



Report to Legislature – February 2024

A. Summary

January, typically a slow month, has been active across several industry sectors.

Active industry sectors in January include logistics, housing, food processing, healthcare, small business, and tourism. It is no wonder then that Sullivan County yet again led the region in job growth at 4.3% according to the latest jobs report. 257, 000 sq. ft of space will begin construction in 2024 in the cold storage and onsite supply warehousing for existing Sullivan County businesses. Business expansion is a key economic indicator.

Efforts to facilitate pre-approved sites for development have commercial developers looking at Sullivan County for future projects.

To date we have facilitated the approval of 2,250,000 sq. ft of preapproved space in the Industrial/Commercial sector. This includes sites in the Towns of Liberty, Thompson, and Fallsburg. The development of these sites, which have a broad spectrum of end uses, will go far to help attract investment, jobs, tax rateables and begin to diversify our economy.

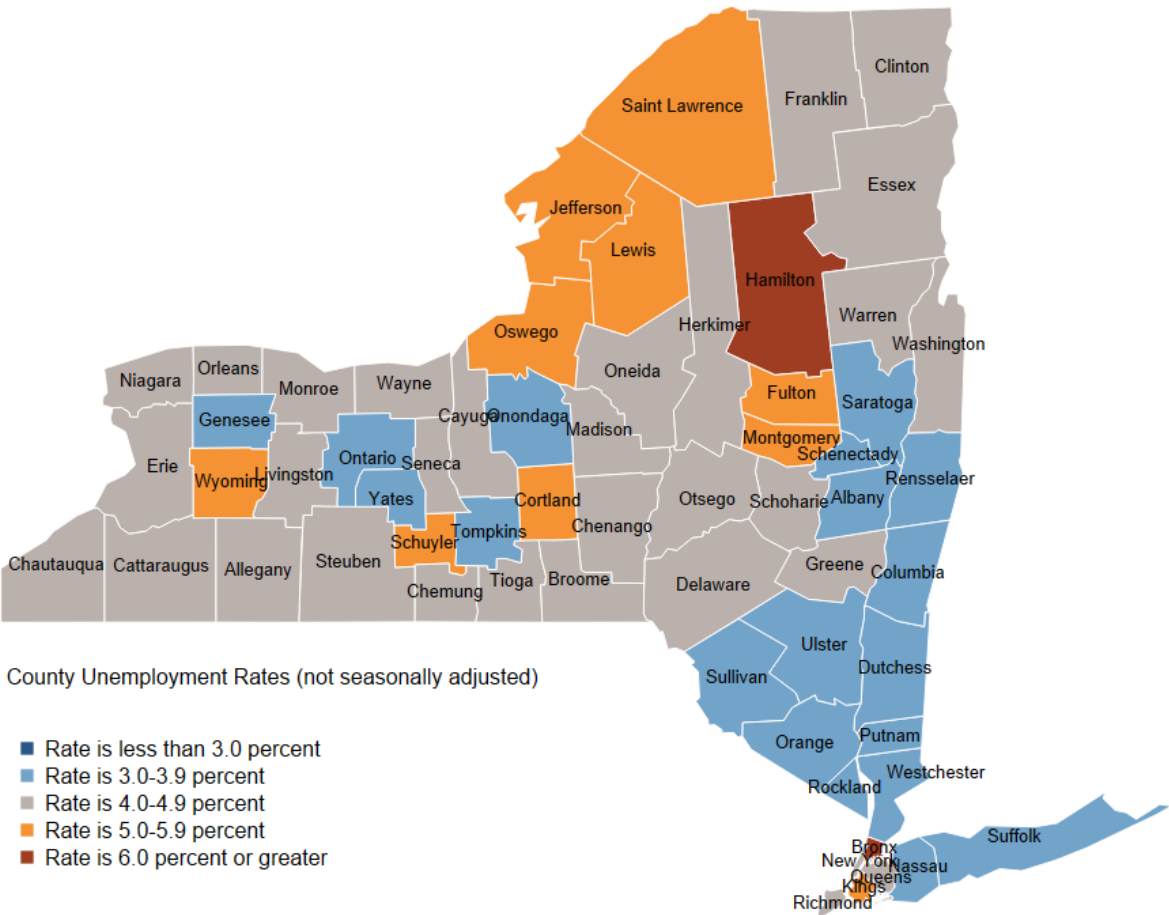
Old 17 Corridor

We have received significant interest in the preapproved site along the Old Route 17 I/C corridor. We are now working to bring water and sewer infrastructure to this site as that is the enhancement needed to help close a major investor there. SCP efforts for this project has functioned as a catalyst for the Liberty municipalities to do a deep dive into the current and future infrastructure needs with an emphasis on water capacity, distribution capacity, and facility upgrades needed to be ready for future demand.

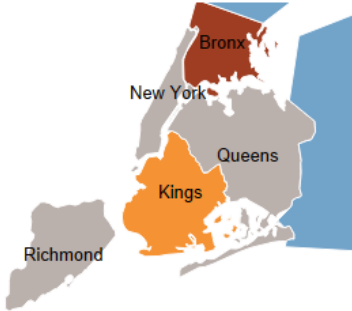
Likewise, SCP efforts associated with the development of the Apple Ice project (RGG Realty, LLC.) has driven the needs assessment and the necessary improvements needed to bring current water resources online. Both are driven by private sector investment and demand which ultimately will serve the needs of the projects but will also provide a significant public benefit as well. This is why Economic Development is so critical to the success of our businesses and by extension our communities.

Below please find the NYSDOL map of statewide unemployment, showing Sullivan County at a rate between 3 and 3.9 percent. Keep in mind that not long ago we would be in the double digits during this time in the year indicating in part that our economy is transitioning from the past seasonal characteristic to a more year round economy.

UNEMPLOYMENT RATE



New York State's unemployment rate is 4.4%



Source: NYSDOL

B. Project Updates

1. Corporate Attraction

- We are working with an out of state broker interested in the Horizons Liberty 1 million sq. ft preapproved site.
- While housing is not one of the Partnerships priorities, at the request of several legislators and due to the severe lack of market rate housing options we are working with two developers interested in housing projects in Sullivan County. We have toured four locations that have either begun construction, received approvals, or have explored housing projects in the past.
- We continue to assist the proponents of the FMFO project as they continue to prepare an EIS as part of their approval process in the Town of Highland.
- We are facilitating a 91-room hotel project in the Town of Thompson.
- We continue to work with Apple Ice (RGG Realty, LLC) toward the development of its ice production facility on Monticello.

2. Small Business/Entrepreneurial Development

- Reviewing a revolving loan application for a childcare center.
- Working with a NYC restauranter interested in rehabbing existing property, in the Town of Rockland, highlighting the craft beverage and hospitality industries.

3. Business Expansion – See summary above.

4. Shovel Ready Sites- See summary above.

5. Membership Education/Special Events – we will be hosting our annual Economic Development Summit at the Kartrite Hotel on April 10, 2024.