



Sullivan County
Economic Development Committee
Meeting Agenda - Final

100 North Street
Monticello, NY 12701

Chair Terry Blosser-Bernardo
Vice Chair Luis Alvarez
Committee Member Brian McPhillips
Committee Member Catherine Scott
Committee Member Joe Perrello

Thursday, August 6, 2026

9:30 AM

Government Center

Call To Order and Pledge of Allegiance

Roll Call

Comments:

Reports:

1. Division of Community Resources
Workforce Development
Monthly Report
August 2026

[ID-8537](#)

Attachments: [2026 Economic Dev August Report](#)

2. SCVA

3. IDA

1. IDA Monthly Report for August 2026

[ID-8550](#)

4. Chamber of Commerce

5. Partnership for Economic Development

1. Partnership Monthly Report for August 2026

[ID-8554](#)

Attachments: [CED Report August 2026](#)

Discussion:

Public Comment

Resolutions:

1. Resolution introduced by the Economic Development Committee to modify the agreement with the Workforce Development Board for One Stop Operator services. [ID-8525](#)
2. Resolution introduced by the Economic Development Committee to accept an authorize an agreement with the New York State Department of Labor (NYSDOL) for the New York Systems Change and Inclusive Opportunities Network (NYSCION) grant. [ID-8535](#)
3. Authorize Ten Year Lease Town of Thompson 12.-1-26 for building of a private school with HR Strawberry LLC. or a new entity to be formed [ID-8551](#)

Adjourn



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8537

Agenda Date: 8/6/2026

Agenda #: 1.

Division of Community Resources Monthly Report

Workforce Development

August 2026

Workforce Development

- The Center for Workforce Development (CWD) received the Year 4 subrecipient agreement from New York State Department of Labor (NYSDOL) in the amount of \$34,615. This funding is passed through NYSDOL from the Office of Mental Health and is in effect from July 1, 2026 through July 1, 2027.
- The CWD received an additional allocation of \$20,000 from the Office of Mental Health, through the NYS Department of Labor (NYSDOL), for the New York Systems Change and Inclusive Opportunities Network (NYSCION) program. This funding is in effect through October 31, 2026.
- The Summer Youth Employment Program (SYEP) began July 6 and will run through August 14. There are 46 youth, aged 14 to 20 years, participating at various sites. These sites include Bold Gold Media, A Single Bite, Catholic Charities, Hurleyville Performing Arts Center, Monticello High School, SUNY Sullivan, Federation for the Homeless, Town of Bethel and United Way of Sullivan County.
- The NYS Systems Change and Inclusive Opportunities Network (NYSCION) update:
 - ✓ As of June 30, 2026, there are 407 individuals that have been served by the Disability Resource Coordinator (DRC), with 280 enrolled in NYSCION and 103 individuals with disabilities successfully gaining employment.
 - ✓ The DRC and CWD have received final approval for full financial sponsorship for the 2026 Workforce Summit (Veteran Forum) scheduled for October 7, 2026.
 - ✓ The round table and sustainability group quarterly meetings are underway. Goals for this year are:
 - Identify and collaborate with second chance employers for justice involved individuals with disabilities
 - Develop two Employer Resource Teams

- Identify paid and unpaid work experiences for adults and youth
- 2026 Sullivan County Workforce Summit
- There are 62 individuals enrolled in Adult and Dislocated Worker programs and 13 enrolled in the Youth program receiving different stages of services under the Workforce Innovation and Opportunity Act (WIOA). Services include resume development, job search assistance, career counseling, career explorations, occupational training and post-employment follow up services.

Temporary Assistance Caseload Representative Profile 2026

June 2026 Total Caseload - 298	TANF/SNM* Cases - 189	Safety Net Caseload - 109
Medical Issues	6%	4%
Disabled	12%	0
Pregnant/Newborn	3%	0
Needed in Home	7%	0
No Child Care	15%	0
Criminal Justice Involved	22%	67%
Cases Closed	11	39

*TANF – Temporary Assistance for Needy Families
SNM – Safety Net Maintenance of Effort

The month of June saw 13 cases close due to employment.

- **Career Center Services:**

- Business Services

- **In- House Hiring Events**

- Sullivan County Career Center
 - 50 North St., Monticello
 - 11:00AM – 2:00PM

Update: Spring series in-house hiring events hosted 29 local businesses and connected 169 jobseekers.

