

# ANNUAL REPORT

2025



**Genesee  
County  
Economic  
Development  
Center**



# Another Milestone Year in Genesee County

## Current and Future Stakeholders,

We appreciate the annual opportunity to share what we see every day in **Genesee County** — the real benefits that our economic mission generates for our businesses, our communities and our workforce.

The spotlight on economic development, and the **Genesee County Economic Development Center**, was bright in 2025. Genesee County is welcoming large business developments, and the GCEDC continues to embrace opportunities that will have generational benefits.

However, there's always more to see. Long-term partnerships in Bergen that have yielded a cluster of manufacturers and supply chain leaders. Persistent collaboration to give every student in our region awareness of careers and hands-on experience with employers. Background support for community infrastructure and Main Street renewal.

The mission to grow a sustainable, successful community involves always being ready.

In 2025, the GCEDC, along with the Genesee Gateway Local Development Corporation, Genesee County Funding Corporation, and the STAMP Sewer Works and STAMP Water Works were all ready.

With the support of these entities, over **\$420 million** will be invested in Genesee County by 12 new projects, with over 92,000 square feet of facilities being built or renovated in our communities and over 800 careers added or retained in our workforce.

We conservatively estimate that these projects will add a long-term benefit of **\$159.3 million** of future salaries and community revenue.

This success is generated by the true qualities of Genesee County.

As we look to the future, we are pleased to have the capacity in our shovel-ready sites and infrastructure, our workforce talent and training, and our professional staff and volunteer board members to continue growing Genesee County.

We have full confidence that with your support this mission will continue to succeed.

Sincerely,

Peter Zeliff, Board Chairman  
Mark Masse, President & CEO



Peter Zeliff



Mark Masse



# Genesee County Making Steady Progress



As we reflect on 2025, Genesee County continues to make steady progress toward a strong and sustainable economic future.

The Genesee County Economic Development Center remains focused on practical priorities that matter to our residents and businesses. Preparing our workforce, maintaining business-ready sites, and supporting strong communities are central to this work, and these efforts are producing real results across the county.

The Genesee County Legislature is proud to support the GCEDC and confident in its leadership. Economic development works best when it is thoughtful, consistent, and guided by

real-world experience. The GCEDC Board of Directors brings together community members with diverse backgrounds who help shape smart, long-term decisions.

Workforce development continues to play a key role in Genesee County's success. By aligning education with real career opportunities, we are helping residents build lasting careers close to home. Families are choosing to invest here, strengthening our city, towns, and villages and contributing to vibrant local communities.

Partnerships remain essential. Collaboration with schools, municipalities, employers, and funding partners has expanded opportunity and

strengthened impact. From career readiness initiatives to continued investment in shovel-ready sites, progress is evident throughout Genesee County.

The Legislature remains committed to responsible economic development that creates opportunity at every level. Together, we are building a stable future with room to grow. We invite you to be part of that future here in Genesee County.

Sincerely, Christian Yunker

A handwritten signature in blue ink, reading "Christian Yunker". The signature is fluid and cursive, with the first name "Christian" being more prominent than the last name "Yunker".



# Genesee County Solutions for Growing Businesses

## GCEDC Connections Create Path for Craft Cannery's Growth

*"The GCEDC has helped us so much. Things like loans, grants and general business advice, they will always point us in the right direction ... In 2022 we were a second-place, \$500,000 winner at Grow-NY. I'm not sure I would've applied if, in 2021, the GCEDC had not brought me there as a guest."*

*Paul Guglielmo, Craft Cannery, Owner & CEO*

## Graham Manufacturing Navigates the Waters with GCEDC's Support

*"We've got a really good partnership with the GCEDC, we rely on them to help us navigate the waters within Genesee County and also to help us with incentives and different things that we can do to help the community and have them help us."*

*Matthew Conway, Graham Manufacturing, Operations Director*

## GCEDC Delivers Site and Workforce Solutions for Oxbo's Growth in Bergen

*"Chris Suozzi and I started to talk about this at a BOCES event a few years ago."*

*It's really crazy to me that we're standing here on 50 acres ... 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."*

*Chris Chadbourne, Oxbo, Plant Manager*



## GCEDC, Town Open Doors for NEXgistics in Pembroke

*"The entire GCEDC team, along with Pembroke Supervisor Tom Schneider have opened their arms as well as countless doors for us."*

*When things got tough, these folks got cracking and I cannot genuinely thank them enough for all they have done and all they continue to do."*

