



Sullivan County

Economic Development Committee

Meeting Agenda - Final - Revised

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, January 8, 2026

9:30 AM

Government Center

Call To Order and Pledge of Allegiance

Roll Call

Comments:

Reports:

1. Division of Community Resources

2. IDA

Sullivan County Industrial Development Agency Report

[**ID-8045**](#)

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

3. Sullivan Catskills Visitors Association

4. Chamber of Commerce

5. Partnership for Economic Development

Partnership for Economic Development Monthly Report

[**ID-8046**](#)

Attachments: [CED Reports - January 2026](#)

Discussion:

Public Comment

Resolutions:

Adjourn



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8045

Agenda Date: 1/15/2026

Agenda #:

ACTIVITY REPORT –DECEMBER 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)**

January 5, 2026

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

- Resolution authorizing the Agency to provide funding to the **Partnership for Economic Development** for the fourth calendar quarter of 2025.
- Resolution consenting to the assignment of limited partnership interests in the **Regency Manor Senior Housing, LLC and Regency Manor Limited Partnership** project. This project is the senior housing facility on Sturgis Road in Monticello.

The IDA Board met again on December 29. At that special meeting the Board adopted the following resolutions:

- Resolution extending the sales tax abatement period for the **Monticello Industrial Park LLC** project. This project relates to the development of roadways and infrastructure to facilitate the future development of a commercial/industrial park on the former landfill expansion parcel in the Village of Monticello and Town of Thompson.
- Resolution amending the December 8 **Regency Manor** resolution to add certain language relating to future assignments of interests, at the request of Regency Manor Senior Housing, LLC and Regency Manor Limited Partnership.
- Resolution consenting to **Bethel Performing Arts Center LLC** entering into a lease agreement with Cello Partnership DBA Verizon Wireless. This relates to a proposed repeater to be constructed.
- Resolution authorizing the extension of the Executive Employment Agreement with **Ira Steingart**.

IDA staff members are currently processing an application for IDA benefits, and we expect to present this application to the Board for consideration in the coming weeks.

All Payment in Lieu of Taxation (PILOT) bills will be issued to IDA projects in the coming days, and PILOT payments will be collected and distributed to the taxing jurisdictions within thirty days of receipt.

The SCFC and TSCILDC Boards met on December 8 to conduct routine business and confirm various officer and committee appointments.

The Governance Committees of IDA, SCFC, TSCILDC, and SCRFLDC each met on December 8 to conduct their annual business.

The next regular meeting of the IDA Board is scheduled for Monday, January 12, 2026 at 11:00 AM in the Legislative Committee Room.

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Sullivan County

100 North Street
Monticello, NY 12701

Legislative Memorandum

File #: ID-8046

Agenda Date: 1/15/2026

Agenda #:



