

# *Bethel Local Development Corporation*

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## **2017 BLDC Year-End Report**

### **Operating Projects and Activities**

#### ***Forest Reserve at Smallwood***

The Smallwood Golf Course property totaling 196 acres was purchased by the BLDC from Sullivan County in 2011 using funds borrowed from the Town of Bethel

The title for the 60-acre mining property was transferred to the town from the BLDC in June of 2014 by resolution of the town board. Subsequent negotiations led to a new agreement with Sullivan County regarding sharing in the mined road sand, and the marketing of several parcels that were reserved for potential development as part of the original plans for the property. This transfer resulted in a \$19,080 value to the BLDC.

The Town has agreed to extract road sand from approximately 30 of the remaining 60 acres while conducting a private sale of the other 30 acres as per agreement with Sullivan County. This sale was concluded in 2016. As part of the sand mining on the 30 acres remaining, the Town has negotiated annual payments to the BLDC for the extraction of this sand. A mining permit was obtained in 2015 by the BLDC for this purpose. Sand mining commenced in 2016. Annual payments of \$15,000 to the BLDC from the Town of Bethel for this program are on-going and are reflected in the annual budget reports for the BLDC. This program continued in 2017.

The town has pursued several avenues for potential development of the park property. In 2016, the Town Highway Dept. performed significant work at the facility. An access road was dedicated as a town road and upgraded. A parking lot was also constructed. An approximately quarter-mile walking trail was created. In 2017 a walking bridge was completed over the Lybolt Brook to facilitate trail development. A matching grant in the amount of \$5000 was obtained through the Sullivan County Department of Planning for signage in 2015. Sign development and procurement was accomplished in 2016 and these signs were installed early in 2017. In 2017 the town proceeded to develop a dog park on a portion of the Forest Reserve property. A community garden and other amenities are also planned for the future.

In 2017 the BLDC continued to actively support community projects such as the Kauneonga Lake Farmers Market, Bethel Lakeside Music, Yoga, and other projects through the Bethel Healthy Community Task Force. Planning for the 50<sup>th</sup> Anniversary of the Woodstock Music and Arts Festival was begun and it is anticipated that the BLDC will be involved in this project.

## **Grant Activity**

### **2005 Main Street Grant – KLMS I**

The Streetscape portion of the grant was inspected. Because the Streetscape was not completed until 2010, inspections continued through December 2017.

### **2008 NYS Main Street Grant – KLMS II**

In 2017/18, annual inspections on the projects funded under this grant were completed and documented. These inspections will continue through December of 2019.

### **2015 Sullivan County Plans and Progress Grant**

In June of 2015, a \$5000 matching grant was obtained from Sullivan County for signage in the Forest Reserve at Smallwood. Design and procurement for this project proceeded in 2016, with final delivery and installation implemented in early 2017.

### **2016 Sullivan Renaissance Municipal Partnership Grant**

Beginning in November of 2015 the Town of Bethel moved forward to apply for this grant. The BLDC is a partner organization in this effort. During the fall of 2015 the town moved forward with plans to put in a formal application. As of the beginning of March we were notified of our selection as one of the awardees. Initially \$15,000 was awarded in the spring of 2016 awarded for a series of initiatives in beautification, code enforcement and the building of a healthier community. The BLDC administered a corridor beautification grant program as part of this program.

The Town of Bethel was the ultimate winner of this competition and received a \$100,000 award in August of 2016. This grant was through funding through Assemblywoman Gunther's office and is administered by DASNY. A portion of this funding was dedicated to upgrades at the Forest Reserve at Smallwood that were completed over the course of 2017.

## **Administrative Activity**

### **Public Authorities Reporting Information System (PARIS)**

Under the Public Authorities Law (PAL) passed in 2005, the BLDC became subject to specific and detailed reporting requirements in 2010. These include an Annual Report (with several sub-reports) due each March and an Annual 5-year Budget Report due each October. These reports are submitted to the NYS Authorities Budget Office (ABO)

- The 2016 PARIS Annual Report was prepared and submitted in July of 2017.
- The 2018 PARIS Budget Report was prepared and submitted in November of 2017.

### **Bethel Business Association**

In 2015, a partnership was formed with the Bethel Business Association. Effectively, the local chamber of commerce, this group needed a strategic partner in order to continue its activities. After several meetings, it was agreed by the BLDC board that the BBA should become a committee of the BLDC and operate under its auspices. This relationship continued in 2017.

### **Cultural District**

During 2015, the Town of Bethel began discussions with Bethel Woods Center for Performing Arts on the possible creation of a cultural district in the Route 17B – White Lake – Kauneonga Lake area. It was agreed that the town would explore the creation of such a district over the course of the coming months. It is envisioned that such a district could assist with the development of arts related businesses and overall development that would enhance the economy and quality of life in the town. Discussions on this initiative continued in 2017.

### **CEAP Program**

This program continued in the fall/winter of 2016/17. Donations were once again secured and several local citizens in need received assistance.

### **SAVE YOUR LIFE**

Planning for a program to offer free installation of smoke and carbon monoxide detectors was begun late in 2017. This program will solicit donations from local citizens and work in concert with the local Red Cross chapter. Implementation is planned for early 2018.

This Annual Report was approved at the BLDC Board meeting on August 22, 2018.