

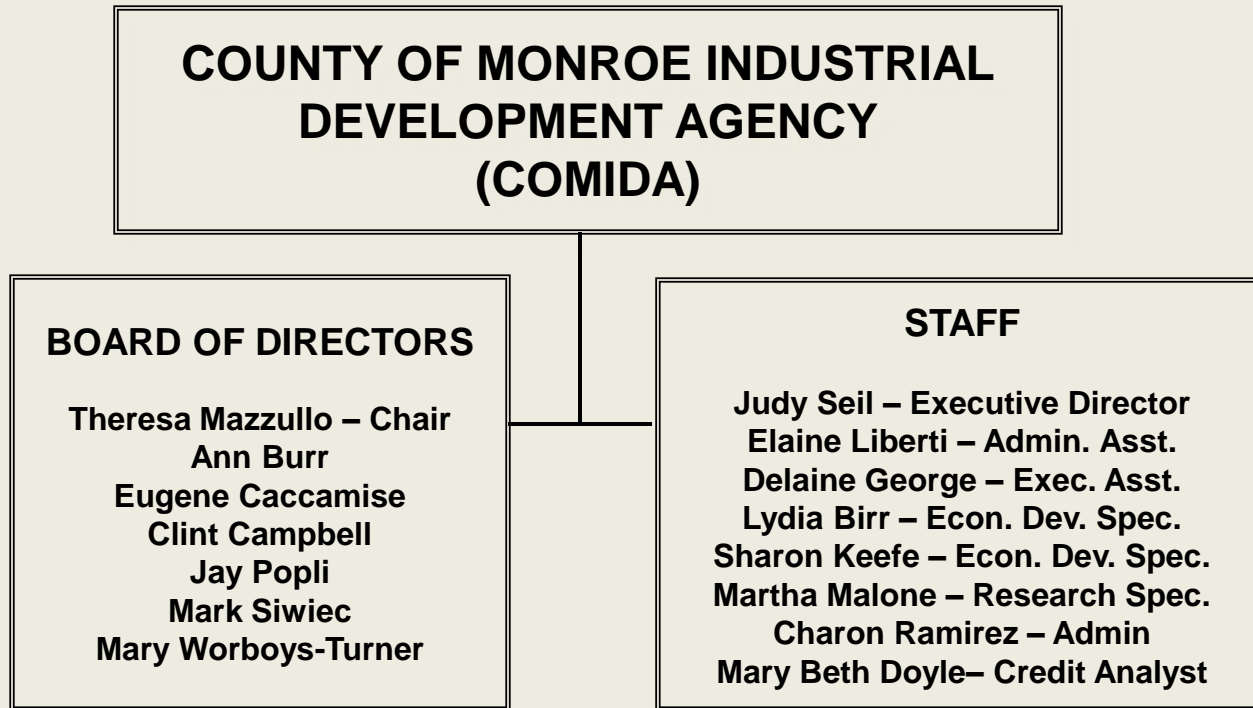
COMADA

County of Monroe Industrial Development Agency



ANNUAL REPORT 2014

ORGANIZATION



2014 PROJECTS AND INVESTMENTS

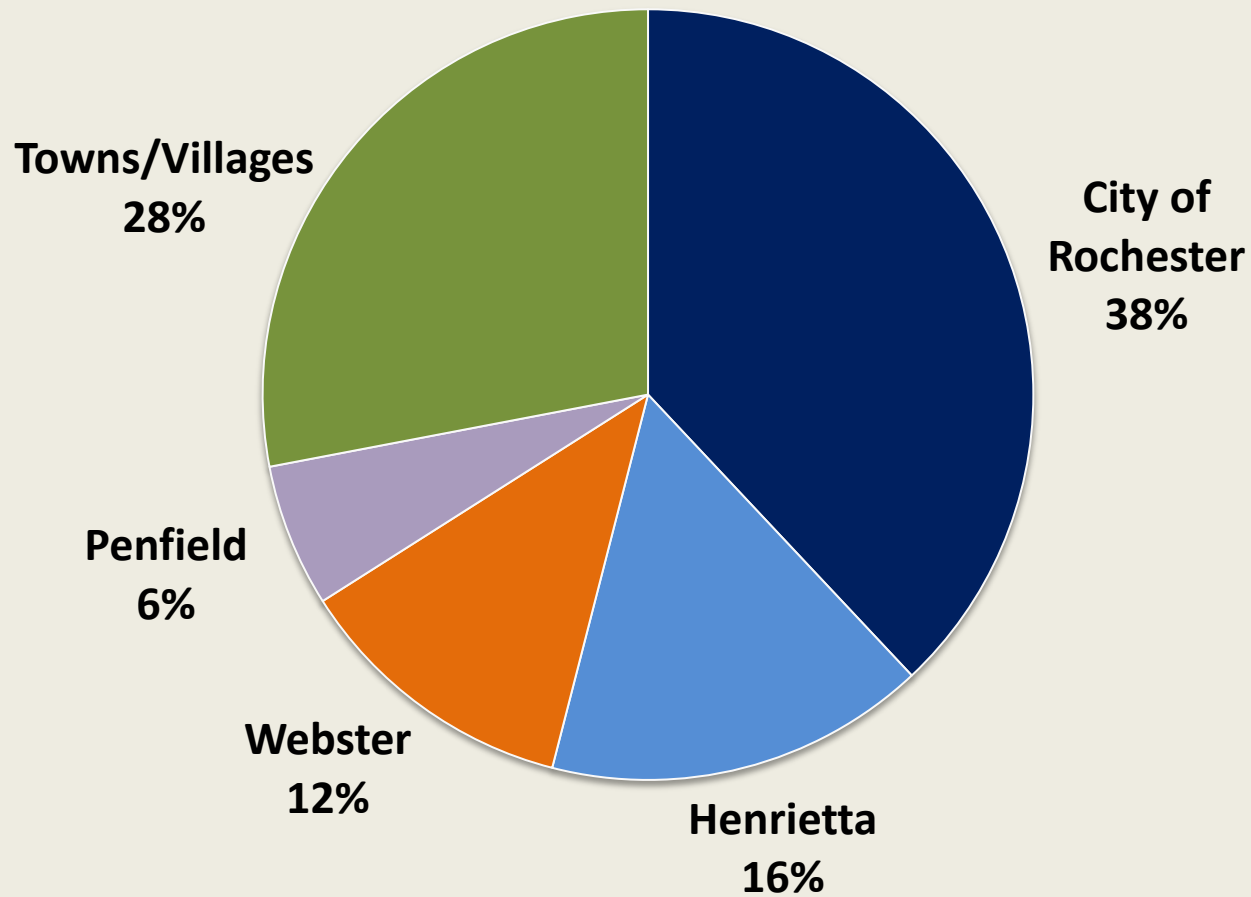
Projects	31
Investment	\$197 million
Jobs Retained	2,169
Jobs to be Created	425

- **Morgan Hard Road \$24 million**

- **Clinton Court \$21 million**

- **Pictometry \$13 million**

2014 PROJECTS BY MUNICIPALITY



BENEFITS TO INCENTIVES 2004 – 2014

Benefits

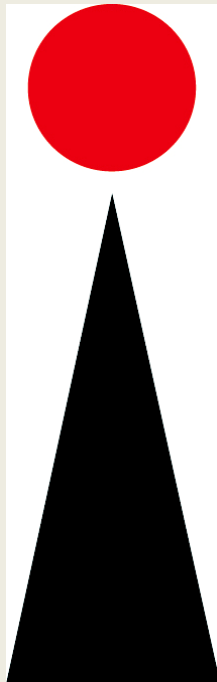
Incentives

Ratio

\$921 million

\$243 million

4:1



COMMUNITY BENEFITS

2004 - 2014

- **Investment by Monroe County Companies**
 - **\$5.1 billion**
- **Increase in Employment**
 - **19,258**
- **Construction Jobs**
 - **19,153**
- **Increase in Property Tax Revenue**
 - **\$275 million**

PROJECTS



**AMERICAN
FILTRATION** Technologies,
Inc.

100 Thruway Park Drive, Henrietta

4 Acres – Vacant Land

Real Property Taxes (10 years) \$62,070

2003 Project: 30,000 SF \$1,500,000

2014 Project: 23,000 SF Expansion \$1,557,000

Real Property Taxes (10 years) \$512,101



200 Park Center, Henrietta

5 Acres – 28,000 SF

Real Property Taxes (10 years) \$300,071

48,000 SF Expansion \$6,500,000

Real Property Taxes (10 years) \$1,081,584



1967 - 2 employees in the basement

1970 - Bennington Street

1976 - Emerson Street 25,000 SF

1986 - Expansion 48,000 SF

2014 - Expansion 68,000 SF



2014 - 117 Employees in 68,000 SF



Before: \$721,624

After: \$1,147,350

Increase: \$425,726

Hart's Local Grocers

Rochester Local Capital converting former 42,000 SF auto repair shop to full service grocer / \$4 million investment



