county. The group also works to identify challenges that need to be overcome by businesses in order to grow and thrive, while identifying core sectors that should be targeted in order to optimize key assets and amenities.



The **Housing Development Work Group** engages and supports municipal leaders, housing agencies, investors, homeowners, and tenants through projects that improve the county's housing stock and remove blight to provide a diverse range of housing styles in developed, walkable communities to meet the demands of today's workers and active adults.



The **Infrastructure Work Group** partners with municipalities, utility districts, and related stakeholders to identify, develop, and secure funding for a wide-range of infrastructure projects, especially those that align with the Chautauqua County Economic Development Strategic Plan or enhance or leverage previous investment in economic development within Chautauqua County.



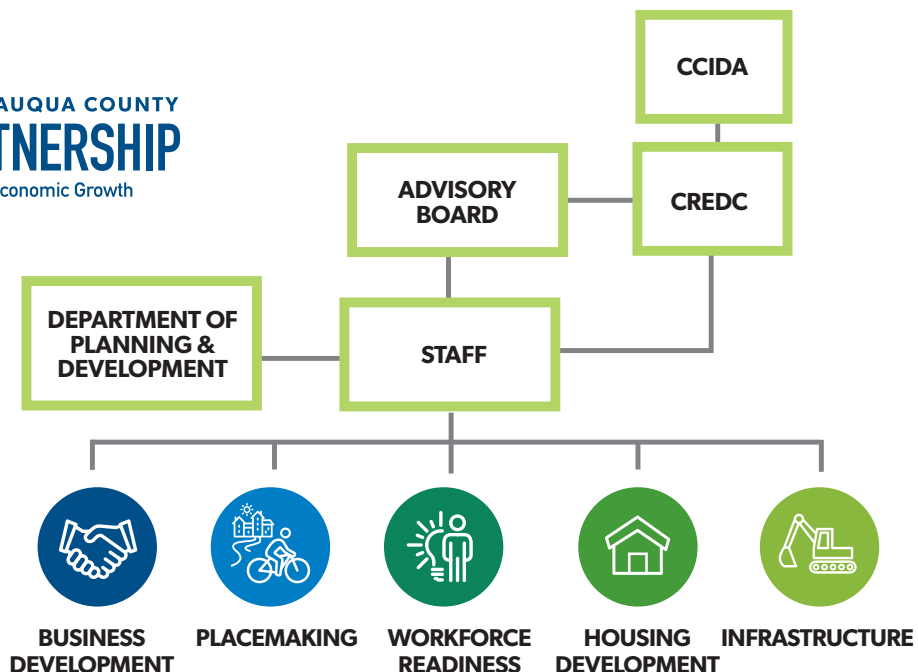
The **Placemaking Development Work Group** promotes distinct public spaces that enhance community identity, promote unique experiences and destinations, and create social connections throughout Chautauqua County. It also encourages unique senses of place that build upon and prioritize public and private investment that creates healthy, vibrant, walkable communities characterized by thriving tourism attractions, downtowns, and enhanced waterfronts specific to Chautauqua County.



The **Workforce Readiness & Development Work Group** brings together various representatives from the county's workforce development sector to act as one in preparing the future workforce, while also developing the current workforce. The end result is an increase in the number of competitive, successful, thriving businesses across Chautauqua County, and establishing a brand identity as the "Work Belt " region in the United States.



**CHAUTAUQUA COUNTY
PARTNERSHIP**
for Economic Growth



2024 CCPEG Grant Awards

Grant Information	Amount
Gebbie Foundation – Jamestown Urban Design Plan 2.0/Chadakoin River Strategic Business Plan Implementation	\$80,000
Jessie Smith Darrah Fund – Overland Trails Revitalization Project Phase IV	\$5,000
Chautauqua County – Infrastructure Planning & Implementation	\$63,000
Community Foundation for Greater Buffalo – Overland Trails Revitalization Project Phase IV	\$25,000
Northern Chautauqua Community Foundation – Administrative Capacity	\$100,000
Chautauqua County – 3% Occupancy Tax Program	\$85,000
Community Foundation for Greater Buffalo – Harold E and Elizabeth Adams Johnson Fund, Overland Trails Revitalization Project Phase IV	\$10,000
The Lenna Foundation – Overland Trails Revitalization Project Phase IV	\$25,000
Ralph C. Sheldon Foundation – Overland Trails Revitalization Project Phase IV	\$25,000
Ralph C. Wilson, Jr. Foundation – Organizational Capacity and Project Leveraging Fund Grant	\$1,625,000
NYS Department of State – Chautauqua County Brownfield Opportunity Area Pre-Planning	\$180,000
NYS Department of State - Chadakoin River Central / Eastern BOA Priority Site Pre-Development Activities	\$201,402
2024 CCPEG Grant Awards Total	\$2,424,402

