



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

**AGENDA – AGENCY MEETING OF MAY 17, 2011  
EBENEZER WATTS CONFERENCE CENTER– 12:00 NOON**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comments
4. Loewke Brill Report
5. Applications:

**Franklin Properties, LLC                      (Lease/Leaseback with Custom PILOT)  
221 West Division Street  
Syracuse, New York 13204**

**Project Name/Address:              Lincoln Alliance Bldg.  
181-187 E. Main Street  
Rochester, New York 14604**

Franklin Properties, LLC is proposing to acquire and renovate the Lincoln Alliance Building which is located at the corner of Main Street and Stone Street in the City of Rochester. The \$21 million historic rehabilitation project will restore many key features of the 15-story, 190,000 square foot tower that was built in 1926. The building will be converted into a residential mixed-use facility with 40,000 square feet of commercial space and 113 market-rate one and two bedroom apartments. The City of Rochester has agreed to a custom PILOT for the facility.

**Boulder Point Developers, Inc.              (Lease/Leaseback with JobsPlus)  
132 Stony Point Rd.  
Rochester, New York 14624**

**Project Name/Address:              Precise Tool & Manufacturing Inc.  
9 Coldwater Crescent  
Rochester, New York 14624**

Precise Tool and Manufacturing Inc. (Precise Tool) is a family owned and operated state of the art CNC machine shop operating in Gates the last 35 years. The company specializes in the manufacture of precision machined components for power generation, aerospace, defense, medical, oil and gas industries. Precise Tool is proposing to expand their existing 100,000 square foot facility with a 40,000 square foot addition for manufacturing. The \$470,000 project will impact 95 existing employees and is projected to create 15 new FTE within three years. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 10 FTE.

**Thomas Creek Enterprises, Inc. (Lease/leaseback with JobsPlus)**  
**80 Lyndon Road**  
**Fairport, New York 14450**

**Project Name/Address: Thomas Creek Ice Arena**  
**80 Lyndon Road**  
**Fairport, New York 14450**

Thomas Creek Enterprises, Inc. (TCE) owns and operates Thomas Creek Ice Arena (TCIA) which occupies a 50,204 sq. ft. facility located on 24.3 acres in the Town of Fairport. TCIA currently has two indoor skating rinks and is home to Perinton Youth Hockey and serves as host for a variety of high schools, adult and youth hockey leagues and several tournaments. TCE intends to invest \$3.4 million to construct a 33,000 sq. ft. addition that includes a third ice rink, expanded lobby, office space, locker rooms and a new Off-Ice Training Center. TCIA currently employs 21 FTE and expects to create 3 new full-time positions. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 3 FTE.

**John R. Billone, Entity to be Formed (Lease/leaseback with JobsPlus)**  
**277 Alexander Street, Suite 200**  
**Rochester, New York 14607**

**Project Address: 384 East Avenue**  
**Rochester, New York 14607**

The applicant is proposing to acquire and renovate the East Avenue Inn, which is situated on 2.38 acres at the corner of East Avenue and Alexander Street in the City of Rochester. The 58,437 square foot hotel consists of four connected buildings which will be converted into 46 suites and 66 regular rooms. The property also includes a 10,000 square foot commercial building which will be renovated and subdivided for tenants. The \$4 million project is expected to impact 9 existing employees. The applicant seeks approval of JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE.

6. Approval of Minutes – Agency Annual Meeting April 19, 2011
7. Acting Chairman Hurlbut – Discussion Items
8. Executive Director Seil – Discussion Items
9. Legal Counsel Townsend – Discussion Items

**Terminations:**

- Jetview Properties/44 Jetview Drive/Chili**
- Rochester Drug Cooperative Inc./50 Jetview Drive/Chili**
- Norman Holland/345 Paul Road/Chili**
- DiMarco Family Chili LLC/355 Paul Road/Chili**
- Piano Works/Broadstone Real Estate/East Rochester**

- Ten Carriage Street**/10 Carriage Street/Mendon
- Honeoye Falls Plaza Real Estate Inc.**/166 W. Main Street/Mendon
- Wegmans**/3195 Monroe Ave./Pittsford
- Johnson & Johnson**/130 Indigo Creek/Greece
- J&J**/100 Indigo Creek/Greece
- Pioneer**/125 Indigo Creek/Greece
- Gannett**/301 Longleaf Blvd./Greece
- Summit**/100 Marina Drive/Greect
- **RG&E**/2219 Ridgeway Ave./Greece
- 300 Canal/7 parcels vacant land**/Greece
- