



Report to the Sullivan County Legislature

INSIDE

Summary

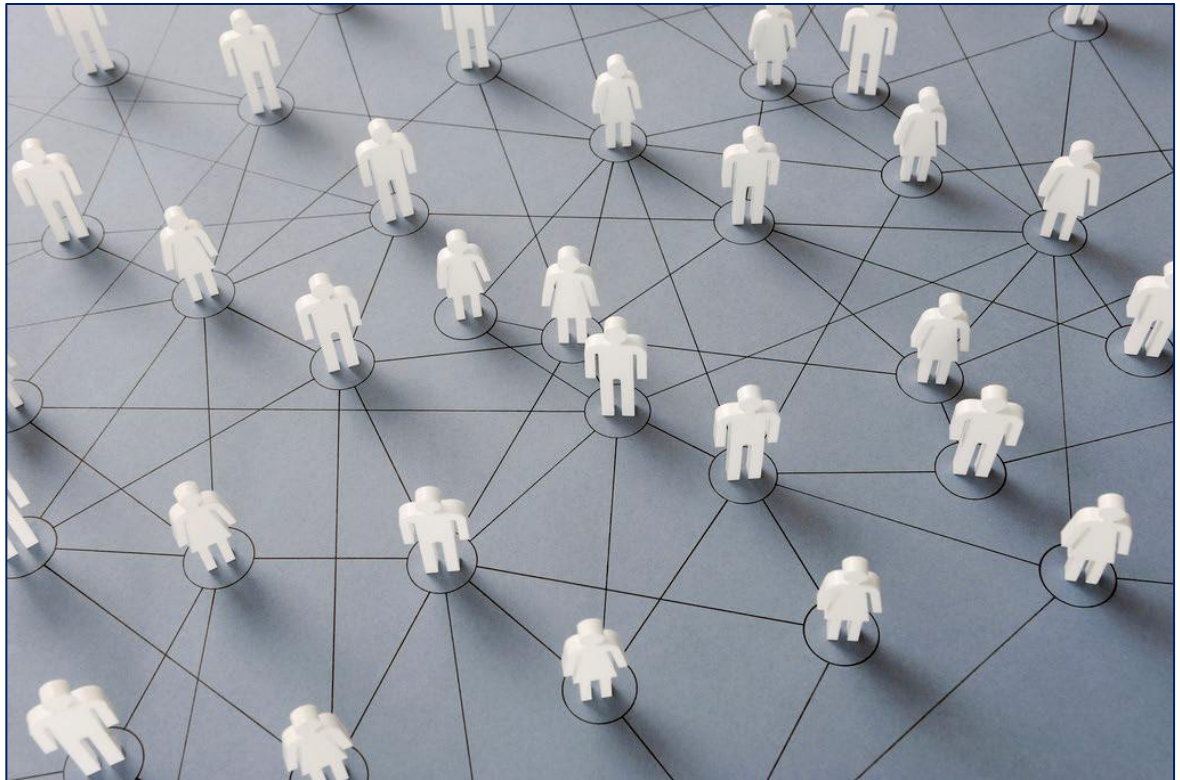
Current status of our economy and future outlook

Current Projects

List of current projects seeking approval.

Events and Special Meetings

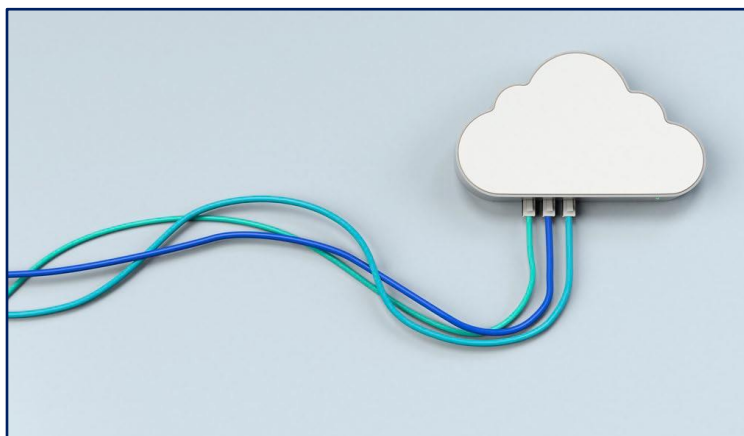
Dr. Theresa Hamlin, President & CEO The Center for Discovery selected for Walter A. Rhule Award. Fred Stabbert III earns Distinguished Service Award. Archtop meets with municipal officials.



Summary

The Hudson Valley job market and in particular Sullivan County continues to outperform the State and the Country.

