

Market Analysis
Economic Recovery Strategy and Action Plan
Clearfield County

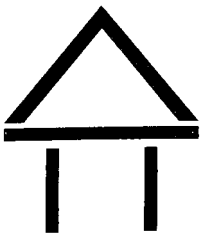
Prepared For:

Clearfield County Commissioners

December, 2002

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SP&A



▪ S. PATZ & ASSOCIATES, INC ▪

▪ REAL ESTATE CONSULTANTS ▪

December 9, 2002

Mr. John Sughrue, Chairman
Mr. Gene T. Lunsford
Michael R. Lytle
Clearfield County Commissioners
Clearfield Courthouse
Clearfield, Pennsylvania 16830

Dear Clearfield County Commissioners:

This will submit our findings, conclusions and recommendations regarding the detailed Economic Strategy and Action Plan proposed for Clearfield County officials and staff that provides the detailed local and regional market data and analyses required to support the County's Mission Statement, as identified in Clearly Ahead, the CCIDA/CCEDC web site, of: (1) Job Creation, (2) Job Retention, and (3) Increased Economic Base.

The report notes in full detail the significant positive efforts undertaken to date by County officials to improve economic conditions in the County. Also fully noted is the regional and national factors that have negatively affected the local economy, in spite of local efforts to over come these trends that are often outside of the control of local officials.

A primary effort in the strategy and action plan is the identification of how to prepare for the various growth opportunities that arise in the County and the preparation of a list of "active" steps to be undertaken for implementation of the Strategic Plan. One key element of the Strategic Plan is the identification of the need to diversify the economic base of the County and to recognize that current efforts in the industrial park development have satisfied current land needs. A second major issue is the need for more County effort in controlling attractive available sites, as many key sites are presently privately owned and not readily available for development. Thirdly, it is important to create a "one stop" shop to coordinate all economic activities. These three issues represent specific steps for the County to undertake to commence on an organized and professionally managed economic development strategy.

Mr. John Sughrue, Chairman
Mr. Gene T. Lunsford
Michael R. Lytle
December 9, 2002
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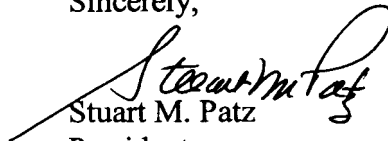
In general, the County's economic trends are very competitive within the region. The region, defined as the I-80 Corridor of North Central Pennsylvania, is a slow growth region and likely to remain so. However, there are specific projects to undertake to place the County in the best possible position to react once development opportunities arise. These projects are fully described in the attached report in terms of what needs to be accomplished and why.

The detailed market data that support the proposed implementation of the Strategic Plan are presented in the attached report. The completion of the report represents a real team effort of the S. Patz and Associates, Inc. staff and the staff of CCEDC/CCIDA/CCPC. The staff's extensive knowledge of County development trends and their close working relationship with area businessmen were important inputs in the preparation of the report. Without that input and cooperation, the completion of this report would not have been possible. For that we are thankful.

We finally want to emphasize the local officials have been particularly proactive in their response to economic development and that many positive developments have been implemented. The County is "Clearly Ahead" of most communities in their approach to economic development and in the "spirit of partnership and cooperation" with the County's business community. The recommendations presented in the report is intended to build upon an existing sound foundation.

We trust that our input will be helpful to the County's efforts in future economic development and hope that we can remain an integral part of the County's ongoing economic development team.

Sincerely,


Stuart M. Patz
President

SMP/mec
[Clearfield 2002 ltr.]

Clearfield County Commissioners
and CCEDC and CCIDA Directors

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Michael R. Lytle

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