



Montefiore St. Luke's
Cornwall Hospital
Emergency Department

Orange County Government Center

SUNY Orange Rowley Center for
Science & Engineering



ORANGE COUNTY
PARTNERSHIP
CENTER OF ECONOMIC DEVELOPMENT
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35 Years of Excellence



Maureen Halahan
President & CEO
Orange County Partnership



Steve Neuhaus
Orange County Executive

Since I became County Executive in 2014, Economic Development has been one of the key tenets of my administration. By one definition, economic development is an increase in an area's wealth and standard of living, and, by another, it is the process by which an economy grows or changes and becomes more advanced, especially when both economic and social conditions are improved.

Here in Orange County, we have witnessed both definitions in action.

This growth would not be possible without the synergy between the Orange County Executive and Orange County Partnership. Innovative economic development projects and initiatives have been the vision and hallmark of the Orange County Partnership for 35 years. The not-for-profit agency attracts, retains, and grows businesses, provides those businesses with excellent support resources, and educates the community about the value and benefit that can be attained through sustained economic development. Few counties have such a powerhouse for an economic development office and even fewer work as closely as we do.

Over my eight years as County Executive, I have enjoyed an excellent working relationship with Maureen Halahan, President and CEO of the Partnership, and the Partnership Board of Directors. I consider Maureen Halahan a key partner and a trusted friend. Working together,

we have attracted a variety of well-respected corporations to the region; and have strongly advocated for local labor to be a part of any building projects. LEGOLAND NY Resort is a prime example of the exciting opportunities that we have been able to bring to Orange County.

This year, Amazon opened its **\$75 million**, 1,015,740 square-foot e-commerce fulfillment center ultimately employing more than 800 people. Additionally, Medline will open their 1.3 million square-foot, **\$120 million** facility creating another 300 jobs. Both of these monumental projects are located in the Town of Montgomery.

A critical component to successful economic development is a strong private sector. Equally important is a stable economy. My administration has worked diligently to stabilize County finances, settle union contracts, and continue the steady and effective growth of our economy. Our progress is promising, and our proactive efforts to grow the economy and show that Orange County wants businesses to come here and stay here will continue. I look forward to continuing this journey together with Maureen and the OCP team.

Congratulations on 35 years of excellence!

Steve Neuhaus
Orange County Executive

Celebrating Vision

Lou Heimbach

In 1984, then County Executive, Lou Heimbach appreciated the potential of Orange County and realized that it lacked a cohesive economic development plan to match that potential. Despite the fact that thirty-two different county organizations had the words "economic development" in their mission statement or charter, none were taking the lead. In fact, economic development was fragmented as municipalities, chambers and other agencies were competing for the new business looking to locate in the county.

Heimbach had a vision for a comprehensive economic development plan that would be void of politics and government. He invited a group of prominent business leaders to meet with him and tasked them with the development of the framework for a new private economic development agency. Three in the group, Donna Cornell, David DeWilde and William Vacca took the lead. The goal: Design a new, independent organization that would market the entire county with the goal to attract jobs.

Heimbach also realized that "buy-in" from the business community was a must if this new organization was to succeed. If the team Lou assembled was able to persuade the business community to invest in this new venture, he would then request the Orange County Legislature and the Orange County IDA to consider entering into contracts for services with the Private-not-for-Profit organization to the extent it would be in the best interest of each to do so.

The strategy worked! With a framework in place and operating dollars secured, the Orange County Economic Development Corporation (dba Orange County Partnership) was incorporated July 15, 1985 and the business community has been investing in the Partnership's mission and efforts for more than 35 years.

Today, the Partnership celebrates 35 years of economic development success and continues to be privately-funded and recognized as one of the most effective Economic Development centers in New York State. Countless Orange County residents are employed by companies that the Orange County Partnership worked to attract. It began with the vision of solid leaders and remains strong due to the dedication of the many outstanding boards, investors and people with vision.



BOARD OF DIRECTORS

Executive Committee



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Daniel Depew	Chuck Utschig
Todd Diorio	Mark Wienberg
Andrew Fetherston	
Brian Flynn	

Emeritus Board

Lou Heimbach - *Visionary / Innovator*
Donna Cornell
Robert Hannan
Alan Marks
Ralph Martucci
William Vacca

