



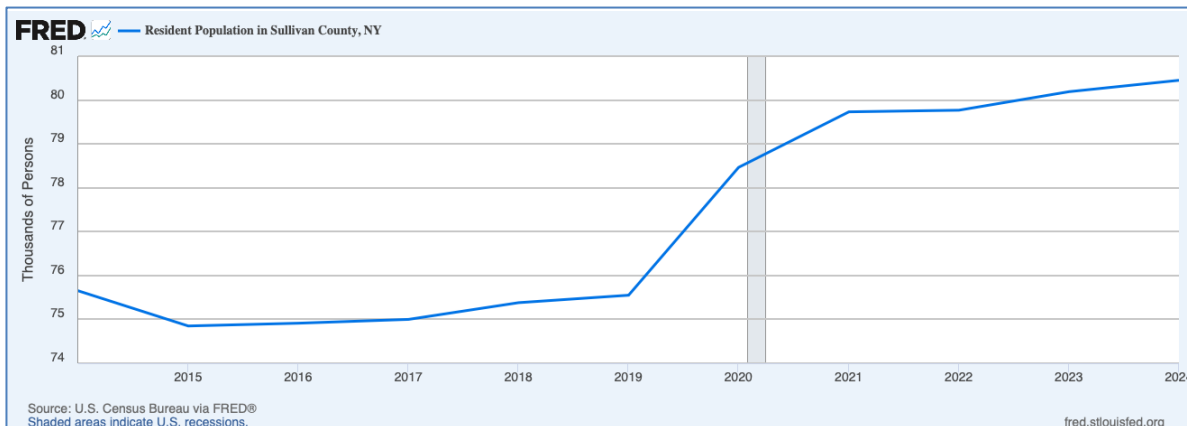
## Report to Legislature – July 2024

### A. Summary of Long-Term Trends

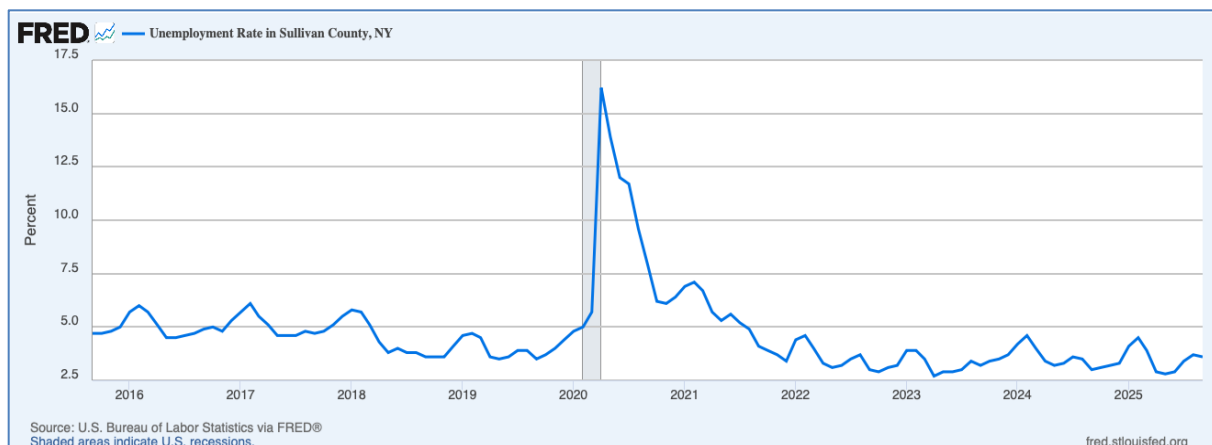
Sullivan County has had significant change over the past ten years. While there remain certain stress points associated with taxes, general healthcare, and housing, overall, significant steps have been taken to reduce unemployment, increase in-county production of goods, and positively impact personal income among other indices. The following tables show trends toward a more sustainable economy. The County's current efforts in broadband, infrastructure, transportation and housing will help continue this trend. Certainly, we have a way to go, but we are beginning to move in a more sustainable direction.