The next in-house hiring event is on July 24 specifically tailored for Certified Nursing Assistants (CNA) and individuals interested in CNA training scheduled for this September.

Regional Collaboration: The CWD continues to participate in the Regional Business Services Team quarterly meetings, with the most recent meeting attended on June 12.

- The CWD provided services to 5 new business customers and listed 174 jobs in June.
- There were 663 individuals who received assistance from the partnership of CWD and DOL staff for the month of June.
- Social Media & Web Performance: The Facebook community grew to 1,390 followers (+12 new followers in June), driven largely by promotion for the In-House Hiring Events. Although Facebook page views dipped slightly to 11.8K, website traffic saw a significant surge with 574 active users and 2,586 total interactions. Efficient session durations indicate visitors easily accessed desired resources, highlighting a positive user experience.

Labor Market Data for June 2026

- ✓ Sullivan County's total nonfarm jobs increased 4.3% (1,400) and private sector jobs increased 4.6% (1,200) for June 2026.

Please note: The net month (May 2026 – June 2026) showed an increase in nonfarm jobs of 3.7% (1,200) and the private sector jobs showed an increase of 3.8% (1,000) jobs.

- ✓ For Sullivan County the job gains were:
 - Private Educational and Health Services at 7.6% (700)
 - Professional and Business Services at 13.6% (300)
 - Government at 3.3% (200)
 - Leisure & Hospitality at 2.4% (100)
 - Trade, Transportation and Utilities at 2.2% (100)

For Sullivan County the sectors that showed no job growth were:

- Information
- Other Services
- Manufacturing
- Financial Activities
- Mining, Logging and Construction

For Sullivan County there were no sectors that showed job losses.

NYS showed an increase of 0.5% (54,300) in total nonfarm jobs and an increase of 0.5% (46,000) in private sector jobs.

NYS saw the largest jobs gains were found in:

- Private Educational and Health Services at 1.1% (25,200)
- Professional and Business Services at 1.4% (19,200)
- Government at 0.5% (8,300)
- Financial Activities at 0.9% (7,200)
- Other Services at 1.2% (4,500)
- Information at 0.9% (2,500)

NYS saw job losses in:

- Manufacturing at -1.9% (-7,800)
- Trade, Transportation and Utilities at -0.2% (-2,300)
- Leisure & Hospitality at -0.2% (-1,700)
- Mining, Logging and Construction at -0.2% (-800)

✓ Sullivan County had the largest growth rate in the State among small counties with a private sector growth rate of 4.6 percent and a nonfarm job growth rate of 4.3 percent. Rockland came in second with a growth rate of 3.2 percent and 3.3 percent respectively.

✓ Within the region, Sullivan County's private employment sector grew the fastest, year-over-year, up 4.6 percent. The second fastest growth was found in Rockland County (+3.2 percent), followed by Putnam County (+2.1 percent), Westchester County (+1.9 percent), and Kingston MSA* at (+0.2 percent). The Kiryas Joel-Poughkeepsie-Newburgh MSA (-0.3 percent) was the only area that showed job losses over the period.

*MSA stands for Metropolitan Statistical Area. A Metropolitan Statistical Area is defined as a region that includes a central city and surrounding communities that are linked by social and economic factors. This classification is used by the Bureau of Labor Statistics (BLS) to analyze labor market conditions within specific geographic areas.

✓ The Hudson Valley region showed an increase of 1.4% (14,300) in total nonfarm jobs and an increase of 1.5% (12,600) in private sector jobs.

The largest job gains were found in:

- Private Educational and Health Services at 1.5% (3,700)
- Leisure & Hospitality at 2.6% (2,600)
- Mining, Logging and Construction at 3.3% (2,000)
- Government at 1.0% (1,700)
- Financial Activities at 2.9% (1,400)

- Trade, Transportation and Utilities at 0.8% (1,400)
- Professional and Business Services at 0.6% (800)
- Other Services at 1.1% (500)
- Manufacturing at 1.0% (400)

The job losses were found in:

- Information at -1.7% (-200)

- ✓ Sullivan County's unemployment rate was 3.6% for June 2026, an increase from 3.2% in June 2025.

June 2026 had 39,400 people in the labor force (38,000 employed & 1,400 unemployed). Year over year the number of employed individuals increased by 2.4% (900) and the number of unemployed individuals increased by 16.7% (200). Overall, there was an increase of 2.9% (1,100) in the labor force compared to June 2025.