Before: \$210,176

After: \$338,362

Increase: \$128,186

UNITHER

Renovation & upgrading of 575,000 SF facility / \$15.7 million investment

Strassenburgh Laboratories began pharmaceutical manufacturing in the 1950s

Multiple owners 1969-2013

Pennwalt Laboratories

Fisons PLC

Rhône-Poulenc Rorer

Medeva PLC

Celltech PLC

UCB

**Unither Pharmaceuticals
(Acquired from UCB October 2013)**

Manufacturing Equipment: \$13.7 million Building Improvements: \$ 2 million



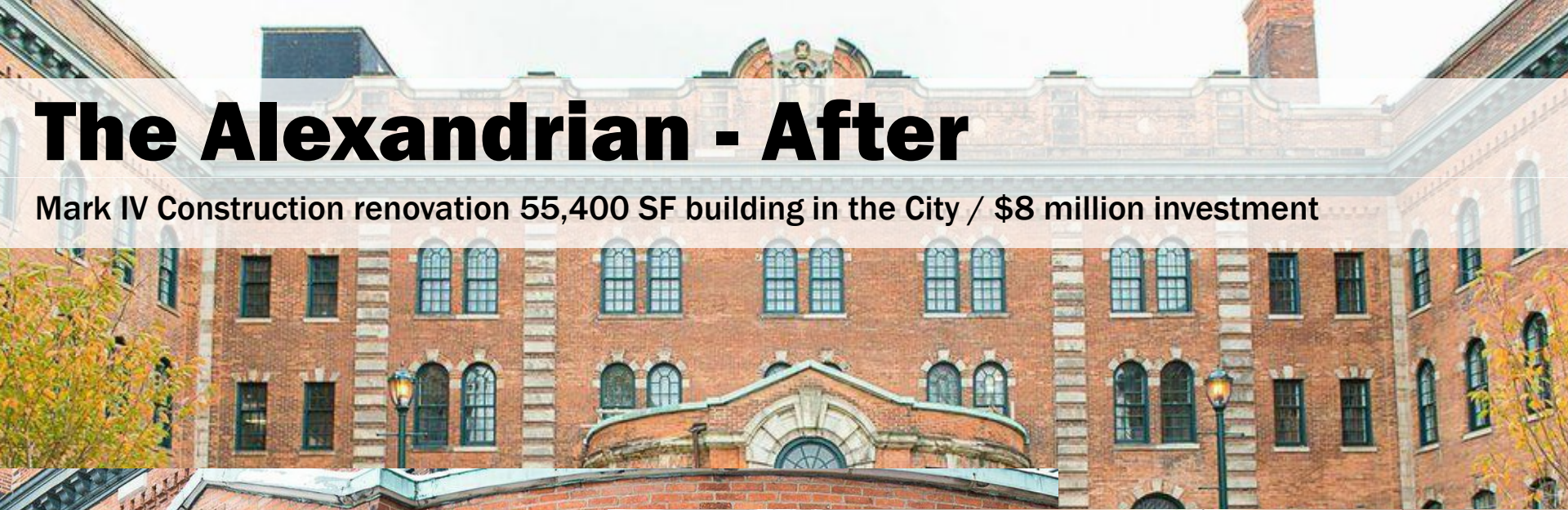
The Alexandrian - Before

Mark IV Construction renovation 55,400 SF building in the City / \$8 million investment



The Alexandrian - After

Mark IV Construction renovation 55,400 SF building in the City / \$8 million investment



Before: \$388,433

After: \$1,394,490

Increase: \$1,006,057

Button Lofts - Before

DHD Ventures converting vacant warehouse building into 3 town homes & 36 loft apartments
\$6 million investment



Button Lofts - After

DHD Ventures converting vacant warehouse building into 3 town homes & 36 loft apartments
\$6 million investment



Before: \$45,830

After: \$632,617

Increase: \$586,788

COMMUNITY PARTNERSHIPS



ACCOLADES FOR ROCHESTER



#1 Best Place to Buy a Home



America's 10th Smartest City
Ten Schools in Top 3% of
"America's Best High Schools"



One of 35 "U.S. Innovation Hubs"
7th "Brainiest City in America"



13th "Most Innovative City in the U.S."



Timely, Trusted Personal Finance Advice and Business Forecasts

Best City in U.S. for Commuters
5th Best City for Families



One of Ten "Underrated
Hotbeds of American
Innovation"



One of "Ten Most Unexpected
Cities for High-Tech
Innovation"



#1 Most Livable Bargain
Market

The Street

Ranked Among "10
Cities Poised for
Greatness"



Ranked Among
"America's 50 Best
Cities"



3rd Best Economy in the U.S.
13th Biggest Patent-Generating
Metro



#18 Among "The World's
Leading Science Cities"



2nd Least Stressed Out City



"Safest Weather City in the
Northeastern U.S."



County of Monroe Industrial Development Agency

Last Year



2015 and Beyond