*Steve Northman, NEXgistics, President*

## Eco Waste Solutions Finds Site in Batavia, Funding with GCEDC's Assistance

*"When we first came in, and started to look around, they helped us connect us with grant funding opportunities available. They've also been a great source of knowledge in terms of connecting us with other government agencies ... talent sourcing and development is another big piece that they bring to us."*

*It's great to have them to talk to and depend on when we need those kind of questions answered."*

*Jean Lucas, Eco Waste Solutions, President & CEO*

## HP Hood Appreciates Workforce Support in Genesee County

*"(We talk about) how much we appreciate the workforce as we continue to build in Batavia. We pull from Batavia, and also pull from a lot of the surrounding towns. We have an outstanding workforce and we're thankful for that."*

*David Watkins, Director of Operations, HP Hood*

# 2025 Projects

12 Projects Closed

**\$420,800,712** Capital Investment

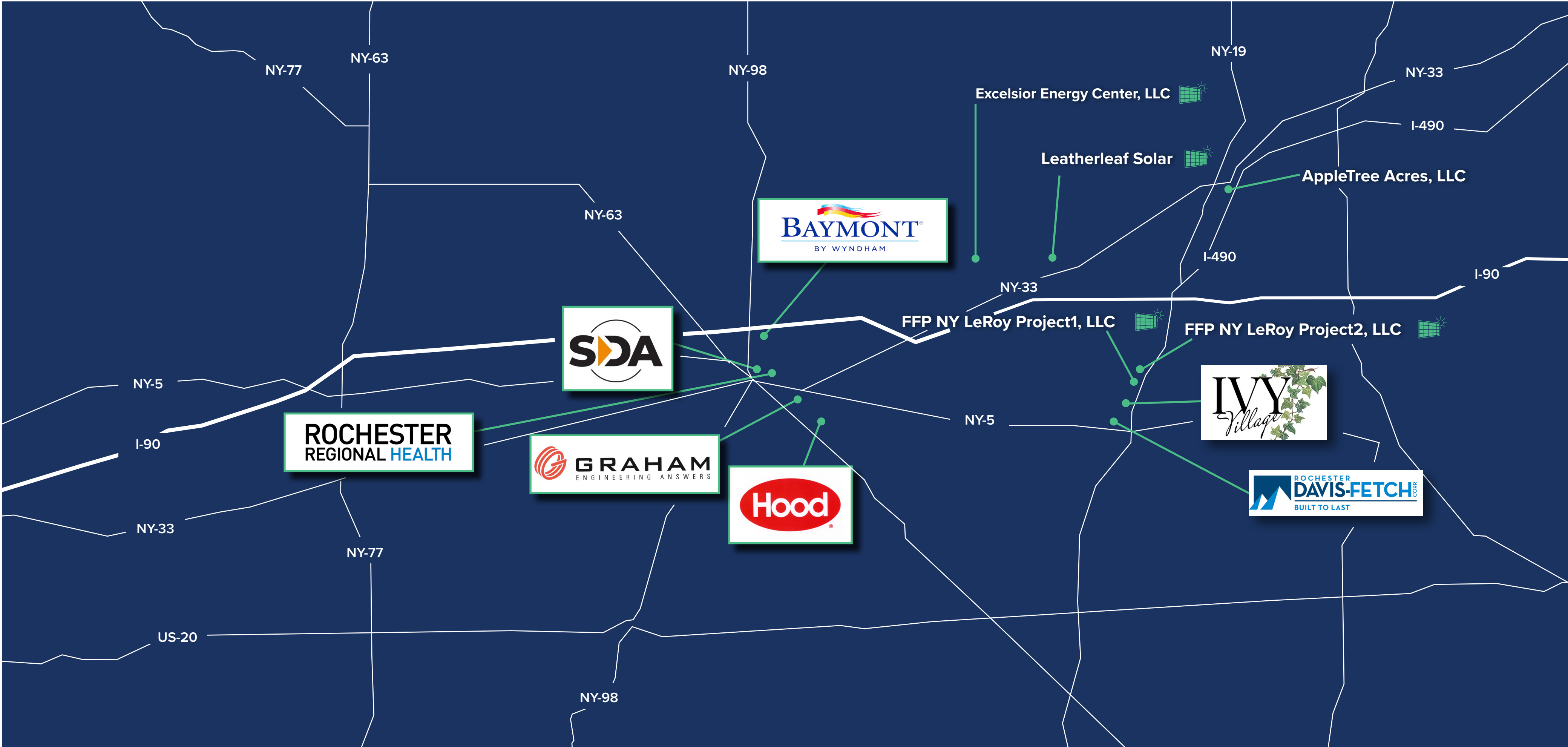
806.5 New & Retained Jobs

**92,822 SQFT** New & Renovated Facilities

**\$159,330,459** Future Salaries & Community Revenue

| Projects                               | Community         | Project Description  | Project Investment | New Jobs Pledged | Retained Jobs | Local Economic Impact |
|--|-------------------|--|--------------------|------------------|---------------|-----------------------|
| Graham Corporation                     | City of Batavia   | 2,000 SQ FT Manufacturing Facility Expansion   | \$3,300,000        | -                | 357           | \$1,227,969           |
| Excelsior Energy Center, LLC           | Town of Byron     | 280-MW Solar Project   | \$345,556,567      | 3                | -             | \$117,500,000         |
| 202 Oak Street, LLC                    | City of Batavia   | 54-Unit Hotel Renovation   | \$2,502,036        | 11.5             | -             | \$5,821,758           |
| Leatherleaf Solar                      | Town of Byron     | 5-MW Solar Project   | \$9,132,660        | -                | -             | \$571,973             |
| FFP NY LeRoy Project1, LLC             | Town of Le Roy    | 5-MW Solar Project   | \$13,541,127       | -                | -             | \$566,261             |
| FFP NY LeRoy Project2, LLC             | Town of Le Roy    | 2-MW Solar Project   | \$6,540,322        | -                | -             | \$229,119             |
| 9 Lent Avenue, LLC                     | Village of Le Roy | 8,000 SQ FT Manufacturing Facility Expansion   | \$265,000          | 2                | -             | \$1,489,274           |
| AppleTree Acres, LLC                   | Town of Bergen    | 20,000 SQ FT Logistics Facility Expansion  | \$1,015,000        | 4                | -             | \$3,143,311           |
