



Sullivan County
Economic Development Committee
Meeting Agenda - Final

100 North Street
Monticello, NY 12701

Chairman Matt McPhillips
Vice Chairman Brian McPhillips
Committee Member Luis Alvarez
Committee Member Cat Scott
Committee Member Joe Perrello

Thursday, October 9, 2025

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
October 2025

[ID-7797](#)

Attachments: [2025 Economic Dev October Report](#)

2. IDA

[ID-7813](#)

Attachments: [IDA Activity Report September 2025](#)

3. Visitor's Association
4. Chamber of Commerce
5. Partnership for Economic Development

Discussion:

Public Comment

Resolutions: None

Adjourn



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-7797

Agenda Date: 10/9/2025

Agenda #: 1.

Division of Community Resources Monthly Report

Workforce Development

October 2025

Workforce Development

- The reauthorization of the federal Workforce Innovations and Opportunities Act (WIOA), which expired in 2020, remains stalled. The bipartisan *A Stronger Workforce for America Act* which included a number of reforms and had traction, failed to pass in 2024. Discussions have continued into 2025, but there are key disagreements on program flexibility and funding that continue to block progress.
- U.S. Department of Labor is beta testing a new website aimed at being more user friendly for jobseekers, workers, employers and advocates. It can be found at beta.dol.gov.
- The Certified Nursing Assistant (CNA) class started on September 8 with eight students. Classes will run through November 24, 2025 from 5:30pm to 9:00pm, Monday through Thursday at SUNY Sullivan. There is a wait list and more classes will be scheduled.
- The Center for Workforce Development (CWD), SUNY Sullivan, and BOCES will be meeting in October to plan the 2026 schedule of short-term occupational trainings. Trainings may include Construction, Automotive, Heating, Ventilation and Air Conditioning (HVAC) and, of course, the continued offering of CNA training.
- The CWD submitted a funding request to the Sullivan County Substance Use Taskforce to utilize Opioid settlement funds to develop and implement Financial Literacy training.
- The NYS Systems Change and Inclusive Opportunities Network (NYSCION) update:
 - ✓ As of August 31, 2025, there are 281 participants who have received services, 203 are currently enrolled and 47 individuals with disabilities have gained employment.
 - ✓ The Disability Resource Coordinator (DRC) presented “Behavioral Health in the Workplace; Programmatic Accessibility” during the September statewide NYSDOL weekly virtual trainings for staff. This has

gained interested across the state and this is the fourth presentation. The DRC is doing it in partnership with the Prevent Addiction and Support Recovery in Employment (PARSE) program of New York.

- ✓ The Center for Workforce Development (CWD), in partnership with the Sullivan County Chamber of Commerce, will host the 2025 Workforce Summit on Wednesday, October 15, 2025, from 8:00AM to 10:30 AM at The Kartrite Resort in Monticello.

The event will focus on inclusive hiring and ability awareness, offering workshops, a keynote panel, networking, and a complimentary breakfast. Employers will receive a Chamber-issued *Ability Etiquette* certificate and a 2026 Chamber membership discount.

- **Career Center Services:**

- Business Services**

- **In- House Hiring Events**
Sullivan County Career Center
50 North ST., Monticello
11:00AM – 2:00PM

- October 7, 2025:**

- Sullivan County BOCES
Kartrite Resort and Water Park
Thompson Sanitation

- October 23, 2025:**

- New Hope Community
Monticello Central School District

- The CWD provided services to 6 new business customers and listed 229 jobs in August.

- Job Seekers**

- There were 570 individuals that came to the Career Center for services in August.

Temporary Assistance Caseload Profile 2025

August 2025 Total Caseload - 261	TANF/SNM* Cases - 169	Safety Net Caseload - 92
Medical Issues	4%	2%
Disabled	15%	0
Pregnant/Newborn	4%	0
Needed in Home	3%	0
No Child Care	19%	0
Criminal Justice Involved	16%	84%
Cases Closed	8	51

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

Labor Market Data for August 2025

- ✓ Sullivan County's total nonfarm jobs increased 1.5% (500) and private sector jobs increased 1.9% (500) for August 2025.

Please note: The net month (July 2025 – August 2025) showed a decrease in nonfarm jobs of -0.3% (-100) and a decrease of -0.4% (-100) in private sector jobs.

- ✓ For Sullivan County the job gains were:
 - Private Educational and Health Services at 6.0% (500)
 - Professional and Business Services at 9.1% (200)
 - Other Services at 7.1% (100)
 - Manufacturing at 4.8% (100)

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

- Information
- Financial Activities
- Government

For Sullivan County the sectors that showed job losses were:

- Leisure & Hospitality at -3.8% (-200)
- Mining, Logging and Construction at -6.7% (-100)
- Trade, Transportation and Utilities at -2.0% (-100)

NYS showed an increase of 1.5% (143,200) in total nonfarm jobs and 1.4% (117,900) in private sector jobs.

