



**Genesee
County
Economic
Development
Center**

2024 Annual Report

A Milestone Year for Genesee County

I'm pleased to share our 2024 Annual Report.

As we highlight this year's milestones and reflect on our mission, the Genesee County Economic Development Center thanks our board of directors, our staff and our partners. Your tireless work facilitates local economic growth and development to foster investment and job creation for the benefit of our residents and children.

2024 was another successful year, led by investments of over \$1 billion by 13 projects that are adding and retaining over 600 careers in Genesee County.

These projects include over 445,000 square-feet of new and improved facilities, 176 market-rate housing units, and over 524 megawatts of locally-produced electricity.

Just as importantly, these projects will also generate \$202 million in sustained economic impacts that support both our families and our municipalities.

As we look to 2025, the GCEDC is confident that more opportunities will come to our shovel-ready sites, more youth will graduate with career readiness, and that our mission will be achieved in Genesee County.

This growth across Genesee County is a credit to our people and our leaders. As your economic development team, we're grateful to represent you and your vision for a better future.

Sincerely,
Peter Zeliff, Board Chairman



It's Always a Great Day to Be in Genesee County

As I reflect on my first four months as President & CEO of the Genesee County Economic Development Center, I am humbled and energized by the opportunity and confidence our leaders have placed in myself and our staff.

The GCEDC and Genesee County are succeeding on a path to grow our economy that continues to evolve.

This is true in Bergen, where construction of Oxbo's state-of-the-art 196,000 square foot facility completes the development of our 185-acre Apple Tree Acres business park.

At STAMP, Edwards Vacuum commenced construction of a 240,000 square-foot facility that will hire 280 new employees in the coming year.

In Batavia, LeRoy, and Pembroke, market-rate housing developments are being constructed to meet the demands created by new manufacturing careers across our county.

The workforce development effort in our community has matured with programs that gave over 4,300 students experience with careers, youth apprenticeships, and career training.

In so many ways, these efforts reinforce the unique qualities and growing advantages Genesee County can provide to expanding businesses.

Our people are hard-working and well trained. Our communities are welcoming and business-friendly. Our location offers large electrical capacities and access to North American markets and supply chains.

Put simply, it's always a great day to be in Genesee County!

Sincerely,
Mark Masse, President & CEO



Reflecting on 2024 of The Genesee County Economic Development Center activity brings clarity of purpose.

The continued focus of workforce readiness, business ready parks and community support are strong keys to investments in Genesee County.

Our legislators are committed to providing future thinking and broad business experienced community members to serve as volunteer directors. Community members with varied and diverse backgrounds coalesce into creating the synergies for business, career development and infrastructure investments.

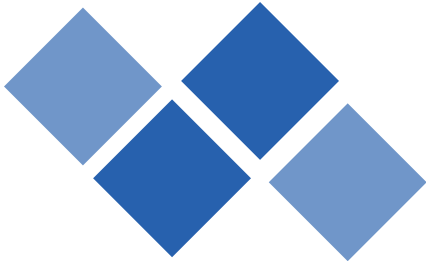
Annual investment of support, coupled with specifically directed support for workforce development, creates fertile opportunities for our children to grow into life-long careers at home. Families are investing in home ownership, growing vibrant local communities. Students are partaking in education of every possible level available for all career paths to start here in Genesee County.

Robust partnerships with our schools, municipalities, elected leaders, and funding entities have provided capacity in our successful strategy. Opportunity exists and we are proving our commitment with our partners. Look in every direction of Genesee County to see the impact of career readiness with GLOW With Your Hands, both Manufacturing and Healthcare. Shovel-ready parks infrastructure investments and businesses building. Housing starts and focus signal an outgrowth of our career opportunities in Genesee County.

