

- The Year in Review
- Infrastructure Investments
- Demographic Highlights

# PMEDC Annual Meeting

November 29, 2018

Trails End

Camelback Lodge

# New Companies: American Tire Distributors, Tobyhanna Township

- Opened November 7, 2018
- One million square feet, \$70 million investment
- 70 full time associates, 150 construction jobs
- 2.5 million tires per year will be received & shipped



“I am so happy to see these good paying jobs with great benefits coming to the Poconos. The bottom line is if you want to have a sustainable economy you have to have good jobs to support it. This is exactly what we need here in Blakeslee and Monroe County.”

- Greg Hamill, Tobyhanna Township lifetime resident and ATD associate

# New Companies: Terrafina LLC

- o A healthy snack foods manufacturer
- o Purchased 401 Oak Street, East Stroudsburg building in June 2018
- o 120 new jobs within 3 years



# Projects under Construction

- Kalahari Convention Center  
150,000 SF Expansion
- Clarius site – 1 million SF  
distribution center
- Exeter Properties – Lot 110 at  
New Ventures, 510,510 SF  
industrial spec building



# Completed Local Share Account Projects

## The Railroad Trestle Improvement Project

In partnership with Tobyhanna Army Depot & the PA Northeast Regional Railroad Authority



**BEFORE**



**AFTER**

# Completed Local Share Account Projects

## Pocono Community Theater Renovations



# Completed Local Share Account Projects

## Polk Township-Hell Hollow Road Bridge



**BEFORE**

Project was recognized at the 36th Annual PSATS Convention on April 23, 2108 with a 2017 Bridge Safety Improvement Program Award

**AFTER**



# Completed Local Share Account Projects

Pocono Mountain Regional Emergency Medical Services



Power Assist Stretchers



# Completed Local Share Account Projects

- o Clymer Library

  - o Computers and related equipment

- o Polk Township Volunteer Fire Company

  - o New hoses and extrication equipment

- o West End Food Pantry

  - o Box Truck Purchase

# New Funding Approved

- o Two Multimodal Transportation Fund Projects - \$1,603,930
  - o Eight Local Share Account for Monroe County Projects - \$1,625,122
  - o PA Industrial Development Authority Loan for Terrafina - \$541,317
  - o Pipeline Investment Program (PIPE) grant for Route 611 Gas Corridor Scotrun Extension - \$980,000
  - o Three Redevelopment Assistance Capital Program (RACP) grants
    - o Smithfield Gateway - \$1,500,000
    - o Downtown Stroudsburg Parking - \$500,000
    - o Sanofi Pasteur Infrastructure - \$2,000,000
  - o Small Business Grant/Loan Program – Suburban Adventures - \$50,000
- TOTAL: \$8,800,369**

