

Pocono Mountains

Economic Development

C O R P O R A T I O N



**SUPPORTING
BUSINESS GROWTH,
INVESTING IN
INFRASTRUCTURE
AND PARTNERING
FOR SUCCESS**

ANNUAL REPORT 2023



EXECUTIVE DIRECTOR'S MESSAGE



**CHARLES A.
"CHUCK" LEONARD,**
EXECUTIVE DIRECTOR

We are pleased to present the Annual Report for PMEDC and our sister agencies, Monroe County Industrial Development Authority and Pocono Mountains Industrial Park Authority. The post-pandemic economy has accelerated the rate of change and requires a flexible approach to many new challenges. We are proud of our many successes in the past year and are happy to have the opportunity to highlight them within this report.

As we compete for new jobs and private investment, infrastructure remains one of Monroe County's principal challenges. Our Board of Directors continues to support projects that improve infrastructure throughout the county. In 2022 and 2023, we have sponsored new water and sewer lines, highway projects and natural gas line extensions – some of which will benefit job creators immediately and others that will encourage future development. We were also early supporters of large-scale solar projects in the county.

Our nation's ever-changing economy has had a significant impact on our county's industry mix and the workforce skills needed to move into the future. We now have almost as many people working in Transportation and Material Moving Occupations as we do in Food Preparation and Serving Occupations. While logistics and transportation have become increasingly unpopular due to their rapid growth, it is important to remember that jobs in this sector meet the "family sustaining" test, paying an average of \$52,268 per year in Monroe County.

Monroe County has some of the best jobs in the region, but a proportion of those jobs are filled by people who commute into the county. We have about 25,000 residents who commute outside the county for work while 19,000 commute into Monroe. This is indicative of the skills mismatch that is prevalent throughout the United States. The national average percentage of high-pay, high wage jobs to total jobs is around 10% ... Monroe County's percentage is 14% ... the highest such percentage in Northeast Pa. In 2019 if you lived in Monroe County and worked in Monroe your average wage/salary was around \$47,000. If you worked in Monroe County and lived outside of Monroe your average pay was more than \$67,000. If we can successfully close the gap between the skills our people possess and those our best employers require, our economy will grow significantly.

All jobs in Monroe County are important to our economy but our collective quality of life is better when people are making enough income to live comfortably. It is our goal to attract as many quality jobs to our marketplace as we can.

Monroe County is a beautiful place to live and work. It has been said that the key to maintaining a quality environment is a vibrant economy. It is our goal and responsibility to deliver both.

Charles A. Leonard

MONROE COUNTY COMMISSIONERS

Chair
Vice Chair
Commissioner

Sharon S. Laverdure
John R. Moyer
John D. Christy



John D. Christy, Commissioner; Sharon S. Laverdure, Chair; John R. Moyer, Vice Chair

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Assistant Treasurer
Assistant Secretary

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Dunbar Enterprises, Inc.
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Bulldog Liquidators
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Nauman Companies
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LTS Homes

PMEDC STAFF

Executive Director
Director of Marketing
Economic Development Specialist
Economic Development Specialist
Office Administrator
Bookkeeper

Chuck Leonard
Michelle Bisbing
Dennis Noonan
Rachel Hendricks
Lisa Caldera
Bonnie Schwartz

NEW CONSTRUCTION

- **Monroe County Historical Association's Heritage Center** – The Heritage Center construction commenced, and concrete footers that will provide support for the foundation of the new addition were poured in October. Ductwork is being installed in the attic of the Stroud Mansion as part of the new air conditioning system. The project is being supported by Local Share Account for Monroe County grants and a Redevelopment Assistance Capital Program grant through the PMEDC office.





- **Pocono Mountains Corporate Center East** – Construction of a 400,140 square foot industrial building on a 44-acre parcel has been completed and is available for lease. The building, located at 1901 Corporate Center Drive East, was developed by US Capital Development and is listed with CBRE.

