

Genesee Valley Agri-Business Park

Genesee County, New York



**Economic
Development Center**



- NY's 1st Shovel Ready Park dedicated to Agri-Business and Renewable Energy
- 125 M people within 10 hour drive
- Low cost water delivered via aquifer (up to 6 Million g/d)
- Pretreatment plant located onsite with nearly unlimited capacity
- Located in the New York State Empire Zone (potential for no state income and 75% property tax refund for 10 years; utilities discounts available)
- Access to municipal water & sewer
- Transmission (115kv), Sub-Transmission (34.5kv), Distribution (13.2kv) electric available
- Rail Access
- Immediate Access to State Highways (Route 5, Route 63, minutes to I-90)
- 30 Minutes to Two International Airports (Rochester/Buffalo)



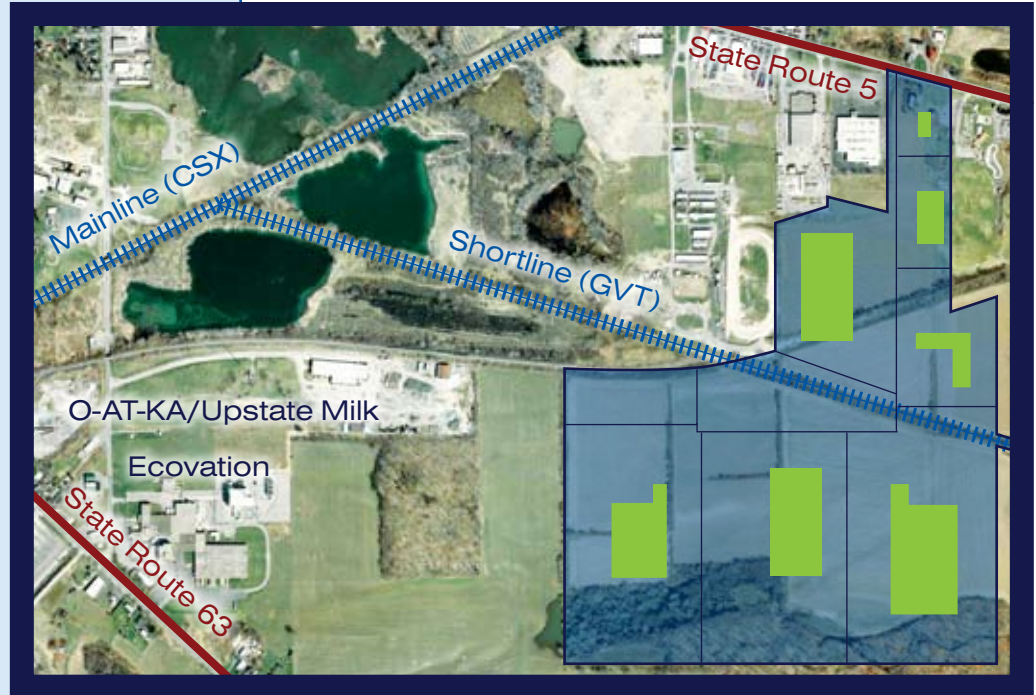
"The Top Ag Related Site in New York State,"

- KPMG, 2007

Genesee Valley Agri-Business Park

The Genesee Valley Agri-Business Park is a 200 acre Industrial Park dedicated to Agri-Business and Renewable Energy and is the first of its kind in New York State. Park residents will enjoy low cost water delivered via the local aquifer, which can provide up to 6 Million Gallons per day. In addition, a wastewater pretreatment facility sits on the site. The park is serviced by Transmission, Sub-Transmission and Distribution level electric and an 4" gas line and is within a 10 hour drive of 125 million people.

The Genesee Valley Agri-Business Park sits in the heart of WNY (2.1 Million people) which has an employment concentration for food production that is nearly twice the national average. More than half of the land in Genesee County (314,000 acres) is assessed as Ag. Five top 100 food producers are located in WNY (Constellation Brands, Rich Food Products, Seneca Foods, Birds Eye Foods, Sorrento).

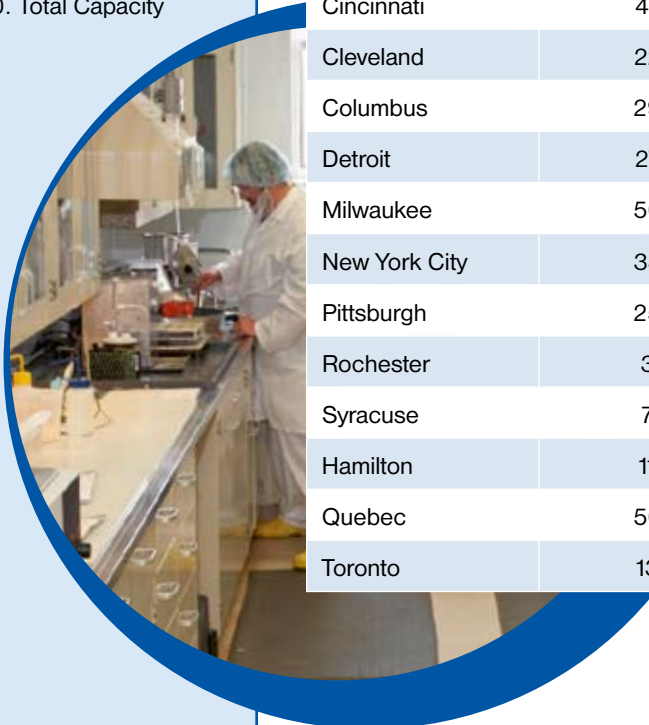


Distances to Major Metro Areas

CITY	DISTANCE (miles)	POPULATION
Albany/Troy	250	857,461
Baltimore	350	2,686,982
Boston	410	4,536,261
Buffalo	35	1,108,471
Chicago	500	9,540,736
Cincinnati	475	2,187,233
Cleveland	220	2,056,588
Columbus	295	1,811,662
Detroit	270	1,451,621
Milwaukee	500	1,606,328
New York City	330	18,798,866
Pittsburgh	250	2,323,152
Rochester	35	1,022,618
Syracuse	75	635,248
Hamilton	110	692,911
Quebec	500	715,515
Toronto	135	5,113,149

