

HIGHLIGHTS AND ECONOMIC IMPACTS

The Center for Discovery (TCFD) has generated more than

\$3.1 BILLION

of economic activity for New York State over the last 15 years.



DIRECT 2024 IMPACT OF TCFD

1,735
EMPLOYMENT

\$69,041
AVERAGE SALARY

\$160.9 M
TOTAL EXPENDITURES

2024 IMPACTS ON NYS

2,279
EMPLOYMENT

\$243.4M
ECONOMIC OUTPUT

\$12.1M
STATE & LOCAL
TAXES

\$147.3M
SALARY & BENEFITS

OPERATIONS

164 PEDIATRIC
RESIDENTS*

182 ADULT
RESIDENTS*

420 SCHOOL-AGE
STUDENTS*

\$151.8M
2024 TOTAL OPERATING
EXPENDITURES

1000+
EDUCATORS AND
STUDENTS SUPPORTED
IN LOCAL SCHOOLS*

\$330,000
2024 TOTAL
PROPERTY TAXES PAID

ECONOMIC IMPACTS

Reaching 1,735 employees in 2024, with an anticipated 2,000 in 2026, The Center for Discovery (TCFD) continues to be Sullivan County’s largest private sector employer. The average compensation (wages and benefits) for TCFD employees is \$69,041—over 34 percent higher than the county’s private sector average of \$51,358. In 2024, The Center’s total operating expenditures reached \$151.8 million, with an additional \$9.2 million in construction and other capital investments. This brought The Center’s total output to \$160.9 million with the majority of spending occurring within New York State. It is expected that The Center’s budget will reach \$200 million by 2027 with anticipated growth and development.

The Center’s total economic impact is even larger when the combined effect of TCFD’s operations and employment (and employee spending) on other local and regional business are factored in—especially since 75 percent of TCFD employees reside in Sullivan County. TEconomy estimates that TCFD generated \$243.4 million of economic activity for New York State in 2024 through total direct, indirect, and induced impacts; supported 2,279 jobs with \$147.3 million in compensation; and accounted for \$12.1 million in state and local tax revenue.

While TCFD’s tax revenues are generated primarily through payroll and personal income taxes, The Center paid \$330,000 in 2024 property taxes on renovated buildings that it leases to local private businesses to generate additional mission-directed resources.

These data are summarized in Table 1 for New York State and Table 2 for Sullivan County.

Table 1: The Center for Discovery’s Total Economic Impact on the State of New York, 2024

Impact Type	Employment	Labor Income	Output	Local/ County Tax Revenue	State Tax Revenue	Federal Tax Revenue
Direct Effect	1,735	\$119.8	\$160.9	\$0.5	\$3.6	\$26.6
Indirect Effect	251	\$13.6	\$33.7	\$1.8	\$1.2	\$3.3
Induced Effect	294	\$13.9	\$48.7	\$3.3	\$1.7	\$3.7
Total Impacts	2,279	\$147.3	\$243.4	\$5.6	\$6.5	\$33.7
Multiplier	1.31	1.23	1.51			

Source: TEconomy Partners analysis and calculations using New York State 2023 IMPLAN MRIO model.

Table 2: The Center for Discovery’s Total Economic Impact on Sullivan County, 2024

Impact Type	Employment	Labor Income	Output	Local/ County Tax Revenue	State Tax Revenue	Federal Tax Revenue
Direct Effect	1,735	\$119.8	\$160.9	\$0.5	\$3.6	\$26.6
Indirect Effect	202	\$9.9	\$21.6	\$1.4	\$0.8	\$2.4
Induced Effect	268	\$11.9	\$43.3	\$3.0	\$1.5	\$3.2
Total Impacts	2,205	\$141.6	\$225.8	\$5.0	\$6.0	\$32.3
Multiplier	1.27	1.18	1.40			

Source: TEconomy Partners analysis and calculations using Sullivan County, NY 2023 IMPLAN model.

With the significant facility and operational changes that have occurred over the last five years, an analysis of the cumulative expenditure based economic impacts was completed for the 2020–2024 period. These results are summarized in Table 3 for New York State and Table 4 for Sullivan County. Over the five-year period, The Center generated and supported over \$1.13 billion in economic activity (output) within New York State, with much of that, an estimated \$1.05 billion or 93 percent, occurring in Sullivan County. Employment impacts exceed 10,800 job years (1 job for 1 year equals 1 job year) within New York State.