NEWS

- NEPA Governor's Cup Award** – For the third consecutive year, Northeastern Pennsylvania has ranked in the Northeast Metro Areas Top 10 in Economic Development. New for this year in the category for **Metros with Population Less than 200,000**, the East Stroudsburg MSA (Metropolitan Statistical Area) which is **Monroe County, tied for 8th place** with 5 other communities across the country. This is a direct result of projects supported by PMEDC. In 2021, the East Stroudsburg MSA was ranked 98th, quite an improvement! The Governor's Cup Awards, produced annually by Site Selection Magazine, records the top regions in the United States based on completed economic development projects. Penn's Northeast compiled and submitted a list of all projects that met the criteria as outlined by the publication. Monroe County is included in Northeast PA and has been a member of Penn's Northeast since its inception 21 years ago.



Metros with Population Less Than 200,000

2022	2021	Metro	State	Projects
1	1	Sioux City	IA-NE-SD	21
2	2	Bowling Green	KY	13
3	3	Lima	OH	12
4	46	Manhattan	KS	11
5	6	Elizabethtown-Fort Knox	KY	10
6	61	Sherman-Denison	TX	9
7	15	Burlington	NC	8
T8	15	Decatur	AL	7
T8	61	Dubuque	IA	7
T8	92	East Stroudsburg	PA	7
T8	8	Jackson	TN	7
T8	15	Kingston	NY	7
T8	15	Springfield	OH	7

Source: Conway Projects Database



- Amtrak and the PA Northeast Regional Railroad Authority Examine the Restoration of Passenger Rail Service** – In March 2023, Amtrak and the Pennsylvania Northeast Regional Railroad Authority (PNRRA) released the findings of a two-year analysis examining the potential for rail service between Scranton and New York City. The study included operations planning to develop a sample schedule, ridership estimates, economic impacts and an infrastructure assessment for the Pennsylvania segment. The infrastructure assessment estimates costs to upgrade track to accommodate passenger trains along 60 route miles owned by PNRRA between Scranton and the Delaware Water Gap. The project has been submitted by the PA Department of Transportation to the federal government for consideration for funding under the bipartisan infrastructure bill. It is one of three projects in PA under consideration and we hope for an announcement in November.

- We welcome Rachel Hendricks to our Staff** – In

In August 2023, Rachel Hendricks became a welcome addition to our staff. She has economic development



experience from past employment with the Pike County Economic Development Authority and as a Penn's Northeast partner. Rachel will be working on a variety of projects including business retention and expansion, financing and grant administration, and infrastructure development. We are very pleased to have her on board!

RIBBON CUTTINGS/EVENTS

- **St. Luke's Medical Office Building at Smithfield Gateway**

– A ribbon-cutting ceremony and tour of the new facility was held March 28, 2023. This project is the first of many new developments associated with the Smithfield Gateway project. The new 40,000-square foot center offers a blend of new practices and services with several that are relocating to the site in an effort to give patients greater access to different providers in one place. Services offered include walk-in urgent care, primary care, obstetrics and gynecology, pediatrics, dermatology, pulmonology, laboratory services, diabetes, endocrinology, women's imaging, occupational medicine and physical therapy. St. Luke's will now have a neuro rehab center, imaging services, and walk-in X-Ray. PMEDC has partnered with DEPG/Legend Properties to administer a variety of grants and loans to support on and off-site improvements necessary for the project.



ST. LUKE'S MEDICAL OFFICE BUILDING
AT SMITHFIELD GATEWAY

Live!

Q&A

Monroe County

In-Person business assistance with SBDC consultants
Start-up and existing businesses welcome!

SBDC
PENNSYLVANIA
Small Business Development Center
The University of Scranton
Helping businesses start, grow, and prosper.

