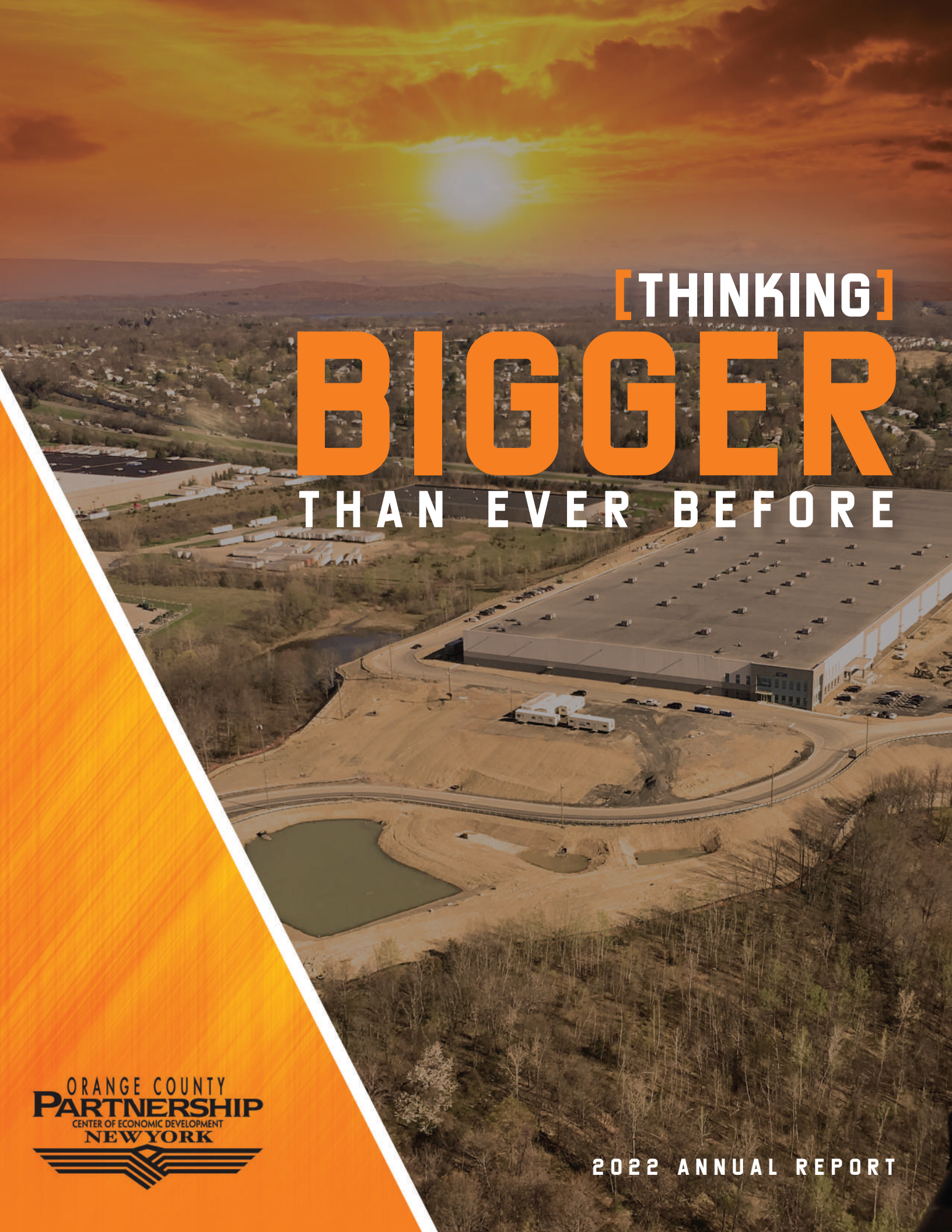

[THINKING] BIGGER THAN EVER BEFORE

ORANGE COUNTY PARTNERSHIP
CENTER OF ECONOMIC DEVELOPMENT
NEW YORK

2022 ANNUAL REPORT

[THINK] LEADERSHIP

As Chairman of the Board of the Orange County Partnership the organization has taken tremendous steps to lay a foundation that allows us to compete for diverse industries as the national economic landscape changes.