| Ivy Village Corp Phase II              | Village of Le Roy | 20-Unit Housing Development  | \$3,500,000        | 1                | 4             | \$2,762,708           |
| smartDESIGN Architecture, PLLC         | City of Batavia   | 5,508 SQ FT Building Renovation  | \$480,000          | -                | 12            | \$10,335,605          |
| HP Hood, LLC                           | Town of Batavia   | 7,722 SQ FT Dairy Manufacturing Facility Expansion   | \$25,968,000       | -                | 412           | \$6,682,481           |
| Monroe Sustainable Energy Partners LLC | City of Batavia   | Renewable Energy Improvements to Healthcare Facility as part of a five-county multi-jurisdictional \$150 million bond issuance led by the GCFC | \$9,000,000        | -                | -             | \$9,000,000           |

# 2025 Projects



# Investments in Manufacturing, Logistics, and Housing

## 20,000 SQFT Logistics Expansion Adds Regional Asset in Bergen

The newest asset in Genesee County's connectivity for companies seeking to bridge the Buffalo-to-Rochester market stands out just off Interstate 490 in the Town of Bergen.

8245 Roxbury Lane, a project by AppleTree Acres, LLC at Apple Tree Acres, added 20,000 square feet of high-bay logistics capacity following a successful 50,000 square foot project at the site.

On a tour of the facility in December, GCEDC EVP of Business and Workforce Development Chris Suozzi noted how the facility would be suitable for many uses.

With multiple drive-in doors and loading docks, floor drains, and a clean span with a ceiling height peaking at 28-feet, the building leverages other nearby assets.



## Rochester Davis Fetch Grows Twice in Le Roy

Locating in Genesee County enabled Rochester Davis Fetch to expand the scope and scale of their work in producing construction materials for projects around the Greater Rochester region.

Separate projects that started with an extensive renovation of an existing facility in the village of Le Roy and then to grow the facility's footprint by 8,000 square feet, invested over \$4 million in total.

GCEDC financial incentives supported the creation of six new careers in trades highlighted at GLOW With Your Hands in September.

*"Apple Tree Acres has been the ideal location because of its location at Interstate 490 and proximity to an incredible workforce. To have space ready that's available today is remarkable ... we see this as a great opportunity to hit the market for industrial space."* - Chris Suozzi

## Ivy Village Welcomes Residents and Second Phase in Le Roy

Meeting the need for market-rate housing for Genesee County was a financially challenging but important task at the Ivy Village development in Le Roy.

With the first phase of the senior patio home development completed in 2025, Biscaro immediately launched into a second \$3.7 million investment.

