



Report to Legislature – July 2024

A. Summary of Current Statistics

Once again Sullivan County claims the fastest job growth in the region. All of the work the collective economic development agencies have done over the years is paying off and it shows. Below see some key highlights presented at our last project update meeting:

Area:

- 968 square miles.
- The Sullivan County population is 79,600 up 2.8% since 2020.
- Fastest growing segment is the Hispanic population at 18%.
- Fastest growing year-round tourist population in the region.

Employment:

- Sullivan County has the fastest year-to-year job growth in the region at 5.3% more than doubling the second county.
- Current unemployment is 3.4%.
- Sullivan County added 200 jobs year-to-year.
- Sullivan County added over 5,000 jobs in five years.
- Private sector jobs account for 54% of total jobs.
- Self-employed jobs account for 17%.
- Public sector jobs account for 15.6%.
- Nonprofit sector jobs account for 12.9%.

Income:

- Median household income is up \$7,222 year to year now \$63,777.
- New York household income is \$79,557.
- Married couples' income is \$102,845.
- Families' household income is \$86,546.
- Non-family household income is \$37,377.

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 sold housing price climbed 9.6% to \$285,000.

- 46% of houses are valued above \$300,000.
- 65% of houses are valued above \$200,000.
- Sold properties are down 21% from 1020 to 805 year to year.

B. Project Updates

1. Corporate Attraction

- We continue to work with the Town of Liberty relative to assisting in securing a FAST NY grant for the Old 17 corridor. We have facilitated a professional team to present additional data to help make the case for infrastructure funds needed to make sites there much more competitive. The \$1 million infrastructure funding secured through Congressman Molinaro's office by SC Planning has been formalized. SCP, The Town of Liberty, and its professionals met with Empire State Development officials to tour the Old 17 Industrial Commercial corridor and several Restore NY sites. Follow up meetings will take place next week to tweak and finalize the FAST NY application.
- Golf Course developer continues due diligence work associated Grossinger site. We are working closely to help facilitate the project and move it forward.
- Two prospect remain very interested in Liberty Horizons site. They are waiting for the results of the FAST NY grant effort.
- We are facilitating a 91-room hotel project in the Town of Thompson a Candlewood Suites. Ongoing.
- Apple Ice (RGG Realty, LLC) is seeking to expand its current building to produce and distribute ice products in its territories. A developers agreement has been executed in order to ensure water capacity for the project. Waiting for the Village to execute to the agreement to begin water capacity improvements at which point the company will begin construction of its 50,000sq. ft facility. The building will be expandable to 100,000sq. ft.

2. Small Business/Entrepreneurial Development

- We are assisting a local micro-brewery with its expansion plans. The ownership will be applying for Region Economic Development Council Funding.
- Working with a NYC restauranter interested in rehabbing existing Keiser property, in the Town of Rockland, highlighting the craft beverage and hospitality industries. The prospect will be applying for funding through the Hudson Valley Regional Council.

3. Business Expansion

- Three businesses will consolidate at a new location in the Town of Thompson. This will involve the construction of two new facilities in order to accommodate the current and expanding operations of each. Ongoing.

4. Shovel Ready Sites

- There is an offer pending closing on the preapproved Bridgeville I/C site located on Kroeger Road. An offer has been made on an additional property nearby slated to house a 130,000 sq. ft facility.
- We continue to facilitate the development of preapproved sites in Liberty, Thompson, and Fallsburg. Two new locations representing 2 million sq. ft of space will be seeking approvals this year bring the total upon completion of nearly 5 million sq. ft of space preapproved for development in total.

5. Membership Education/Special Events

We will be hosting our 30th annual meeting this year at Resorts World Catskills on October 3 from 5:30 – 8:30. Those interested in attending contact Amaya Fernandez @ 845-794-1110 or amay@scpartnership.com.