Alliance for Balanced Growth

John Lavelle, Co-Chair
Andrew Fetherston, Co-Chair

Strategic Partners and Affiliates



35 Years of Key Accomplishments

Year to Year Growth

- 1985** Orange County Partnership is incorporated
Lou Heimbach serves as Orange County Executive
- 1986** Orange County Partnership establishes an office in Goshen, NY
Michael DiTullo hired as Partnership President & CEO
- 1987** The first Orange County Partnership Annual Dinner hosted in December
The Orange County Alliance of Business Park Developers is established
Inaugural Broker Tour hosted in Orange County
- 1988** Minolta U.S.A. announces construction of \$10 million Goshen plant
- 1989** Frassetto Companies builds their first industrial building in Orange County in the Town of Wallkill
- 1990** Pharmline (now known as Stauber Performance Ingredients) relocates its NJ operation to a 30,000 SF manufacturing facility in Florida, NY
Mary McPhillips begins her service as County Executive
- 1991** Due to high attendance, the OCP Annual Event moves to Anthony's Pier 9
- 1992** Neelytown Road corridor established
Allegiance Healthcare (now known as Cardinal Health) starts construction on Neelytown Road as the first commercial resident
- 1993** AJ Ross Creative Media rebrands the Orange County Partnership and designs new logo
- 1994** Bell Flavors & Fragrances purchases a 100,000 SF manufacturing plant creating 40 jobs
Joseph Rampe is appointed to Orange County Executive
- 1995** Fleurchem, Inc. opens 65,000 SF in the City of Middletown, creating 35 new jobs
- 1996** Ann Barber takes over as President & CEO of the Orange County Partnership
- 1997** C&S Wholesale Grocers signs a 20-year lease for 500,000 SF off Route 17K in Newburgh
- 1998** Do it Best Corp opens on Neelytown Road
- 1999** Orange County Choppers puts Orange County on the international map
- 2000** Newburgh waterfront development booms
- 2001** Aurochemicals Inc. opens its R&D facility in Washingtonville, creating 20 new jobs
David Dirks assumes role of President and CEO of the Partnership
- 2002** Arden Hill Hospital & Horton Medical Center merge to create Orange Regional Medical Center
Maureen Halahan is appointed Orange County Partnership's new President & CEO
- 2003** The Orange County Alliance of Business Park Developers transforms into the Alliance for Balanced Growth, a standing committee of the Orange County Partnership
Edward Diana voted in as Orange County Executive
- 2004** Orange Regional Medical Center and St. Luke's Cornwall Hospital receive Quality of Life award
Orange County Capital Development Corporation is formed
- 2005** Orange County Partnership hosts the "Big Dig" Broker Tour
Thornwillow Press first arrives in the City of Newburgh
- 2006** E. Tetz & Sons, Inc. begins construction on their corporate park in Chester
- 2007** The Port Authority of NY & NJ takes over operations at Stewart International Airport
- 2008** Medline moves into their newly constructed 500,000 SF space in Wawayanda
- 2009** Millennium Pipeline lays down 182 miles of natural gas line
Port Authority of NY & NJ gives \$100 million for infrastructure upgrades at Stewart International Airport
- 2010** Alliance for Balanced Growth developed a landmark study on Municipal Planning Board Fees across the county
President Container Group moves its manufacturing capabilities from NJ to Orange County creating 200 jobs
- 2011** Orange Regional Medical Center moves to a new, state-of-the-art facility
Takasago International Corporation moves to Orange County creating 85 jobs
- 2012** Orange County Partnership with CCIM and NYS Commercial Association of Realtors hosts the first ever Commercial Real Estate Summit in the region
Mediacom Communications Corporation builds its national headquarters in the Town of Blooming Grove
- 2013** United Natural Foods Inc. builds a 500,000 SF food distribution center in the Town of Montgomery creating 315 jobs
- 2014** Steve Neuhaus assumes office as Orange County Executive
The vision of Warwick Tech Park comes to life
Touro College welcomes its inaugural class in the City of Middletown
Pratt & Whitney – Advanced Coating Technologies creates a home in Orange County
- 2015** Orange County Partnership wins the International Economic Development Council marketing award for the "Orange County Wants You" video
McKesson Pharmaceuticals builds a 340,000 SF distribution center creating 160 jobs
CPV Valley Energy opens its \$900 million power plant in the Town of Wawayanda
- 2016** City of Middletown is awarded the first Downtown Revitalization Initiative grant by New York State
PharmaCann kicks off medical marijuana boom in Orange County
- 2017** 17FORWARD86 coalition is formed
LEGOLAND New York Resort plans for its future park in Goshen
Fei Tian College of Performing Arts expands into the City of Middletown
- 2018** The Port Authority of NY & NJ authorizes a \$30 million expansion at New York Stewart International Airport
- 2019** Governor commits \$5 million to 17FORWARD86 Planning Study
Orange County Partnership prevails over New York State ABO as private not-for-profit center for economic development
- 2020** Medline breaks ground on a 1.3 million SF facility, the largest building in Orange County
Amazon breaks ground on its 1+ million SF facility in the Town of Montgomery
Orange County perseveres through the COVID-19 pandemic
- 2021** LEGOLAND NY Resort officially opens
Orange County Partnership celebrates its 35th year

