

Cortland County Business Development Corporation, Cortland County Industrial Development Agency, and the Cortland County Development Corporation

2025 Annual Report

The BDC and the IDA are the county's lead economic development agencies working closely with their many local, state, and national partners to retain, create, and attract jobs and to grow Cortland County as a desirable community in which to work, live, and invest. The work to achieve these goals was comprehensive over the past year.

2025 Summary

Downtown Investment

The Cortland County Business Development Corporation has also been directly involved in the planning and development of the Village of Homer's Downtown Revitalization Initiative ("DRI"). Homer had a successful application and are working through the process to start their approved projects. The BDC will be handling the small project fund which will account for \$500,000 of the DRI money to be used for projects less than \$100,000.

The Cortland County Business Development Corporation has also funded and advocated for the Village of Marathon which was awarded the NY Forward grant. This program is very similar to the Downtown Revitalization Initiative, but for smaller municipalities. The Village of Marathon has submitted a list of potential projects to NY for evaluation. Upon receipt of the selected projects from NY the construction will begin. The projects are highly impactful for the village and the greater Cortland County community.

APEX

The former APEX manufacturing site on the city's east end was mothballed in 2017 and was razed in 2021 with the contractor leaving mountains of debris on site that could not be sold for scrap—the CCIDA, acquired and removed the remaining debris field using licensed abatement contractors. The project is also a major redevelopment opportunity, with 8 acres of land, appropriate zoning, and proximity to the Interstate and other transportation infrastructure. The recent announcement of Micron's intention to build a \$100 billion chip-fab facility in Onondaga County only enhances the site's marketability just 50 minutes down Interstate 81. This site has had numerous Environmental Site Assessments performed on it, by the City's Environmental Protection Agency's (EPA) Brownfield Cleanup grant, that revealed a few different environmental concerns on the site and adjoining sites. These studies are currently being quality reviewed by the EPA to be approved for reuse. Quality review approval has been received, the CCIDA will look to do an appraisal on the site to find out the value of the site. We have received an EPA Brownfield grant to assist with this site reuse plan.

EPA Brownfield Community Grant

The Agency applied to the Environmental Protection Agency's Community Brownfield Grant in 2023 to receive up to \$600,000 in grant funds to assist with environmental studies to be performed on developmental sites across the county. These studies will help to assist in the redevelopment of sites or general cleanup if any environmental issues are found. Fortunately, the Agency was approved for this funding. We are now waiting for the award letter from NY. Upon receipt of the award letter, we will move forward in identifying uses for the grant.

Buckbee Mears

The 200,000-square-foot facility is now partially occupied with about three-quarters of the building still available for lease. The agency continues to work hand in hand with the owner to help fill the site, which has the potential to develop as a unique local and regional employment asset.

Micron

The Micron announcement has led to several conversations about development opportunities both for business and housing across the county. The IDA has held numerous planning sessions with appropriate local, regional, and state partners to move those opportunities forward. The IDA has met with the Micron Community Engagement Committee to see what best connections the county might need to be making to properly situate itself for future development. The Agency continues this engagement and has entertained a few grant proposals to support initiative in Cortland County that have been identified by the Micron Community Engagement Committee.

Solar Development

The agency has incentivized numerous solar projects of varying sizes to date, with 2 more projects in the pipeline. One is a proposed 90MW facility across various locations in the towns of Homer, Cortlandville, and Solon. Developers have already secured a power contract with the state of New York and have now secured a siting permit from the state of New York. The IDA assisted in negotiating mega-watt payments and host community agreements with the municipalities and the developer. This project has an estimated start date of Spring 2026. Conversations in regard to a Payment in Lieu of Tax agreement with the company will be finalized in early 2026. Two other solar projects are looking for approval in early 2026, one being in the Town of Cortlandville and another in the Town of Homer.

Agency Headquarters

The CCIDA continues to lease space at 40-42 Main St. in the city of Cortland and has acquired a new location at 5 Kennedy Parkway in the city of Cortland. The acquisition solidifies the agency's presence in Cortland's and would also comprise a meaningful and cost-effective approach to managing the agency's overhead costs. The agency will seek proposals for interior renovations to 5 Kennedy Parkway and look to relocate mid-2026.

Byrne Dairy A Payment in Lieu of Tax agreement was negotiated and approved by the IDA board of directors in 2025. The company will invest \$120million and currently has over 100 employees working at the site, with plans to have up over 200 employees when the project is completed in 2027.

Homer Bridge FEMA Grant

In 2024 there was a flood that had a damaging impact on the bridge that accesses the property owned by the IDA in the Village of Homer. A grant application was submitted in 2024 and was awarded in early 2026. The agency is planning to move forward on bridge construction in the summer of 2026.