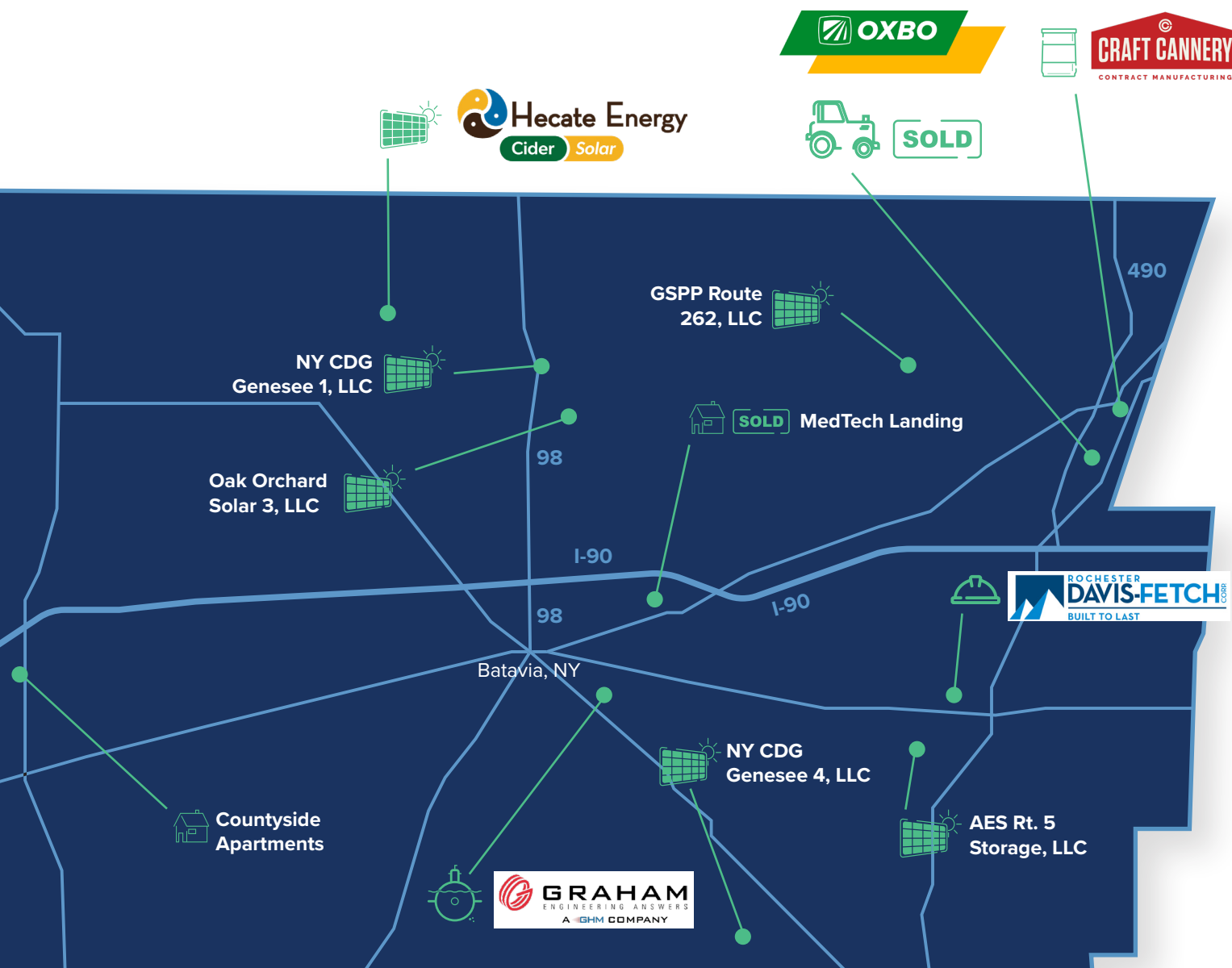
Relationships within Genesee County bring people together to dream, people from all around the world and at home, big dreams, and our GCEDC is positioned to make those dreams a reality.

Our continued investment in economic development and confidence in the GCEDC Board of Directors brings growth and opportunity at many levels. Join us in creating your future, here in Genesee County!

Sincerely,
Shelley Stein, Genesee County
Legislature Chair



2024 Projects



15

Projects

609

New & Retained Jobs

\$1.05 Billion

Capital Investment

445,751 SQ FT

New & Renovated Facilities

\$202.73 Million

Economic Impact

Economic Impact

“Our new facility will play a key role in enhancing our operational capabilities, providing the expanded capacity to accelerate production to meet our customers’ growing requirements, after particularly the U.S. Navy, Graham Corporation President and Chief Executive Officer Dan Thoren said at the groundbreaking for a 29,000 square-foot expansion.

“Moreover, it will enable us to make a positive impact on the Batavia community. Once operational, the expanded operations are expected to create 24 new full-time skilled positions, reinforcing our commitment to job creation and community development.”

Through new construction, new careers, new investments, and long-term revenues to communities, projects supported by the Genesee County Economic Development Center in 2024 will have a beneficial impact well into our future.