EXPANSIONS AND ATTRACTIVE

Expansions

President Container Group
Garnet Health Urgent Care - Goshen
PharmaCann Inc.
Thornwillow Makers Village
Aimoh
Cornerstone Family Healthcare
TPI Industries, LLC
Flowers Foods, Inc.
Revere Smelting & Refining Corp.
Russin

Attractions

Dynarex Corporation
All in Safety Corp.
Solomon Trading Inc.
Circuit Clinical
Green Thumb Industries (GTI)
urbanXtracts
Hall Ford Development, LLC
AGM Management LLC
Valley National Holdings Inc.
Criterion Group LLC
The Epoch Times
HZB LLC
Wineshipping, LLC
La Quinta Inn & Suites by Wyndham Middletown
Comfort Suites
The Orange Inn, a Boutique Hotel

89

Active Leads in
Our Portfolio

640

New Jobs

1,923,229

Total Square Feet

\$299,805,000

Total Capital Investment

Year In Review

2021

President Container Begins Expansion

4/21/21
 Capital investment: **\$40 million**
 Adding 100,000 SF to its current facility, bringing the manufacturing plant to 622,000 SF
 Immediately adding **50 new jobs**
 Town of Wallkill



Green Thumb Industries Ground Breaking

9/9/21
 Constructing 400,000 SF for marijuana growth and cultivation
 Phase 1: 200,000 SF
 Capital investment: **\$60 million**



Red Tail Flight Academy Ribbon Cutting Ceremony

9/10/21
 NY Stewart International Airport



UrbanXtracts Cuts Ribbon on New 18,000 SF Processing & Development Center

7/21/21
 Capital investment: **\$6.5 million**
 Town of Warwick



Amazon Opens

1,015,740 SF
800 new jobs
 Capital investment: **\$75 million**
 Town of Montgomery



Rick Golden Honored as Orange County Partnership's 2021 Most Valuable Partner

9/21/21



Bon Secours Cuts the Ribbon on Phase 3 Expansion

7/22/21
 City of Port Jervis



Thornwillow Press Ground Breaking

6/17/21
 Makers Village- An artistic destination for crafts and production
 Size: 100,000 SF
 Capital investment: **\$1.6 million**
 City of Newburgh



2021 Investor Breakfast Keynote Speaker

9/21/21
 Gus Scacco, CEO & Chief Investment Officer, Hudson Valley Investment Advisors, Inc.

Topic: The strength of the Orange County economy in relation to COVID-19



LEGOLAND New York Resort Officially Opens its Doors

7/9/21
 Town of Goshen



Resorts World Hudson Valley

Size: 90,000 SF
 Capital investment: **\$36 million**
225 jobs
 Town of Newburgh



Orange County Partnership Hosts Inaugural Golf Outing

5/17/21

HOW IDAs PROMOTE BUSINESS.

New York created Industrial Development Agencies (IDAs) in 1969 to serve as engines of economic growth for our communities and to advance the job opportunities, health, general prosperity and economic welfare of the people of the state of New York.

The decision to extend benefits – tax relief and other incentives – rests solely within the discretion of the IDA Board of Directors. The IDA Board will consider the business opportunities generated by the project, the proposed number of both temporary and permanent jobs to be created, the anticipated wages, the scope of the company's capital investment in the project and the opportunities for the local workforce.

DID YOU KNOW:

When an IDA issues a Payment In Lieu Of Taxes (PILOT), the company only receives tax incentives on the enhancements to the overall site, not to the property itself. The land itself continues to pay current taxes at the current rate. The schools and municipality never lose taxes.

IDA incentives are based upon what a community is receiving from the company. Incentives are only granted if the benefits to the community outweigh the incentives offered.

PILOT programs provide a predictable tax schedule that municipalities and school districts

utilize for budgeting purposes. It also provides predictability for corporate investors and financiers who are backing the project.

Local labor is guaranteed work on incentivized projects that go through IDAs that have adopted a local labor policy.

When land remains vacant, the municipality and school district collects only minimal taxes and no jobs are created.

AN EXAMPLE:

The taxes on a plot of vacant land are \$20,000 per year and it is creating no jobs.

The new incentivized company develops the property and creates 200 new jobs.