- **SBDC Small Business Consulting Offered Monthly** PMEDC and the Scranton Small Business Development Center (SBDC) continue to partner monthly to offer one-on-one business consulting services. As members of the Northeast PA Partnerships for Regional Economic Performance (PREP), PMEDC and SBDC are able to offer these free services to start-ups and existing Monroe County businesses. Services include business plan writing and review, steps to take to start a new business, how to grow your existing business, and financing advice, just to name a few. Businesses are able to register online and meetings take place at the PMEDC Office.

- Economic Outlook Summit** – The annual Economic Outlook Summit was held on May 19, 2023 at Kalahari Resorts with over 200 people in attendance. The program theme was Pocono Economic Transformation and included a presentation from PA Department of Community & Economic Development Secretary Rick Siger; “Housing Underproduction in the Poconos” by Mike Kingsella, CEO of Up for Growth; and an update on Amtrak Passenger Rail Service to the Pocono region by John Blake, District Director & Economic Development Specialist from Congressman Matt Cartwright’s office. The 2023 Pocono Economic Scorecard was also released.



- Presentation to Rotary Club of the Stroudsburgs** – The Rotary Club of the Stroudsburgs invited Executive Director Chuck Leonard to be their guest speaker in March 2023 at both the luncheon and evening meetings. The presentation provided an overview of PMEDC; our goals and objectives; new companies; construction projects; funding approvals; and current market trends. A robust question and answer period followed both presentations.



RIBBON CUTTINGS/EVENTS

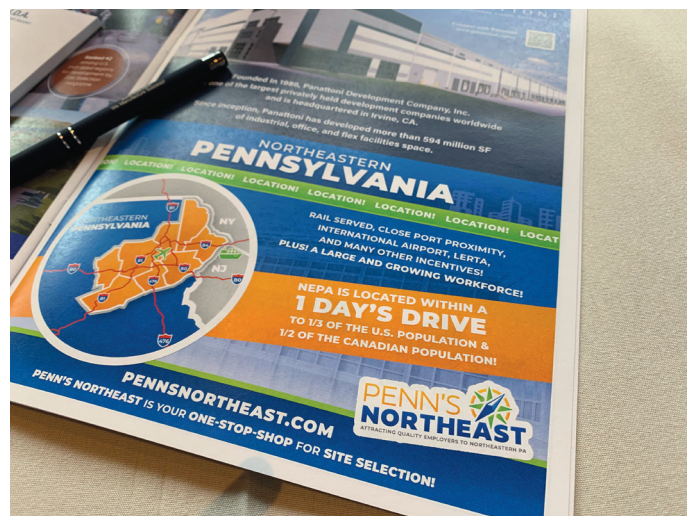
- **Membership Luncheon**

– The March Membership Luncheon was held at Northampton Community College, Monroe Campus, with guest speakers Tom Barnowski from Corporate and Public Safety Education and Shelly Mule from the Center for Business & Industry. They explained the variety of offerings for corporate health and safety workshops, and the community education and workforce development and training options offered by their departments. More information can be found at www.northampton.edu/community-education.htm



– The September Membership Luncheon was held at Smuggler's Cove in Tannersville at their new outdoor patio facility, with State Senator Rosemary Brown (Senate District 40) as the guest speaker. Members in attendance enjoyed the new outdoor venue and the opportunity to hear from Senator Brown on a variety of her priorities and initiatives.

- **SIOR Industrial and Office Properties Summit** – PMEDC joined with Penn's Northeast and regional partners to attend the SIOR Office and Industrial Property Summit, held in September at ArtsQuest Center at Steelstacks in Bethlehem. The summit offers the opportunity to network with real estate developers, brokers and property specialists while gaining insight into the current state of the office and industrial/commercial real estate market.



NEW FUNDING APPROVALS

Local Share Account for Monroe County:

The Local Share Account is funding set aside as required by gaming legislation for projects in Monroe County that fall into the following categories: Economic Development, Community Improvement, Public Interest and Road Improvement.

