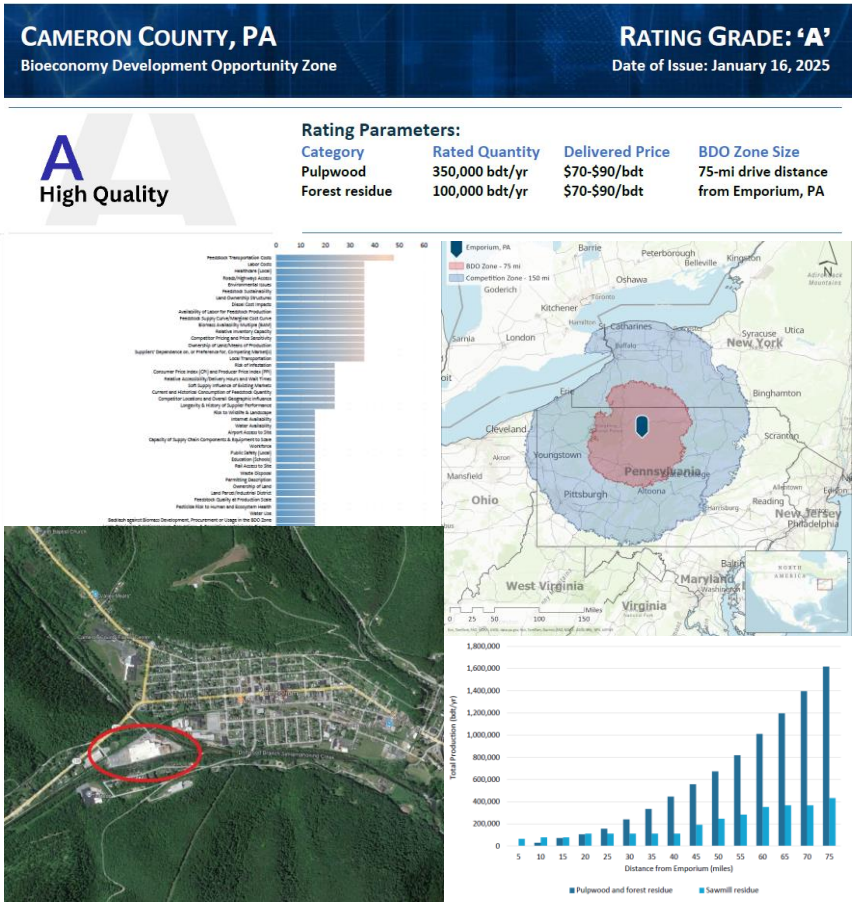
Cameron County, PA BDO Zone Rating: **'A'**

- ✓ Rating Parameters: **450,000 bdt/yr of wood fiber at delivered price of $70-$90/bdt**
- ✓ Leading hardwood manufacturing and export region in the United States
- ✓ At least 350,000 bdt/yr of low grade roundwood is available
- ✓ Adequate supply chain capacity and multiple suppliers, including TIMOs, PA State forests, and the federal National Forest system
- ✓ Comparatively low electricity and natural gas rates and multiple project development sites



View and download the Cameron County, PA BDO Zone Rating **here**.

BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

www.cameroncountypa.gov

CAMERON COUNTY - BDO ZONE

Grade “A” rating



Introduction

Joshua Zucal - Cameron County Commissioner
Cliff Clark - Economic Development Director



- Agriculture Industry Experience
- Business Development Analysis
- Funding Coordination

CAMERON COUNTY, located in the heart of the Pennsylvania Wilds, presents a unique opportunity for manufacturing businesses seeking a strategic location with room to grow. Known for its strong work ethic, deep-rooted industrial heritage, and a supportive community environment. The county offers a compelling setting for manufacturers looking to innovate in a cost-effective, resource-rich region.