Previously completed site work and construction has prepared the community for a future third phase that will complete the project at a total of 60 units.

Both of the development's phases qualified for the GCEDC's financial incentives for market-rate housing projects with 20 or more units.



# Manufacturers Growing in Genesee County

## Edwards Vacuum advances semiconductor industry at STAMP

With hiring and construction of a 240,000 square-foot facility underway, Edwards Vacuum's impact at STAMP and across the semiconductor industry took shape in 2025.

As of December, Edwards anticipates receiving its certificate of occupancy, launching operations, and shipping its first semiconductor dry pumps in 2026. The equipment manufactured at STAMP supports semiconductor fabrication clean rooms across the United States.

*"Having a local supply chain, using carbon-free energy and not being subject to tariffs - this is exactly what our customers are looking for," Martin Elzingre, VP and General Manager of Edwards' semiconductor division told Buffalo Business First in May.*

Edwards plans to grow its team to 280 employees at STAMP.



## Oxbo ready to grow in new facility at Apple Tree Acres

A generational project for a Genesee County-grown company made visible progress in Bergen, where Oxbo is constructing a 200,000 square-foot building at Apple Tree Acres.

After years in a 30,000 square-foot facility in Byron, Oxbo officials see the new expansive, state-of-the-art facility increasing manufacturing effectiveness and output.

"For years we've made really cool equipment, and we've made it in a dumpy old building," Plant Manager Chris Chadbourne told Buffalo Business First in September. "We're going to bring Oxbo's product right to the roadside. People are going to see it."

Oxbo, which employs 140 workers at its Genesee County operations, plans to increase its headcount by 100 to 150 in the coming years.

## Graham Manufacturing makes waves with expansion in Batavia

Completion of the first of two new additions to Graham Manufacturing's campus in the Batavia grows Genesee County's contribution to national defense.

The 29,000 square-foot expansion completed in 2025 enables Graham to expand its manufacturing supply chain benefit to the U.S. Navy's submarine and aircraft carrier fleets.

A 2,000 square-foot radiographic testing building is also under construction.

With the expansion, Graham anticipates increasing its local workforce to over 390.

*\*Photos courtesy of Edwards Vacuum, Graham Manufacturing, Oxbo.*



# Programs Support Business Growth ... Projects Support Community Growth

The **GCEDC** assists businesses locating and expanding in Genesee County with the following abatements:

- **Property Tax:** A Payment in Lieu of Taxes (PILOT) agreement covers a set schedule for property-tax type payments made to Genesee County and a project's municipality and school district.
- **Sales Tax:** An exemption from the 8% state and local sales tax on non-production equipment and construction materials.
- **Mortgage Tax:** An exemption covering 80% of 1.25% mortgage recording tax.
- **GAIN Loan Fund:** Businesses in the agricultural and food & beverage industries are eligible for assistance.