NYS saw the largest jobs gains were found in:

- Private Educational and Health Services at 5.2% (119,100)
- Government at 1.7% (25,300)
- Leisure & Hospitality at 2.2% (21,400)

- Information at 2.7% (7,500)
- Other Services at 0.9% (3,500)

NYS saw job losses in:

- Mining, Logging and Construction at -2.9% (-12,100)
- Professional and Business Services at -0.5% (-7,700)
- Financial Activities at -1.0% (-7,500)
- Manufacturing at -1.1% (-4,700)
- Trade, Transportation and Utilities at -0.1% (-1,600)

- ✓ Within the region, Rockland County private employment sector grew the fastest, up 2.9 percent. The second fastest growth was recorded in Sullivan County (+1.9 percent), followed by Putnam County (+1.7 percent), Kingston MSA* (+1.3 percent), Westchester County (+1.2 percent), and the Kiryas Joel-Poughkeepsie-Newburgh MSA* (+0.8 percent).

*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 (BLAS) to analyze labor market conditions within specific geographic areas.

- ✓ The Hudson Valley region showed an increase of 1.8% (17,700) in total nonfarm jobs and an increase of 1.4% (11,300) in private sector jobs.

The largest job gains were found in:

- Government at 4.9% (6,400)
- Private Educational and Health Services at 3.4% (7,500)
- Leisure & Hospitality at 1.8% (1,900)
- Professional and Business Services at 0.3% (400)
- Other Services at 1.8% (800)
- Financial Activities at 1.3% (600)
- Trade, Transportation and Utilities at 0.5% (800)
- Manufacturing at 0.7% (300)

The Region's job losses were in:

- Information at -6.1% (-800)
- Mining, Logging and Construction at -0.3% (-200)

- ✓ Sullivan County's unemployment rate was 3.7% for August 2025, an increase from 3.5% in August 2024.

August 2025 had 38,300 people in the labor force (36,900 employed & 1,400 unemployed). The number of employed individuals decreased by -0.5% (-200) and the number of

unemployed individuals remained flat at 1,400. Overall, there was a decrease of -0.5% (-200) in the labor force compared to August 2024.

The total labor force decreased by -0.3% (-100) July 2025 to August 2025. The number of employed workers decreased by -0.5 (-200) and the number of unemployed increased by 7.7% (100).

- ✓ The Hudson Valley's unemployment rate was 3.8% for August 2025, a slight increase from 3.7% in August 2024.
- ✓ NYS's unemployment rate was 4.7% in August 2025, a decrease from 4.8% in August 2024.
- ✓ The August 2025 unemployment rates across the 62 NYS counties ranged from a low of 3.1% for Essex and Saratoga Counties to a high of 7.8% for Bronx County. Sullivan County with a 3.7% rate ranked 17th in the State along with Chenango, Dutchess, Lewis, Nassau and Westchester Counties.
- ✓ Hudson Valley unemployment rankings for August 2025:
 - # 3 Putnam County at 3.3%
 - #13 Rockland County at 3.6%
 - #17 Westchester County at 3.7%
 - #17 Sullivan County at 3.7%
 - #17 Dutchess County at 3.7%
 - #35 Ulster County at 4.0%
 - #44 Orange County at 4.3%



Sullivan County

Legislative Memorandum

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File #: ID-7813

Agenda Date:

Agenda #: 2.

ACTIVITY REPORT –SEPTEMBER 2025
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)

October 1, 2025

The IDA Board held its regular meeting on September 8. At that meeting the Board adopted the following resolutions:

- Resolution authorizing third quarter payment to the **Partnership for Economic Development in Sullivan County, Inc.**
- Resolution amending the August 2025 resolution authorizing the **Empire Resorts, Inc.** project. This project relates to the master development of approximately 1,134 acres of undeveloped land at the Adelaar site in the Town of Thompson. The original project was undertaken by EPT Concord II, LLC and EPR Concord II, L.P. and was approved by IDA in 2013. Empire Resorts, Inc. proposes to purchase the undeveloped land from EPT Concord II, LLC and EPR Concord II, L.P. In August 2025 the IDA Board authorized the transfer of IDA benefits from EPR Concord II, LLC and EPR Concord II, L.P. to Empire Resorts, Inc. The September resolution amended August resolution to 1) extend the period for the development of infrastructure servicing the undeveloped land to October 31, 2033, and 2) extend IDA's leasehold interest in the undeveloped land to February 15, 2041.
- Resolution authorizing the extension of the sales tax abatement period for the **Homestead LLC and North Branch Cider Mill LLC** project. This relates to the renovation of the North Branch Cider Mill in the Town of Callicoon.

The SCRFLDC Board also met on September 8. At that time the Board adopted the following resolutions:

- Resolution authorizing the engagement of **Norton Rose Fulbright US LLP** as independent counsel to provide an opinion to prospective investors relating to the proposed bond issue to finance the purchase of certain assets of Montreign Operating Company, LLC, Empire Resorts Real Estate I, LLC, and Empire Resorts Real Estate II, LLC.
- Resolution amending the August 2025 resolution which approved the **issuance of bonds** (as described above) in the maximum aggregate principal amount of up to \$570,000,000. The September resolution amended the prior resolution by increasing the maximum aggregate principal amount to \$585,000,000.

The proposed 2026 budgets of the IDA, SCFC, and TSCILDC have been posted on the agencies' websites, and copies may be obtained by calling our office at (845) 428-7575 or by emailing jflad@sullivanida.com. On Friday, October 10 at 9:30 AM in the Legislative Committee Room, an IDA representative will be available to receive written and verbal comments on the IDA budget. Comments may also be submitted by mail or e-mail.

The next regular meeting of the IDA Board is scheduled for Monday, October 20, 2025 at 11:00 AM in the Legislative Committee Room.

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