Table 3: The Center for Discovery’s Total Economic Impact on the New York State, 2020–2024

Impact Type	Employment	Labor Income	Output	Local/ County Tax Revenue	State Tax Revenue	Federal Tax Revenue
Direct Effect	8,000	\$534.6	\$754.3	\$2.5	\$16.1	\$118.7
Indirect Effect	1,459	\$86.4	\$150.4	\$7.8	\$6.3	\$20.8
Induced Effect	1,371	\$64.9	\$227.3	\$15.4	\$8.0	\$17.5
Total Impacts	10,830	\$685.9	\$1,132.1	\$25.8	\$30.4	\$157.0
Multiplier	1.35	1.28	1.50			

Source: TEconomy Partners analysis and calculations using New York State 2023 IMPLAN MRIO model.

Table 4: The Center for Discovery’s Total Economic Impact on Sullivan County, 2020–2024

Impact Type	Employment	Labor Income	Output	Local/ County Tax Revenue	State Tax Revenue	Federal Tax Revenue
Direct Effect	8,000	\$534.6	\$754.3	\$2.5	\$16.1	\$118.7
Indirect Effect	1,241	\$69.9	\$95.5	\$6.1	\$4.7	\$16.7
Induced Effect	1,252	\$55.5	\$202.2	\$14.2	\$7.0	\$15.2
Total Impacts	10,493	\$660.0	\$1,052.1	\$22.9	\$27.8	\$150.5
Multiplier	1.31	1.23	1.39			

Source: TEconomy Partners analysis and calculations using Sullivan County, NY 2023 IMPLAN model.

TCFD’s economic impact and vision continues to be a positive force for change in Sullivan County and New York State. Yet the true purpose and impacts of TCFD’s operations are not these economic metrics but are seen in the smiles and personal growth of The Center’s residents, students, and staff. These factors make TCFD’s ultimate impact on the community much more significant.

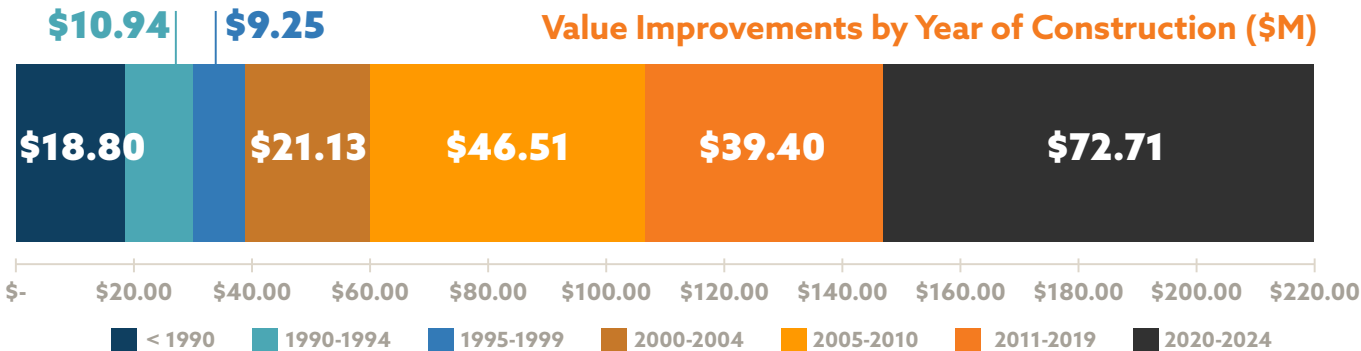


OPERATIONS

The Center is proud to be a New York State Center of Excellence for the Care and Treatment of Children with Complex Disabilities. It serves as a leader in developing and modeling best practices in the education and care of children and adults with complex conditions, medical frailties, and Autism Spectrum Disorder (ASD). Within its unique care model, The Center also functions, in part, as a learning laboratory and research center. TCFD partners with top researchers across the country, while attracting and hosting approximately 150 interns and professionals each year for site visits, residencies, conferences, and other professional development opportunities. These wide-ranging collaborators include medical residents; educators; physical and occupational therapists; music, dance, and art therapy interns; chefs and nutritionists, among others.

Another important focus of The Center is the built environment, because of the impact that the physical environment has on students' and residents' learning and health outcomes. This focus extends from the design of TCFD's schools and residences to the universal design elements that facilitate access to the outdoors across The Center's many campuses and in the local community. The Center is a visionary leader in developing school campus environments that foster connections to food, to the land, to animals, to nature, and to the creative arts for students and residents. This visionary outlook is also evidenced in the critically important leadership role that TCFD is playing in the broader region where its investments and activities also strengthen the community, expand the number of cultural, creative, and recreational amenities, and advance the regional quality of life.