The new company continues to pay the \$20,000 annual land tax and pays a graduated increase in property taxes over the next 10 years on the enhancements to the site through a PILOT.

Job creation trickles down into the community creating a multiplier effect as employees shop local, dine local and contribute to the local economy.

The Road Ahead

The Orange County Partnership has been a leader in the effort to improve mobility as part of the 17-Forward-86 Coalition, which we co-founded with the goal of expanding capacity on the Route 17 corridor.

The Coalition comprises more than 200 members in economic development, civic organizations, construction trades, tourism and energy companies representing thousands of individuals who share a common vision to ensure the economic well-being of the Hudson Valley.

Our effort to add a third lane across Route 17 is nearing success. The New York State Department of Transportation held several workshops and has issued a Planning and Environment Linkages (PEL) study for the Route 17 corridor to address current and future transportation needs.

The PEL built upon previous NYSDOT studies that identified an additional lane as necessary to address safety and mobility on Route 17. The PEL will help accelerate the delivery of specific projects to add a third lane and upgrade various interchanges. Our current focus is to encourage NYSDOT to allocate funding to begin these environmental processes and include funding for project construction in its capital program.

Now, more than ever, we must work together to enhance our safety, improve our quality of life and ensure our economic viability for generations to come.

To learn more, visit www.17Forward86.org

U.S. Representative Sean Patrick Maloney, NY-18, mentioned Route 17 in a press conference November 8, 2021 highlighting investments coming to the region following the House's passage of the **\$1 trillion infrastructure package**. Maloney pointed to \$13.5 billion that will go directly to New York State's highways and bridges, and said that revamping Route 17 through Orange County is "a much-needed project that has been stalled for too long."

Route 17

Thank You TO OUR 2021 INVESTORS

NEW INVESTORS

Advanced Disaster Recovery Inc.
Amy's Kitchen, Inc.
Atlas Archaeology LLC
Blue Eagle Security Inc.
CR Properties Group LLC

Galleria at Crystal Run
JRM Construction Management
Mid Hudson Construction Management
MJ Engineering & Land Surveying, P.C.
New York Transco
Ultra-Tech Lighting LLC
Ramaker Architecture + Engineering

Rapid Tire Service
Resorts World Hudson Valley
Sessler Companies
Somni Tapas Restaurant & Bar
Tin Barn Brewing
Town of Goshen

- A. Servidone, Inc.
- AARK Companies
- Aden Landholdings
- Advance Testing Company, Inc.
- AFLAC
- AJ Ross Creative Media, Inc.
- Alfandre Architecture
- Alianza Services, LLC
- ALPS Leadership Inc.
- Alston Construction Company, Inc.
- American Shoring Inc.
- Amscan, Inc.
- Anderson Design Group, Architects & Planners
- Andy Schwartz/BenefitPlanners
- Angry Orchard Cider Company
- Archaeology & Historic Resource Services, LLC
- Argenio Bros General Contractors
- Armistead Mechanical, Inc.
- Atlantic Aviation SWF
- Atlas Security Services Inc.
- Ball Corporation
- Baxter
- BBG&G Integrated Marketing
- BELFOR Property Restoration
- Belsito Communications, Inc.
- Bertin Engineering, Inc.
- Bethel Woods Center for the Arts
- Big V Properties, LLC
- Bluewater Property Group
- Blustein, Shapiro, Frank & Barone, LLP
- Bon Secours Charity Health System
- Bonura Hospitality Group
- Boyce Excavating Co., Inc.
- Burke, Miele, Golden & Naughton, LLP
- Callahan and Nannini Quarry Products
- Capacity Marketing
- Catania, Mahon & Rider, PLLC
- Catskill Hudson Bank
- CBRE
- Central Hudson Gas & Electric Corporation
- Child Care Council of Orange County, Inc.
- City of Middletown
- City of Port Jervis
- CohnReznick, LLP
- Colliers Engineering & Design
- Combined Energy Services
- Community Products, LLC
- Construction Contractors Association of the Hudson Valley
- Contractors Sales Company, Inc.
- Couch White, LLP
- CPL
- CPV Valley Energy Center, LLC
- Creighton Manning Engineering
- Crestcom International, LLC
- Crown Castle
- C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
- Curasi Realty, Inc.
- Cushman & Wakefield/Pyramid Brokerage Company
- D.A. Collins Construction Co., Inc.
- Darlind Associates, Inc.
- Daubman Corporate Interiors
- Daylight Savings Company