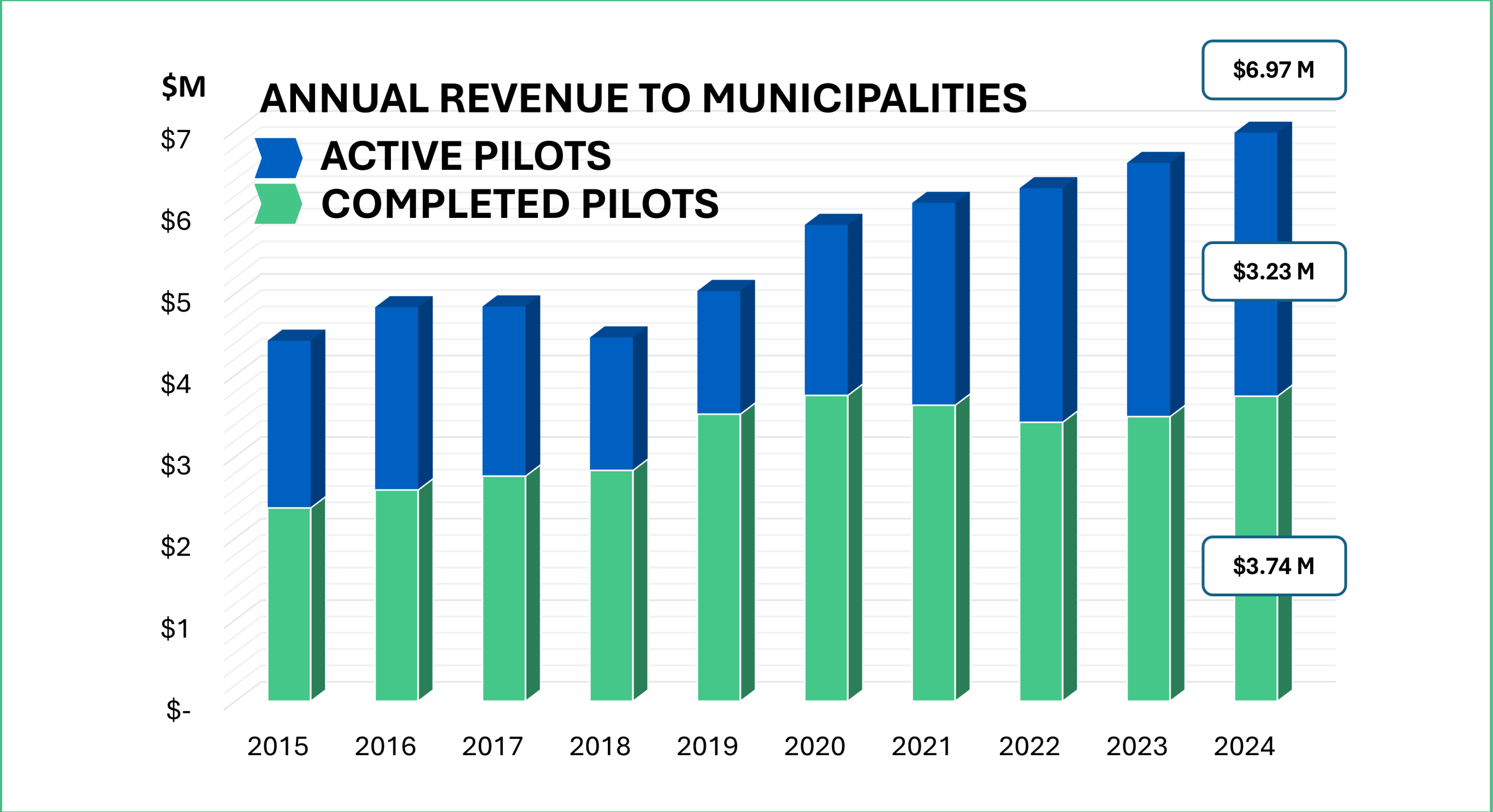
The **GGLDC** can assist businesses locating and expanding in Genesee County with the following Loans:

- **Revolving Loan Funds:** Businesses pursuing manufacturing, commercial, mixed-use and redevelopment projects are eligible for gap financing.

The **GCFC** assists businesses locating and expanding in Genesee County with the following Bonds:

- **Tax Exempt Bonds:** Qualified non-profit and for-profit projects are eligible for assistance.

In addition to generating family-sustaining careers, growing significant local industries and meeting critical local needs, projects assisted by the GCEDC, GGLDC and GCFC provide a path for growing contributions toward



municipal and educational services. Genesee County's municipalities and school districts received a record **\$6.97 million** in annual revenue from projects that have received GCEDC tax abatements in 2024, the most recent year of available data.

In 2024, 78 projects were in the GCEDC's active PILOT portfolio, including major expansions by manufacturers, downtown renovation projects and market-rate housing developments. They generated **\$3.23 million** in PILOT payments in 2024.

More than 130 additional projects have completed their PILOTs and continue their operations in fully taxable facilities. They generated an additional \$3.74 million in property tax payments in 2024.

The GCEDC's annual Tax Base Analysis was presented in September to the Genesee County Legislature's Ways and Means Committee.

# Inspiring, Preparing & Supporting Our Workforce

Over 4,000 participants benefited in 2025 from workforce development and career exploration programs through workforce partnerships supported by the Genesee County Economic Development Center (GCEDC) and Genesee Gateway Local Development Corporation (GGLDC).

Outreach led by GCEDC EVP of Business and Workforce Development Chris Suozzi and Workforce Consultant Sheila Eigenbrod included over 30 school engagement events and major initiatives including the local launch of a national career readiness assessment, creation of a career roadmap and development of new partnerships.

The past year of workforce development activities included the local launch of ACT WorkKeys and National Career Readiness Certificates (NCRC), development of a Genesee Valley BOCES ACT WorkKeys Testing Center, and creation of a Genesee County Career Roadmap.

## Students Show Impact of Workforce Outreach

Speaking in December, Eigenbrod credited Timothy Lonnen, one of the first students in Genesee County to complete the ACT WorkKeys assessments, for summing up the impact of workforce development outreach.

