



ORANGE COUNTY
PARTNERSHIP
CENTER OF ECONOMIC DEVELOPMENT
NEW YORK



2019 ANNUAL REPORT

CONCOCTING THE *Perfect Team*

STRATEGIC PARTNERS & AFFILIATES



Empire State Development



INTERNATIONAL
ECONOMIC DEVELOPMENT
COUNCIL



Mid-Hudson
Regional Economic
Development Council

Mount Saint Mary College



NEW YORK STEWART
INTERNATIONAL AIRPORT



ORANGE COUNTY
CHAMBER OF COMMERCE



ORANGE COUNTY
CITIZENS FOUNDATION



ORANGE COUNTY, NEW YORK
WORKFORCE
DEVELOPMENT TASK FORCE



THE PORT AUTHORITY
OF NY & NJ



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A MESSAGE FROM *Our Chairman*



THE FORMULA IS SIMPLE **INDUSTRY DIVERSITY + TIME = PROSPERITY**



Orange County New York is positioned for greatness, and the Orange County Partnership is the backbone of business. When I joined the board back in 2013 it was because I clearly recognized that being a part of the lead organization that is the conduit for economic stability, influencing growth by attracting and expanding businesses that create jobs, is the highest and best use of my time and talent.

What I learned along the way is that vision and change occurs, when business leaders and concerned people mobilize, seeking outcomes that positively impact the greater good.

Economic development has always been a moving target. Public Officials and economic development specialists continuously confront new issues, use new tools and ultimately experience creative results. At the Orange County Partnership, our approach to manage this challenge is summed up in the simple formula **“Industry Diversity + Time = Prosperity”**. For nearly 35 years, the Partnership has been recognized statewide for our winning formula.

The Partnership’s Board of Directors include most of the Hudson Valley’s strongest business leaders that use their talent and expertise to bring economic development to the highest level. Our President and CEO, along with her staff, are the boots on the ground that are the driving force of our success. On a daily basis I am inspired by their professionalism, dedication and commitment to economic growth and quality of life in our county. Together we have fought hard battles to preserve our private business structure, and having done so, we are stronger than ever and 100% aligned.

It has been my highest professional privilege to lead such talent.

Sincerely,

Robert Kaehler

Board Chairman

2019: A YEAR IN REVIEW

4

We've Mastered the Formula



The Partnership Tribune

Celebrating Economic Excellence Since 1985

Economic Diversity will Fuel Growth in Orange County, NY

GOSHEN - The Orange County Economy is rapidly evolving into a diverse set of growing industries that are yielding significant investment and new jobs to the area.

"Diversity is making us a bit bullet-proof right now" Halahan told Real Estate In-Depth. "It's not just diverse in terms of industry, but also in terms of size and scope."

Orange County Executive Bullish on OC Economy

Orange County Executive, Steve Neuhaus says that despite some recent setbacks, business investment is very strong in Orange County.

Investors and developers have broken ground on new residential, hotel and retail projects, as well as the county's bread and butter sector - warehouse and distribution facilities.

Governor Announces \$5 Million for 17FORWARD86 Planning Study

A coalition of more than 100 business, civic, political and labor industry reps are calling for NYS to spend a total of \$500 million to expand the existing Route 17 in Orange and Sullivan Counties. Specifically, the organization is calling for a plan to be implemented in the direction from Monticello in Orange County to Monticello in Sullivan.



The 17Forward86 coalition was successful in having the state fund \$5MM toward a NYS DOT Planning & Environmental Linkage study of the Route 17 corridor and to determine priority

projects and conduct environmental assessments on engineering projects that show potential. The study is completed in

New York State Hemp Industry Growing Like a Weed

December 20, farmers and entrepreneurs struck a deal with Congress to expand the Agriculture Im

Four months later, hundreds of licenses to grow and process the newly-legalized plant - otherwise