- Delaware Engineering, D.P.C.
- Dick's Concrete Co., Inc.
- Dick McGoey
- Donna Cornell Enterprises
- DTS Provident Design Engineering, LLP
- E. Tetz & Sons, Inc.
- Empire State Bank
- Engineers Labor-Employer Cooperative (ELEC)
- Engineering & Surveying Properties, PC
- Ethan Allen Workforce Solutions
- Fabricators & Erectors Association
- Farr Engineering
- Fellenzer Engineering, LLP
- First Federal Savings of Middletown
- Focus Media
- Frito-Lay Pop Corners
- Garnet Health Medical Center
- GFI Partners
- H.O. Penn Machinery Company, Inc.
- Here's Help Staffing & Recruiting
- High Hotels: Courtyard by Marriott & Hampton Inn Middletown
- Holt Construction Corp.
- Hospice of Orange & Sullivan Counties, Inc.
- Hudson Gateway Association of REALTORS®
- Hudson Sports Complex
- Hudson Valley Audio Visual
- Hudson Valley Credit Union
- Hudson Valley IT Services
- Hutchings Insurance Agency, Inc.
- JPMorgan Chase
- JGS, CPA P.C.
- John J. Lease Realtors/Commercial
- JMC Planning Engineering Landscape Architecture & Land Surveying PLLC
- Keller Williams Realty Hudson Valley United
- LaBella Associates, DPC
- Laborers Local 17 LECET/Hudson Valley Building & Construction Trades Council
- Lakeland Bank
- LAN Associates, E.P.A.S., LLP
- Lanc & Tully Engineering and Surveying PC
- Langan Engineering & Environmental Services, Inc.
- LCS Facility Group
- LeChase Construction
- Lerner Pavlick Realty
- Libertyville Capital Group
- Louis Heimbach
- LP Transportation
- M&R Energy Resources Corp.
- M&T Bank
- Mansfield Commercial Real Estate, Inc.
- McBride Corporate Real Estate
- MHE Engineering, D.P.C.
- McKesson
- Mediacom Communications Corporation
- Medline Industries, LP
- MEHL Electric Company, Inc.
- Mid-Hudson Valley Federal Credit Union
- Microtel Inn & Suites by Wyndham, Middletown
- Middletown Medical
- Millennium Pipeline Company LLC
- MJS Engineering & Land Surveying, P.C.
- MNTM Engineering & Land Surveying, P.C.
- Montefiore St. Luke's Cornwall

- NAI Platform
- Orange and Rockland Utilities, Inc.
- Orange Bank & Trust Company
- Orange County Community College (SUNY Orange)
- Patrick DiCerbo / Northwestern Mutual
- PC Construction Company
- PKF O'Connor Davies
- Pepsi-Cola of the Hudson Valley
- Perreca Electric Company, Inc.
- Petillo New York, Inc.
- PharmaCann, LLC
- Pratt & Whitney-Advanced Coating Technologies
- Precision Roofing, Inc.
- President Container Group II
- PS&S Integrated Services
- Rand Commercial | Team RJ Smith
- RDM Group
- RBT CPAs
- Remeo Products
- Rhinebeck Bank
- Rider Weiner & Frankel, P.C.
- Ronald S. Kossar, Attorney at Law
- Runway Realty, LLC
- SABO Industrial Corp.
- Satin Fine Foods, Inc.
- Seely & Durland Insurance
- ShortLine/Coach USA
- SMACNA of Southeastern NY
- StandBack General Contractors, LLC
- Steven Lombardi Construction
- Stone Road Energy / Depew Energy
- StorageTown
- Storm King Group, Inc.
- Taylor-Montgomery LLC
- Takasago International Corporation (USA)
- Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
- The Frassetto Companies, LLC
- The Pike Company
- The VMJR Companies, LLC
- The Whiting-Turner Contracting Company
- The Zick Whitted Taub Group, Inc.
- Toshiba Business Solutions
- Town of Crawford
- Town of Hamptonburgh
- Town of Montgomery
- Town of New Windsor
- Town of Wallkill
- Town of Warwick
- Town of Wawayanda
- Trade Trans Corporation
- Triple R Development
- Ulster Savings Bank
- Unilock
- United Way of the Dutchess-Orange Region
- V. Paulius & Associates
- Village of Walden
- Walden Environmental Engineering, PLLC
- Walden Savings Bank
- Warwick Properties, LLC/Jonah Mandelbaum
- Warwick Valley Telephone
- Waschitz Pavloff CPA LLP
- Welby, Brady & Greenblatt, LLP
- William A. Smith & Son, Inc.
- Woodbury Common Premium Outlets



OUR MISSION IS MADE POSSIBLE BY THE SUPPORT OF OUR
2021 MAJOR INVESTORS

SENIOR PARTNERS



LANDMARK INVESTORS



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