May 2023
26 new projects
approved totaling
\$3,831,226

- **Economic Development-Smithfield Sewer Authority** – Funds will be used for Phase I of the Seven Bridge Road Sanitary Sewer Expansion. This an area of growth for Smithfield Township, and providing access to public sanitary sewer will increase the health and safety for the businesses and people in the area. Additional funds have been requested for Phase II of the project.

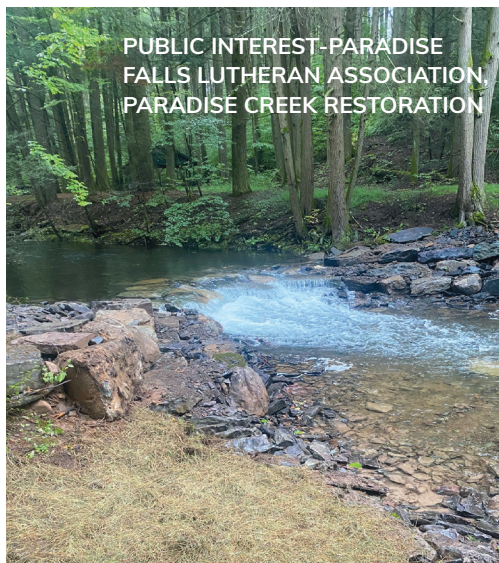


LOCATION OF PROPOSED BORING UNDER SEVEN BRIDGE ROAD (ROUTE 209) AT THE INTERSECTION OF MUSIC CENTER DRIVE AND EILENBERGER ROAD, TO BE PARTIALLY FUNDED BY THE LSA GRANT.

- **Community Improvement-Pocono Pride** – An exterior view of the indoor sports practice facility nearing completion at the Field of Dreams Park in Mount Pocono. The facility will be used primarily for Pocono Pride Fastpitch Girls Softball.



COMMUNITY IMPROVEMENT –
POCONO PRIDE



PUBLIC INTEREST-PARADISE
FALLS LUTHERAN ASSOCIATION,
PARADISE CREEK RESTORATION

- **Public Interest-Paradise Falls Lutheran Association, Paradise Creek Restoration** Shown here is a part of the project: a rock cross vane designed to deepen the habitat for fish and insect life.

Pipeline Investment Program

A Pipeline Investment Program Grant was approved in November 2022 by the Commonwealth Financing Authority for \$338,174 for the UGI Utilities, Inc. Smithfield Township District Station. The improvements needed at the District Station will allow for natural gas service to be available for the Smithfield Gateway project. The project will be completed by UGI Utilities, Inc. in cooperation with PMEDC and DEPG/ Legend Properties.

NEW SMALL BUSINESS LOAN APPROVAL



- **Pocono Day Tripper** – Founded in 2014, Mr. Peter Luck of Pocono Day Tripper provides group transportation for weddings, wine tours and group outings throughout the Pocono region. In order to continue to expand the business, he needed to purchase an additional trolley. He applied for funding through PMEDC’s Small Business Loan Program and was approved in May 2023 for \$50,000. Shown here is the trolley purchased with the program funds.

PROJECTS

- **Smithfield Gateway SR 209 Improvements** – PMEDC is the grantee for a Pennsylvania Department of Transportation Multimodal Transportation Fund grant of \$2,074,563 to support the widening of State Route 209, which is required for the Smithfield Gateway development in Smithfield Township. Additional grants and loans have been secured through a variety of sources to fund the project with the help of local and state elected officials. Off-site road construction began this year and Phase I is expected to be complete in fall 2023.



PROJECTS

- **Natural Gas Line Extension Along Corporate Center Drive** – In 2022, PMEDC announced the location of Messer LLC, a leading provider of industrial and medical gases in the Pocono Mountains Corporate Center East, and worked with UGI Utilities, Inc. to extend a natural gas line to serve their new facility. After completing that project, additional funding was available to continue to extend the natural gas line along Corporate Center Drive to make gas service available to additional companies located in the business park. The Corporate Center Drive Gas Extension was completed in June 2023.