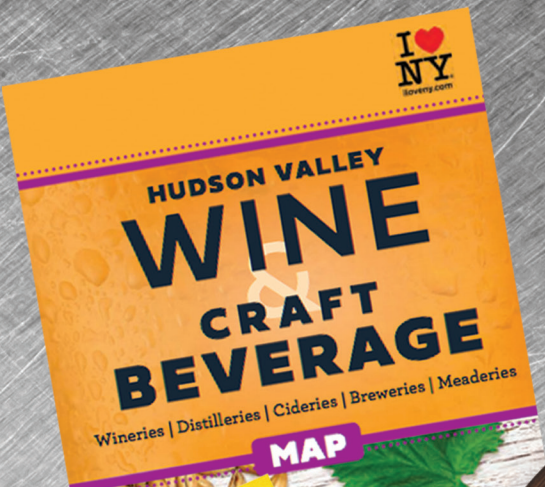
However, if the hemp industry continues to grow in lockstep with *Cannabis sativa* L's typical growth



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FOLLOW UP:
Clemson Bros.
Major Expansion
in Pine Island



THE WARWICK ADVERTISER

Warwick Tech Park Almost at Full Capacity

WARWICK - In 2014, the Town of Warwick pulled together to breathe new life into a shuttered correctional facility that cost the community hundreds of jobs when it closed. A collaboration of both private and public business leaders created the Warwick Valley Local Development Corporation (LDC). Their main focus was to work with the State of New York in order to transfer ownership of their closed facility to the LDC. Their process was completed in early 2014 and the Warwick Valley Office & Technology Corporate Park was introduced.

Fast forward to today, the Warwick Tech Park is furnished with a new roadway extension that connects each pad site as well as all crit-

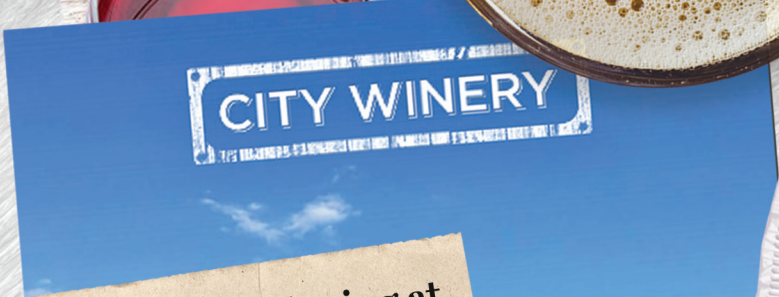
continued on page 14

$$= \frac{h^2 f^2}{2m}$$

$$w_1 + \frac{w_2}{x^2} = \frac{w_2 - w_1}{r}$$

$$E = mc^2$$

industry diversity + time = prosperity

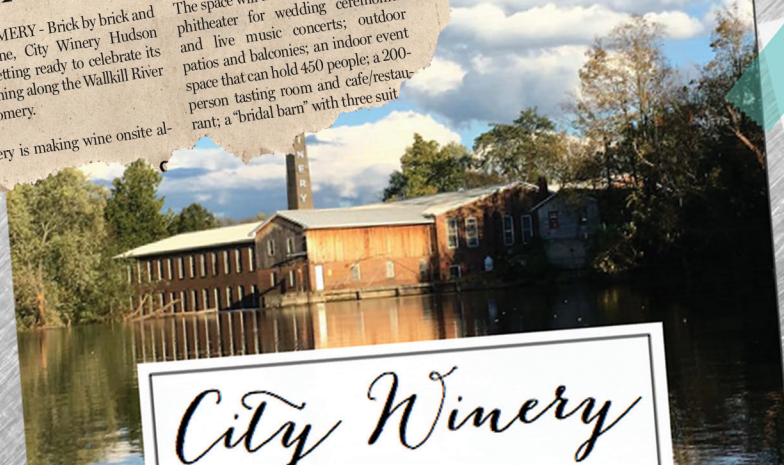


Grape Things Happening at Soon-to-Open City Winery

MONTGOMERY - Brick by brick and vine by vine, City Winery Hudson Valley is getting ready to celebrate its grand opening along the Wallkill River in Montgomery.