Land Sales	Community	Project Description	Project Investment
Regal Properties	Batavia	Upstate MedTech Park Land Sale	\$200,000
GE Bergen Owner, LLC	Bergen	Apple Tree Acres Land Sale	\$1,140,000
Remlap	Bergen	Apple Tree Acres Land Sale	\$250,000

Projects	Community	Project Description	Project Investment	New Jobs Pledged	Retained Jobs	Local Economic Impact
Hecate Energy Cider Solar, LLC	Elba & Oakfield	500-Megawatt Solar Project	\$900.00 Million	-	-	\$87.90 Million
GE Bergen Owner, LLC	Bergen	196,000 Square-Foot Agricultural Equipment Manufacturing Facility	\$42.46 Million	60	140	\$41.10 Million
Graham Corporation	Batavia	28,867 Square-Foot Heat Transfer Equipment Manufacturing Facility	\$17.59 Million	24	367	\$19.44 Million
Countryside Apartments	Pembroke	96-Unit Market-Rate Housing Development	\$15.65 Million	2	-	\$10.03 Million
MedTech Landing, LLC	Batavia	80-Unit Market-Rate Housing Development	\$14.80 Million	2	-	\$34.48 Million
GSPP Route 262, LLC	Byron	5-Megawatt Solar Project	\$13.20 Million	-	-	\$627,303
AES Rt. 5 Storage, LLC	LeRoy	5-Megawatt Solar Project	\$11.01 Million	-	-	\$597,180
Oak Orchard Solar 3, LLC	Batavia	5-Megawatt Solar Project	\$9.35 Million	-	-	\$593,380
NY CDG Genesee 1, LLC	Elba	5-Megawatt Solar Project	\$7.32 Million	-	-	\$453,956
NY CDG Genesee 4, LLC	Pavilion	4.275-Megawatt Solar Project	\$6.43 Million	-	-	\$489,698
9 Lent Avenue, LLC	LeRoy	32,500 Square-Foot Facility Renovation	\$3.80 Million	4	-	\$3.38 Million
LNK Holdings, LLC	Bergen	4,000 Square-Foot Food Processing Facility Expansion	\$1.46 Million	4	6	\$3.06 Million

Oxbo Grows with Confidence in Genesee County

For Oxbo, an international agricultural equipment manufacturer, confidence in both our site and our workforce accelerated a decision to expand their Genesee County operations into a state-of-the-art US headquarters and manufacturing facility.

“Oxbo believes in Genesee County, the surrounding area, and its people,” Plant Manager Chris Chadbourne said at an October groundbreaking for the \$43 million project.

The GE Bergen Owner, LLC project will grow the company’s local workforce to 200 in a 196,000 sq. ft. facility.

Our Site

The 185-acre Apple Tree Acres business park was developed in the Town of Bergen alongside Interstate 490, and led to a diverse group of businesses growing on Apple Tree Avenue and opportunities for a large greenfield site on Route 19.

As Oxbo considered its expansion, the GCEDC understood the company’s needs and timelines and supported their awareness and due diligence of the Apple Tree Acres site. We also supported a FAST-NY grant to the Village of Bergen for electrical infrastructure upgrades.

“Chris Suozzi and I started talking about this at a BOCES event a few years ago. It’s really crazy to me that we’re standing here on 50 acres like this, and actually seeing this come to fruition. With his help and the rest of the team at GCEDC we’ve been able to make this a reality,” Chadbourne said.

Our Workforce

Oxbo gained first-hand experience with Genesee County’s workforce talent pipeline by taking advantage of multiple programs.

GLOW With Your Hands: Manufacturing has connected Oxbo to over 5,000 students since 2019. Talented 11th and 12th grade students are matched for job shadows and internships. Graduates of a growing high school mechatronics training program become apprentices in the company’s Byron facility.

“This system will continue to support an already incredibly talented group of employees in the engineering and manufacturing sectors,” said Chadbourne of the workforce training network. “This growth will be the foundation for the future of agribusiness in Western New York.”



Workforce Development Success Spreading in Genesee County

2024 delivered our strongest results ever for workforce development effectiveness and impact.

Through the efforts of the GCEDC and GGLDC boards, our professional staff, and outstanding partners, **we connected 4,300 times with students and educators.**

These connections happened in major numbers at GLOW With Your Hands, the largest hands-on career exploration event in our region.