The total labor force increased from May 2026 to June 2026 at a rate of 2.1% (800). The number of employed workers increased by 2.4% (900) and the number of unemployed individuals remained flat.

- ✓ The Hudson Valley's unemployment rate was 3.6% for June 2026, an increase from 3.3% in June 2025.
- ✓ NYS's unemployment rate was 4.4% in June 2026, an increase from 4.1% in June 2025.
- ✓ The US unemployment rate remained flat at 4.4% in June 2026.
- ✓ The June 2026 unemployment rates across the 62 NYS counties ranged from a low of 3.0% for Saratoga and Yates Counties to a high of 7.1% for Bronx County. Sullivan County with a 3.6% unemployment rate ranked 14th in the State along with Cayuga, Dutchess, Schuyler, Seneca, Suffolk, Tioga, Wayne and Westchester counties.
- ✓ Hudson Valley unemployment rankings for June 2026:
 - # 3 Putnam County at 3.2%
 - #11 Rockland County at 3.5%
 - #14 Dutchess County at 3.6%
 - #14 Westchester County at 3.6%
 - #14 Sullivan County at 3.8%
 - #23 Ulster County at 3.6%
 - #35 Orange County at 4.0%



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8550

Agenda Date: 8/6/2026

Agenda #: 1.

ACTIVITY REPORT -JULY 2026

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN COUNTY FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION (TSCILDC), SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION (SCRFLDC)

July 30, 2026

The IDA Board held its regular monthly meeting on July 13th. At the meeting the Board adopted the following resolutions:

- Resolution approving the annual payment of the fee for services due to **Hudson Valley AgriBusiness Development Corp. (HVADC)** for the period July 1, 2026 to June 30, 2027.
- Resolution extending the sales tax abatement period for the **Monticello Industrial Park LLC** project. This relates to the development of roadways and infrastructure to facilitate the future development of a commercial/industrial park in the Village of Monticello.

On July 21st IDA held a public hearing on the proposed **26 Holland Development, LLC and Gelsomino and Davis Speech, Occupational Physical Therapy Services, PLLC** Project, for the development of a private early childhood special education preschool in the Town of Liberty. No comments were received at the public hearing. We anticipate asking the Board to consider an approving resolution at the next IDA meeting.

We have begun gathering data for the draft **2027 Budgets** of IDA, SCFC, and TSCILDC, for presentation to the Boards in September and adoption in October. As the taxing jurisdictions begin to develop their 2027 budgets, we are also fielding their requests for information on anticipated 2027 PILOT distributions.

The next regular monthly meeting of the IDA Board will be held on Monday, August 10th at 11:00 AM in the Legislative Committee Room. HVADC representatives will attend the meeting and present on their recent work to grow and expand agriculture-related businesses in Sullivan County and throughout the region.

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Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8554

Agenda Date: 8/6/2026

Agenda #: 1.