2024 CCPEG Support for Economic Development Project Grant Awards

Project	Recipient	Description	Amount
City of Dunkirk Smart Growth Zoning Code Update	City of Dunkirk	An effort to update the city's existing zoning code to align with the recently adopted community-driven Comprehensive Plan.	\$20,000
Arrowhead Redevelopment Project	Chautauqua Opportunities, Inc.	Assist with the preservation of 10 units of affordable housing in Dunkirk. This includes: a physical needs assessment, an application for funding, and to acquire construction financing.	\$25,000
Chautauqua County Fair Conceptual Planning and Enhancement Project	Chautauqua County Ag & Fair Association	Hire a contractor to assist with a conceptual plan to enhance the County Fairgrounds and demonstrate appeal and outreach to visitors from both inside and outside the county.	\$25,000

Continued on page 11

2024 CCPEG Support for Economic Development Project Grant Awards (continued)

Project	Recipient	Description	Amount
Support for Shop Local Promotion Efforts	CHQ Chamber	Funding will primarily be used to assist with implementation and promotion of the ShopLocalCHQ Gift Card program, and advertising efforts during the holiday shopping season.	\$10,000
Healthcare Exploration and Immersion Day at JCC	Jamestown Community College	Design and implement a Healthcare Exploration and Immersion Day at JCC for regional students in grades 8 to 12 to learn about potential training and educational opportunities in the healthcare field.	\$6,000
Theater Seats & Auditorium Improvements	Reg Lenna Center for the Arts	The Reg Lenna will replace all 1,166 theater seats, originally installed in the 1950s, while also preserving its historic aesthetics.	\$25,000
Drive Tourism to CHQ via Digital Ads for RTPi Anniversary Season	Roger Tory Peterson Institute	Used to assist a year-long video ad campaign throughout RTPi's 40th Anniversary Season in 2024.	\$6,250
Dream It Do It Advanced Manufacturing Program	Dream It Do It Western New York	Support DIDI's hands-on programming with local students, including expanding the annual STEM Wars event and launching the Advanced Manufacturing Program.	\$25,000
Museum Planning & Conceptual Design Discovery	Robert H. Jackson Center	Engage the services of a museum planner to help develop a deliberate design process that would ultimately result in the organization and development of exhibit spaces.	\$11,750
National Comedy Center Key Market Growth Project	The National Comedy Center	The project is designed to draw visitors to Chautauqua County to build upon the County's reputation as a tourism destination.	\$20,000
Hartley Park Waterfront Revitalization & Improvement Project	Village of Lakewood	Build on the success created by the Hartley Playground Project by beginning a planning and design process to improve the shoreline and waterfront area at the park.	\$30,000
Master Plan: Strategic Growth	Village of Bemus Point	Identify opportunities and project outcomes and how they dovetail with the themes of the community: small town character, economic development, public investment, community, and natural resources.	\$20,000
Kayak/Canoe Launch	Village of Bemus Point	Install a kayak/canoe launch with accessible features, to allow tourists and residents access to Lake Chautauqua from the village.	\$10,000
Findley Lake Senior Housing /Pocket Neighborhood	Community Connections at Findley Lake	Conduct initial evaluations and investigations, and provide professional engineering, environmental, and planning technical support for a potential senior housing/pocket neighborhood development in the Town of Mina.	\$8,000
Total CCPEG Support			\$242,000

2024 CCPEG Priority Projects

Chadakoin River Activation Business Development Work Group



The goal of this project is to activate Jamestown's waterfront, increase visitation to the river corridor and basin areas, and stimulate economic activity in and around downtown Jamestown, ultimately enhancing the quality of life for city residents. With over \$2

Million secured for Phase I, C&S Engineers, Inc. has been selected to oversee its implementation, which will begin in January 2025. Additionally, new amenities and ecological interpretive signage have been purchased and created, with installation anticipated for the spring of 2025.

Chautauqua County Grape & Grain Trail Placemaking Work Group



CCPEG hired the firm Paperkite to develop a marketing campaign aimed at highlighting and driving visitation to Chautauqua County's craft beverage, wine, and ecotourism offerings, while also encouraging longer stays and increased spending throughout the region.

The Chautauqua County Grape & Grain Trail campaign launched in July 2024 across various social media channels. The landing page, available at TourChautauqua.com/field-to-glass, provides visitors with valuable information to help plan their trip to the county.

Chautauqua Co. Interactive Trails Map Placemaking Work Group

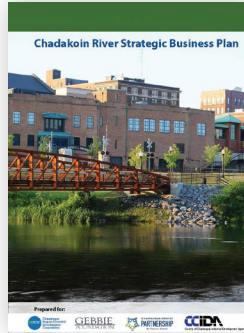


The Chautauqua County Interactive Trails Map was completed and launched in June, in collaboration with Chautauqua County Government and the Friends of the Chautauqua County Greenways (FCCG) group. This interactive map displays all trails across the county, allowing users to toggle between different trail

uses for a personalized experience, including hiking, biking, horse-back riding, cross country skiing, and kayaking. In addition to the online map, users can open the Avenza Map Application while on the trails to view individual trail maps and track their location, even in areas with weak or no cell reception. The new interactive map, along with links to downloadable and printable individual maps and also a mobile application, can all be found at CHQTrails.org.