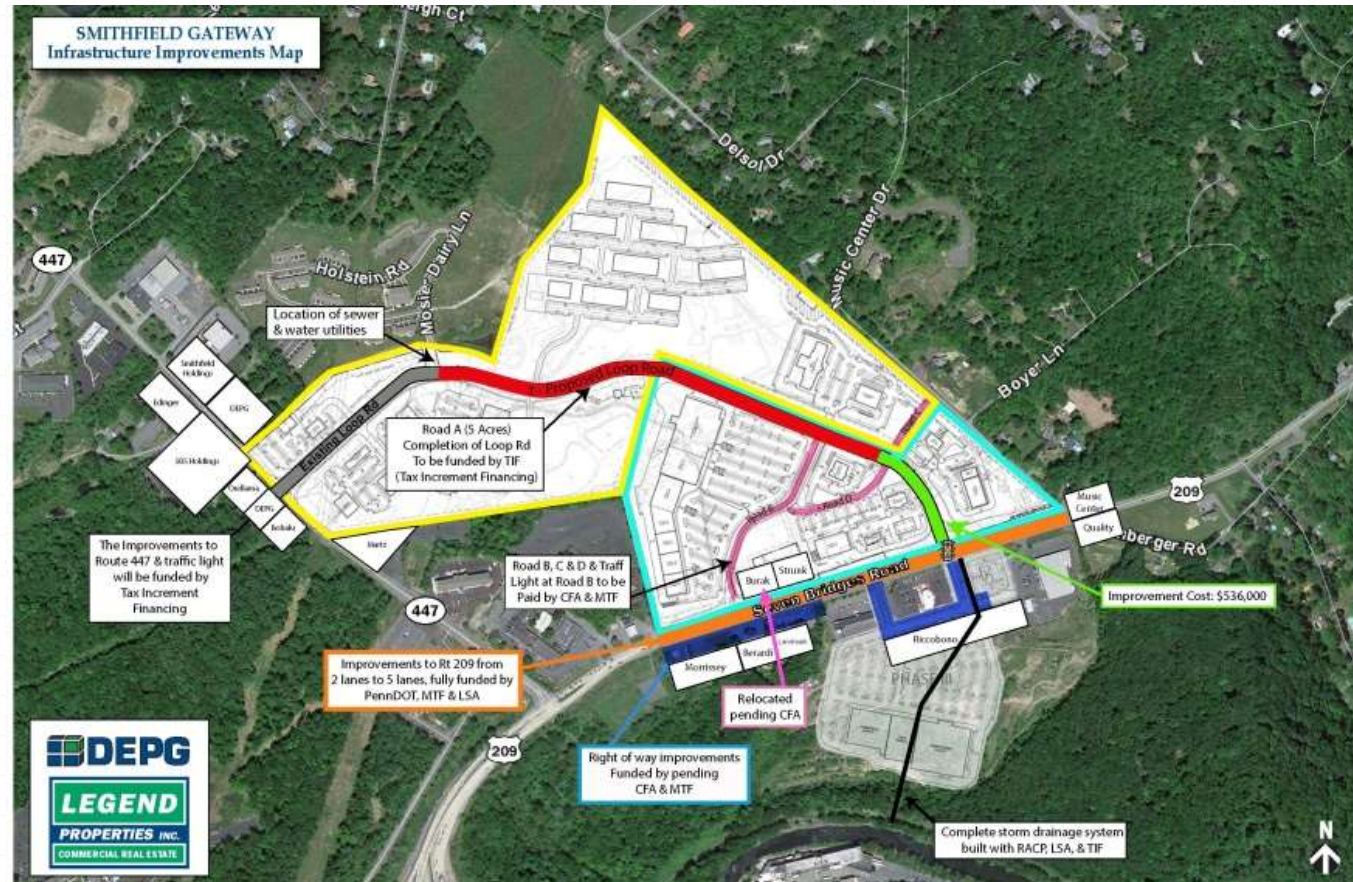
# New Funding Approved

## Smithfield Gateway Off-Site Improvements

- Tax Increment Financing District
- Redevelopment Assistance Capital Program Grant

### Pending Approvals:

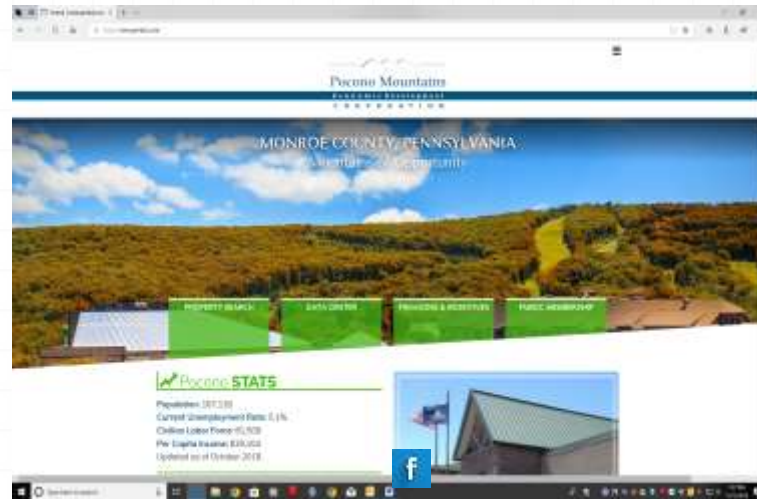
- PennDOT P3
- PennDOT PIB Loan
- MTF Grant
- LSA Grant





# Marketing & Outreach

- New website launched
- Lead Forensics
- PM Region Economic Development Guide
- Radio Program & Ads
- PNE/Times Leader Industrial Park Series
- Mid-Atlantic Real Estate Journal





# Events



○ East Stroudsburg Healthcare Center Ribbon Cutting



○ Pocono Springs Press Conference



○ Kalahari Convention Center Expansion Groundbreaking

# Events

- o NE PA Real Estate Summit
- o IAMC in Philadelphia
- o Penn's Northeast Clay Shoot