For example, the Partnership has most recently focused on turning the supply chain crisis into a unique opportunity for Orange County. This is because our business climate attracts strategic sectors such as food and beverage and advanced manufacturing.

Specifically, this year PharmaCann, Royal Wine/Kedem and Poly Craft, each manufacturers of products used domestically and internationally, are investing significantly in the County. The promising news is that we're just getting started as our pipeline reflects significant interest from these and other sectors including green energy and pharmaceuticals.

Serving as the Chairman of the Board over the past three years has been one of my most rewarding professional experiences because the work of the Orange County Partnership leads to measurable economic sustainability and the creation of jobs.

As the economy changes around us the one thing I am sure of is that the Partnership is our guiding force, working together with each municipality to chart a bright and prosperous future for Orange County, NY.

MICHAEL GILFEATHER
Chairman
Orange County Partnership
Board of Directors

It's not easy to change fundamental market realities, ***but we are***. Orange County is at an inflection point and the time to prepare for significant investment in manufacturing and skilled tradable sectors is ***now***.

This year we have embarked upon a meaningful initiative which will add to our already robust portfolio of project activity. This initiative coincides with a philosophy that we need to be thinking ahead, because without preparation, we are falling behind.

The Partnership's strategic direction reflects our laser focused collaboration with public and private partners - ensuring Orange County is ready to compete in the global marketplace.

MAUREEN HALAHAN
President & CEO
Orange County Partnership

GREAT MINDS [THINK] AHEAD

2022 BOARD OF DIRECTORS

-ORANGE COUNTY PARTNERSHIP-

-EXECUTIVE COMMITTEE-

MICHAEL GILFEATHER
Chairman

MELISSA COBUZZI
Vice Chair

MICHAEL TURTURRO
Secretary

DERRIK WYNKOOP
Treasurer

ROBERT KAEHLER
Immediate Past Chair

JAMES P. SMITH
Member at Large

ALAN SEIDMAN
Member at Large

-BOARD OF DIRECTORS-

Mary Beth Bianconi
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Susan Dean
Daniel Depew
Todd Diorio
Andrew Fetherston
Brian Flynn
Charles J. Gottlieb
Ryan Hawthorne
Mary Leahy
Alexander Mathes, Jr.
Daniel J. Maughan
Alfred Pilong
Michelle F. Rider
Robert Sanchez
Mark Stellwag
Gary Tetz
Chuck Utschig

-EMERITUS-

Lou Heimbach, *Visionary*
Donna Cornell
Robert Hannan
Alan Marks
Ralph Martucci
William Vacca

-STRATEGIC PARTNERS & AFFILIATES-

[THINKING] TOWARDS THE FUTURE

WHAT IS THE SITE INVENTORY PROGRAM?

The **Site Inventory Program (SIP)** is a sector-specific approach to attract advanced manufacturing, pharmaceuticals, R&D and other industry clusters that require robust infrastructure. Through this program, we have compiled a portfolio of sites that can accommodate these sectors, while building collaborative partnerships with community leaders and stakeholders.

*"The program created **predictability** and **speed to market**, positioning us to win projects that were previously out of reach. Winning projects in these sectors doesn't happen by chance, it requires vision and execution."*

- CONOR ECKERT, *Vice President of Business Attraction*

-KEY POINTS-

INFRASTRUCTURE:

- Water/sewer capacity and which areas have municipal service
- What is the municipality's long-term plans for infrastructure

SITES:

- Does the Town have any municipally-owned sites
- Potential growth areas in the Town
- On market/off market sites

SECTORS:

- Support for high-end sectors such as advanced manufacturing, food & beverage processing and life sciences/pharmaceuticals

[THINKING] ABOUT RELOCATING?

ORANGE COUNTY, NY IS THE PERFECT LOCATION

Robust tenant demand has led to a growing number of speculative buildings in Orange County. Both local and national developers are investing in the county - entitling sites and in many cases, building on spec. **Market dynamics**, **strong local leadership**, and **proximity to consumers** has contributed to the increase in spec development. Below are just a handful of the spec buildings that the Orange County Partnership assisted with receiving entitlements.