The winery is making wine onsite al-

The space will include an outdoor amphitheater for wedding ceremonies and live music concerts; outdoor patios and balconies; an indoor event space that can hold 450 people; a 200-person tasting room and cafe/restaurant; a "bridal barn" with three suit



City Winery

LIKE THE BRAIN...

We are practical in growing our industrial base while creatively enhancing our quality of life

2019 ATTRACTION & EXPANSION HIGHLIGHTS

AEX Group (American Eagle Express, Inc.)

Aurochemicals

City Winery Hudson Valley

Clemson Bros. Brewery

Equilibrium Brewery

Fei Tian College | Northern Medical Center

Hemp Farms of New York

Holiday Inn Express & Suites

Hudson Sports Complex

Montefiore St. Luke's Cornwall

Premier Medical Group

Residence Inn by Marriott

St. Anthony Community Hospital

The CBD Accelerator

Tin Barn Brewing

Tru by Hilton

E-Z-Go, A Division of Textron Specialized Vehicles Inc.

L&W Supply Corporation

Milenium Real Properties, LLC

Mondelēz International, Inc. (Nabisco)

Monroe Sales Distributors Corp.

Mullionz, LLC

New York Stewart International Airport

Orange County Ironworks, LLC | Gabriel Steel Erectors

Pearl River Pastry

Real Selling Group LLC

Stewart Holdings Group, LLC

Svasthya Body & Mind

17FORWARD86

8

The Road to the Future

17FORWARD86 is a coalition that began in 2017. It represents the diverse interests of stakeholders in Orange and Sullivan counties and beyond, who understand that providing an additional lane on Route 17 is vital to the quality of life and the economic well-being of the Hudson Valley and Sullivan Catskills.

Widening Route 17 will strengthen the region's economy by improving access for tourists and businesses while enhancing commuter safety and reducing environmental damage from vehicular emissions caused by idling motorists. The expansion will also improve quality of life for residents who face increased traffic on side roads as vehicles reroute to avoid bottlenecks along Route 17.

WHERE WE STARTED:

June 2017 – The Orange County Partnership (OCP), Sullivan County Partnership (SCP) and Orange County Citizens Foundation (OCCF) joined forces to form the Transportation and Traffic Alleviation Plan (TTAP) supporting a lobbying initiative to secure NYS funding for the expansion of Route 17. At the same time, the Operating Engineers lobbied independently for the same state funding.

April 1, 2018

The NYS Legislature passed the 2018-2019 state operating budget and \$5 million was allocated for a Planning and Linkage Study with respect to widening Route 17.

April 2018

The OCP, SCP and OCCF joined forces with the Operating Engineers to develop a united coalition, called 17FORWARD86.

September 2018

17FORWARD86 was incorporated as a non-profit corporation.

September 2018 - March 2019

17FORWARD86 established a strategic plan and met with elected officials, community stakeholders and state agencies to garner support for the expansion of Route 17.

WHERE WE ARE TODAY:

January - December 2019

17FORWARD86 met with local and state officials, as well as local law enforcement in Orange and Sullivan counties and obtained more public support. The coalition also met with municipal leaders and received resolutions in support of the effort.

March 6, 2019

Official public launch of the coalition in Albany with 100% bipartisan support.

May 6, 2019

The NYSDOT issued an RFP for the Planning and Linkage Study.

July 26, 2019

The NYSDOT designated a consulting team led by WSP, which is paid for with the \$5M in funds secured by the coalition through the NYS budget process.

November 2019

WSP begins work on the environmental analysis, prioritization of projects and preliminary engineering along the Route 17 corridor.



**Advancing Economic Development.
Driving Tourism. Bolstering Sustainability.**

LOOKING TO THE FUTURE:

Present - April 1, 2020

17FORWARD86 will continue to work with our state delegation and coalition members to ensure that the Route 17 expansion project is funded through the 5-year Capital Program, at \$100 million per year for 5 years.

