



# BUILDING A SOLID FOUNDATION FOR TOMORROW

# LAYING ORANGE COUNTY'S FOUNDATION



We're maneuvering through unique economic development times - inching closer toward delivering on our strategy to advance tech-based job opportunities. Market dynamics centered around advanced manufacturing, coupled with a proliferation of approved sites clustered around the interstate highways, positions us to foster in a new 21st century economy.

Renewable technology, food & beverage production and advanced packaging industry clusters, are flocking to our market, and therefore it's incumbent upon us to leverage our economic development tools in order to seize the opportunity. As nearshoring, supply chain connectivity, and access to major consumer markets continue to dominate site selection decision making, Orange County is poised to drive a new era of economic development for the Hudson Valley.

**Maureen Halahan**  
President & CEO  
Orange County Partnership

Prioritizing economic development is important to any strong and vibrant community. It's crucial for growing our tax base and employment opportunities, while driving opportunity to our main streets and small businesses. In order to foster growth, we delivered the lowest tax rate since at least the 1960's, completed key infrastructure upgrades, prioritized public safety and focused on preserving quality of life and natural resource amenities that keep our County a great place to live and work.

As the world changes around us, Orange County and our partners remain steadfast in our commitment to supporting economic development and opportunities to create good-paying jobs, increase tax rateables, and support the quality of life in our beautiful county.

**Steve Neuhaus**  
Orange County Executive  
County of Orange



## EXECUTIVE COMMITTEE

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*Vice Chair*

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**James P. Smith**  
*Member at Large*

**Alan Seidman**  
*Member at Large*

## BOARD OF DIRECTORS

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Donna Cornell  
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Alan Marks  
Ralph Martucci  
William Vacca



**APPROVED**

**INDUSTRIAL SITES:**

1. Slate Hill Commerce Park
2. 1081 Dolsontown Road
3. 310 County Route 56
4. 599 East Main Street
5. Riverside Corporate Park
6. 39 Police Drive
7. Ridgecut Road - Route 208
8. 18 Leonards Drive
9. Unity Place
10. 700 South Street

*\*This is not an exhaustive list of all approved spec sites.*

Economic development success is inherently tied to having sites that offer strong transportation connectivity, infrastructure, proximity to labor and speed to market. In 2023, we successfully advanced strategic site selection and approval efforts in communities across Orange County. We're armed with a portfolio of approved sites that will position us to compete for next generation economic development projects. This is a historical crossroad for Orange County.

We are poised to compete on the national scale, with approved sites that can accommodate a variety of industrial and manufacturing uses. Orange County officially arrived as a top location for industrial development in the Northeast United States, and we intend to use this foundation to drive a new economic reality in the market.

**- CONOR ECKERT, VP OF BUSINESS ATTRACTION**

### 300,000 SF SHOVEL-READY SITE

599 East Main Street | Town of Wallkill  
Fully Approved Industrial Site

### 150,000 SF SHOVEL-READY SITE

Unity Place | Town of Newburgh  
Fully Approved Industrial Site



### 1081 DOLSONTOWN ROAD

Dolsontown Road | Town of Wawayanda  
Approved for 241,000 SF  
Fully Approved Site



### RIVERSIDE CORPORATE PARK

Sullivan Lane | Town of Wallkill  
3 Buildings Totaling 1.4+ Million SF  
Preliminary Approvals



# ALLIANCE FOR BALANCED GROWTH

The Alliance for Balanced Growth (ABG) is a cooperative effort between area developers, landowners, commercial real estate brokers, engineers, land-use attorneys construction services and the Orange County Partnership. Their mission is straightforward - to present a strong, unified voice for responsible development in Orange County.

