

Corporate Accountability for Tax Expenditures Act 93-552

Annual Project Progress Reports for 2025

United States Cold Storage, Inc.

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I. Development Assistance Agreements Awarded in 2020

	Assistance Amount	Agreement Number
EDGE Tax Credit	0.00	20 ZCA005

II. Organization/Project Site Information

Chief Officer or authorized designee	Gerald Frazier
Title	Principal
Address	9 Municipal Drive
	Fishers, IN 46038
	USA
Phone	317-819-0891
E-mail	gerald@ginovus.com
Standard Industrial Classification Number (SIC#)	4222
North American Industry Classification System (NAICS)	493120

III. Did the recipient's use of the State Funding reduce employment at any other site in Illinois? No

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IV. Job Creation and Retention Data

Program Type EDGE Tax Credit

Agreement Number 20 ZCA005

Assistance Amount 0.00

Report Header Definitions	
Wages	Average Annual Salary by Classifications
Full-Time	Permanent Full-Time
+/-	Gain or (Loss)

Number of Employees At the Time of Application

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Area Accounting Manager	110682.00	1	1	0	0
ASRS Operator	65753.00	11	11	0	0
Engineering	78066.00	3	3	0	0
Customer Accounts	55251.00	10	10	0	0
General Manager	172519.00	1	1	0	0
HR Supervisor	60212.00	1	1	0	0
Janitorial	60047.00	4	4	0	0
Maintenance	64716.00	11	11	0	0
Operations Manager	116711.00	1	1	0	0
Payroll Specialist	45568.00	1	1	0	0
Regional Engineer	113438.00	1	1	0	0
Scheduler/Shipping/Receiving	56076.00	6	6	0	0
Superintendent	79348.00	2	2	0	0
Warehouse Assoc./Lead/Supervisor	64284.00	121	121	0	0
Staff Accountant	0.00	0	0	0	0
Talent Acquisition Specialist	0.00	0	0	0	0
Totals:		174	174	0	0

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Number of Employees As of the Date of the Report (12/31/2025)

Job Classification	Avg Annual Salary	Positions	Full-Time	+/-	Part-Time	+/-	Temporary	+/-
Area Accounting Manager	110682.00	1	1	0	0	0	0	0
ASRS Operator	65753.00	11	11	0	0	0	0	0
Engineering	78066.00	3	3	0	0	0	0	0
Customer Accounts	55251.00	10	10	0	0	0	0	0
General Manager	172519.00	1	1	0	0	0	0	0
HR Supervisor	60212.00	1	1	0	0	0	0	0
Janitorial	60047.00	4	4	0	0	0	0	0
Maintenance	64716.00	11	11	0	0	0	0	0
Operations Manager	116711.00	1	1	0	0	0	0	0
Payroll Specialist	45568.00	1	1	0	0	0	0	0
Regional Engineer	113438.00	1	1	0	0	0	0	0
Scheduler/Shipping/Receiving	56076.00	6	6	0	0	0	0	0
Superintendent	79348.00	2	2	0	0	0	0	0
Warehouse Assoc./Lead/Supervisor	64284.00	147	147	26	0	0	0	0
Staff Accountant	30833.00	1	1	1	0	0	0	0
Talent Acquisition Specialist	46353.00	1	1	1	0	0	0	0
Totals:		202	202	28	0	0	0	0

Number of Jobs Stated in the Agreement that would be Created at the Site as a Result of Assistance

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Scheduler/Shipping/Receiving	56076.00	8	8	0	0
Staff Accountant	30832.00	1	1	0	0
Talent Acquisition Specialist	46354.00	1	1	0	0
Warehouse Assoc./Lead/Supervisor	64284.00	40	40	0	0
Totals:		50	50	0	0

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Number of Jobs Stated in the Agreement that would be Retained at the Site as a Result of Assistance

Job Classification	Avg Annual Salary	Positions	Full-Time	Part-Time	Temporary
Area Accounting Manager	110682.00	1	1	0	0
ASRS Operator	65753.00	11	11	0	0
Engineering	78066.00	3	3	0	0
Customer Accounts	55251.00	10	10	0	0
General Manager	172519.00	1	1	0	0
HR Supervisor	60212.00	1	1	0	0
Janitorial	60047.00	4	4	0	0
Maintenance	64716.00	11	11	0	0
Operations Manager	116711.00	1	1	0	0
Payroll Specialist	45568.00	1	1	0	0
Regional Engineer	113438.00	1	1	0	0
Scheduler/Shipping/Receiving	56076.00	6	6	0	0
Superintendent	79348.00	2	2	0	0
Warehouse Assoc./Lead/Supervisor	64284.00	121	121	0	0
Totals:		174	174	0	0

Number of Full-Time Permanent Employees Anticipated To Be Hired at this Site on 12/31/2025

Job Classification	Anticipated Starting Dates	Number of Positions to be Hired in this Category	Average Annual Wage per New Employee	Total New Payroll to be Created
Warehouse Assoc./Lead/Supervisor	6/30/2024	22	\$64,000.00	\$1,408,000.00
Totals:		22		\$1,408,000.00

Job Creation Data Explanatory Notes

If the change (gain/loss) in the number of full-time permanent employees as of the date of the report plus the number of full-time permanent employees anticipated to be hired after date of the report does not equal the number of full-time permanent employees stated in the Agreement that would be created at the site as a result of the assistance, then please explain why not:

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I, Gerald Frazier, as the chief officer or authorized designee of the recipient, verify that the information in the progress report contains no knowing misrepresentation of material facts upon which eligibility for development assistance is based. I further certify that, to the best of my knowledge, the recipient is in compliance with the development assistance agreement(s) between, or on behalf of, the recipient and the Illinois Department of Commerce and Economic Opportunity and/or the Illinois Department of Transportation and/or the office of the Illinois State Treasurer

Signature on File

Signature

4/6/2026

Date

Principal - Compliance Management

Title