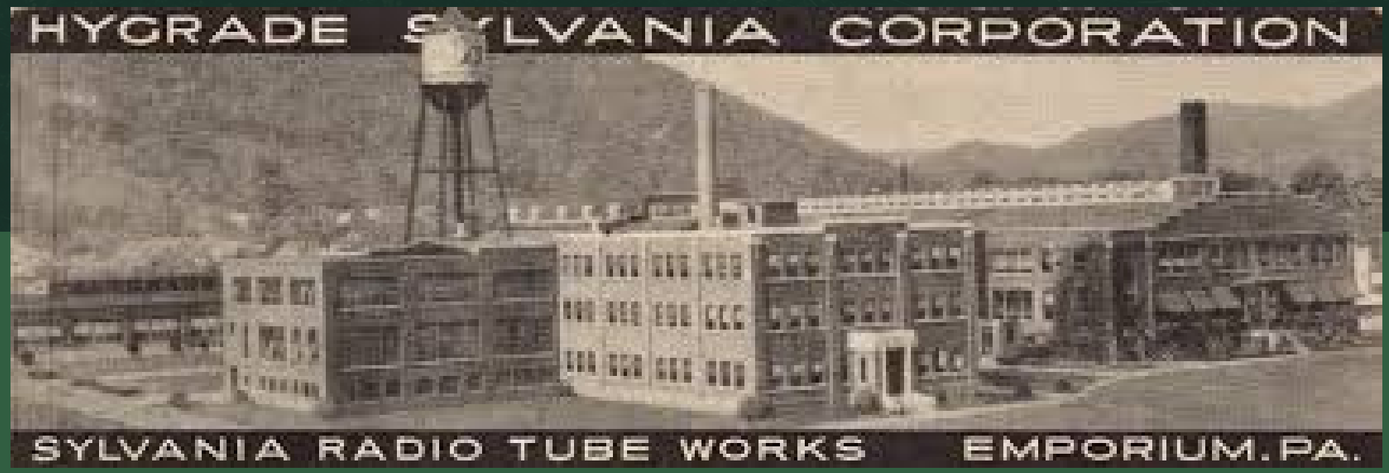


Historical Significance



For generations, Cameron County has stood at the forefront of American innovation and industrial achievement. From supplying the massive timbers that built the world's great ships to producing dynamite that helped carve the Panama Canal, our legacy is built on bold contributions to progress. As the birthplace of the iconic Sylvania Corporation and a trailblazer in powdered metal technology, Cameron County has consistently led the way in advanced manufacturing. Today, that same spirit of ingenuity continues—making Cameron County not just a place with a proud past, but a powerful partner for the future of industry.

Today we still stand strong in the timber and biomass market considering our location of natural resources.



Cameron County Dynamics

Current Population

The 2023 census stated 4380 residents in Cameron County

Quality of Life

Known as a place of respite and rejuvenation, recreation is right out the back door

Small Business

Small businesses continue to grow due to our tourism assets and work ethics

Timber Acerage

Roughly 90 percent of Cameron County is forested including state land owned by Elk State Forest and PA Game commission

Landscape

Part of the Allegheny Plateau, headwaters for the Susquehanna River basin begin in mountainous terrain created by glacial ravines and valleys

Regenerative Assets

Forest Agriculture is one industry which will never leave helping companies thrive from our local biomass opportunities

Land of Opportunity



Emporium Hardwoods

Emporium Hardwoods is highly regarded in the USA for its hardwood production, specifically due to its efficiency and high output. The company's mill, known as one of the most efficient hardwood sawmills in the world, produces 30 million board feet annually.

Lyme Timber, a leader in land management and ownership has 1.3 million acres in its portfolio and has a partnership with Emporium Hardwoods with local land holdings

Land of Opportunity



Lewis and Hockenberry

Founded in 1946, Lewis & Hockenberry Inc. is a family-owned hardwood manufacturing company located in Emporium, Pennsylvania. Specializing in kiln-dried dimension hardwood products, the company serves a global clientele with offerings such as squares, dowels, and laminated squares

Utilizing both conventional and advanced vacuum kiln technologies, Lewis & Hockenberry ensures high-quality products with excellent color and durability.

BIOMASS
Availability



Infrastructure for harvesting is primed for success towards the future of biomass development

Ecostrat grade “A” rating

All within a 75 mile radius from the center point of Emporium, PA

450K

Bone Dry Tons

The Forest Stewardship Council (FSC) regulates timber through certification systems that ensure responsible forest management and supply chain integrity.