*Scan for a CBS
Saturday Morning
News Segment on
TCFD's Model.*



OPERATIONAL UPDATES

The Center for Discovery began as a family-run clinic in 1948 serving children from across Sullivan County with physical, occupational, social, and intellectual challenges. The Center has evolved into a far-reaching organization, equipped with premier intermediate care facilities (ICF), individualized residential alternatives (IRA), medical and clinical capabilities, research and innovation incubation, and the capacity to host vital expertise and treatment teams, with 2024 seeing many changes and developments.

Children's Specialty Hospital

The Children's Specialty Hospital, which opened in December of 2024, is a ground-breaking, world-class facility dedicated to short-term, inpatient assessment and treatment of children and adolescents aged 5-21 with complex medical and behavioral challenges, such as autism. Unlike traditional hospitals, this facility goes beyond treating symptoms; it uncovers and addresses the root causes of behavioral and learning difficulties. By integrating medical, psychiatric, behavioral, nutritional, and educational services, the hospital ensures that children achieve stability and long-term success, facilitating smoother transitions back into their homes, schools, and communities.

The hospital's approach includes comprehensive behavioral and medical assessments that evaluate how underlying medical, sensory, and environmental factors contribute to behavior. A multidisciplinary team of specialists—including behavior analysts, nurses, psychiatrists, educators, and clinicians across multiple disciplines—collaborate to provide individualized care. The hospital also operates a certified day school program, ensuring that children continue their education while receiving treatment. Additionally, families, teachers, and community providers receive hands-on training to help maintain progress after their child is discharged. The ultimate goal is to prepare children for discharge to the least restrictive environment possible, keeping them close to home and actively engaged in

school and community life. Staff at the Hospital employ data-driven strategies to establish measurable goals, ensuring meaningful, socially and medically significant outcomes for each patient.

Scan this QR Code for a
TCFD Success Story Video



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The Center for Discovery's Children's Specialty Hospital will provide critical life enhancing care to children and teens and be a beacon of hope in Sullivan County for generations to come. The impacts of the discoveries and systems of care made at this facility will stretch far beyond the Hudson Valley to help thousands of kids across America and the world.”

- NY Senator Charles Schumer

A Campus Designed for Holistic Growth

Funding for the Children's Specialty Hospital project was made possible through a \$48 million low-interest loan from the U.S. Department of Agriculture (USDA) Office of Rural Development's Community Facilities Program, that Senator Schumer, a longtime TCFD advocate helped secure, as well as a \$4 million investment from New York State's Empire State Development.

Located on TCFD's Rock Hill Campus, the Hospital is surrounded by state-of-the-art facilities that integrate healthcare, education, nutrition, research, and workforce training. The campus also features a certified school program serving both hospital patients and K-2 students from the surrounding community, an Article 28 Health Clinic offering primary and specialty care, and a café and training kitchen dedicated to nutritional education. The Alemany Learning Center serves as a TED-style training and educational hub for best practices in serving this complex population across the state and country.

Early Success Stories at the Children's Specialty Hospital

Though formally opened in late 2024, the hospital is already having a profound impact. One teenager, isolated from school for three years due to severe aggression, is now attending classes daily with structured support. A young boy, whose verbal communication had significantly deteriorated due to medication side effects, regained conversational speech after targeted medical, speech, and social interventions. Another teenager, previously unable to engage with family members due to frequent behavioral challenges, is now participating in structured activities with parents and siblings, rebuilding meaningful relationships and forming new friendships.
























Improving Health Outcomes

Prevention of chronic disease and support for metabolic health are key components of The Center for Discovery's SynergE6 model of care. At its core, the model emphasizes a whole foods, plant-forward diet to optimize weight management and overall physiological function (the Food is Medicine® principle), alongside regular physical activity and adequate sleep.

These improvements in health from this model of care can be seen not only in the individual patient's successes but also in research driven health outcomes data. Data comparing TCFD adults to the overall U.S. population and to data on New York State adults with disabilities show dramatic comparative results and reduced prevalence across a variety of chronic conditions, with 60% of the adults in TCFD's care maintaining an ideal body weight.