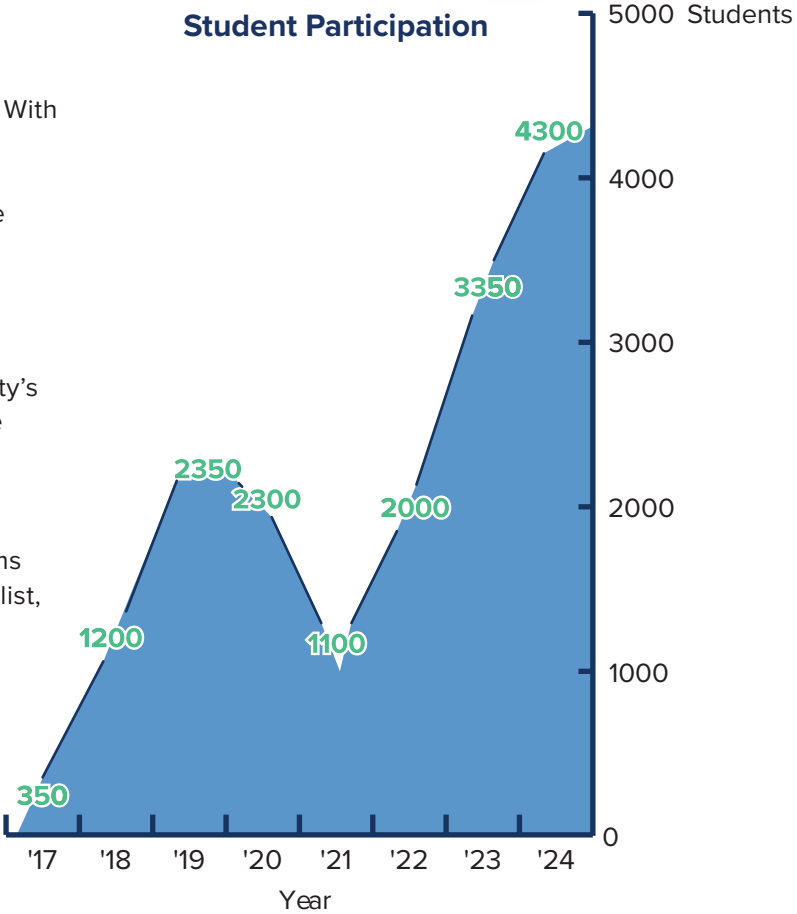
They happened in meaningful ways when Chris “Coach SwazZ” Suozzi met with individual recent graduates to map out a career path. And these connections grow with Suozzi’s active role in regional initiatives that bring training to all communities.

As economic developers, we’re pleased to put our workforce development goals into action. We’re driven to put the tools to succeed in the hands of our students and families. With partners like the Genesee County Business Education Alliance, Genesee Valley BOCES, SUNY Genesee and The BEST Center, the RTMA, high school tech teachers and box-car derby coordinators, we’re succeeding.

- 1,800+ students participated in GLOW With Your Hands: Manufacturing (returning September 30, 2025) and GLOW With Your Hands: Healthcare (returning March 17, 2025)
- 40 GV BOCES mechatronics students completed youth apprenticeships with employers, with our next cohort to be celebrated with a signing day this winter
- 10 recent graduates completed pre-apprenticeships with employers, with another six-week ‘earn as you learn’ class coming in summer 2025
- 90+ businesses have signed on to support Genesee County’s ACT Work Ready Communities initiative, which will provide hundreds of students with nationally-recognized career readiness certificates in the coming years

Connecting with our workforce development support programs has never been easier with a Career Roadmap, Career Checklist, and 1-on-1 career coaching sessions. These resources are available at

gcedc.com/careerchecklist.



Shovel-Ready Sites

Genesee County’s prime location on Interstate 90 has led to a successful shovel-ready site development strategy. Four sites located near I-90 exits are available for new projects.

The GCEDC and GGLDC have also developed 5 sites – **Apple Tree Acres, Gateway I and II Corporate Parks, Oatka Hills I Corporate Park, and the Upstate MedTech Park** – that as of 2024 are fully occupied by successful projects and acreage set aside for expansions of existing companies.”



STAMP Mega-Site
State Routes 63 and 77, Alabama, NY
4 Miles to I-90 Exit 48-A
500+ Greenfield Acres Available and Subdividable



Buffalo East Tech Park
State Routes 5 & 77, Pembroke, NY
1 Mile to I-90 Exit 48-A
10 Acre Greenfield Available



Genesee Valley Agribusiness Park
State Routes 5 & 63, Batavia, NY
4 Miles to I-90 Exit 48
30 Acre Greenfield with Rail Access Available



LeRoy Food & Tech Park
State Route 19, LeRoy, NY
3.5 Miles to I-90 Exit 47 & I-490 Exit 1
75 Acre Greenfield Available and Subdividable



Construction and Connections Grow at STAMP



The beneficial impacts of STAMP expanded in 2024 with Edwards Vacuum launching construction of a semiconductor dry pumps manufacturing facility in the center of our federally-designated Tech Hub.

