

Bethel Local Development Corporation

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2016 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.

In 2016 the 38 acres reserved for development was sold to a developer for the sum of .

The Town has agreed to extract road sand from the remaining 60 acres and to negotiate 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 have commenced.

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. Volunteers worked to open up areas for use and benches were installed. A permit was secured for a walking bridge across the Lybolt Brook. 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 will be installed early in 2017.

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 will continue through December 2017.

2008 NYS Main Street Grant – KLMS II

In 2016, 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 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 \$15000 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 will be dedicated to upgrades at the Forest Reserve at Smallwood and will be overseen by the BLDC Manager.

2014 Bethel Corridor Beautification Grant

One project remained to be completed from this program and was completed in the fall of 2016. This closed out this program.

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 2015 PARIS Annual Report was prepared and submitted in April of 2016.
- The 2017 PARIS Budget Report was prepared and submitted in November of 2016.

Golf Cart

This initiative to assist with transporting patrons of the local restaurants in Kauneonga Lake back and forth to various parking areas was by all accounts well received and the program continued successfully in 2016

Bethel Business Association

In 2015, a partnership was formed with the Bethel Business Association. Effectively, the local chamber of commerce, this group was in need of 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 2016.

As a first fruit of this partnership the BBA has begun a cooperative marketing initiative with Bethel Woods Center for the Performing Arts. During 2016, the BBA committee of the BLDC created a successful marketing campaign in conjunction with the Bethel Woods Center for the Arts to market local businesses and attractions. We anticipate that a similar program will continue 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. This process was continued in 2016 with the application for a grant to fund such a study to be secured in 2017.

Gateway Beautification Program

As part of the Municipal Partnership Grant program the town secured an initial \$15,000 grant for beautification and other programs. Using part of this funding a Gateway Beautification Program was initiated targeting the SR 55 and 17B corridors. This program was modeled on previously successful programs. Businesses were awarded matching grants of up to \$1000 for projects to upgrade facades and improve the appearance of their businesses. Several grants were awarded over the course of 2016 and the program appears to have been very successful in achieving its goals.

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.

This Annual Report was approved at the BLDC Board meeting on July 19th, 2017.