#### Area:

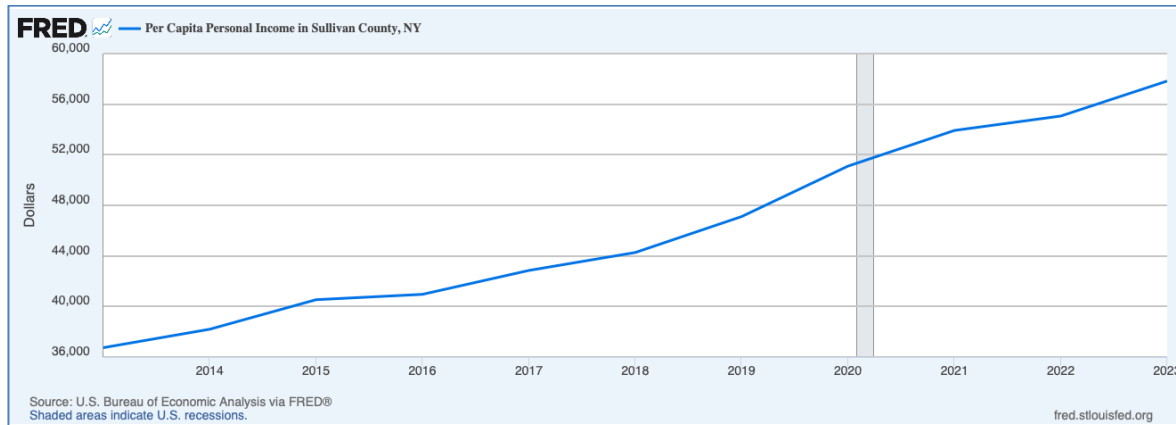
- 968 square miles.
- The Sullivan County population is 80,450 up 3% since 2020.
- Fastest growing segment is the Hispanic population at 18%.
- Fastest growing year-round tourist population in the region.



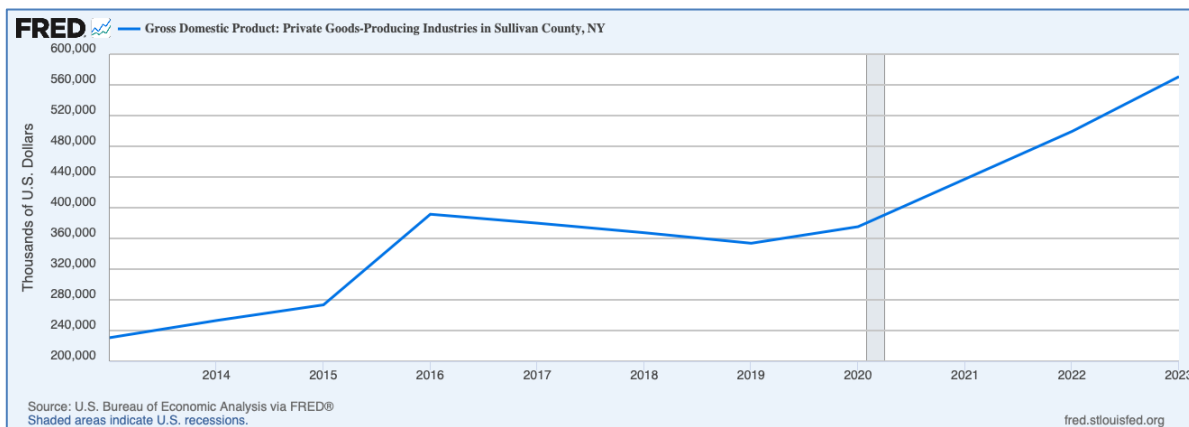
#### Employment:



