



2021 Year End Report

Presentation to the Board of Directors

March 29, 2022

2021 RESULTS



- 53 new projects
- \$1,406,522,745 in company investments
- Projected direct job creation of 2,071 over three years
- 1,540 jobs retained
- 6107 construction jobs*

*Estimated using Informanalytics

Approved Projects by Municipality



- Chili - 3
- Gates - 2
- Greece - 4
- Henrietta - 5
- Irondequoit - 1
- Mendon - 1
- Ogden- 2
- Pittsford- 1
- Rochester- 23

USRE Manitou, LLC USRE Rochester, LLC (PILOT/Sales Tax/Mortgage)



- USRE Manitou, LLC, is constructing a new 2.6 million sq. ft. warehouse/distribution facility to be leased to Amazon.com Services LLC in the Town of Gates. Amazon.com Services LCC operates a North American fulfillment network that is comprised of multiple facilities that are responsible for fulfilling customer orders. Amazon.com is investing approximately \$200 million in material handling equipment and machinery.
- \$412 million project
- Projected to create 1000 jobs

- USRE Rochester, LLC, is constructing a new 1-story 280,000 sq. ft. sortation distribution facility to be leased to Amazon.com Services LLC in the Town of Ogden. Amazon.com will invest approximately \$30 million in material handling equipment and machinery.
- \$75.6 million project
- Projected to create 150 jobs



FCP Driving Park LLC

(PILOT/Sales Tax/Mortgage)



- FCP Driving Park LLC, is constructing a new 40,000 sq. ft. building for its tenant Farmer Jon's Popcorn in the City of Rochester. Farmer Jon's Popcorn is relocating from its current location on Ridgeway Avenue to this new location to increase the production on bagged popcorn.
- \$8.2 million project
- Projected to create 45 jobs



A50EB, LLC

(PILOT/Sales Tax/Mortgage)



- A50EB LLC, is redeveloping the vacant Aqueduct buildings in the City of Rochester for its tenant, Constellation Brands, Inc. Constellation Brands, will relocate its corporate headquarters to Downtown Rochester. Constellation Brands will invest \$12.3 million in the renovation of the historic Aqueduct buildings, which will include new prominent signage, windows, sustainable energy systems, and state-of-the-art access to broadband.
- \$82.7 million project
- Projected to create 49 jobs



Constellation
Brands

Maguire Family Properties, Inc

(PILOT/Sales Tax/Mortgage)



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- Maguire Family Properties, Inc., is constructing a new 81,250 sq. ft. facility in the City of Rochester for its tenant, PEKO Precision Products. PEKO Precision is a contract manufacturing company that specializes in manufacturing and designing equipment, machinery and major mechanical assemblies for its customers. PEKO will invest \$400,000 in the new facility.
- \$7.4 million project
- Projected to create 3 jobs



Precision Optical Transceivers, Inc. (Sales Tax)

- *Precision Optical Transceivers, Inc.*, a system engineering company focused on development of optical transceivers and related active/passive optical components is relocating its operations to an existing 43,000 sq. ft. building in the Town of Henrietta. Precision Optical Transceivers will purchase machinery and equipment focused on optical transceiver assembly and production and the location will include engineering labs, production space and office space.
- \$3.4 million project
- Projected to create 32 jobs



39 Jet View Drive, LLC (PILOT/Sales Tax/Mortgage)



- 39 Jet View Drive, LLC, is constructing a 52,500 sq. ft. building for its tenant Sydor Optics. Sydor Optics is a 57 year old manufacturer of precision optical substrates which are used in many different industries, including aerospace, military, life sciences, semiconductor, entertainment, telecommunications and high power laser labs. Sydor is increasing manufacturing at its current location and needs to relocate its 5,000 sq. ft. warehouse to 39 Jet View Drive.
- \$3.1 million project
- Projected to create 8 jobs



Forge Metal Finishing, Inc.