2021

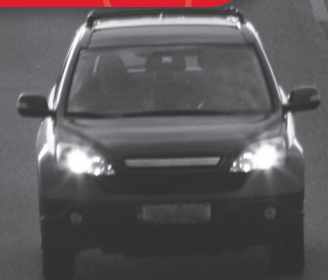
Shovels in the ground and construction begins to widen Route 17.



TIRED OF SITTING IN TRAFFIC?

**SUPPORT OUR EFFORTS TO
ADD A THIRD LANE ON
ROUTE 17**

www.17forward86.org



BUSINESSES FOLLOW SUCCESS

Like a Magnetic Force

EXCELLENCE IN ECONOMIC DEVELOPMENT

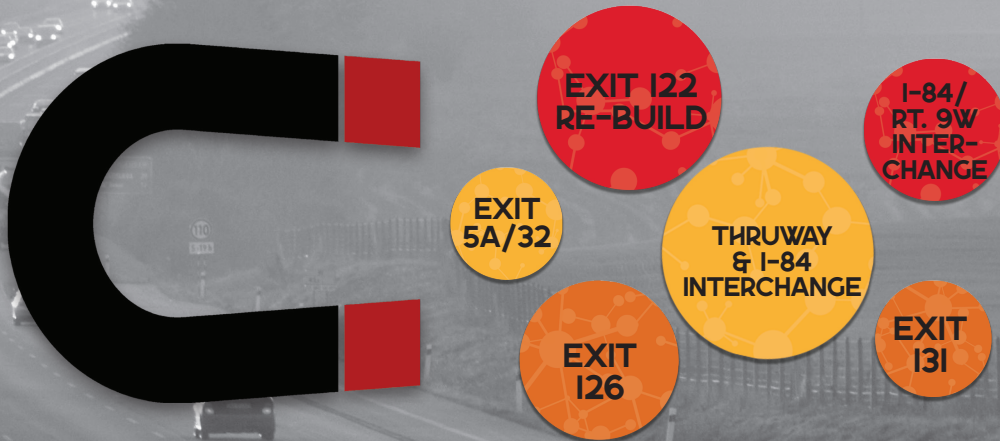
Quality land-use planning, through identifying strategic locations that have the access-infrastructure and municipal support, results in quality economic development.

We are working with property owners, developers, commercial real estate brokers and professional consultants all collaborating to prepare sites and buildings for uses in technology, distribution, manufacturing, medical and more. This investment of time and talent is strengthening our community.

INVESTING IN TRANSPORTATION INFRASTRUCTURE

The State of New York has invested millions in transportation infrastructure for Orange County as they recognize this region as a magnet for corporate expansion.

MYS Department of Transportation Infrastructure Investments:



CONFIDENCE REFLECTS IN THE PIPELINE

We are working with investors and corporate leaders who are acquiring, assembling and entitling sites throughout Orange County. This year alone has brought a monumental influx of interest that has resulted in more than a dozen small to mid-size corporate parks planned, enriching our pipeline with opportunity as we move into 2020.



MANUFACTURING
8



DISTRIBUTION
4



TOURISM
8



ENERGY
1



HOSPITALITY
2

This list of companies, represented by industry-cluster, are the projects in our pipeline that have a high probability of closing. They have already selected a location, have control of the site, are working on finance and incentives, appeared before planning boards or have engaged in work sessions and will likely close. Our pipeline is stronger this year than in the past decade.

COMPANIES ARE CONFIDENT IN THE ECONOMY & CONFIDENT IN OUR FORMULA FOR SUCCESS:

- The Orange County Executive has made economic development a top priority
- The State of NY is investing millions of dollars in infrastructure
- Creative municipalities are collaborating to share services
- We are witnessing an increase in corporate confidence and prosperity
- Companies that have been planning expansions are executing
- Construction is thriving
- Projects are closing

WE ARE SEIZING OPPORTUNITY!