Report to the Sullivan County Legislature

INSIDE

Summary

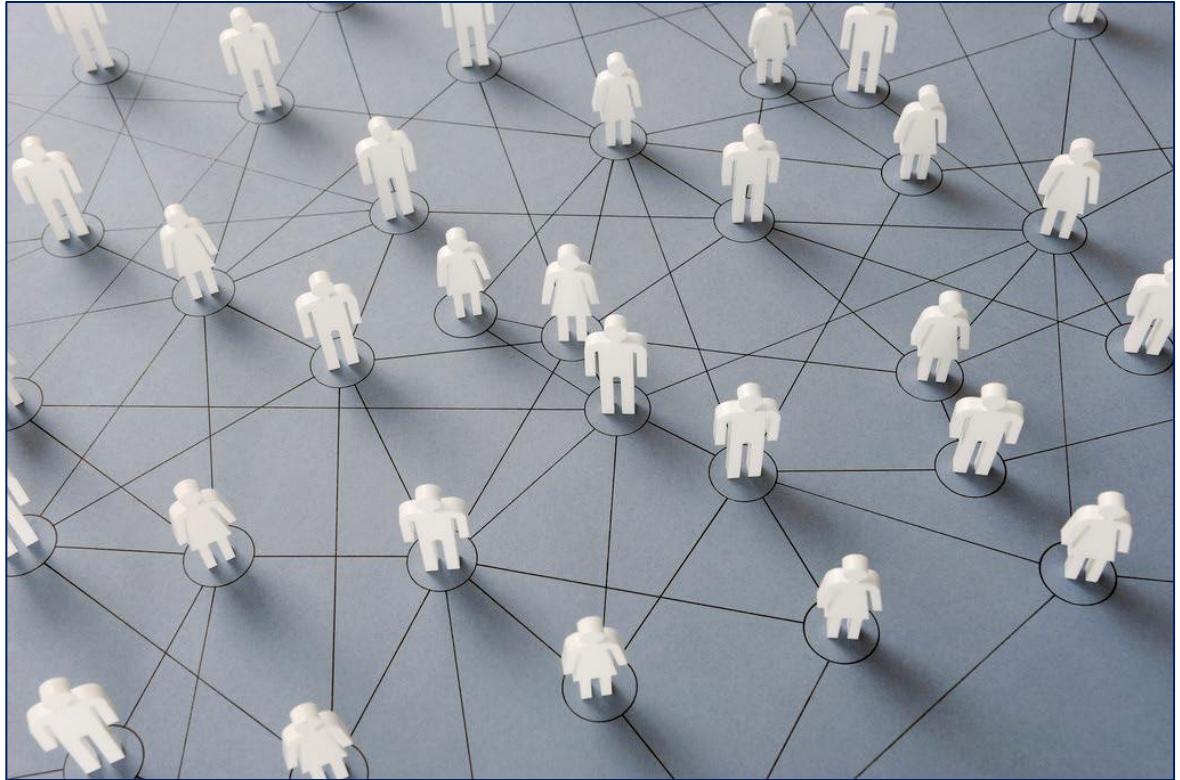
Current status of our economy and future outlook

Current Projects

List of current projects seeking approval.

Events and Special Meetings

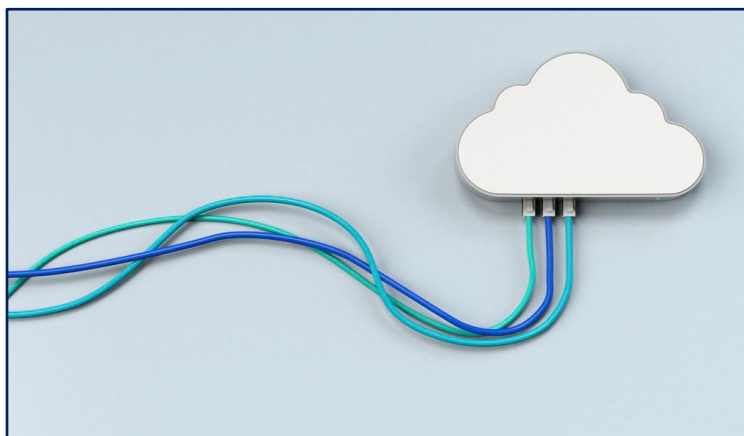
Dr. Theresa Hamlin, President & CEO The Center for Discovery selected for Walter A. Rhule Award. Fred Stabbert III earns Distinguished Service Award. Archtop meets with municipal officials.



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.

Sullivan County

Legislative Memorandum

File #: ID-8525

Agenda Date: 8/6/2026

Agenda #: 1.

Narrative of Resolution:

Modify agreement with Workforce Development Board

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: \$3,000. County Funds

Are funds already budgeted? Yes

If 'Yes,' specify appropriation code(s): 10-1011; 80-8001,8002,8005,8006

If 'No,' specify proposed source of funds: Click or tap here to enter text.

Specify Compliance with Procurement Procedures: RFP procedures were followed.

RESOLUTION INTRODUCED BY THE ECONOMIC DEVELOPMENT COMMITTEE TO MODIFY THE AGREEMENT WITH THE WORKFORCE DEVELOPMENT BOARD FOR ONE STOP OPERATOR SERVICES

WHEREAS, the Workforce Innovation and Opportunity Act ("WIOA") requires a One Stop Operator to coordinate the delivery of services by the required workforce system partners and service providers, and

WHEREAS, pursuant to Resolution No. 217-25, the County entered into an agreement with the Workforce Development Board of Sullivan Inc. for the provision of One Stop Operator services; and

WHEREAS, the agreement designates the Director of the Center for Workforce Development to act as the system Operator; and

WHEREAS, the Workforce Development Board and the County agree that the functions of the One Stop Operator will be performed by the Center for Workforce Development at an annual amount not to exceed \$3,000.00, and

WHEREAS, this modification will be effective from July 1, 2026 through June 30, 2027 with an option of annual renewals through June 30, 2030.