Edwards Vacuum’s project at STAMP will start with the hiring of 280 new, well-paid jobs in 2025 and 2026, officials said at a construction celebration in August. They will be part of a facility that Edwards Vice President of Operations Kent Stobbart highlighted as “more productive, more efficient, and more sustainable than any of its predecessors.”

Construction of the state-of-the-art manufacturing facility is anticipated to be completed in 2025. With the support of the GCEDC, Edwards is building connections with workforce training partners in Genesee County, Buffalo and Rochester.

At STAMP, Edwards will manufacture critical manufacturing equipment for North America semiconductor chip-makers clustered within 400 miles of STAMP, including Global Foundries, Micron, and Intel.

2024’s development of STAMP’s infrastructure, including our 600-megawatt substation, was joined by a regional investment into the supply chain and workforce infrastructure surrounding STAMP. In July, a consortium of workforce, economic development, and civic leaders succeeded in winning a \$40 million investment into the NY SMART I-Corridor Tech Hub that will boost the semiconductor industry in the Finger Lakes, Western New York and Central New York region.

With regional growth and over 500 acres available, STAMP is ideally positioned for the next phase of advanced manufacturing in Genesee County.

By investing in this new facility, we are responding to the growing need of the semiconductor industry in the United States and we are 100% ready to support our customer needs. Beyond its technological and environmental significance, this facility will play a crucial role in nurturing high-tech jobs, developing the workforce ecosystem within the local community.

- Geert Follens, Atlas Copco Senior Executive Vice President & Business Area President, Vacuum Technique



Our Organizations

The **Genesee County Economic Development Center's** (GCEDC) mission is to facilitate local economic growth and development which fosters investment and job creation for the benefit of our residents and children. We do this by offering financial assistance, real estate solutions, workforce development programming and place making options in order to build back local and regional manufacturing and by supporting the continued growth and success of our local businesses all across Genesee County.

The **Genesee Gateway Local Development Corporation's** (GGLDC) mission is to assist local economic development efforts by making real estate development investment to bolster shovel ready tech and industrial park development and to provide tax and other related financial assistance to commercially viable projects in Genesee County thereby enabling the continued development of a sustainable long term economy.

The **Genesee County Funding Corporation's** (GCFC) mission is to assist local economic development efforts by serving in a conduit financing capacity enabling the issuance of taxable and non-taxable debt to benefit the growth, expansion, on-going operations and continued viability of non-profit business enterprises in Genesee County thereby helping to maintain a sustainable long-term economy.

The **STAMP Water Works Inc.'s** (SWWC) mission is to own, operate and maintain an onsite transmission system (including storage) to provide water to all tenants within the STAMP site that would be purchased from various municipal sources.

The **STAMP Sewer Works Inc.'s** (SSWC) mission is to operate and maintain an on-site wastewater treatment system for sanitary sewer waste from tenants within the STAMP site and the Hamlet of Alabama. STAMP Sewer Works, Inc. will also own, operate, and maintain an outfall pump station and force main to accept post treated process wastewater from industrial tenants within the STAMP site.



GCEDC Staff



Mark Masse, President & CEO
Chris Suozzi, Executive Vice President, Business & Workforce Development
Lezlie Farrell, Executive Vice President & Chief Financial Officer
Jim Krencik, Senior Director, Marketing & Communications
Penny Kennett, Operations Manager
Lauren Casey, Financial Assistant
Emma Finch, Operations Assistant

GCEDC Board of Directors



Peter Zelif, Chairman
Matthew Gray, Vice Chairman
Paul Battaglia, Boardmember
Chandy Kemp, Boardmember
Kathleen Manne, Boardmember
Craig Yunker, Boardmember
Marianne Clattenburg, Legislature Liaison

GGLDC Board of Directors



Don Cunningham, Chairman
Jonathan Tretter, Vice Chairman
Sarah Noble-Moag, Secretary
Gregg Torrey, Treasurer
Mark Brooks, Boardmember

Not pictured:
Paul Battaglia, Boardmember
Marianne Clattenburg, Boardmember
Craig Yunker, Boardmember
Peter Zelif, Boardmember

GCFC Board of Directors

Peter Zelif, Chairman | **Matthew Gray**, Vice Chairman | **Tom Turnbull**, Secretary
Hollis Upson, Treasurer | **Maureen Marshall Torrey**, Boardmember | **William Lapple**, Boardmember

STAMP Water Works Inc. & STAMP Sewer Works Inc.

Pete Zelif, Chairman | **Paul Battaglia**, Vice Chairman | **Tim Hens**, Treasurer | **Marianne Clattenburg**, Boardmember
Robert Crossen, Boardmember | **Craig Yunker**, Boardmember



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