2019 OCP INVESTORS

The Circle of Success



The spirit of cooperation and true partnership is exemplified by the continued support of the following members:

2019 NEW INVESTORS

5 - The Energy Consulting & Brokerage Firm
A. Servidone, Inc.
Aden Brook Agricultural
ALPS Leadership Inc.
Beer World
Bertin Engineering, Inc.
Bluewater Property Group
Bohler Engineering
C.T. Male Associates Engineering, Surveying,
Architecture, Landscape Architecture &
Geology, D.P.C.
Choice Management Corp.
Cuddy & Feder LLP
Executive Snow Control
Fastrax Solutions Inc.
Geronimo Energy, a National Grid company
Gil-Bar Industries
Headzup Inc.
Hudson Sports Complex
KBE Building Corporation
McCarey Landscaping, Inc.
Medline Industries, Inc.
Mid-Hudson Valley Federal Credit Union
PC Construction Company
Rifenburg Contracting Corporation
Stone Road Energy / Depew Energy
The Brothers That Just Do Gutters

3 Kids Corp.
AARK Companies
Action Plus Project Management, Inc.
Advance Testing Company, Inc.
AECC Group
AJ Ross Creative Media, Inc.
Alianza Services, LLC
American Paper & Supply Company
Amscan, Inc.
Anderson Design Group, Architects & Planners
Andy Schwartz/BenefitPlanners
Angry Orchard Cider Company
Archaeology & Historic Resource Services, LLC
Armistead Mechanical, Inc.
Ascape Landscape & Construction Corp.
Atlantic Aviation
Atlas Security Services Inc.
Aurochemicals
Ball Corporation
Baxter Building Corp.
BBG&G Integrated Marketing
BELFOR Property Restoration
Belsito Communications, Inc.
Bethel Woods Center for the Arts
Big Shine Energy
Big V Properties, LLC
Bishop Beaudry Construction
Bleakley Platt & Schmidt, LLP
Blustein, Shapiro, Rich & Barone, LLP
Bon Secours Charity Health System
Bonura Hospitality Group
Boyce Excavating Co., Inc.
Burke, Miele, Golden & Naughton, LLP
Capacity Group
Catania, Mahon, Milligram & Rider, PLLC
Catskill Hudson Bank
CBRE

Central Hudson Gas & Electric Corporation
CHA Consulting, Inc.
Chase
Child Care Council of Orange County, Inc.
City of Middletown
City of Port Jervis
Clark Patterson Lee
CohnReznick, LLP
Combined Energy Services
Community Products, LLC
Construction Contractors Association of the
Hudson Valley
Couch White, LLP
CPV Valley Energy Center, LLC
Creighton Manning Engineering
Crist Bros. Orchards, Inc.
Crown Castle Fiber
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.
Devitt Management & Associates Inc.
Dick's Concrete Co., Inc.
Donna Cornell Enterprises
E. Tetz & Sons, Inc.
EDF Renewables
Emergency One Urgent Care and Occupational
Health Center
Empire State Bank
Empire State Development Fund
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
 Fusco Engineering & Land Surveying, P.C.
 GE Solar
 Goshen Chamber of Commerce
 H2M architects + engineers
 H.O. Penn Machinery Company, Inc.
 Harris Beach PLLC
 Here's Help Staffing & Recruiting
 High Hotels: Courtyard by Marriott & Hampton Inn
 Middletown
 Holt Construction Corp.
 Homewood Suites by Hilton
 Hospice of Orange & Sullivan Counties, Inc.
 Hudson Gateway Association of REALTORS®
 Hudson Valley Audio Visual
 Hudson Valley Credit Union
 Hudson Valley IT Services
 Hutchings Agency, Inc.
 HZ Development Partners
 ITC Leveraging Technology!
 Independent Helicopters
 IntroSTAR
 JATE Inc.
 John J. Lease Realtors/Commercial
 Jointa Lime Company
 Jones Lang Lasalle
 JMC Planning Engineering Landscape
 Architecture & Land Surveying PLLC
 Keller Williams Realty Hudson Valley United
 Kubricky Construction Corp.
 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.
 Law Office of ML Zager PC
 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.
 Maser Consulting P.A.
 McBride Corporate Real Estate
 McGoey, Hauser and Edsall Consulting
 Engineers, D.P.C.
 McKesson
 Mediacom Communications Corporation
 MEHL Electric Company, Inc.
 Microtel Inn & Suites by Wyndham, Middletown
 Middletown Medical
 Millennium Pipeline Company LLC