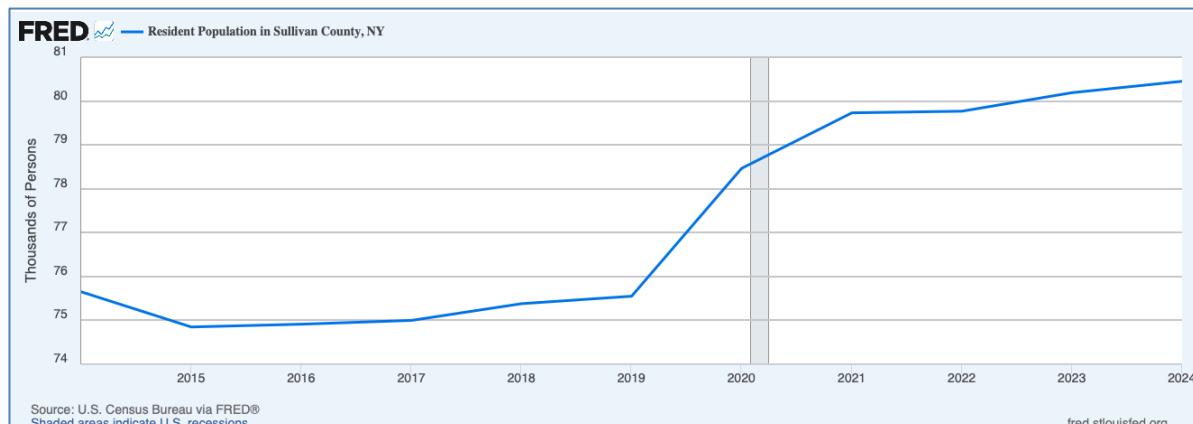
Report to Legislature – July 2024

A. Summary of Long-Term Trends

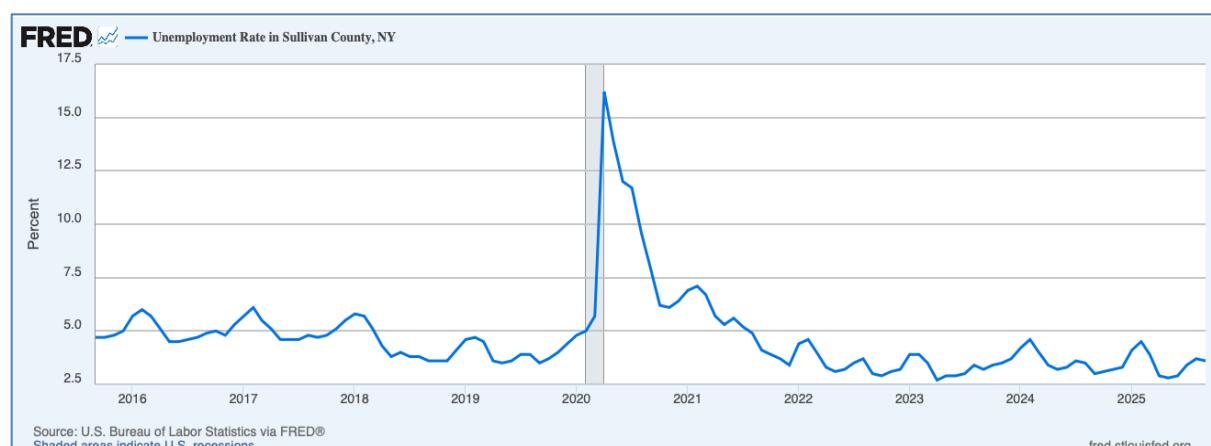
Sullivan County has had significant change over the past ten years. While there remain certain stress points associated with taxes, general healthcare, and housing, overall, significant steps have been taken to reduce unemployment, increase in-county production of goods, and positively impact personal 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.



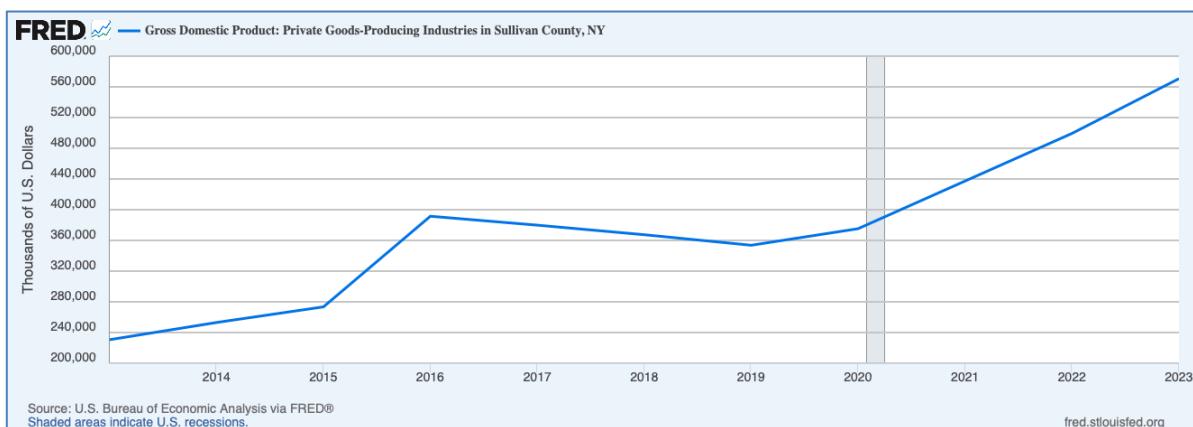
Employment:



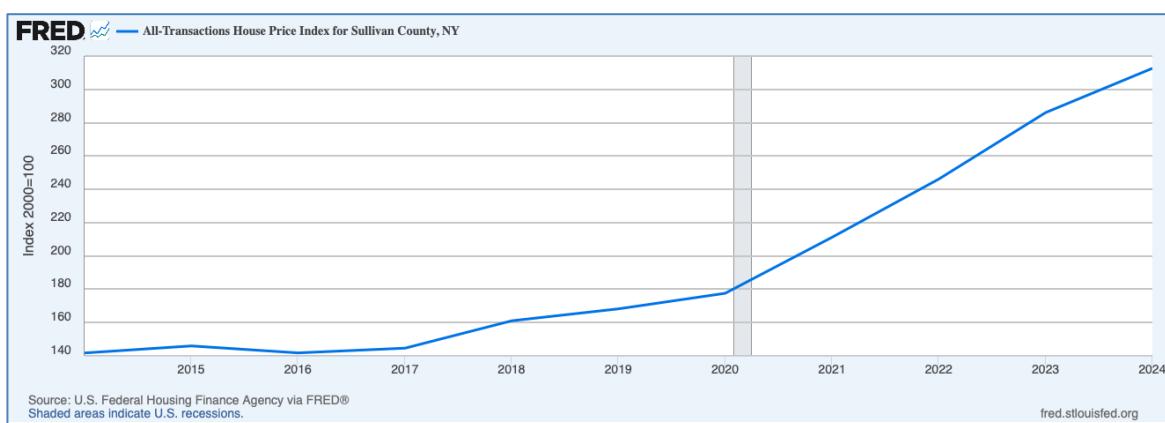
Income:



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.⁴¹
- 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 1st 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 project 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 1st 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.