## - 2023 TOPICS DISCUSSED -

### OVERCOMING OPPOSITION THROUGH COMMUNITY ENGAGEMENT

- Josh Sommers, *Focus Media*
- Carlos Vega, *AJ Ross Creative Media*
- Sandy Mathes, *Mathes Public Affairs*
- John C. Cappello, *J&G Law*

### CURRENT STATE OF UTILITIES, GRID CHALLENGES & LONG-TERM APPROACH

- Christopher Capone, *Central Hudson Gas & Electric*
- Robert Sanchez, *Orange & Rockland Utilities*

### SOLUTIONS, FUNDING & IMPLEMENTATION OF CLEAN ENERGY PRODUCTS

- Alex Betke, *Brown & Weinraub, PLLC*
- Jay Goodman, *Couch White, LLP & Multiple Intervenors*
- Rebecca Filbey, *NYSERDA*
- Peter Muzsi, *Core Development Group*

- Moderated by *Melissa Cobuzzi, President of M&R Energy*



**BUILDING A SOLID FOUNDATION FOR TOMORROW**

# 2023 ATTRACTIONS + EXPANSIONS



- A&R Concrete Products
- Agri-Business Child Development
- Aladdin Packaging LLC
- Avalon Medical Center
- Gan Jing World
- Goodness Gardens
- Graft Cider
- The Home Depot
- Imperial Foods Inc.
- Liberty Post
- New Path Health & Infusion Center
- Northwell Health
- PharmaCann Inc.
- Pratt Industries
- QMMS USA (ENT and Allergy Associates)
- Ryba General Merchandise Inc.
- Skyview Skylight
- Sound Around
- Spirits Lab
- Tesla
- UAP - Urban Art Projects
- Walden General Paper
- Zanger Estate & Gardens

## \$4.5 MILLION NY FORWARD GRANT AWARDED TO TOWN OF CORNWALL & VILLAGE OF CORNWALL-ON-HUDSON

These monies will fuel a new era for Cornwall, leading to increased walkability, downtown activity, small business growth, and economic progress for the community.



SITE  
SELECTORS  
GUILD

## ANNUAL CONFERENCE

MARCH 29-31 | SAN ANTONIO, TX



## SITE SELECTORS GUILD 2023 ANNUAL CONFERENCE

The Orange County Partnership attended the Site Selectors Guild Annual Conference in San Antonio, Texas this year, which has led to new relationships with international site selection and real estate consultants, resulting in new project opportunities for Orange County.

## ORANGE COUNTY PARTNERSHIP GEARS UP TO ATTRACT NEW SEMICONDUCTOR BUSINESSES

New York State positioned itself as a national leader in semiconductor production with the \$100 billion Micron announcement in Clay, NY. Expecting a robust supply chain and complimentary manufacturing opportunities to seek sites in New York, the Orange County Partnership began to prioritize this sector.



## \$10 MILLION DRI GRANT AWARDED TO CITY OF PORT JERVIS

Port Jervis received \$10 million to spark economic development activity in the city. Monies will be used to fund new downtown housing stock, mixed-use commercial development, streetscape and walkability improvements, and new tourism attractions.



## TESLA ELECTRIFIES ORANGE COUNTY WITH A NEW 927,000 SF DISTRIBUTION FACILITY IN NEWBURGH

Matrix Development Group delivered a 927,000 square foot spec building, ultimately leased by Tesla, who will be relocating from Bethlehem, PA to Newburgh, NY. Tesla selected Orange County as their new location for the distribution of car parts in the Northeast.



## POLY CRAFT INDUSTRIES CELEBRATES GROUND BREAKING

Poly Craft Industries, a flexible plastic packing manufacturer and printer, broke ground on an 80,000 square foot advanced manufacturing facility in the City of Middletown.