Milmar Food Group
 Minuta Architecture, PLLC
 MJS Engineering & Land Surveying, P.C.
 MNTM Engineering & Land Surveying, P.C.
 Montefiore St. Luke's Cornwall
 Nelson, Pope & Voorhis, LLC
 New York Business Development Corp.
 New York Stewart International Airport
 Niki Jones Agency, Inc.
 Orange and Rockland Utilities, Inc.
 Orange Bank & Trust Company
 Orange County Community College (SUNY Orange)
 Orange Regional Medical Center
 Petillo New York, Inc.
 PKF O'Connor Davies
 Pepsi-Cola of the Hudson Valley
 Perreca Electric Company, Inc.
 Pfister Energy, Inc.
 PharmaCann, LLC
 Pratt & Whitney-Advanced Coating Technologies
 Precision Pipeline Solutions
 Precision Roofing, Inc.
 President Container Group II
 Provident Design Engineering, PLLC
 PS&S Integrated Services
 Rand Commercial I Team RJ Smith
 RBT CPAs
 Remeo Products
 Rhinebeck Bank
 Rider Weiner & Frankel, P.C.
 Riverside Bank
 Ronald S. Kossar, Attorney at Law
 Runway Realty, LLC
 SABO Industrial Corp.
 Satin Fine Foods, Inc.
 Seely & Durland Insurance
 Sessler Wrecking, Inc.
 ShortLine/Coach USA
 Simone Metro Properties Development
 Sleep Inn & Suites - Middletown/Goshen
 Sleep Inn & Suites Hotel, Monroe-Woodbury
 SMACNA of Southeastern NY
 socialtopia
 sPowell Associates, Inc.
 StandBack General Contractors, LLC
 Sterling National Bank
 Steven Lombardi Construction
 StorageTown
 Storm King Group, Inc.
 TEC Land Surveying P.C.
 TD Bank
 TKC Landscaping
 Takasago International Corporation (USA)
 Taylor Montgomery, LLC
 Tectonic Engineering & Surveying Consultants P.C.
 The Byne Group
 The Chazen Companies
 The Frassetto Companies, LLC
 The Pike Company

The Whiting-Turner Contracting Company
 The Zick Whitted Taub Group, Inc.
 Thomas J. Kempton Jr., Inc.
 Tinkelman Architecture, PLLC
 Toshiba Business Solutions
 Town of Chester
 Town of Crawford
 Town of Hamptonburgh
 Town of Montgomery
 Town of New Windsor
 Town of Wallkill
 Town of Warwick
 Town of Wawayanda
 Tri-State Drywall & Acoustical, Inc.
 Triple R Development
 Ulster Savings Bank
 Unilock
 United Way of the Dutchess-Orange Region
 Utility Survey Corp. | A Division of Blood Hound, LLC
 Valuation Consultants, Inc.
 VHB
 Village of Walden
 Walden Environmental Engineering PLLC
 Walden Savings Bank
 Wallkill Valley Federal Savings & Loan Association
 Warwick Properties, LLC/JonahMandelbaum
 Warwick Valley Telephone
 Waschitz Pavloff CPA LLP
 Welby, Brady & Greenblatt, LLP
 William A. Smith & Son, Inc.
 Woodbury Common Premium Outlets

*“Our circle of success is based
 on the fact that there is a
 measurable return on your
 Investment in the Orange
 County Partnership.”*



ORANGE COUNTY
PARTNERSHIP
 CENTER OF ECONOMIC DEVELOPMENT
 NEW YORK

**OUR MISSION IS MADE POSSIBLE BY THE SUPPORT OF OUR
 2019 MAJOR INVESTORS**

SENIOR PARTNERS



The Labor-Management Organization For IUE Local 825



LANDMARK SPONSORS



DISTINGUISHED INVESTORS