(PILOT/Sales Tax/Mortgage)

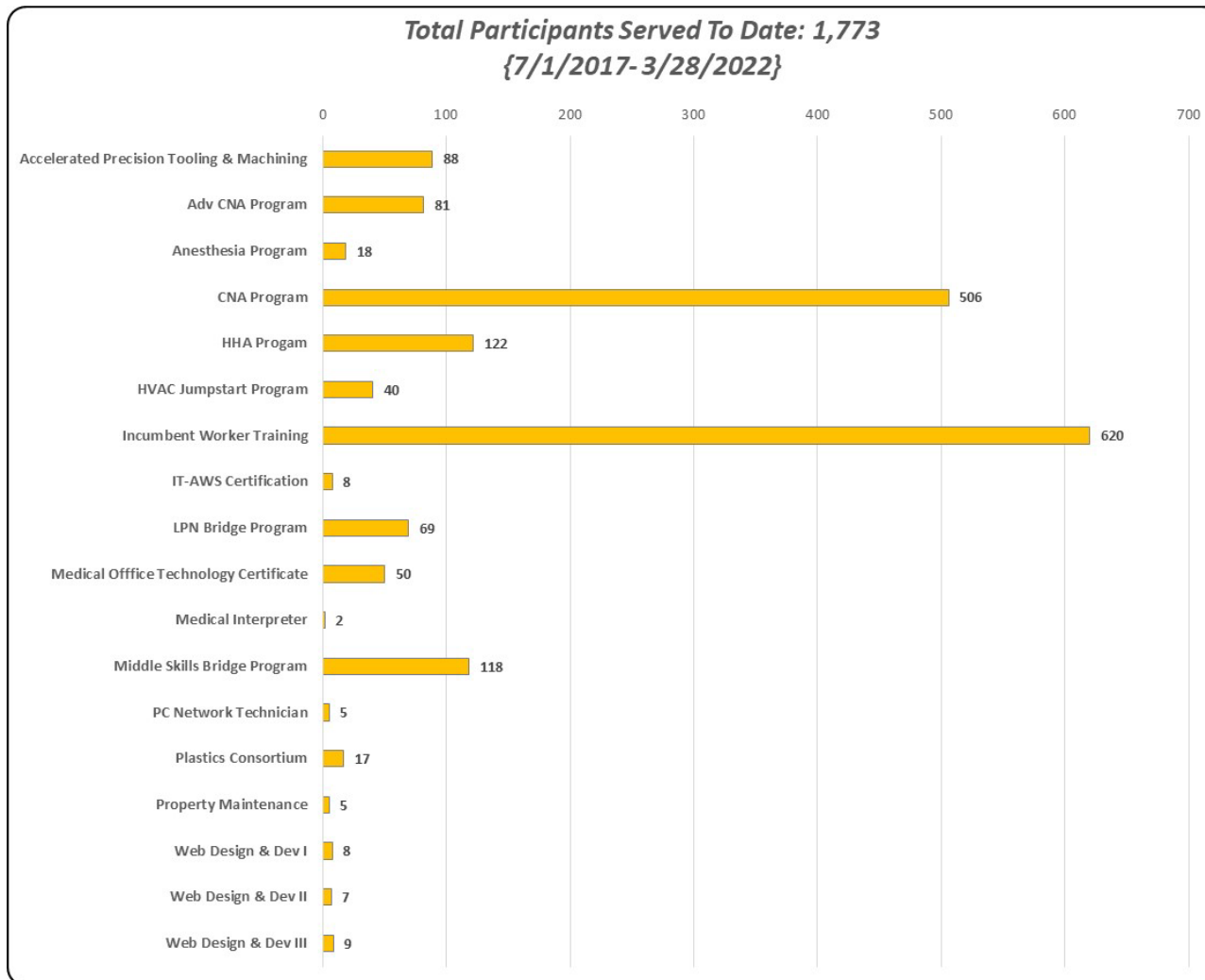


COUNTY OF MONROE
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INDUSTRIAL DEVELOPMENT AGENCY

- Forge Metal Finishing, Inc., a metal finishing company servicing the medical, aerospace, machining and food industries, is constructing a 5,000 sq. ft. addition to their 9,000 sq. ft. production facility in the Town of Gates. The expansion to the facility will align with projected demand.
- \$1.2 million project
- Projected to create 7 jobs

FORGE
METAL FINISHING

Mpower



COMIDA Modernization...



- Develop funding criteria and reporting standards for funded initiatives.
- Develop community partnerships for workforce development initiatives.
- Require solar projects to make a substantial contribution towards skilled trade training.
- Evaluate job creation requirements for projects seeking real property tax abatements.
- Follow results from Monroe County's Comprehensive Plan