# Events



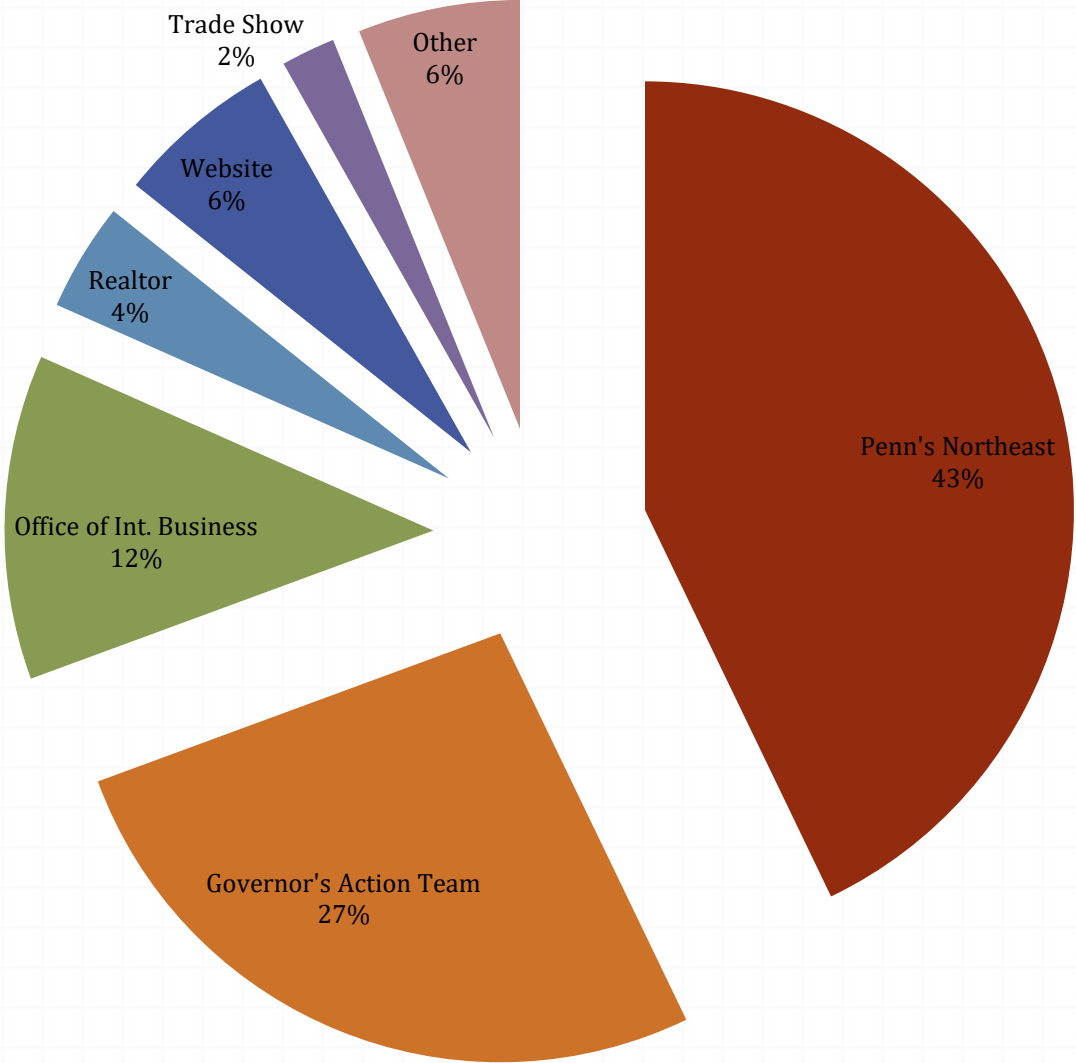
o American Tire Distributors Grand Opening

o SIOR Industrial Property Summit





# Sources of Prospect Leads





# Infrastructure: The Return on Investment

## Smithfield Township

- PennWorks Grant & Loan committed in 2005
- Worked with the Smithfield Sewer Authority to complete sewage & storm water improvements
  - Brown Street Extension
  - Franklin Hill Extension
  - Route 447 Storm Water Pipe
- Completed in 2017
- Development Supported: ESU Innovation Center, Staybridge Suites, East Stroudsburg Healthcare Center, Coordinated Health, future projects on Rt 447

# Infrastructure: The Return on Investment

## **Tobyhanna Township**

- New Ventures Commercial Park, Blakeslee
- LSA and RACP for road improvements & site work
- PennDOT Economic Development funding for traffic signal & turning lanes
- Development Supported: American Tire Distributors, Exeter Properties Lot 110, proposed Parkside Medical Campus

# Infrastructure: The Return on Investment

## **PMCC East and West**

- 750 acres for commercial/industrial development in Coolbaugh Township
- Roads funded with RACP and BOS
- Sewage Systems funded with EPA Grant, PIDA & Bank Loan
- Water funded with PIDA and Bank Loan
- Gas funded with BOS
- Development Supported: Mountain Healthcare Center, The Courtyard, Waste Not Technologies, J&J Sales & Logistics, Clarius Project on Lot 2 & future prospects

# Current Demographic Highlights

- Median Income is \$58,980
- Average Monroe County worker earns \$41,849  
(equates to \$20.11 per hour, 40 hour week)
- Governor Wolf's Jobs that Pay benchmark for Monroe County is \$32,333 annually (\$15.54 per hour)
- Top 5 Industry Sectors: Accommodation & Food Service, Retail, Healthcare & Social Assistance, Education and Manufacturing



# Current Demographic Highlights

- Top 5 Employers: Tobyhanna Army Depot, Sanofi Pasteur, Wal-Mart Associates, Pocono Mountain School District, Kalahari Resorts
- Bottom Line: Unemployment is down, wages are up, our GDP is up and we have 1,603,930 million square feet of industrial space under construction



# PMEDC Focus Areas for 2019

- Infrastructure development that supports specific projects
- *ENGAGE!*
- Permitting Response Team
- Explore options for constructing an industrial spec building
- Municipal Outreach
- Strategic Plan

*Thank you for your attention and best wishes for a wonderful holiday season and prosperous 2019!*