THESE BUILDINGS ARE NOW TENANT READY:

81 LEONARDS DRIVE
TOWN OF MONTGOMERY, NY
80,000 Square Feet
The Frassetto Companies

124 ROUTE 17K
TOWN OF NEWBURGH, NY
60,000 Square Feet Available
Scannell Properties

1369 ROUTE 300
TOWN OF NEWBURGH, NY
Building A: 927,000 Square Feet
Building B: 215,219 Square Feet
Matrix Development Group

ALLIANCE FOR BALANCED GROWTH

The **Alliance for Balanced Growth (ABG)** is a cooperative effort between area developers, landowners, commercial real estate professionals, 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.

-2022 TOPICS DISCUSSED-

NATURAL RESOURCES PERMITTING UPDATE FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC)

- **Kelly Turturro, Region 3 Director**
- John Petronella, Regional Permit Administrator
- Brian Drumm, Regional Bureau of Ecosystem Health Program Manager
- Nathan Ermer, Regional Wildlife Program Manager

WORKING ISSUE UPDATES: ENVIRONMENTAL & ECOLOGICAL IMPACTS

- **Kimberly Semon, P.E., LANGAN**, PFAS Contamination of Water
- **Jim Bates, Ecological Analysis LLC**, Wetlands Update

[THINK] ORANGE COUNTY PARTNERSHIP

DEAL AFTER DEAL, DONE.

FEATURED PROJECTS

Right in the Village of Goshen, **Kedem/Royal Wine** is constructing a 627,000 SF manufacturing and distribution facility of kosher wines and juices with a tasting room on-site.

120 | NEW JOBS
$125,000,000 | CAPITAL INVESTMENT

KEDEM/ROYAL WINE

Resorts World Hudson Valley, located in the Town of Newburgh, has constructed a 90,000 SF video lottery terminal (VLT) tourism destination with its signature 360-degree bar.

250 | NEW JOBS
$50,000,000 | CAPITAL INVESTMENT

RESORTS WORLD HUDSON VALLEY

PharmaCann, LLC is growing its marijuana manufacturing and cultivation facility in the Town of Hamptonburgh by 54,000 SF to accommodate increased demand.

65 | NEW JOBS
$45,000,000 | CAPITAL INVESTMENT

PHARMACANN, LLC

1,000
TOTAL NEW JOBS

2,211,207
TOTAL SQUARE FEET

$423,715,000
TOTAL CAPITAL INVESTMENT

ATTRACTIONS

52 Sunrise Park, LLC
A-Z Industries
Aspire Brewing
Associated Materials, LLC
Flower House NY
Foundation Building Materials, LLC
Kedem/Royal Wine
Lee Distributors
LION HVAC Supplies Inc.
MMI Agriculture Solutions
Poly Craft Industries
Resorts World Hudson Valley
Sonneman Light
The Front Boutique Hotel & Rooftop Bar

EXPANSIONS

AJW Architectural Products
Cardinal Health
Choice Films | Umbra Studios
Cornerstone Family Healthcare *(3 Locations)*
Fei Tian College
Food Bank of the Hudson Valley
Garnet Health *(2 Locations)*
H&F Products Inc.
Pepperidge Farm Incorporated
PharmaCann, LLC
Premium Foods
STERIS
United Natural Foods, Inc.

2022 ATTRACTIONS & EXPANSIONS

-ORANGE COUNTY PARTNERSHIP-

[1] STEVE NEUHAUS & MEGHAN TAYLOR

ADEN LOGISTICS TEAM

[2]

[3] ALSTON CONSTRUCTION & BOHLER ENGINEERING TEAM

[4]

[5]

[6]

[THINKING] BACK ON 2022

[1] Resorts World Hudson Valley in the Town of Newburgh opening Q4 2022

[2] VP of Business Attraction, Conor Eckert presented with the 2022 NYS Economic Development Council's Rising Star Award by Ryan Silva, NYS EDC Executive Director

