

Expression of Interest

County Infrastructure Grant Program for RFI Development

Sullivan County is soliciting expression of interest from potential partners to develop a project for submission of an application to the New York State County Infrastructure Grant Program (CIGP) for the purpose of creating new housing units. CIGP may fund up to 50% of the infrastructure costs associated with the development and construction of a minimum of 10 new housing units, with a maximum award of \$1 million available. CIGP funds have been made available by New York State and will be administered by Empire State Development.

Information about the CIGP is provided below. For additional information please reference the CIGP Program Guidelines.

Eligible Projects:

- Small and moderate-scale priority infrastructure projects which directly or indirectly support the creation of housing.

Eligible Uses of Funds:

- Construction, expansion, and/or rehabilitation of municipal, utility, or other public property and/or ancillary infrastructure to support such developments;
- Extension or reconstruction of road, water, sewer, or utilities;
- Design or engineering costs related to construction (limited to 20% of total project cost);
- Acquisition of machinery and equipment related to infrastructure projects;
- Other capital uses as determined by Empire State Development (ESD) Grant Funding
- All projects that do directly support the creation of at least (10) ten new housing units, are eligible for an award up to \$1,000,000.
- Minimum 50% non-ESD match required

Compliance Requirements

Collaborating partners, contractors and/or subcontractors must agree to comply with all Federal, State and Local requirements and guidelines, particularly, but not limited to, those referenced in the NYS Empire State Development *County Infrastructure Grant Program* Guidelines, submitted Grant Proposal, and any forthcoming Contracts, Award Agreements, or Grant Disbursement Agreements relative to this project.

Third-Party Proposals will be reviewed based on:

- ✓ Capacity to manage the project and related administration of the grant, thorough planning and budget preparation.
- ✓ Alignment with local Regional Economic Development goals and development priorities.
- ✓ Ability to demonstrate leveraged funding sources, including a 50 % cost share.
- ✓ Project readiness, including project location and evidence of site control, schedule of milestones and financial information. All projects must be ready to commence within one year of an ESD award.
- ✓ Project focus: construction, expansion, and/or rehabilitation of municipal, utility, or other public property or ancillary infrastructure to support development, which may include capital equipment; maintenance; repair; extension of roads, water and sewer access; and utility access.

Local Regional Economic Development Goals and Development Priorities

2023 Mid-Hudson Regional Economic Council goals include:

1. Set a strong foundation for economic growth by investing in infrastructure, transportation, and housing.
2. Incentivize local planning and technical assistance to speed up review times, create shovel-ready development sites, and administer economic development funds.
3. Revitalize downtowns and community centers through adaptive reuse and packaged investments in the public realm that will further establish our walkable communities as economic engines for the region.
4. Attract new companies and support the growth of existing businesses in the Mid-Hudson region, with a special focus on priority sectors that are likely to stay, expand, and pay a living wage for the region.
5. Support the region's workforce by taking steps to attract and retain people, providing them with affordable access to education, training, and wraparound services, and by exposing them to regional workforce opportunities at an earlier age.
6. Preserve and create outdoor spaces that make the Mid-Hudson region an attractive place to live and visit. Recognize the imperative need to protect our natural resources from degradation, while also leveraging them for tourism, agriculture, and the development of sustainable businesses.

The following industries have been identified as priorities for the Mid-Hudson region: Agriculture, Biotech and Life Sciences, Distribution, Film and TV Production, Green Energy and Technologies, Manufacturing, Research and Innovation, and Tourism.

County Priorities

- ✓ Affordability: Sullivan County has identified affordable housing as a priority, designating affordable housing as a County purpose in October 2024. Priority will be given to projects which demonstrate a level of affordability to Sullivan County's workforce. Affordable Housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.
- ✓ Community Impact: Projects with proximity to main streets, major employers, economic centers, and which promote ease of access to employment and services will be given priority.
- ✓ Projects with a focus on seasonal housing and second homes will not be selected.

Submission of Expression of Interest

Interested parties must complete the attached Community Collaborator Intake Form. Completed forms, along with all required documentation referenced in the form, must be submitted to the Director of the Department of Purchasing and Central Services at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701, (845) 807-0515, Purchasing@sullivanny.gov, no later than 1:00pm on Friday February 20, 2026.