# THANK YOU TO OUR 2023 INVESTORS

## 2023 NEW INVESTORS (YEAR TO DATE)

A&R Concrete Products  
Amazon  
Avion Ventures  
Baroni Recycling & Scrap Metal  
Bohler Engineering  
Clean Path NY  
Core Development Group  
Cuddy + Feder LLP

E-J Electric Installation Co.  
Gan Jing World  
Green Thumb Industries (GTI)  
Flowerhouse Walden, LLC  
H2M architects + engineers  
H2O Innovation  
Marlboro Group International  
Minuta Architecture, PLLC

NBT Bank N.A.  
New Century Enterprise  
Newburgh Brewing Company  
Orange County Ironworks  
Poly Craft Industries  
R.I. Suresky & Sons, Inc.  
R. Brewer Landscaping, LLC  
Ridgecut Road

Community Offshore Wind  
Sullivan Construction Group  
TD Bank  
Treetop Development  
Tri-State Drywall & Acoustical, Inc.  
United Rentals

- A. Servidone, Inc.
- AARK Companies
- Acrisure
- Aden Logistics Corp.
- Advance Testing Company, Inc.
- Advanced Disaster Recovery, Inc.
- AFLAC
- AJ Ross Creative Media, Inc.
- Alfandre Architecture PC
- AlianzaDuffy Services, LLC
- ALPS Leadership Inc.
- Alston Construction Company, Inc.
- ADG Architects (AKS Anderson Design Group)
- Angry Orchard Cider Company
- Argenio Bros.
- Armistead Mechanical, Inc.
- Atlas Security Services Inc.
- BBG&G Integrated Marketing
- Beer World
- BELFOR Property Restoration
- Belsito Communications, Inc.
- Bethel Woods Center for the Arts
- Blue Eagle Security Inc.
- Blustein, Shapiro, Frank & Barone, LLP
- Bon Secours Charity Health System
- Bonura Hospitality Group
- Boyce Excavating Co., Inc.
- Brown & Weinraub PLLC
- Butler Construction Group, Inc.
- C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
- Callahan and Nannini Quarry Products
- Capacity Marketing, Inc.
- Catania, Mahon & Rider, PLLC
- Catskill Hudson Bank
- Central Hudson Gas & Electric Corporation
- Chess Realtors
- Child Care Council of Orange County, Inc.
- City of Middletown
- City of Port Jervis
- CityView Commercial, LLC
- City Winery Hudson Valley
- Clean Air Quality Service
- 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
- CPV Valley Energy Center, LLC
- CR Properties Group LLC
- Creighton Manning Engineering
- Crestcom International, LLC
- Crist Bros. Orchards, Inc.
- Crown Castle Inc.
- Curasi Realty, Inc.
- Cushman & Wakefield/Pyramid Brokerage Company
- D.A. Collins Construction Co., Inc.
- Daylight Savings Company
- D-Ben Security Systems, Inc.
- Delaware Engineering, D.P.C.
- Dick McGoey
- Donna Cornell Enterprises
- DTS Provident Design Engineering, LLP
- Engineers Labor-Employer Cooperative (ELEC 825)
- Engineering & Surveying Properties, PC
- Ethan Allen HR Solutions
- Fabricators & Erectors Association
- Farr Engineering
- Fei Tian College at Middletown
- Fellenzer Engineering, LLP
- First Federal Savings of Middletown
- Focus Media
- Foley Security Solutions
- Galleria at Crystal Run
- Garnet Health Medical Center
- GFI Partners
- H.O. Penn Machinery Company, Inc.
- Here's Help Staffing & Recruiting
- Holt Construction Corp.
- Hudson Gateway Association of REALTORS®
- Hudson Sports Complex
- Hudson Valley Audio Visual
- Hudson Valley Credit Union
- Hudson Valley Pool Doctors, Inc.
- Hudson Valley Steel Products, Inc.
- Hutchings Insurance Agency, Inc.
- Ironworkers Local 417
- J&G Law, LLP
- John J. Lease Realtors/Commercial
- JPMorgan Chase
- Keller Williams Realty Hudson Valley United
- KeyBank
- KW COMMERCIAL - First in New York
- LaBella Associates, DPC