NATURAL GAS LINE EXTENSION ALONG CORPORATE CENTER DRIVE



AIRSTRIP ROAD WATERLINE EXTENSION



AIRSTRIP ROAD WATERLINE EXTENSION

- **Airstrip Road Waterline Extension** – In 2020, funding was approved to extend a public water line from Airport Road to Airstrip Road in East Stroudsburg, Smithfield Township. There were existing businesses located there that needed access to public water, and there was additional industrial-zoned property that could be developed in the future if public utilities were available. Several issues delayed the project but in summer 2023, a contract for the water extension was awarded and will be completed by year's end. This project would not have happened without the cooperation of the Brodhead Creek Regional Authority, Glace Associates, Smithfield Township and Scannell Properties.

PROJECTS

- **Labar Village Stream Restoration** – As a result of two severe flooding events, the McMichaels Creek sustained erosion and stream bank damage that must be repaired. The mitigation strategy is to stabilize 145 feet of the southern side of the McMichaels Creek adjacent to the Turtle Cove section of Labar Village. This strategy will effectively stop the erosion of the creek bank, which is within two hundred feet of residential structures, and prevent future flooding events.



NEW SNOW REMOVAL EQUIPMENT BUILDING



LABAR VILLAGE STREAM RESTORATION

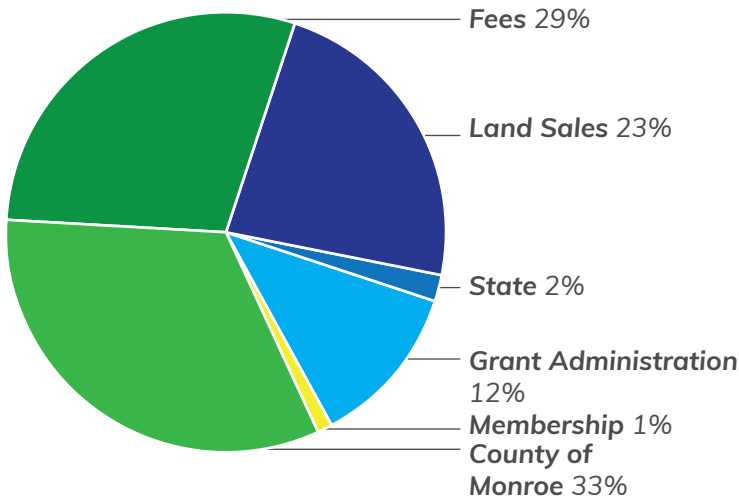
- **Pocono Mountains Municipal Airport** – The project will include costs associated with the replacement of two underground fuel tanks and ancillary equipment that are over 50 years old, and the construction of a building to house snow removal equipment at the Pocono Mountains Municipal Airport in Coolbaugh Township.



