



COUNTY OF MONROE  
**COMIDA**  
INDUSTRIAL DEVELOPMENT AGENCY

# 2020 YEAR END REPORT

Presentation to the Board of Directors

3/23/2021

# 2020 RESULTS



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- 41 new projects
- \$407,115,330 in company investments
- Projected direct job creation of 893 over three years
- 1,335 jobs retained
- 1,840 construction jobs

# PROJECTS BY MUNICIPALITY (NEW)



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- Chili- 3
- Clarkson- 1
- Gates- 3
- Greece- 2
- Henrietta- 8
- Mendon- 2
- Ogden- 1
- Penfield- 1
- Pittsford- 2
- Rochester- 16
- Sweden- 1
- Webster- 1

# COST BENEFIT SUMMARY



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- Overall Benefits to Incentives Ratio Average:
  - 5.53:1

# 800 PARKER HILL DRIVE, LLC (PILOT, SALES TAX & MRT)



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- *800 Parker Hill Drive, LLC*, a real estate holding company, is constructing a 40,000 sq. ft. office building located on 6.9 acres in the new Panorama Park development in Penfield, NY. Two anchor tenants have been identified to occupy the building: Dolomite Products Co., Inc. (Dolomite) and Relph Benefit Advisors (RBA). Dolomite has ready-mix concrete operations, aggregate quarries, asphalt plants and paving construction crews that supply private contractors at state and federal agencies. RBA provides insurance and employee benefit services to companies with 100-3,000 employees.
- \$8.6 million project
- Projected to create 13 jobs

# BUCKINGHAM PROPERTIES, LLC/ CALERO SOFTWARE (PILOT, SALES TAX)



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- *Buckingham Propertes, LLC*, a commercial real estate and development company, has renovated an existing building in the City of Rochester for its tenant, *Calero Software*. Calero Software is a global provider of Communications and Cloud Lifecycle Management (CLM) software. Although they considered the United Kindgom the Netherlands and other U.S. cities, Calero ultimately decided to stay and expand in Rochester.
- \$2.3 million project
- Projected to create 60 jobs

# PROAMPAC ROCHESTER, LLC (PILOT/ SALES TAX)



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- *ProAmPac Rochester, LLC*, a global manufacturer of flexible packaging solutions, is constructing a 24,000 square foot Collaboration and Innovation Center (CIC) at its manufacturing facility in the town of Ogden and renovating 10,000 feet in their existing facility. The CIC will be a unique international space where customers can collaborate about innovative new packaging ideas from initial concept to testing and end user market.
- \$5.9 million project
- Projected to create 26 jobs

# A50EB LLC (PILOT/SALES TAX/MRT)



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- A50EB LLC, a real estate holding company is redeveloping the vacant Aqueduct buildings in the City of Rochester into a mix of office, residential and lifestyle space. There will be 80,000 square feet of office space and co-working space as well as 97 apartments. Community amenities include a rooftop terrace, fitness center and adjoining Aqueduct Park.
- \$22 million project
- Projected to create 2 jobs



# GALLINA DEVELOPMENT CORP. (SALES TAX/MRT)



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- *Gallina Development Corporation* is acquiring the former 580,000 square foot Xerox Square property in the City of Rochester to create a collaborative academically focused campus in which students from multiple academic institutions can live, learn and innovate in an urban environment. The building will have up to 180 residential units that will be able to house up to 500 upper level and graduate students. Phase one includes: acquisition of the property, demolition of 5 floors of office space, construction of 5 floors of student housing units, construction of new building entry/driveway from Broad Street to Chestnut Street and a new lobby
- \$32.5 million project
- \$17.4 million phase one approved in 2020
- Projected to create 3 jobs

# IEC ELECTRONICS (SALES TAX/ MORTGAGE)



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- IEC Electronics is purchasing and renovating a building in the Town of Chili. Though it considered New Mexico, IEC Electronics ultimately decided to expand their operations in Upstate New York.
- \$5.7 million project
- Projected to create 150 jobs

# HYZON MOTORS, INC. (PILOT/SALES/MORTGAGE)



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- *Hyzon Motors, Inc.*, a hydrogen fuel cell technology company, is purchasing and renovating a building to serve as its new global headquarters in the town of Mendon. HYZON Motors Inc. provides zero emission hydrogen fuel cell mobility projects and is expecting that the demand for its products will increase tremendously over the next few years.
- \$5 million project
- Projected to create 100 jobs

# RLP III GREECE, LLC- AMAZON.COM SERVICES (PILOT/SALES/MRT)



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- *RLP III Greece, LLC* - a real estate holding company, is constructing a last mile e-commerce distribution facility for consumer products for its tenant, Amazon.com Services LLC. A new one-story 180,000 st ft facility in the Town of Greece is being built. Amazon.com Services will be investing \$10 million in non-manufacturing equipment as part of the project.
- \$54 million project
- Projected to create 75 jobs