By demonstrating essential workplace skills, Lonnen and other students at Pavilion High School received NCRC credentials that are recognized by employers supporting Genesee County's Work Ready Community initiative.

*"He said it was going to be nice for him and other students to put on paper what they know in their heads," Eigenbrod said. "It was an 'a-ha' moment.*

Just like how events such as GLOW With Your Hands inspire our students, ACT WorkKeys will succeed because it puts a real career tool in their hands."

## Partnerships Make Workforce Work

Eigenbrod and GCEDC EVP of Business and Workforce Development Chris Suozzi credited the commitment and energy of partners in growing Genesee County workforce.

A shared vision for workforce development is made possible by the Genesee Valley BOCES, Genesee County school districts and high school tech teachers, Genesee County Business Education Alliance, GLOW Workforce Investment Board, Genesee County Career Center, Genesee County Youth Bureau, SUNY Genesee Community College, and Rochester Technology Manufacturing Association among others.

*"Our shared mission is to inspire, prepare and support a workforce ecosystem," said Suozzi. "It's a team effort that produces real results. Students are graduating high school with career-readiness certificates, hours of apprenticeship training, and dozens of hands-on connections to healthcare, manufacturing, skilled trades and agriculture careers."*



Learn more about local workforce programs



# Mechatronics Training Grows Technician Pathways

Inspiring, preparing and supporting our workforce is the key goal shared by the GCEDC, GGLDC, and dozens of partners in Genesee County and our surrounding region.

We see the inspiration, preparation and support paying off in mechatronics, an in-demand career field that has a role in manufacturing, agriculture and the skilled trades. At Genesee Valley BOCES, the electrical mechanical trades (EMT) program produces mechatronics-ready graduates ready for these careers.

GCEDC EVP of Business and Workforce Development Chris Suozzi checks in on these programs frequently to encourage students and share their stories and milestones with the community.

In 2024, we celebrated the 100th graduating student from the Batavia program at GV BOCES in Batavia. Annually, over 30 EMT students enter youth apprenticeships, and some continue to a six-week pre-apprenticeship program after graduation.

Students graduate confident in technical skills honed at an \$800,000 mechatronics lab and on-the-job internships and paid co-ops.

“I learned many things in this program ... wiring up circuit boards, pneumatics ... project logic control trainers, robotics, and all-around programming,” Joseph Costa told us in 2024. “It’s just a really great program. I’m coming in with experience I’ve already gained from BOCES, which helps me a ton in (joining) the workforce.”

“The biggest thing I’d say I’ve learned is how to combine all of those different (topics), and automation, which is just the combination of using pneumatics, electronics and hydraulics to move things around in a factory setting,” Ronald Muntz, a senior from Oakfield-Alabama, said this spring. “There’s a wide variety of skills I’ve learned.”

This year brought more graduates, and great news in December, as the New York Power Authority announced \$677,000 in funding to expand the mechatronics program to GV BOCES in Mount Morris.

Growing these programs and welcoming more women into manufacturing is our next goal. Students entering these fields out of high school have a path to make great wages with no debt. They also have all their options available.

“I’d love to start out with an apprenticeship,” Emma Spink, then a junior at Attica told us in 2024. “You get paid for four years most of the time, and a lot of the time they also pay for your college. It would be great to learn, be getting paid, and get my college paid for.”

The GCEDC and GGLDC thank our partners for giving our students a clear idea of their talents and opportunities. And we applaud our students for achieving skills that are essential in every trade.

Kylie Paddock, a senior from LeRoy, was among the students demonstrating mechatronics equipment to students at an event this spring. She shared how both the program had tested and rewarded her efforts.

“It’s not just the technical skills, but it’s the skills that I need for the rest of my life ... like being able to learn to do things the correct way, listening, and teaching other people.”



# Shovel-Ready Sites for Genesee County's Growth

In partnership with our municipalities, utilities, and New York State, the GCEDC and GGLDC have developed shovel-ready sites that grow local businesses, attract new companies, and generate new careers and investments into our community.

Four major sites have additional acreage available to continue this beneficial impact.

- Construction of major infrastructure and Edwards Vacuum's new facility in the Town of Alabama demonstrate the **STAMP Mega-Site's** capacity for growth. A 600-megawatt substation will be completed in 2026 to serve projects on over 500 available acres.
- Home to HP Hood, UNC Dairy, and MarkTec Products, the **Genesee Valley Agri-Business Park** in the Town of Batavia provides a powerful asset for our agri-business producers. Sites alongside Route 5 and along a rail spur are available.
- With 75 acres and infrastructure including a National Grid electric substation, the **Le Roy Food & Tech Park** on Route 19 in the Town of Le Roy provides an ideal asset for future growth.