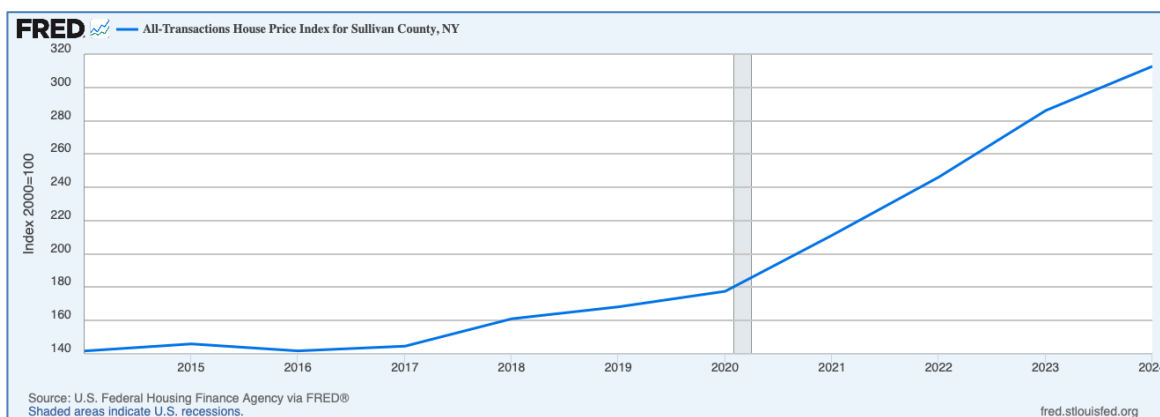
## Income:



## Productivity



## Housing:



- There are 49,125 housing units in Sullivan County.
- Home ownership is 67% of total homes in Sullivan County. 54% for New York State.
- The median closed sales price is now \$339,000.
- 46% of houses are valued above \$300,000.
- 65% of houses are valued above \$200,000.
- Closed sales are up from 682 to 735 or 7.8% year to year.

## **B. Project Updates**

### **1. Corporate Attraction**

- We continue to work with the Town and Village of Liberty relative to the initial stages of the FAST NY infrastructure extension project along the Old Route 17 Corridor. Work to ensure that a key water source located in the Village supplies the water capacity needed to serve their needs as well as demand projections along the corridor is underway. Design and project bidding is slated for 2026 with construction taking place in 2027 assuming no issues along the way.<sup>41</sup>
- Golf Course developer continues due diligence work associated with Grossinger site. They have hired top national planners, designers and engineers and have put together a preliminary design that will positively impact the Town, Village and the region as a whole. Expect planning board application 1<sup>st</sup> qtr. of 2026.
- The FIMFO (Kittatinny Campground) project in the Town of Highland is awaiting a decision on the Environmental Impact Statement completed for this project and subsequent decision in approvals. This projects is going on four years of active review, the longest of any project in Sullivan County in the modern era.
- @Woods tech retreat in Bethel plan to move forward with their project now that they have overcome some long-term challenges.
- Electronics recycling company is seeking location to expand in Sullivan County. They are considered several of our preapproved sites.

### **2. Small Business/Entrepreneurial Development**

- Livingston Legacy Holdings (the former Keiser equipment property, in the Town of Rockland), highlighting the craft beverage and hospitality industries will be moving forward with their project after securing approval. A Hudson Valley Economic Development Council grant recipient, the developer is finalizing budget and interviewing construction professionals to begin redevelopment activities.

### **3. Specialty Health Services**

- Evergreen Meadow Academy, a center dedicated to assisting adolescent girls with that have experienced behavioral trauma, has been awarded a Hudson Valley Economic Development Council award. Plans are for an academy, along with supporting facilities and staff to be developed in Sullivan County adding to our large health care services industry sector.

### **4. NYSDOT Route 17 Mobility and Access Improvements Project**

- This project began in earnest in 2018 following a 2013 study to determine need. It was determined that operational mobility deficiencies exist on NYS

Route 17 between US Route 209 and the Interstate 87 transportation corridor needed to be addressed.

- The Environmental Impact Statement process is expected to be completed 1<sup>st</sup> quarter of 2026.

## **5. Membership Education/Special Events**

We will be hosting our quarterly project information meeting this April. For more information contact Amaya Fernandez @ 845-794-1110 or [amay@scpartnership.com](mailto:amay@scpartnership.com).