Industrial Property #1

- 12 acres
- Industrial Zone
- 3 phase electric power (400amp)
- Large Wood Kiln (40K BF)
- Solid Cement expansion pads
- 17k Square feet covered
- Well and septic

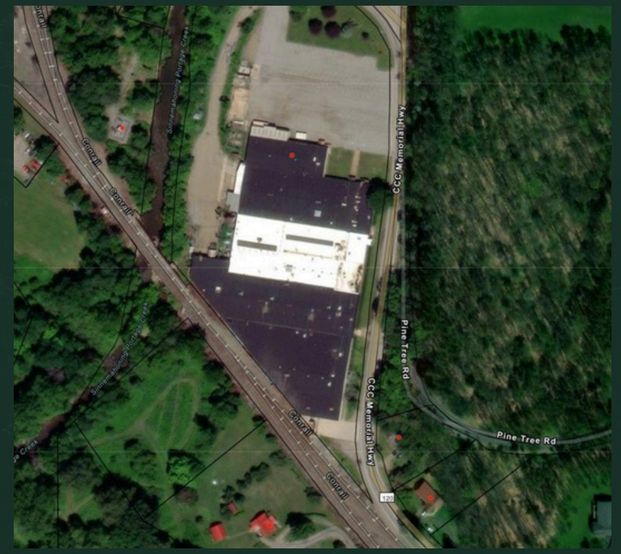


Former wood panel company operated by Lewis & Hockenberry which employed 100+ employees.

Industrial Property #2

- 117,000 sq.ft. manufacturing facility with 80,000 sq.ft. of lease space available
- 480V Three Phase Electric, upgradable to 2,000 Amps
- Adjacent to Western New York and Pennsylvania Railroad with potential for rail siding
- Utilities: Public water and sewer





Former powder metal factory employing 150+ people.

Industrial Propery #3

- Sale Price: $3,750,000
- Building Type: Industrial manufacturing warehouse/office
- Building Size: 244,997 SF
- Building Class: B
- Parcel Size: 13.10 acres (Parcel ID: 2-55-0-114-000-0000)
- Year Built: 1997
- Construction Type: Warehouse - Structural Steel; Office - Masonry.
- Roof: Flat rubber roof
- Cranes: Two 3-Ton; One 1.5-Ton
- Power: Substation metered at 46kV / 5 transformers
- Lighting: T-4
- Utilities: Public water and sewer
- Office Area: 3-story office, 27,000 SF with elevator
- Additional Improvements: Exterior water cooling towers



Former powdered metal factory employing 300+ people.

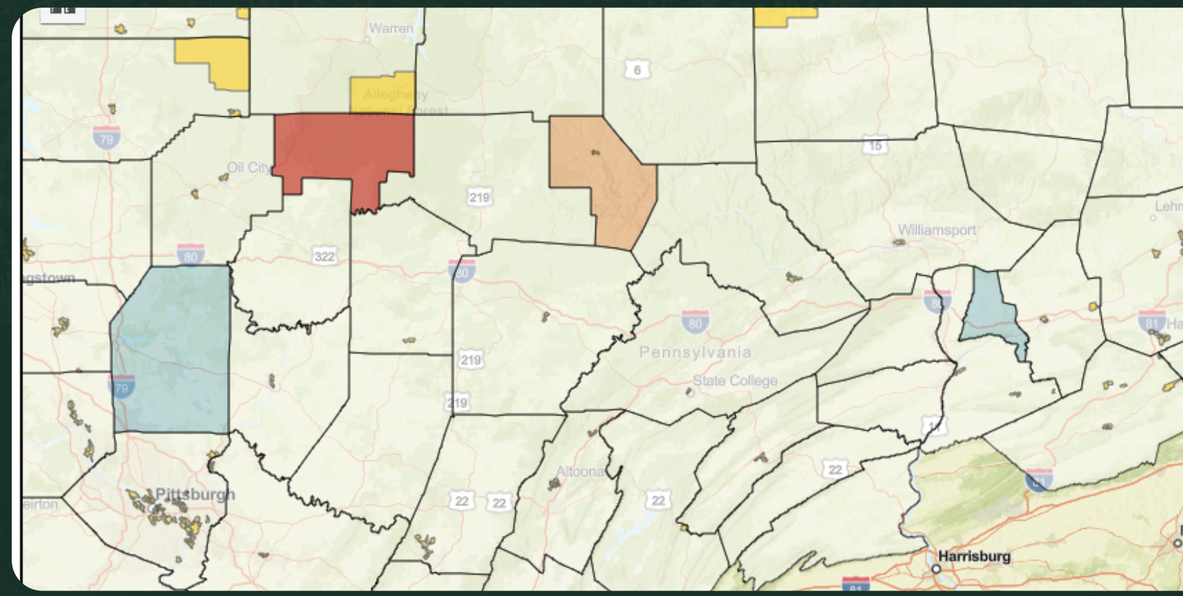
Social and Economic Impacts of BDO Zone rating

Cameron County is known as an “at risk distressed commumity” from the Appalachian regional commission (ARC). This brings opportunity to the county for industrial development.