Sites in Batavia (Gateway I and II Corporate Parks, Upstate MedTech Park), Bergen (Apple Tree Acres), LeRoy (Oakta Hills I Corporate Park), and Pembroke (Buffalo East Tech Park) have been fully developed, with all acreage in use by companies for their current operations and future expansions.



View the sites mentioned above.  
[gcedc.com/sites](https://gcedc.com/sites)



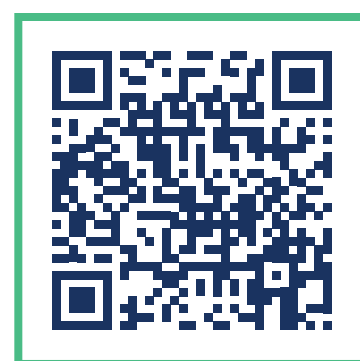
# Long-Term Impacts of Apple Tree Acres a Reality in Bergen

In 2025, the spotlight shone bright in Bergen. With the entire Apple Tree Acres now activated by private sector investments, GCEDC and officials from the Town and Village of Bergen celebrated a successful development with far-reaching benefits for Genesee County.

Since 1999, Apple Tree Acres has enabled manufacturers, logistics companies, and food and beverage start-ups to grow. In 2025, initial investor Liberty Pumps celebrated its 60th anniversary in business, and Oxbo broke ground on a 200,000 square-foot facility at the site.

A case study completed in April demonstrates the impact that Apple Tree Acres has produced for our businesses, workforce and community.

*“It’s the spirit of wanting to work together, to do the right thing, has allowed the local community to prosper,” Liberty Pumps CFO Dennis Burke said in April. “Over the years, all of these different partnerships working together has contributed to what we see now.”*



