

County of Rockland Industrial Development Agency

2025 Operations and Accomplishments Report

During 2025, the County of Rockland Industrial Development Agency continued to advance its mission of promoting economic development and supporting job creation within Rockland County.

The agency closed on seven (7) projects during the year:

- Schreiner Group
- 30 West Housing
- JPMC II
- Northern Riverview Healthcare
- Northern Riverview Assisted Living
- Tower Research
- Point 72

These projects reflect a diverse range of economic sectors including healthcare, housing development, financial services, research, and advanced manufacturing. Reinforcing the Agency’s commitment to a balanced and resilient local economy.

Project Development & Capital Investment

The seven projects closed in 2025 represent an estimated total capital investment of \$1.3 billion within Rockland County.

The Agency’s financial assistance, including Payment in Lieu of Taxes (PILOT) agreements and sales tax exemptions, supported the retention and expansion of key employers while encouraging new private investment in the County.

Collectively, these projects are expected to:

- Create approximately 158 permanent full-time jobs
- Retain approximately 86 existing jobs

These investments contribute to strengthening the County’s tax base, enhancing workforce opportunities, and supporting long-term economic growth.

Job Creation & Workforce Commitments

Consistent with its Local Construction Labor Policy, the Agency continued to require that at least 80% of the construction workforce on supported projects be drawn from the seven counties of the Lower Hudson Valley. The agency actively monitors compliance with this requirement through regular site visits and construction reporting procedures.

In 2025 the Rockland County IDA monitored 10 active construction projects with monthly site visits and the collection of daily, weekly and monthly data. All IDA projects are subject to our labor policy which states that 80% of the construction workforce be from a seven county area including: Rockland, Orange, Westchester, Putnam, Ulster, Sullivan and Dutchess.

Following are the projects we monitored:

- 16 N. Myrtle Avenue
- 26 N. Myrtle Avenue
- 1547 CSR
- 30 West
- Connectivity
- CoreWeave
- Green Development
- IV2 Rockland Logistics
- Montebello Gateway
- Schreiner Group LLC

Our average labor compliance for 2025 was 84.2%.

The Agency remains committed to ensuring that economic development incentives result in measurable employment benefits or local residents.

Compliance & Oversight

The Agency maintained a strong focus on accountability and transparency throughout 2025. Oversight activities included:

- Annual compliance reviews of all active projects
- Monitoring of job creation
- Review and Monitoring of Sales Tax Exemption reporting (St-340 filings)

- Administration of annual PARIS reporting requirements
- Ongoing monitoring of PILOT payment compliance
- Ongoing monitoring of Local Labor Policy

The Agency continues to refine its internal compliance procedures to ensure that projects receiving public benefits adhere to the commitments outlined in their authorizing resolutions and project agreements.

Sector Impact Highlights

The 2025 closings reflect strategic investment across multiple sectors:

- **Healthcare & Senior Services:** Northern Riverview Healthcare and Northern Riverview Assisted Living support essential healthcare infrastructure and long-term care capacity within the County.
- **Housing Development:** 30 West Housing contributes to expanding residential options with Rockland County.
- **Financial & Research Services:** JPMC II, Tower Research, and Point 72 reinforce Rockland County's presence in the financial and research sectors, supporting high-skilled employment opportunities and advances in technology.
- **Advanced Manufacturing:** Schreiner Group strengthens the County's manufacturing base and supply chain stability.

Governance & Financial Stewardship

Throughout 2025, the Agency operated in accordance with New York State Public Authorities Law and maintained compliance with all Authorities Budget Office reporting requirements.

The Agency continued to:

- Conduct required Board Meetings according to the Open Meetings Law
- Conduct required governance actions and policy review
- Maintain financial transparency and oversight
- Comply with Independent Internal Audit

Education, Outreach & Professional Development

In 2025, the Agency expanded its educational outreach and professional development efforts to strengthen economic development knowledge both internally and within the broader community.

The Agency collaborated with the Rockland County Economic Development and Tourism Department and the Rockland Business Association to host a two-part economic development symposium. One session was designed for business leaders and stakeholders, and the second was open to the broader community. These events focused on economic development strategy, regional competitiveness, and the future economic outlook for Rockland County. The symposium provided a platform for dialogue among public officials, private sector leaders, and residents regarding responsible growth and long-term planning.

In addition to local outreach, Agency representatives attended three (3) New York State economic development conferences to remain informed about emerging trends, best practices, and changes in state policy affecting industrial development agencies.

The Agency also prioritized internal professional development in 2025:

- The Business Relations Manager completed the Economic Basics Course through the New York State Economic Development Council (NYSEDC).
- All support staff completed PARIS reporting training to ensure continued compliance with Authorities Budget Office requirements and accurate state reporting.
- Staff attended NYSEDC Educational Conferences

These educational and professional development efforts reflect the Agency's commitment to transparency, competency, and informed decision-making in carrying out its mission.

Conclusion

In 2025, the County of Rockland Industrial Development Agency successfully closed on seven significant projects, facilitating substantial private investment and supporting job creation and retention across key industry sectors.

The Agency remains committed to responsible economic development, rigorous compliance oversight, and strategic investment that enhances Rockland County's long-term economic vitality.