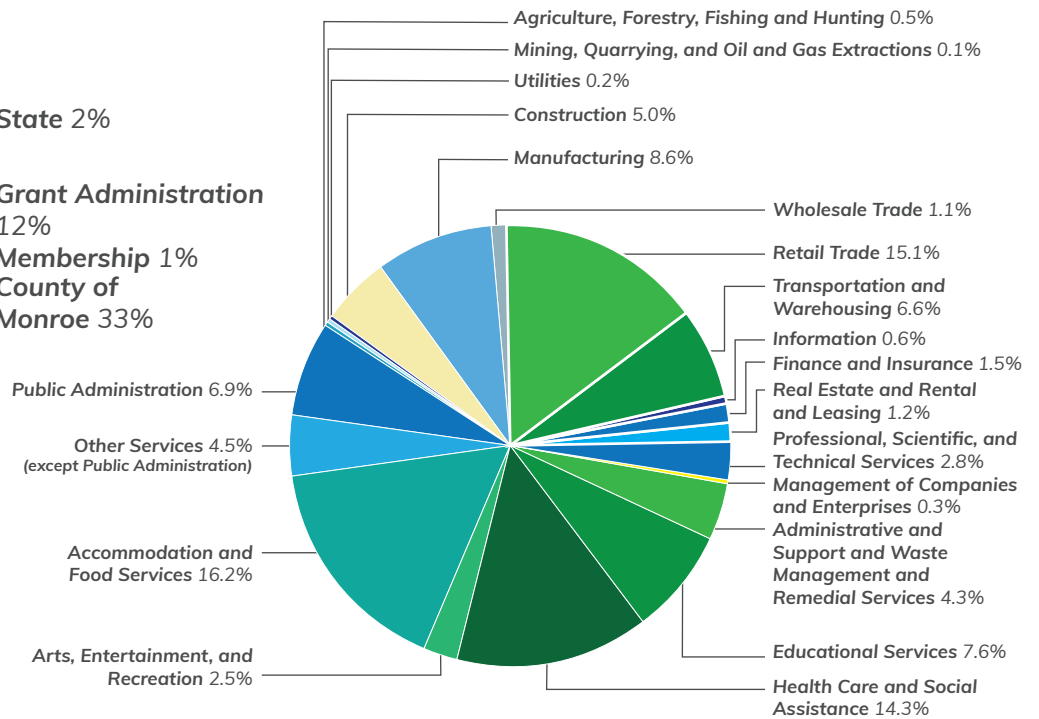
NEW AVIATION FUELING STATION

PROSPECT LEAD & REVENUE SOURCES

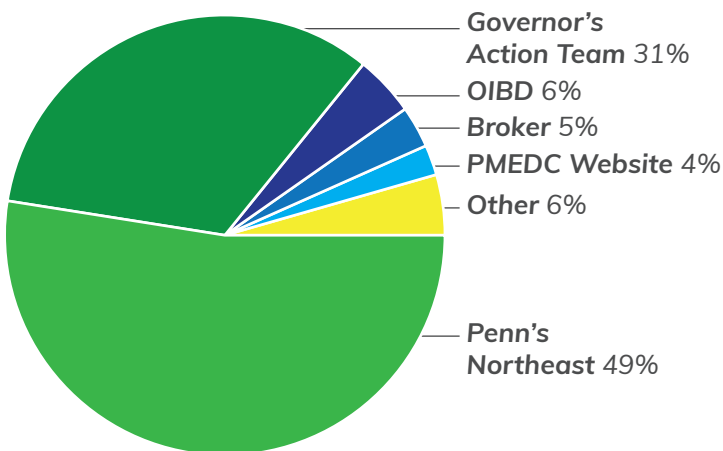
Revenue Sources



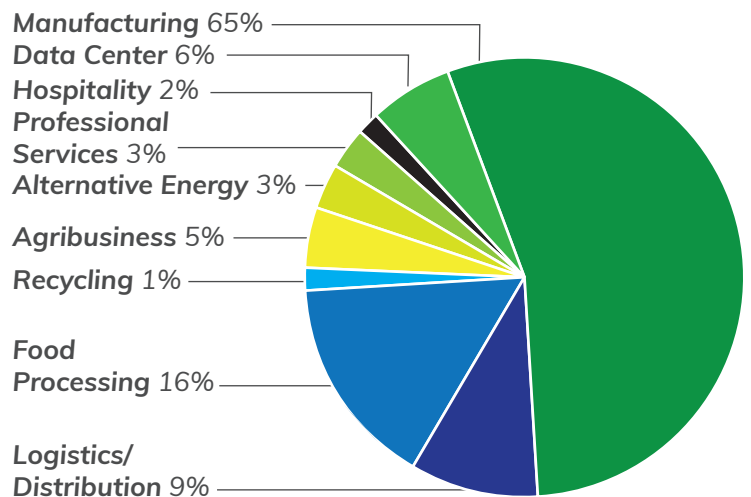
Monroe County Industry Sectors



Prospect Lead Sources



Prospect Lead Industry Sectors





Pocono Mountains

Economic Development

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