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Third Quarter 2017

# RESOURCES & RESULTS

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## LEGO LANDS! AN INVESTMENT IN LEISURE & LEARNING

In October 2017, **Merlin Entertainments** closed on **523 acres** in the Town of Goshen and committed **\$500 million** to construct their third LEGO-themed resort and hotel in North America: **LEGOLAND New York**. Thanks in large part to Orange County's strategic location – situated just one hour from New York City in the "Crossroads of the Northeast" – Merlin expects to draw more than **2.5 million visitors** to their largest tourist destination to date.

The Orange County IDA offered a 20 year pilot, and New York State offered \$25 million in tax exemptions in order to make this project happen.

In addition to creating over **600 construction jobs** and **1,300 permanent positions**, LEGOLAND

New York will partner with local schools and colleges to train and employ students interested in careers in hospitality, business, mechanical engineering and other fields.

Like their other resorts around the world, LEGOLAND New York will offer an extensive catalog of age-appropriate educational programming that makes learning fun and memorable, including year-round opportunities for students throughout the region to engage in STEM-based projects.

The park's economic impact will be felt throughout Orange County and beyond in the form of millions of dollars annually in sales tax, hotel occupancy tax as well as a Host Community Agreement it recently ratified with the Town of Goshen.

For all these factors and more, LEGOLAND is a significant investment in Orange County's future for generations to come!

*Merlin Entertainments is a global leader in location-based, family entertainment and is Europe's No. 1 (and the world's second-largest) visitor attraction operator. Merlin operates more than 100 top-tier attractions – including LEGOLAND theme parks, the London Eye and Madame Tussauds wax museums – 13 hotels and four holiday villages in 23 countries across four continents. The LEGO LAND NY project will be Merlin Entertainments largest investment to date.*



# FEATURED PROPERTIES

**56+ Acres – 2349 Goshen Turnpike, Town of Wallkill**

Municipal water and sewer is available for this former soil mining site that can accommodate an industrial building up to 40,000 SF. Within close proximity to Route 211 & I-84.

**33 Acres – 459 Route 17K Rock Tavern**

This prime commercial site, zoned Interchange Business, has the potential for a 247,000 SF warehouse and 20,000 SF office building. Adjacent to 50+ available acres that which, if included, would allow up to 600,000 SF.

## How Are We Growing? Let Me Count the Ways...



Summer of 2017 didn't slow down in Orange County, as we've attracted a number of internationally-recognized companies and helped a number of existing companies grow. These companies could have easily chosen to build or expand elsewhere, however Orange County's pro-business leadership and readiness to leverage valuable resources clearly was the driving factor. (Note: All of the following expansions and new arrivals were awarded incentives by the Orange County IDA):

**Amy's Kitchen**, the rapidly-growing manufacturer of organic meals, has broken ground on their \$90 million, 369,000 square foot factory in the Town of Goshen that will create 681 new jobs.

Merlin Entertainments received full approvals for their own \$500 million **LEGOLAND New York** theme park, to be built on 500+ acres in the Town of Goshen (see cover article in the edition).

**Steris Isomedix Services**, a global medical device sterilization company that has had a facility in Chester, NY for more than twenty years, opened its doors this summer to a new 61,000 square foot building. This expansion created 25 new jobs, with an estimated capital investment of \$21 million.

**McKesson** is the largest pharmaceutical and medical device distributor in the U.S. with 37 fulfillment centers nationwide. In September, they began distributing products from their brand new 340,000 square foot facility in the Town of Hamptonburgh. The \$80 million project created 162 new jobs.

**AmerisourceBergen**, a leader in specialty pharmaceutical supplies, partnered with **Matrix Development Group** to construct a \$75 million, 317,000 square foot distribution center in the Town of Newburgh, creating 121 new jobs. The state-of-the-art facility will celebrate its grand opening in November.

While the logos above represent large-scale projects featuring some of the world's premier corporations, Orange County's Fortune 500 companies aren't the only growing here:

**Stewart International Airport** is a major Orange County hub that supports and spurs development, economic growth and tourism. This summer, Stewart launched its newest international carrier, **Norwegian Airlines**, with non-stop, discount-fare flights to European destinations that include Ireland, Scotland and Norway.

**The Castle Fun Center** is a growing family entertainment venue in the Village of Chester that added three new attractions this year as well as a new zip-line experience that is in the works. They are also planning a 26,000 square foot expansion in 2018 that will create 11 new positions.