Specifics

- Acres Available: 200+, Zoned Industrial Park
- Municipal Water: 12" Water Line, 58 psi, \$4.04/1,000 Gallons
- Municipal Sewer: 12", \$5.03/\$1,000. Total Capacity Available: 2 Million Gallons/Day
- Process/Aquifer Water: Up to 6 Million Gallons/day
- Waste Water Treatment: Plant onsite, expandable Capacity
- Electric Service: 115kv, 34.5kv, 13.2kv w/ 10+ Mega Watts Available via National Grid
- Natural Gas: 4" Medium Pressure Lines, Serviced by National Fuel
- Rail: Access to Mainline (CSX) via Short line (GVT)
- Empire Zone Certified: 10 Year abatement of Property Tax and potential for no New York State income tax
- Local exemptions from Mortgage Tax and Sales Tax Available



Sources: Demographics Now 2009 est. US
2006 Canadian Census

Agribusiness in Genesee County

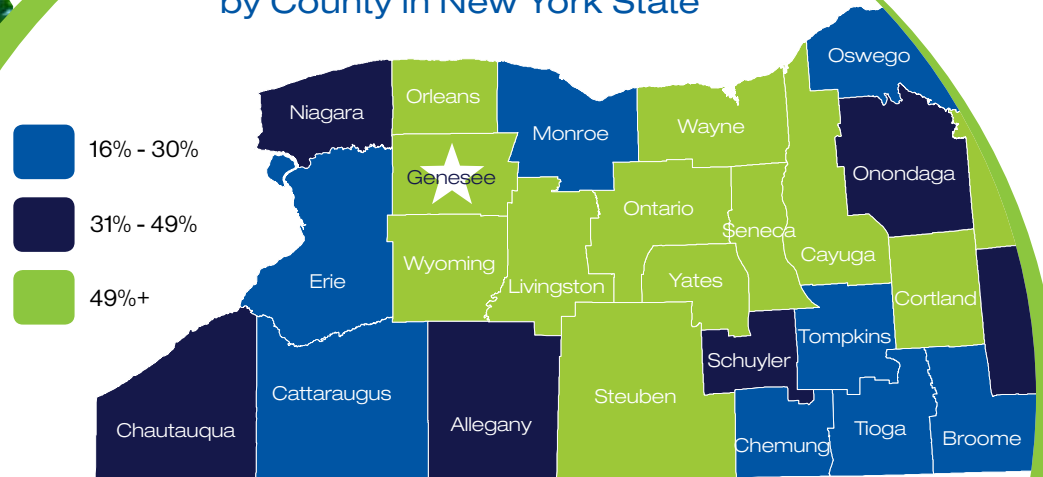
- Genesee County is the 5th largest milk producer in the state, Wyoming County, just south of Genesee is the #1 Producer
- Genesee County ranks 3rd in overall agriculture cash receipts (\$175 Million Annually)
- WNY is the # 1 Food Producing Region in the US and accounts for 23% of NY Milk Production (2.8 Billion lbs.)
- NY is the #1 US producer of cream cheese (29.2%) & cottage cheese (22%) & the 2nd largest yogurt producer (226 Million lbs)
- NY is the 3rd largest US milk producer (12.1 billion lbs), the 3rd largest grape & maple syrup producer
- Five of the Top 100 US Food Producers are located in WNY and 4 of the 5 top 100 have a strong presence in WNY



Sources: US Dept. of Agriculture and NYS Dept. of Agriculture & Markets



Land Percentage Assessed Ag by County in New York State



Regional Employee Concentration Food and Food Processing Industry Cluster

Metro Area	Cluster Employment	Employment Concentration	Number Of Businesses	Business Concentration
Buffalo Niagara, NY	15,105	2.21%	553	1.48%
Milwaukee, WI	10,545	1.43%	271	0.68%
Cincinnati, OH	13,361	1.52%	265	0.53%
San Francisco/Oakland, CA	19,640	1.12%	828	0.50%
Chicago, IL	53,475	1.41%	1,425	0.57%
Dallas, TX	21,774	0.85%	834	0.57%
Los Angeles, CA	64,679	1.32%	1,761	0.34%
Charlotte, NC	8,864	1.21%	178	0.35%
United States	1,876,324	1.66%	55,506	0.63%

Source: US Department of Labor, Quarterly Census of Employment and Wages, 2008 Annual.

Genesee County, New York

Population (2008 est.): 58,300

Land Area: 494 sq. miles

Largest Municipality: Batavia (Population: ~22,000)

**Close to Everything.
Far from Ordinary.**

Genesee County is conveniently situated between Buffalo and Rochester, home to three New York State thruway exits, and lies at the cross roads of several state highways. 125 Million people are located within a 10 hour drive of Genesee County.



Both the Genesee County Economic Development Center and Farm Credit of WNY have an equity stake in the Genesee Valley Agri-Business Park meaning your business will have the full support of both entities on your project.



Genesee County Economic Development Center is a one-stop-shop, providing comprehensive economic development services to companies looking to relocate to our area. Contact us today to get started.

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**Economic
Development Center**

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