

Bethel Local Development Corporation

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2018 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 2018.

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. The dog park was largely completed in 2018. Work on the trail network, and other amenities are also planned for the future.

In 2018 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 50th Anniversary of the Woodstock Music and Arts Festival was on-going in 2018 and it is anticipated that the BLDC will be involved in several projects in 2019.

Grant Activity

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.

2018 Delaware Valley Arts Alliance

In March of 2018 the BLDC received a grant of \$900.00 to support the Bethel Lakeside Music project in Kauneonga Lake. This grant enabled the program to expand its advertising and help to pay for various artists to perform. We anticipate similar grant funding going forward in 2019.

Sullivan Renaissance

In 2018 the BLDC received a \$500.00 grant to support a Yoga Program on Saturday Mornings in Kauneonga Lake.

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 2017 PARIS Annual Report was prepared and submitted in August of 2018.
- The 2019 PARIS Budget Report was prepared and submitted in November of 2018.

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. In 2018 the BLDC supported BBA initiatives in advertising, training and public outreach in support of local businesses and the enhancing of the local economy.

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 2018.

CEAP Program

In an effort to assist local citizens that are having trouble heating their homes in the winter months the BLDC accepts donations for the Citizens Energy Assistance Program (CEAP) program. People in distress can apply for assistance and if deemed eligible can receive help with heating costs. This program continued in the fall/winter of 2018/19.

SAVE YOUR LIFE

Planning for a program to offer free installation of smoke and carbon monoxide detectors was begun late in 2017. This program receives donations from local citizens and works in concert with the local Red Cross chapter. This program was implemented in 2018 and has been well received by the public. It will continue in 2019.

This Annual Report was approved at the BLDC Board meeting on May 1st, 2019.