Health Outcomes Data

Adults 18 Years and Older – 2024

Chronic Condition	U.S. Population (All Adults)	Disability (CDC Disability Health)	Adults Living at TCFD
High Cholesterol	 32.80%	 39.30%	 9.50%
High Blood Pressure	 48.10%	 35.70%	 6.30%
Diabetes	 11.60%	 16.70%	 2.80%
Cancers	 9.60%	 8.40%	 1.80%
Obesity	 42.40%	 37.00%	 9.20%
Overweight	 30.70%	 31.00%	 24.00%
Ideal Body Weight	 26.00%	 28.10%	 60.00%

Source: The Center for Discovery

TCFD: 284 adults (18+) served by TCFD (2024)

Disability: CDC data on adults (18+) with disabilities in New York State (2022)

U.S. Population: CDC/ADA/NIH data on all adults (18+) (2024)

SynergE6™

Building on four decades of experience, one of TCFD's foundational models - HealthE6® - evolved into the **SynergE6™** Healthspan Model. This enhanced framework more fully captures TCFD's integrated, holistic approach to care, supporting individuals by addressing their medical, developmental, and emotional needs, while also promoting daily living skills and social engagement.

SynergE6 brings together six key components: **E**valuation, **E**nvironment, **E**ating and Nutrition, **E**nergy Regulation, **E**motional Regulation, and **E**vidence-Based Education and Treatment. The model embodies the TCFD promise to provide exceptional, compassionate care that fosters healing, independence, and quality of life.

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This model is all about synergy – it's not one part, but the six components working together that make the difference for the individuals in our care. It's no longer just about lifespan, but healthspan – living healthier, fuller lives. At TCFD, we're unlocking the keys to healthier, longer, full lives. HealthE6® hasn't been abandoned – it's been reframed, and now it's ready to make an even greater impact.”

- TCFD President & CEO
Dr. Terry Hamlin

IMPACTFUL RESEARCH AND THOUGHT LEADERSHIP

The Center for Discovery has engaged in groundbreaking research for more than a decade, pioneering studies that are designed to inform interventions, techniques, and tools for individuals with Autism Spectrum Disorders, complex medical frailties, rare syndromes, Alzheimer's and dementia, and other complex conditions. Since its 2015 release and the success of *Autism and the Stress Effect*, a step-by-step guide for families to help reduce a child's stress and anxiety, and the framing of the now SynergE6 Model, the work and research of The Center has seen meaningful results and national impacts.

The Center for Discovery had an exceptionally productive year for research in 2024. Research collaborations with leading institutions, including Emory University/Georgia Institute of Technology, Cornell University, and Rensselaer Polytechnic Institute led to the publication of three peer-reviewed journal articles, with six more in progress. Researchers involved in these collaborations shared groundbreaking findings through four presentations at international conferences, further positioning The Center as a leader in the study of profound autism and complex needs - an area historically underrepresented in scientific research.

Key Findings of Recent TCFD Research Collaborations

Behavior Detection Through Machine Learning

- Two studies explored automated behavior detection using machine learning.
- Physical movement data from accelerometers was found to outperform other physiological measures, such as electrodermal activity and skin temperature, in identifying behaviors (Rad et al., 2025).
- Advances in video-based activity recognition enabled the successful detection of behaviors in classroom settings from video recordings (Das et al., 2024).

Key among these research successes was the significant advancement of The Center's work in using artificial intelligence and machine learning to detect and predict high-risk medical and behavioral events (collaborating with Rensselaer Polytechnic Institute and Emory University). By leveraging cutting-edge technology and interdisciplinary collaboration, The Center for Discovery was able to make critical strides in predictive care. TCFD research is not only advancing scientific understanding but also paving the way for transformative interventions that improve the lives of those it serves.

Key Findings of Recent TCFD Research Collaborations

Predicting High-Risk Behaviors

- Sleep quality, measured via privacy-preserving bedroom sensors, was a strong predictor of next-morning behaviors (Kiarashi et al., 2024a).
- Patterns of lower-risk behaviors can be used to accurately predict the occurrence of high-risk behaviors such as aggression, self-injury, and elopement (Kiarashi et al., 2024b).
- Seizures can be predicted based on behavioral patterns from the previous 7 to 14 days (Kiarashi et al., 2024b).
- Using data on co-occurring medical conditions and environmental factors, 90% accuracy was achieved in predicting high-risk behaviors for a subset of individuals residing at The Center (Ferina et al., 2023), with gastrointestinal variables emerging as a particularly strong predictor.

Thought leadership also extends into the public discourse on healthcare. Both The Center's transformative nutrition program and innovative approach to care and its deep understanding of the prevalence, diagnosis, and care of patients with ASD have reached national audiences in the last year. Notably, Center for Discovery President & CEO, Dr. Terry Hamlin, was asked to discuss on CBS Evening News recent data indicating that 1 in 31 children receive an ASD diagnosis by age 8. While experts point to improvements in awareness and access to evaluations as key drivers, Dr. Hamlin emphasized there's more at play. She mentioned that although increased awareness plays a part in the increased diagnoses, there are also new cases of a child with "true Autism Spectrum Disorder."

