

INSIDE INSIGHTS

THE NEWSLETTER OF
THE SULLIVAN COUNTY MANAGER



2023 SHOULD BE A GREAT YEAR FOR US

BY JOSHUA POTOSEK, COUNTY MANAGER

A County budget with no new taxes, no layoffs, no service cuts.
Check.

A \$21 million plan to fix roads and bridges without going into
any debt.
Check.

An expanding transportation infrastructure, including free
public busing and an airport on the cusp of major development.
Check.

A plan to address the housing crisis in the County.
Check.

A stable financial outlook, thanks to a close eye on expenses and
the historic settling of eight labor union contracts in one year.
Check.

Vibrant, growing downtowns with plenty more room for creative
entrepreneurs.
Check.

A tourism industry that is seeing healthy, sustained growth.
Check.

A County-funded scholarship program that affords every local
high school graduate not one but two years of tuition-free
higher education.
Check.

Increased salary offerings and leadership training to retain the
top employees we have and recruit the next generation.
Check.

Yes, Sullivan County has plenty of challenges ahead, but it is not
hyperbole to note that 2023 is already shaping up to be a year

unlike any other in our history. Thanks to
your hardworking County employees and
your elected officials, Sullivan is
recognized Statewide as a County to
watch and emulate.

And we've got more in store, like a major
rollout of broadband service Countywide.
Our new year is one worth celebrating,
and I look forward to sharing more good
news with you in the months to come!

WHAT YOU'LL FIND IN THIS ISSUE:

A NEW INDUSTRIAL
PARK - 2

A BUSY WINTER?
YOU BET - 3

DISCOVER AN ENTIRE
COUNTY - 4

CREATING NEW JOBS & NOT A NEW LANDFILL

One of the last things to happen in 2022 was also one of the more interesting things to happen in 2022. The Sullivan County Funding Corporation (a sibling of the better-known Industrial Development Agency) successfully closed on the sale of 84.57 acres to Monticello Industrial Park (MIP), LLC on December 12. A check for \$599,183.73 was delivered to the County shortly thereafter.

This acreage, located just off Rose Valley Road in Monticello (behind the former Apollo Mall), had been obtained by the County decades ago for the expansion of the County Landfill. Called "Phase II," the project was ultimately cancelled by the Legislature.

Focus was then turned to developing the site as an industrial park, owned and operated by the County. Then one day a company called Apple Ice expressed interest in acquiring the property to create their own industrial park, and the Funding Corporation - which owned the acreage - entered into negotiations. A major ice and salt supplier, Apple Ice already owned an existing building adjacent to the landfill

property and had an option on expanding next door. The sale means they now have up to five developable portions of the property for light industry (like warehouses, distribution facilities and small manufacturers) - AND they'll be paying property taxes, unlike our tax-exempt ownership. Located right off Route 17's Exit 106, it's a prime piece of land that holds the promise of increasing jobs and tax revenue for the Village of Monticello, the Town of Thompson and Sullivan County.



The red pin marks the purchased property site.



This northward view of the proposed industrial park property in Monticello shows the now-closed County Landfill on the left, the former Apollo Mall just beyond, the Catskill Mountains and Resorts World Catskills casino in the distance, and Route 17's Exit 106 interchange at upper right.

THE 2023 BUDGET DOES NOT RAISE YOUR TAXES

That's a headline we don't often get to see, but it's true. The tax rate does not increase under the 2023 Sullivan County Budget, as proposed by the County Manager's Office and just approved by the Legislature.

That comes with no layoffs and no service cuts. In fact, we're dedicating \$21 million to road and bridgework, without going into any debt. We've gotten rid of the Solid Waste Access Fee too, so some of us may see our taxes actually go down.