City of Jamestown Chadakoin River Central/Eastern Brownfield Opportunity Area (BOA) Site Pre-Development Project

Business Development Work Group



CCPEG was awarded \$201,402 by the New York State Department of State to complete pre-development activities at five priority sites within the Chadakoin River Central/Eastern Brownfield Opportunity Area (BOA). These activities will help mitigate unknown risks, costs, and potential liabilities associated with brown-field redevelopment, making it easier for private developers to invest in and finance

projects within the BOA. C&S Engineers, Inc. has been selected to oversee the work, with completion expected in 2025.

Downtown Revitalization: Continued Support for Dunkirk DRI Placemaking Work Group



CCPEG continues to support the City of Dunkirk and individual project sponsors in advancing the Dunkirk Downtown Revitalization Initiative. CCPEG, along with the County and CCIDA, plays an active role in supporting the Department of Development with advancing the two DRI-funded

marina projects, as well as focusing on other resilient infrastructure enhancements to the harbor itself.

Housing Market Assessment and Development Strategy

Housing Development Work Group



Completed in February 2024, the Housing Market Assessment and Development Strategy offers valuable insights into the current housing stock and market conditions, along with identifying existing and future housing gaps. These insights, combined with stakeholder input, provided the foundation for the development of actionable strategies to address housing



gaps and needs in Chautauqua County, with 49 recommendations being made. In 2025, implementation will begin with the top 20 recommendations, focusing on establishing a housing developer forum. A site inventory, developer list, housing marketing materials, and an affordable housing fact sheet will be created to support the recommendations and help prepare for the forum.

Live CHQ Talent Attraction and Retention Initiative

Workforce Development Work Group



The Live CHQ talent attraction and retention initiative is a new marketing effort that promotes Chautauqua County as an exceptional place to live, work, and do business by highlighting its affordability, job opportunities, cultural and entertainment attractions, and diverse outdoor recreational options. Launched in April 2024, LiveCHQ.org showcases

the benefits of living in the county and also provides general information about our communities and key attractions. Since its launch, the Live CHQ brand has appeared in both traditional and digital media, with over 5.75 Million digital impressions, 90% of which appearing outside of Chautauqua County. The Live CHQ website is also part of ChooseCHQ.com, also launched in April and serving as a valuable resource that focuses on business attraction and economic development through CCIDA and related agencies, including CCPEG.

NY Forward Applications Support



Placemaking Work Group

To support the development of successful NY Forward applications, CCPEG hired the consultants Barton & Loguidice (B&L) to assist

four municipalities with their submissions. The Villages of Falconer, Sherman, and Westfield, along with the Town of Mina, submitted applications. Each of the State's ten Regional Economic Development Councils (REDCs) will have the option to recommend two communities for \$4.5 Million NY Forward awards. The awards are expected to be announced in early 2025.

Overland Trails Phase IV Project

Placemaking Work Group



The Phase IV Overland Trails Project was completed in the summer of 2024. This section involved remediating and rerouting parts of the Fred J. Cusimano Westside Overland Trails in Panama and Brokenstraw State Forests, as well as collaborating with private property owners.

Updates were made to address chronic wet areas and improve sections of the trail that were unsustainable. Funding will be sought for Phase V of the Overland Trails Project, which will focus on remediating the Boutwell Hill portion of the trail.

Shovel-Ready Site Support

Business Development Work Group



The availability of development-ready acreage is limited in this area, while demand from the manufacturing, transportation, and warehousing industries continues to grow. This initiative aims to expand the inventory of development sites and

prepare critical infrastructure to support economic growth. In 2024, CCPEG assisted the CCIDA in securing \$3 Million in grant funding from the Appalachian Regional Commission for a \$16 Million project on a 150-acre site in Ripley. The goal of the project is to transform the site into a shovel-ready location that will attract developers and employers looking to expand or relocate to western New York, creating new employment opportunities and generating tax revenue for the region.

Workforce Ambassador Program

Workforce Development Work Group



In 2024, CCPEG launched the Workforce Ambassador Program, engaging local residents with diverse backgrounds and interests who are passionate about Chautauqua County. Throughout the year, 16 ambassadors were trained and are now available to

connect with prospective or recently hired employees new to the county, helping them discover all the area has to offer based on their individual interests. More information at ChooseCHQ.com/WorkforceAmbassadors.

2025 CCIDA, CREDC, CRC Board of Directors



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Special thanks to outgoing board member **Steven Thorpe**, who served on the CCIDA board for six years prior to his retirement in July.



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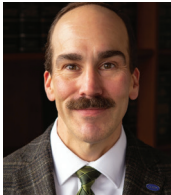
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