This important conversation sheds light on the significance of not only early identification and intervention, but also the need to better understand and address the broader factors contributing to this rise. This interview places TCFD on the global stage as a standard-setting medical and diagnostic leader as well as bringing greater national recognition to the issues The Center is dedicated to solving. As complex medical issues like autism become more politically charged and nationally discussed, the importance of dedicated and passionate experts like those at TCFD will become more vital to equitable care and treatment.

FUTURE DEVELOPMENTS

As with prior impact updates, we also look to the future.

School Program Expansion

In early 2025, The Center received authorization to expand its community day school program by up to 10 additional classrooms and 60 students. As part of this expansion, the Discovery School of the Arts – a school located on Main Street in Hurleyville – will open with an initial enrollment of 18 students with ASD in the fall of 2025.

The curriculum at the Discovery School of the Arts will integrate best practices in education, therapy, and the arts with The Center for Discovery's SynergE6 model of care. Students will rotate through a variety of arts-based classes, each supported by a team of skilled educators, therapists, and artists all working together. Offerings will range from painting to songwriting, costume design to tap dancing — each meeting students where they are developmentally while encouraging growth. Educational and vocational skill-building will be seamlessly woven into every artistic pursuit. Rehearsing in ensembles will also play a central role in the school day, with plans underway for an all-school chorus, a drumline, and several dance troupes. The school will focus on the outcomes that emerge from the creative process itself, rather than any final polished product.

Future goals for the school include building strong partnerships with local arts organizations and engaging community teachers in the arts for classes and workshops, all the while becoming a vibrant part of the region and celebrating the limitless potential of the arts to inspire, connect, and teach us all.

Other Planned Developments

At its Rock Hill campus, The Center for Discovery will establish the Transitional Living Community (TLC), a groundbreaking demonstration project created through state legislation championed by TCFD and signed into law by Governor Hochul. The TLC is specifically designed to address the urgent and complex needs of aging adults with developmental disabilities and medical fragility, a population currently underserved and facing limited care options as they grow older.

This innovative facility will transform the care landscape by improving quality of life for individuals while reducing

the strain on hospitals through the integration of medical and emotional support. Families will gain peace of mind knowing their loved ones are receiving care across the lifespan in a safe, familiar environment.

Set to open in 2027, the TLC will support 40 individuals and offer highly coordinated clinical care, specialized residential health services, and cutting-edge aging-in-place strategies - all delivered through a person-centered, interdisciplinary model. By combining medical excellence with meaningful daily engagement, The Center aims to improve health outcomes, reduce hospitalizations, and establish a scalable model for advanced care - ensuring individuals can age with dignity, safety, and the highest possible quality of life.

Other future plans for the Rock Hill campus include a Food is Medicine® Greenhouse to advance research in therapeutic nutrition, along with healing gardens and sensory trails that support physical and emotional well-being.

ABOUT THIS STUDY

This economic impact update was undertaken by TEconomy Partners, LLC, authors of the previous two studies (2017 and 2021) on behalf of The Center for Discovery. The base year of analysis for this update is 2024. This update estimates the “economic footprint” of The Center for Discovery on Sullivan County and on New York State. The highlights and updated information were developed using resources provided by The Center.

METHODOLOGY

Economic impact analysis seeks to estimate how the economic activity generated through the expansion or contraction of a particular economic actor, or through a particular investment, impacts the local and regional economy.

For this economic impact analysis update, TEconomy worked with leadership of The Center to collect calendar year 2020–2024 data on direct employment, payroll, and operating expenditures. For each operational component, TEconomy’s analysis provides estimates of the following types of economic impacts, or effects:

Direct effects are the specific values driving the model that reflect the employment, compensation, and expenditure data provided by The Center and/or estimated by TEconomy.

Estimated Indirect and Induced effects capturing the secondary (supplier) and tertiary (TCFD and suppliers’ employee spending) effects of TCFD-based employment and expenditures on the regional and state economies; and

Total Impacts, or the sum of the direct, indirect, and induced effects and measures the total flow of economic activity in the region stemming from the activities of The Center.

Note: The results for New York State in this impact update reflect both a new modeling approach (multi-regional input-output or MRIO model) that more accurately reflects dispersed economic impacts in the State from the Sullivan County TCFD operations and the changed, post-pandemic supply chains available within the State.



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What Happens Here Matters Everywhere