With an unemployment rate of 3.6% Sullivan County continues its long stretch of stability ahead of New York State's 4.6% rate and the national rate at 4.2% underscoring a stable job market. In fact, Sullivan County jobs grew the fastest in the region year to year at 4.6%. Where jobs fluctuated dramatically due to a seasonal economy in the past, they now remain relatively steady year-round indicating a more resilient annual economy that is not overly dependent on seasonal tourism. In other words, the long-range goal of diversifying our economy into other sectors and adding less seasonal tourism assets is beginning to work. Certainly, there is a lot of work to be done. Yet, with a significant portfolio of projects working their way through the approval process, more investment, jobs, and permanent tax rates are on the horizon.



Current Projects

- **2.4 million sq. ft of preapproved sites.**
1.7 million sq. ft in approval phase
 - Liberty Horizons** – 1 million sq. ft
 - 1283 Old Route 17** – 48,000 sq. ft
 - 86 Jefferson St** – 121,000 sq. ft
 - RGG Realty** - 40,000 sq. ft
 - Bridgeville I/C** - 500,000 sq. ft
 - Bridgeville I/C** – 130,000 sq. ft
 - Avon Commerce** – 560,000 sq. ft
- **Grossinger's Redevelopment** - under design and engineering. Preliminary Planning Board presentation has been completed. Developer has indicated several hundred jobs and several hundred million in investment subject to final design.
- **@Woods Ecotech Retreat** received final approval – this project will attract tech companies from throughout the nation to work, strategize, and produce products in a natural setting. Over \$30 million will be invested.
- **Grand Luxury Retreat** – cabin styled luxury tourist destination investing over \$70 million has been approved in the Town of Forestburgh. Developer is finalizing capital stack with construction beginning once finalized.
- **FIMFO** – over five years of review, this family destination project located on the former Kittatinny campground site awaits final EIS approval in 2026. Project will invest over \$43 million to upgrade facility.
- **Old Route 17 Industrial Commercial Corridor** - water and sewer project is under design. Project is part of a \$21 million FAST NY grant. Will complete shovel ready status of the Liberty Horizons site.
- **Livingston Legacy Holdings** – craft sake brewery, Japanese restaurant, event space, rail trail welcome center and more. \$ 40 million in investment over 40 jobs. Successful CFA awardee.
- **Eldred Preserve** – currently constructing 14,000sq.ft spa. Investing \$10 million to its storied location in the Town of Highland.
- **Apple Ice** – will be constructing 20,000 sq. ft addition to its current location in Monticello. Apple Ice anchors the RGG Realty 83-acre development site.

Events & Special Meetings

The Partnership for Economic Development Annual Meeting to be held on October 8, 2026, at Resorts World Catskills.

The Partnership will hold its 32nd Annual Meeting and Celebration. The event will feature networking, yearend review, installation of the board of directors and awards. This year the prestigious **Walter A. Rhulen** award recipient is **Dr. Theresa Hamlin**, President/CEO of **The Center for Discovery**. The Center for Discovery is one of the nation's leading providers of care for individuals with complex disabilities and Sullivan County's largest employer. Through its nationally recognized programs in healthcare, education, agriculture, nutrition, research, and workforce development, the organization continues to improve lives while strengthening the regional economy.

The Center continues to be the top employer in Sullivan County with **1,860** workers with plans to over **200** more. Then Center boasts an annual economic impact of over **\$250 million** on the local economy.

The Partnership will also recognize **Fred W. Stabbert III** with its **Distinguished Service Award**. Fred has served in various capacities at the Partnership chairing the Marketing Committee and presiding as Board Chairman for three years during his multi decade tenure.



Shawn Beqaj, Chief Development Officer, addresses municipal leaders and DPW supervisors to update County broadband project.

Partnership Facilitates Broadband Meeting with Municipal leaders.

Archtop Fiber, Sullivan County's broadband development contractor met with over 40 municipal officials and DPW representatives to update participants on the project status as well as address any questions or issues that have come up during the installation process. The project is halfway completed and Archtop indicated further investment is on the Horizon. In addition, municipalities may be able to receive group discounts if they decide to use Archtop Fiber as their service provider. Speeds of **8-10 megabits** will be available throughout the county leapfrogging other areas to position Sullivan County to attract the businesses of the future.

- **Hudson Valley Farms** – has made an offer which was accepted for the PepsiCo Frito Lay building in Liberty, a 239,000 sq. ft food grade building. Hudson Valley Farms is seeking approval from the Village of Liberty for its expanding value-added agribusiness. Project will add 200 jobs with priority given to former PepsiCo employees.
- **Holiday Mountain** – Taylor family continues to invest in and expand the Holiday Mountain Ski Center. Summer camp was opened this year, and ski runs continue to undergo updating with new lift equipment being installed.