

Customer Information

Potential Customer:	Monroe Sustainable Energy Partners, LLC	Opportunity Type:	Retention
Project Street Address:	Various, see below	Opportunity Product:	Tax-Exempt Bonds
City/Town/Village:	Various, see below	Type of Project:	Retention
Project Description:	2025 Rochester Regional Health Bonding	New Jobs:	See below
Total Capital Investment:	\$150,000,000	Retained Jobs:	See below
Incentive Amount:	\$150,000,000	School District:	Varies, see below
Benefited Amount:	\$150,000,000	PILOT Applicable:	N/A

Project Information

Organization:	GCFC
Opportunity Source:	Direct/Personal Contact
Initial Acceptance Date:	10/2/2025
Date of Public Hearing:	10/22/25
Inducement Date:	

Opportunity Summary: **(A) Detailed Description of Project:** Rochester Regional Health (RRH) and the Borrower will enter into an Energy Services Agreement (ESA) dated on or before the Closing Date of the Bonds whereby RRH has granted the Borrower an exclusive right to provide energy services and to cause its affiliates to grant rights to use the Energy Assets as provided in the ESA, so that the Borrower can make improvements and optimizations, supply RRH and its affiliates with Thermal Energy to operate the Energy Services Campuses and provide operation and Maintenance Services to the Energy Assets so that the Borrower can undertake the obligations and avail itself of the benefits set forth in the ESA and other contract documents to be executed with the ESA.

The proceeds of the Bonds will be used to pay or reimburse the costs of this acquisition, development, construction, improvement and equipping of certain energy related improvements, including but not limited to, upgrading and replacing central utility plant assets, replacing air handling units, upgrading building automation systems, implementing battery storage solutions, installing solar panels and making other infrastructure improvements at the hospitals and related facilities owned and operated by RRH and its affiliates located throughout New York (the "Project") at the addresses shown in section (B) below:

The projects include the acquisition, development, construction, improvement and equipping of certain energy related improvements at certain campuses, including, but not limited to, upgrading central utility plant assets, installing combined heat and power systems, and making other infrastructure improvements at nine hospitals and related facilities located in New York owned and operated by Rochester Regional Health, including Rochester General Hospital, Newark Wayne Community Hospital, Canton-Potsdam Hospital, Gouverneur Hospital, Massena Hospital, St. Mary's Medical Campus, Unity Hospital, Clifton Springs Community Hospital, and United Memorial Medical Center.

(B) Location of project/Project Address: The project(s) will occur at the following addresses:

Rochester General Hospital: 1425 Portland Ave., Rochester NY 14621 Monroe County
 Newark Wayne Community Hospital: 1200 Driving Park Ave., Newark, NY 14513 Wayne County
 Canton-Potsdam Hospital: 50 Leroy St., Potsdam, NY 13676 St. Lawrence County
 Gouverneur Hospital: 77 W. Barney St., Gouverneur, NY 13642 St. Lawrence County
 Massena Hospital: 1 Hospital Dr., Massena, NY 13662 St. Lawrence County
 St. Mary's Medical Campus: 55 Genesee St., Rochester, NY 14611 Monroe County
 Unity Hospital: 1555 Long Pond Rd., Rochester, NY 14626 Monroe County
 Clifton Springs Community Hospital: 2 Coulter Rd., Clifton Springs, NY 14432 Ontario County
 United Memorial Medical Center: 127 North St., Batavia, NY 14020 Genesee County
 St. Lawrence Medical Campus: 6119 Highway 11, Canton, NY 13617 St. Lawrence County

(C) Current Assessed Value of Property/Tax Map #: Not applicable; equipment purchases only

(D) Square Footage of Existing Building: Approximate square footages of:

- Rochester General Hospital Facility: 1,660,720 sq. ft.
- Newark Wayne Community Hospital Facility: 328,619 sq. ft.
- Canton-Potsdam Hospital Facility: 234,245 sq. ft.
- Gouverneur Hospital Facility: 120,928 sq. ft.
- Massena Hospital Facility: 163,865 sq. ft.
- St. Mary's Medical Campus Facility: 369,293 sq. ft.
- Unity Hospital Facility: 713,000 sq. ft.
- Clifton Springs Community Hospital Facility: 383,913 sq. ft.
- United Memorial Medical Center Facility: 176,343 sq. ft.
- St. Lawrence Medical Campus: Not applicable land

Approximate total square footage of all facilities: 4,150,926 sq. ft.

(E) Project Employment Information: RRH employs approximately 21,000 people in the aggregate, including 19,000 people in the five (5) counties in and around Rochester and 2,000 people in the St. Lawrence Region.

This project will focus on the renewal and replacement of equipment within the health system allowing to run more efficiently and reduce environmental impact. The ability to address the renewal and replacement of RRH infrastructure assets will lead to the continued ability to be a prominent health care system and employer within the communities we serve over the long-term.

Estimated Project Costs/Project Capital Investment: Estimated Project cost is \$150,000,000.00

- Monroe County: 110,000,000.00
- Ontario County: \$2,000,000.00
- Wayne County: \$4,000,000.00
- Genesee County: \$9,000,000.00
- St. Lawrence County: 25,000,000.00
- Total: \$150,000,000.00

Economic Impact: See above

Project Detail (Total Capital Investment)

Total Capital Investment: \$150,000,000

Estimated Benefits Provided

Tax Exempt Bond: \$150,000,000