[3] The Orange County Partnership held its 2nd Annual Golf Outing

[4] Erin Boyce, President of Boyce Excavating was honored as the Partnership's first-ever "Woman of Achievement in Economic Development"

[5] Medline's 1.3 million square-foot facility in the Town of Montgomery celebrated their Ribbon Cutting

[6] 17FORWARD86 Press Conference

[7] Investor Breakfast Speaker - Phil Orlando, Federated Hermes

[8] Brian Maher, Town of Montgomery Supervisor receives 2022 MVP Award

[9] Inaugural Economic Summit hosted by Steve Gross, Orange County Government

[7]

[8]

[9]

THANK YOU TO OUR 2022 INVESTORS

2022 NEW INVESTORS (YEAR TO DATE)

Acquisitions Marketing Inc.
Barnard Construction Company Inc.
Beer World
Brown & Weinraub PLLC
Butler Construction Group, Inc.
Chess Realtors
CityView Commercial, LLC
City Winery Hudson Valley
Clean Air Quality Service
Crist Bros. Orchards, Inc.
D-Ben Security Systems, Inc.
DBe - Design + Build Enterprises
DCT Enterprises
Fei Tian College at Middletown
GPI Engineering
Hudson Valley Steel Products, Inc.
Hunter Insurance Services
Ironworkers Local 417
Jacobowitz and Gubits LLP
Jeff Bank
KeyBank
Loewke Brill Consulting Group
Mathes Public Affairs
MDS HVAC-R
Montana
North Atlantic States Regional Council of Carpenters
Nova North Commercial
Passero Associates Engineering Architecture
Patriotic Insurance Group
PTS Contracting
Snoop Investigations & Security
TAM Enterprises, Inc.
Tower Holdings Group
Whiteman, Osterman & Hanna LLP

- A. Servidone, Inc.
- AARK Companies
- Aden Logistics Corp.
- Advanced Disaster Recovery, Inc.
- Advance Testing Company, Inc.
- AFLAC
- AJ Ross Creative Media, Inc.
- Alianza Services, LLC
- ALPS Leadership Inc.
- Alston Construction Company, Inc.
- American Shoring Inc.
- Amscan, Inc.
- Amy's Kitchen
- Anderson Design Group, Architects & Planners
- Andy Schwartz/BenefitPlanners
- Archaeology & Historic Resource Services, LLC
- Argenio Bros General Contractors
- Armistead Mechanical, Inc.
- Atlantic Aviation SWF
- Atlas Archaeology LLC
- Atlas Security Services Inc.
- Baxter
- BBG&G Integrated Marketing
- BELFOR Property Restoration
- Belsito Communications, Inc.
- Bethel Woods Center for the Arts
- Big V Properties, LLC
- Blue Eagle Security Inc.
- Blustein, Shapiro, Frank & Barone, LLP
- Bon Secours Charity Health System
- Bonura Hospitality Group
- Boyce Excavating Co., Inc.
- Callahan and Nannini Quarry Products
- Capacity Marketing, Inc.
- 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
- CPV Valley Energy Center, LLC
- CR Properties Group LLC
- Creighton Manning Engineering
- Crestcom International, LLC
- Crown Castle Inc.
- 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.
- 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 825)
- Engineering & Surveying Properties, PC
- Ethan Allen Workforce Solutions
- Fabricators & Erectors Association
- Farr Engineering
- Fellenzer Engineering, LLP
- First Federal Savings of Middletown
- Focus Media
- Foley Security Solutions
- Galleria at Crystal Run
- Garnet Health Medical Center
- GFI Partners
- H2M architects + engineers
- H.O. Penn Machinery Company, Inc.
- Here's Help Staffing & Recruiting
- Holt Construction Corp.
- Homewood Suites by Hilton
- Hospice of Orange & Sullivan Counties, Inc.
- Hudson Gateway Association of REALTORS®
- Hudson Sports Complex
- Hudson Valley Audio Visual
- Hudson Valley Credit Union
- Hutchings Insurance Agency, Inc.
- JPMorgan Chase
- John J. Lease Realtors/Commercial
- Keller Williams Realty Hudson Valley United
- LaBella Associates, DPC
- Laborers Local 17 LECET/Hudson Valley Building & Construction Trades Council
- Lakeland Bank
- LAN Associates, 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
- McBride Corporate Real Estate
- MHE Engineering, D.P.C.
- McKesson
- Mediacom Communications Corporation
- Medline Industries, LP
- MEHL Electric Company, Inc.
- Mid Hudson Construction Management
- Mid-Hudson Valley Federal Credit Union
- Microtel Inn & Suites by Wyndham, Middletown
- Millennium Pipeline Company LLC
- MJ Engineering & Land Surveying, P.C.
- MJS Engineering & Land Surveying, P.C.
- MNTM Engineering & Land Surveying, P.C.
- Montefiore St. Luke's Cornwall
- NAI Platform
- Naughton & Torre, LLP
- New York Transco
- 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, LLC
- PharmaCann, LLC
- Pratt & Whitney-Advanced Coating Technologies
- Precision Roofing, Inc.
- President Container Group II
- PS&S Integrated Services
- Ramaker Architecture + Engineering
- Rand Commercial | Team RJ Smith
- Rapid Tire Service
- RBT CPAs
- RDM Group
- Remee Wire and Cable
- Resorts World Catskills
- Resorts World Hudson Valley
- 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
- Sessler Companies
- SMACNA of Southeastern NY
- StandBack General Contractors, LLC
- Steven Lombardi Construction
- Stone Road Energy / Depew Energy
- StorageTown
- Taylor-Montgomery LLC
- Takasago International Corporation (USA)
- Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
- The Frassetto Companies, LLC
- The Pike Company
- The Whiting-Turner Contracting Company
- The Zick Whitted Taub Group, Inc.
- TKC Landscaping
- Toshiba Business Solutions
- 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
- Ultra-Tech Lighting LLC
- Unilock New York Inc.
- 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.