NOW, THEREFORE, BE IT RESOLVED, that the County Manager is hereby authorized to enter into an agreement with the Workforce Development Board as described in this resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED, said agreement shall be in a form approved by the County Attorney.

Sullivan County

Legislative Memorandum

File #: ID-8535

Agenda Date: 8/6/2026

Agenda #: 2.

Narrative of Resolution:

Resolution introduced by the Economic Development Committee to accept and authorize an agreement with the New York State Department of Labor (NYSDOL) for the New York Systems Change and Inclusive Opportunities Network (NYSCION) grant.

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: \$34,615.00

Are funds already budgeted? No

If 'Yes,' specify appropriation code(s): Click or tap here to enter text.

If 'No,' specify proposed source of funds: R4789-R167

Specify Compliance with Procurement Procedures: N/A

RESOLUTION INTRODUCED BY THE ECONOMIC DEVELOPMENT COMMITTEE TO ACCEPT AND AUTHORIZE AN AGREEMENT WITH THE NEW YORK STATE DEPARTMENT OF LABOR (NYSDOL) FOR THE NEW YORK SYSTEMS CHANGE AND INCLUSIVE OPPORTUNITIES NETWORK (NYSCION) GRANT.

WHEREAS, the Center for Workforce Development (CWD) is being awarded funds through the NYSDOL leveraged by the New York State Office of Mental Health (OMH), and

WHEREAS, the NYSDOL and OMH entered into a Memorandum of Understanding for contribution for the continuation and sustainability of the NYSCION program, and

WHEREAS, the CWD would like to accept the Year 4 OMH funding in the amount of \$34,615.00 for the period of July 1, 2026 through July 31, 2027, and

WHEREAS, the NYSDOL is the pass-through entity to the local areas and the Chair of the Sullivan County Legislature is required to execute the Subrecipient Agreement Attestation for all fiscal and operation aspect of the award.

NOW, THEREFORE, BE IT RESOLVED, that the Sullivan County Legislature hereby authorizes the Chair of the Legislature to execute any and all necessary documents to accept the award in the amount of \$34,615 for services that will be provided by the staff of the CWD for the period of July 1, 2026 through July 31, 2027 in such form as approved by the County Attorney.

BE IT FURTHER RESOLVED, that should such funding be terminated, the County shall not be obligated to continue any action by the use of this funding.

Sullivan County

Legislative Memorandum

File #: ID-8551

Agenda Date: 8/6/2026

Agenda #: 3.

Narrative of Resolution:

Authorize Ten Year Lease Town of Thompson 12.-1-26 for building of a private school with HR Strawberry LLC., or a new entity to be formed

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: \$0

Are funds already budgeted? Choose an item.

If 'Yes,' specify appropriation code(s): Click or tap here to enter text.

If 'No,' specify proposed source of funds: Click or tap here to enter text.

Specify Compliance with Procurement Procedures:

RESOLUTION INTRODUCED BY TERRY BLOSSER-BERNARDO, CHAIR OF THE ECONOMIC DEVELOPMENT COMMITTEE TO AUTHORIZE 10 YEAR LEASE WITH HR STRAWBERRY, LLC., OR A NEW ENTITY TO BE FORMED

WHEREAS, in the last 2.5 years, Sullivan County has lost over 6,000 jobs, and

WHEREAS, Sullivan County is one of five counties in negative sales tax growth, and

WHEREAS, Sullivan County is the only county in double digit negative sales tax growth, and

WHEREAS, private education and healthcare are two biggest job engines in the last year, and

WHEREAS, it would be beneficial for Sullivan County to lease with an entity for the purpose of building a private education school, and

WHEREAS, HR Strawberry, LLC, or a new entity to be formed, will invest significantly to rehab the structure facing Pittaluga Drive for an educational facility, and

WHEREAS, HR Strawberry, LLC., or a new entity to be formed, as indicated that usage for this property would be for educational services, playground, recreation and other community needs.

NOW, THEREFORE BE IT RESOLVED that the Sullivan County Legislature is hereby authorizing a lease with HR Strawberry, LLC, 9 Strawberry Lane, Monticello, New York 12701 for a 10 year lease at \$750 per month with a 3% annual increase and an option to buy or to renew the lease every 10 years for up to 30 years.

BE IT FURTHER RESOLVED such lease be approved as to form by the Sullivan County Attorney's Office.