- Laborers Local 17 LECET/Hudson Valley Building & Construction Trades Council
- Lakeland Bank
- LAN Associates, Engineering, Planning, Architecture, Surveying, LLP
- Lanc & Tully Engineering and Surveying PC
- Langan Engineering & Environmental Services, Inc.
- LCS Facility Group
- LeChase Construction
- Lerner Pavlick Realty
- Libertyville Capital Group
- Loewke Brill Consulting Group
- Louis Heimbach
- M&R Energy Resources Corp.
- M&T Bank
- Mathes Public Affairs
- McBride Corporate Real Estate
- McCarey Landscaping
- McKesson
- MDS HVAC-R, Inc.
- MHE Engineering, D.P.C.
- Mediacom Communications Corporation
- Medline Industries, LP
- Mid Hudson Construction Management
- Mid-Hudson Valley Federal Credit Union
- Millennium Pipeline Company LLC
- MJ Engineering & Land Surveying, P.C.
- MNTM Engineering & Land Surveying, P.C.
- Montana
- Montefiore St. Luke's Cornwall
- NAI Platform
- Naughton & Torre, LLP
- New York Transco
- North Atlantic States Regional Council of Carpenters
- Orange and Rockland Utilities, Inc.
- Orange Bank & Trust Company
- Passero Associates Engineering Architecture
- PC Construction Company
- Pepsi-Cola of the Hudson Valley
- Perreca Electric Company, Inc.
- Petillo New York, LLC
- PharmaCann Inc.
- Pike Construction Services
- PKF O'Connor Davies
- Pratt & Whitney-Advanced Coating Technologies
- Precision Roofing, Inc.
- President Container Group II
- PS&S Integrated Services
- PTS Contracting
- Rand Commercial | Team RJ Smith
- RBT CPAs, LLP
- RDM Group
- Remeo Wire and Cable
- Resorts World Catskills
- Resorts World Hudson Valley
- Rhinebeck Bank
- RL Baxter Building Corporation
- Ronald S. Kossar, Attorney at Law
- Runway Realty, LLC
- SABO Industrial Corp.
- Satin Fine Foods, Inc.
- Sessler Companies
- Simone Development
- SMACNA of Southeastern NY
- Snoop Investigations & Security
- StandBack General Contractors, LLC
- Steven Lombardi Construction
- Stone Road Energy / Depew Energy
- SUNY Orange
- TAM Enterprises, Inc.
- Taylor-Montgomery LLC
- Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
- The Frassetto Companies, LLC
- The Whiting-Turner Contracting Company
- The Zick Whitted Taub Group, Inc.
- TKC Landscaping
- Toshiba Business Solutions
- Tower Holdings Group
- Town of Crawford
- Town of Goshen
- Town of Montgomery
- Town of New Windsor
- Town of Wallkill
- Town of Warwick
- Town of Wawayanda
- TradeTrans Corporation
- Triple R Development
- Ulster Savings Bank
- Unilock New York Inc.
- United Way of the Dutchess-Orange Region
- V. Paulius & Associates
- Village of Walden
- Walden Savings Bank
- Warwick Properties, LLC/Jonah Mandelbaum
- Warwick Valley Telephone
- Waschitz Pavloff CPA LLP
- Welby, Brady & Greenblatt, LLP
- Whiteman, Osterman & Hanna LLP
- William A. Smith & Son, Inc.

# THANK YOU TO OUR 2023 MAJOR INVESTORS

## - SENIOR PARTNERS -



## - LANDMARK INVESTORS -



Orange & Rockland



## - DISTINGUISHED INVESTORS -



GO BEYOND



Catskills Hudson Valley



# THE VALUE CONNECTORS

PKF O'Connor Davies is a new breed of accounting and advisory firm that holds itself to a higher standard – going beyond passive value calculation to active value creation for leading business owners, organizations and individuals in the US and abroad.

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**Brian Flynn**, Partner  
201.712.9800  
[bflynn@pkfod.com](mailto:bflynn@pkfod.com)

**Alan Marks**, Partner  
845.565.5400  
[amarks@pkfod.com](mailto:amarks@pkfod.com)