Increasing Agricultural Opportunities

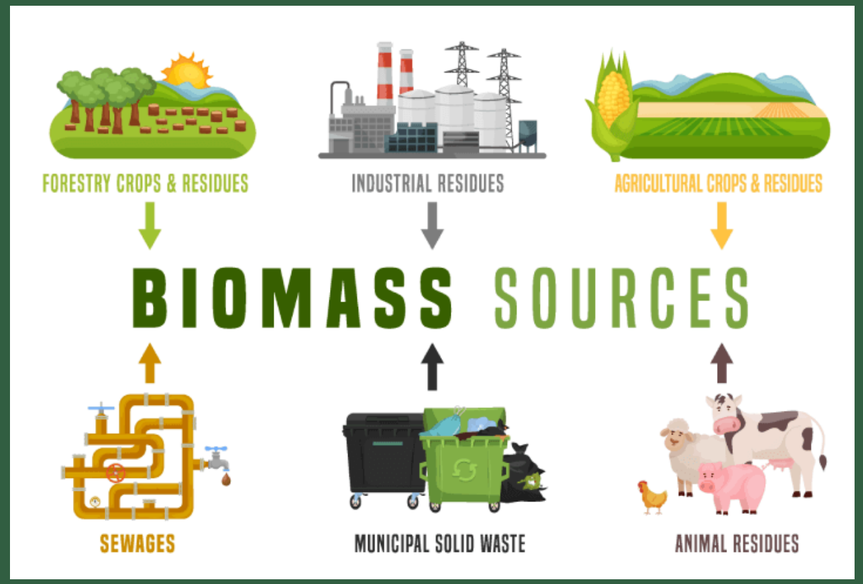
Improving economic value

Leveraging assets



Investing in Cameron County as an Opportunity Zone and positioning it as a central hub for biomass businesses enhances the social and economic vitality of our region, supporting the long-term sustainability of our rural community.

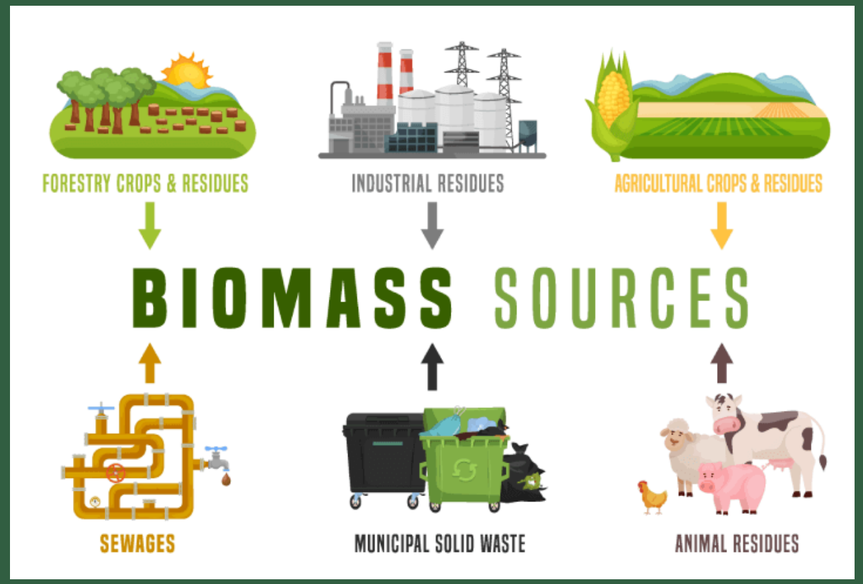
Financial Assistance



The Cameron County Office of Community and Economic Development administers three primary loan programs aimed at fostering local business growth

1. Cameron County Revolving Loan Fund
   - Offers low-interest financing for land, building, machinery, equipment, and working capital.
   - Designed to support job creation and retention
2. Cameron County Micro-Loan Program
   - Provides smaller loans suitable for startups and microenterprises.
   - Focuses on businesses with limited capital needs
3. USDA Rural Business Enterprise Grant (RBEG) Loan Program
   - Offers loans up to $100,000 with terms of 3 to 10 years, depending on the use (e.g., working capital, equipment, real estate).
   - Features a fixed interest rate of 1.5%.
   - Startups must contribute at least 10% in cash and 20% in total equity.