[THINK] ABOUT INVESTING IN TOMORROW

THANK YOU TO OUR 2022 MAJOR INVESTORS

[SENIOR PARTNERS]

Advance Testing
alston CONSTRUCTION
BOYCE EXCAVATING WE MOVE THE EARTH
DELAWARE ENGINEERING, D.P.C.
Garnet Health MEDICAL CENTER
LeCHASE®
PETILLO NEW YORK INCORPORATED

[LANDMARK INVESTORS]

Aden Logistics
People. Power. Possibilities. Central Hudson A FORTIS COMPANY
E. Tetz & SONS, INC.
BUILD IT RIGHT Hudson Valley Building and Construction Trades Council BUILD IT UNION
Local 17
M&T Bank
Orange & Rockland
ORANGE Bank&Trust COMPANY Where the brightest bankers live.
PERRECA ELECTRIC CO., INC.
TAKASAGO
Ulster Savings Community Matters

[DISTINGUISHED INVESTORS]

A.J. ROSS Advertising, Marketing, & Design
SECURITY SERVICES
BELSITO COMMUNICATIONS
CCA Construction Contractors Association
VALLEY ENERGY CENTER
ELEC 825
FABRICATORS ERECTORS and REINFORCERS CONTRACTORS ASSOCIATION OF THE HUDSON VALLEY, INC.
IRONWORKERS LOCAL 417 NEWBURGH, NY
MEDLINE
MILLENNIUM PIPELINE COMPANY, L.L.C.
PKF O'CONNOR DAVIES ACCOUNTANTS AND ADVISORS
HATT & WHITAKER RELIABLE ENGINEERS
GO BEYOND
RBT
Resorts World
Catskills Hudson Valley
SMACNA SOUTHEASTERN NEW YORK CHAPTER
Tectonic

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.

And we don't take that for granted. That's why our passionate professionals always take the extra step, push a little harder and create deeper connections at every turn. Through these connections we continually drive efficiencies, uncover opportunities and manage risk – delivering value where others can't.

We're not the typical accounting firm. We're PKF O'Connor Davies.
We're **The Value Connectors**™.

PKF O'CONNOR DAVIES
ACCOUNTANTS AND ADVISORS

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