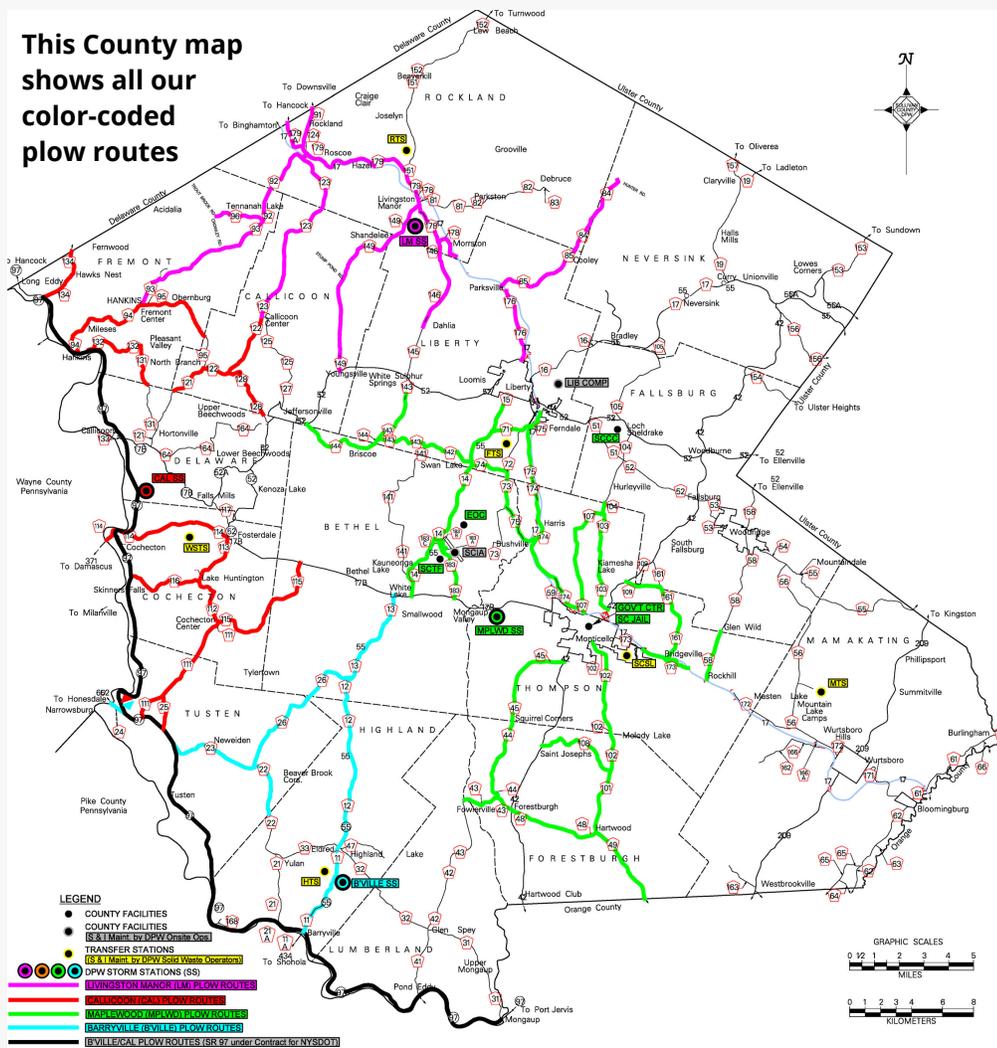
THE WINTER IS NOT PUBLIC WORKS' 'QUIET TIME'

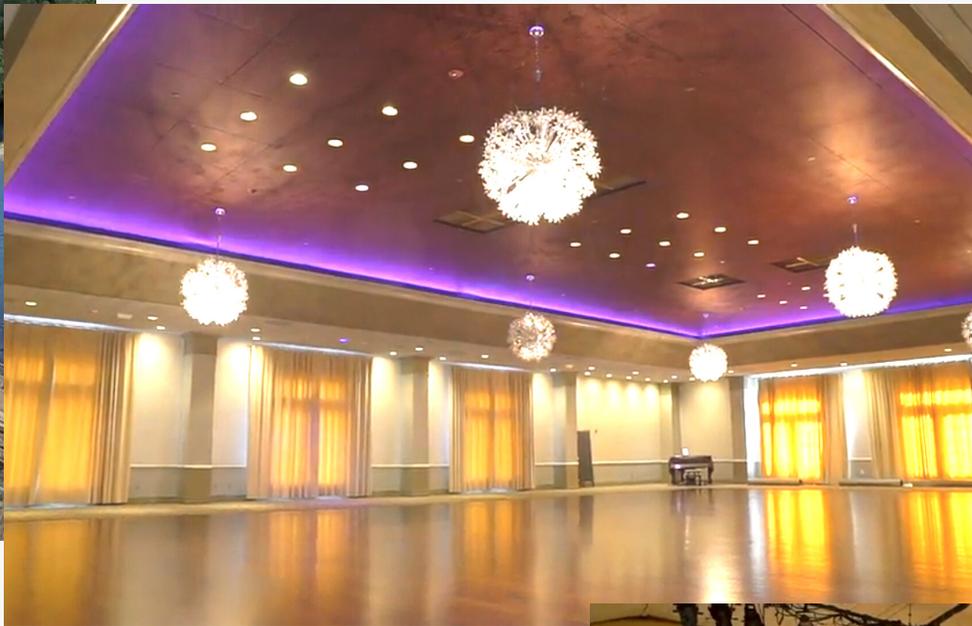
When people hear about our road crews, they usually think of traffic cones, flagmen, and paving equipment. But that kind of work happens in spring, summer and fall. What does our Public Works team do in the winter? Work harder than ever.

There's summer equipment to repair, paperwork to get caught up on, indoor maintenance to get to. And, of course, they still pay close attention to our roads - only this time they're making sure County routes (and SUNY Sullivan's lots) are plowed, sanded and salted.

We have:

- 21 active plow trucks each responsible for a route, all mounted with a plow, wing, and sander. 14 of those trucks have the capability to pre-treat salt with liquid brine prior to applying. (Pre-treating helps reduce salt usage and makes the salt much more effective in colder temps)
- 44 active drivers
- 6,000 tons of salt in stock with the ability to purchase 15,000 more tons when needed
- 269 miles of roads





TAKE A TOUR OF THE COUNTY

Even if you've lived here all your life, it's a good bet there's more to Sullivan County's beauty and attractions than you know. So the welcome videos we recently posted on the County's website aren't just for visitors but for all of us. Take a look at all five (each is just a minute or so long), and you'll gain a whole new appreciation for the place we're fortunate to call home. Sullivan County truly is a gem!



WHERE TO FIND THE VIDEOS

Go to www.sullivanny.us.

Click on the video camera icon in the upper right corner.



Clockwise from top left: the Roebling Bridge in Barryville, the ballroom of the Hurleyville Performing Arts Center, the Tusten Theater in Narrowsburg, Route 17 crossing the Willowemoc near Livingston Manor, the Care Center at Sunset Lake in Liberty, and a Sullivan Renaissance garden in Livingston Manor.