Watch the Apple Tree Acres :  
Success Stories from Bergen,  
NY on YouTube

## Business Development

**185** Acres Developed

**\$100 Million** Private Capital  
Investment Generated

**725,000 SQ FT** Facilities Constructed

## Workforce Benefits

**419** Current Jobs

**2.3x** Current Jobs vs Pledged  
Jobs (119)

**\$30 Million** Current Cumulative Estimated  
Payroll Community Benefits

## Community Benefits

**\$343,000** Annual Property Taxes & PILOT  
Revenue (2025 Rates)

**28x** Annual Property Taxes Paid vs Estimated  
Property Taxes (No Development)

**\$1 Million** Annual Property Taxes at PILOT  
Completion (2025 Rates)

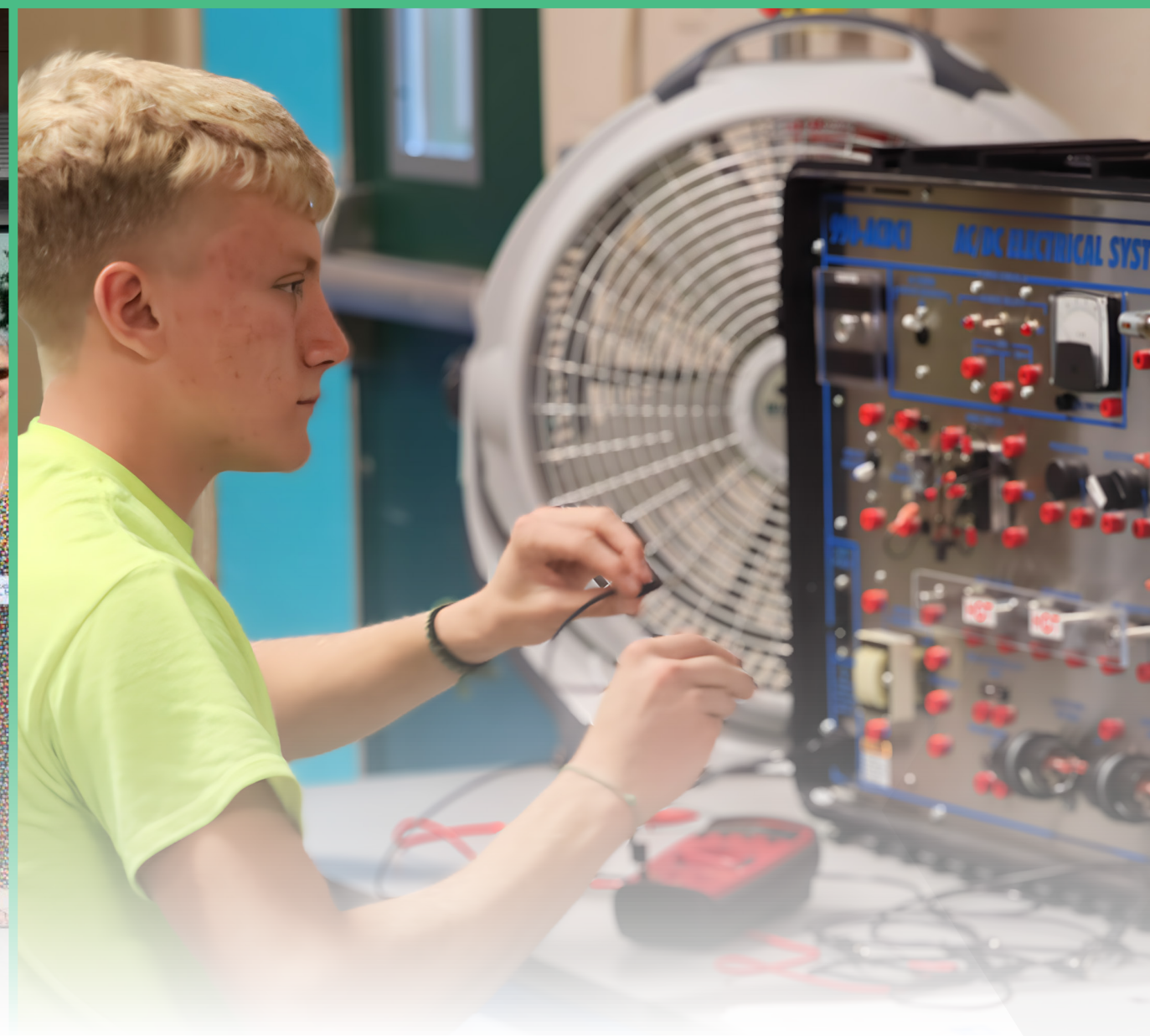


# Our Organizations and Missions



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 **STAMP Water Works Inc.'s (SWWC)** mission is to own, operate and maintain an on-site 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.



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 and for-profit business enterprises in Genesee County and to the extent a for-profit or nonprofit business enterprise in Genesee County has operations directly or through entities in other counties in New York State, as of the date bonds were or are expected to be issued by the Corporation for the benefit of such business enterprise, GCFC is authorized to issue bonds for the benefit of such for-profit or nonprofit business enterprise and/or its affiliates in any county in New York as if such bonds are issued on behalf of Genesee County.

# Our Staff and Board Members

## Genesee County Economic Development Center Staff



Mark Masse  
President & CEO



Chris Suozzi  
EVP, Business &  
Workforce Development



Lezlie Farrell  
EVP & CFO



Jim Krencik  
Sr. Director, Marketing  
& Communications



Penny Kennett  
Operations Manager



Lauren Casey  
Finance Assistant



Krista Galdun  
Finance Assistant

## Genesee County Economic Development Center Board of Directors



Peter Zelif  
Chairman



Matthew Gray  
Vice Chair



Paul Battaglia  
Board Member



Chandy Kemp  
Board Member



Laurie Mancuso  
Legislative Liaison



Kathleen Manne  
Board Member



Craig Yunker  
Board Member

## Genesee Gateway Local Development Corporation Board of Directors



Don Cunningham  
Chairman



Jonathan Tretter  
Vice Chair



Sarah Noble-Moag  
Secretary



Gregg Torrey  
Treasurer



Mark Brooks  
Board Member

### Other Board Members

Paul Battaglia, Kathleen Manne,  
Craig Yunker, Peter Zelif

### Genesee County Funding Corporation Board of Directors

Peter Zelif, Chairman  
Matthew Gray, Vice Chair  
Tom Turnbull, Secretary  
Hollis Upson, Treasurer  
Maureen Marshall Torrey, Board Member  
William Lapple, Board Member

### STAMP Water Works Corporation Board of Directors & STAMP Sewer Works Corporation Board of Directors

Peter Zelif, Chairman  
Paul Battaglia, Vice Chair  
Michael Cianfrini, Secretary  
Tim Hens, Treasurer  
Matthew Gray, Board Member  
Robert Crossen, Board Member  
Craig Yunker, Board Member



# Genesee County Economic Development Center

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