Financial Assistance



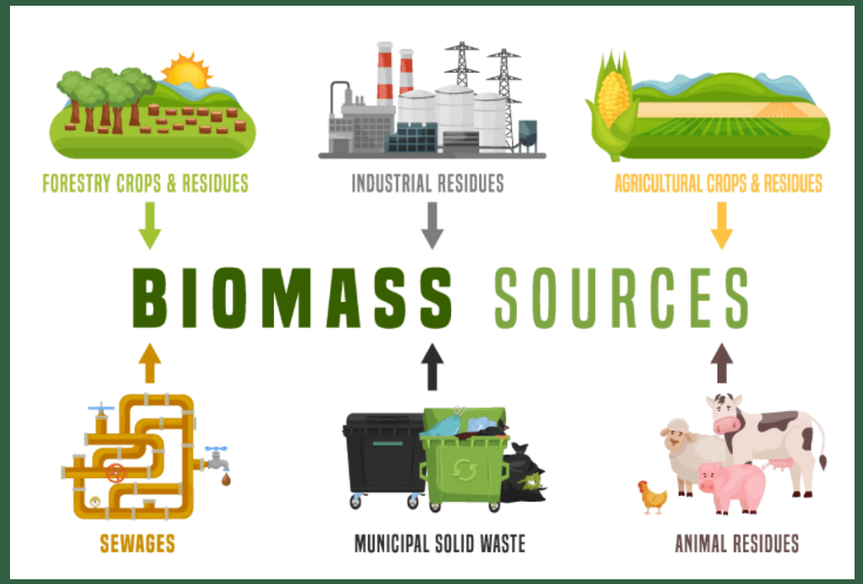
Regional and Statewide Financial Assistance:

North Central Pennsylvania Regional Planning and Development Commission:
Offers microloans up to $50,000 for new and emerging businesses with 10 or fewer employees. Provides fixed interest rates and flexible terms.

Pennsylvania Department of Community and Economic Development (DCED)
Administers various loan, tax credit, and grant programs to stimulate job creation and business growth. Programs include the Pennsylvania Industrial Development Authority (PIDA) loans and the Pennsylvania Capital Access Program (PennCAP).

Creative Business Loan Fund
Provides affordable, flexible financing for small, creative businesses across Pennsylvania. Loan amounts vary, with an average size of $131,000. Administered through partners like Bridgeway Capital and Community First Fund.

Financial Assistance



The USDA's UAIP program supports urban agriculture and innovative production projects. It offers two types of grants:

- Planning Projects: Assist in developing strategies for urban agriculture, focusing on areas like food access, education, and business startup costs.
- Implementation Projects: Support existing urban agriculture initiatives, including infrastructure development, training, and climate-resilient practices.
-

Eligible applicants include local governments, nonprofits, tribal organizations, and schools. Applications are typically submitted through grants.gov.

Pennsylvania Agricultural Innovation Grant Program

This state-level program aims to help agricultural businesses in Pennsylvania adopt innovative technologies and practices. It offers three types of grants:

- Innovation Planning Project Grants: For developing strategic plans to improve agricultural practices. Grants range from $7,500 to $50,000, requiring a 30% match from non-state sources.
- Onsite Project Grants: For implementing innovative practices on individual farms. Grants range from $5,000 to $200,000, with a 50% non-state match required.
- Regional Impact Project Grants: For projects benefiting multiple entities or regions. Grants range from $100,000 to $2 million, also requiring a 50% non-state match.

In its inaugural round, the program awarded $10 million to 88 projects across 45 counties, supporting initiatives like renewable energy generation and advanced harvesting systems.

THANK YOU!



Hopefully this material is useful

www.cameroncountypa.gov