Two MIT graduates founded **Equilibrium Brewery** and invested \$1.4 million to transform a 14,000 square foot former meat-packing facility in the City of Middletown into their manufacturing center, tap room and grill. The owners are already eyeing a potential expansion.

**Angry Orchard (Boston Beer Company)**, the nation's top brand of hard cider, opened their 15,000 square foot 'Innovation Cider House' in 2015, drawing 50,000 visitors last year alone. This September, they celebrated a 1,600 square foot expansion which includes a new cider garden and a converted 100-year-old stone dairy barn where bartenders serve the R&D center's latest craft creations.

**Finding Home Farms** has been crafting maple syrup at their property in the Town of Greenville for the past five years. Owners Dana and Laura Putnam recently celebrated the opening of their 6,000 square foot manufacturing center featuring high-tech, high-efficiency production equipment. Capital investment totalled \$1.8 million.

For more information about growing your business here in Orange County, visit our website at [www.ocpartnership.org](http://www.ocpartnership.org).

## Medical Marijuana Sector Continues to Bud in Orange



Backed by an enormous body of scientific research, medical marijuana is earning the reputation it deserves as a groundbreaking health solution. Today, more than 1.2 million people use medical marijuana for a variety of medical problems from cancer to epilepsy to depression. That number is expected to increase by at least 20% in the coming year.

In June 2014, the New York State Legislature passed the Compassionate Care Act that allows healthcare providers to recommend the medical use of marijuana under carefully controlled circumstances. In 2015, the state issued five licenses for product production and dispensing with the highest-ranked application, Ohio-based Pharmacannis, choosing the Town of Hamptonburgh in Orange County for its manufacturing location.

Seeking to capitalize on New York's expanding medical marijuana industry the state issued five additional licenses in August. Two of those new licensees selected Orange County as their home.

**CITIVA**, which is focused on advancing the study of medical cannabis, is planning a cultivation, extraction and product development facility in Orange County and is in the final stages of securing leaseholds for its four dispensary locations.

**Valley Agriceuticals (VA)** began construction of a medical-marijuana production operation in Orange County in 2015, however they didn't win a state license until this most recent round. VA will now complete construction of the buildings they started erecting on a 139-acre parcel in the Town of Wallkill.

Hadley Ford, CEO of iAnthus, the parent company of CITIVA and Valley Agriceuticals stated, "We continue to think New York is a tremendous place to do business. The population density is wonderful. You have over 20 million residents, and only 10 licenses. You're allowed to be vertically integrated, which allows us to control the entire supply chain, as each license includes cultivation and dispensaries."

The production and dispensing of medical marijuana is trending nationwide and is clearly becoming a fast-growing sector in Orange County.

To learn more about how you can bring your company to Orange County, please contact Bill Fioravanti, Director of Business Attraction, [bill@ocpartnership.org](mailto:bill@ocpartnership.org).

## Vision Oriented Planning



To this end, the Orange County Partnership, the Orange County Citizens Foundation and the neighboring Sullivan County Partnership for Economic Development recently joined forces to create the **Transportation and Traffic-Alleviation Plan (TTAP)**. This initiative was officially launched in September to address the traffic challenges generated by new businesses and attractions along the NYS Route 17 corridor (future Interstate-86) between Orange and Sullivan Counties.

This transportation passageway now accommodates traffic generated by the popular Woodbury Common Premium Outlets, the United States Military Academy at West Point, not to mention the Catskill Mountains region. With the imminent openings of the \$1.2 billion **Resorts World Catskills Casino & Resort in Sullivan**, as well as the \$95 million **Amy's Kitchen** facility and the \$500 million **LEGOLAND New York** theme park in Goshen, significant incremental traffic on Route 17/I-86 is inevitable. Therefore, a transportation "vision" has become essential.

Traffic congestion is a serious problem nationwide that affects quality of life for residents and visitors and presents challenges to economic growth. Perhaps the most important first step to addressing congestion is to have a transportation "vision" that is easily understood, clearly communicated and is a part of a larger consensus-building effort.

Drawing attention to the current and future problem, and outlining solutions to remedy it, the cooperative TTAP campaign aims to convince state lawmakers to free up funding for a New York State Department of Transportation review of prior Route 17/I-86 improvement and expansion studies.

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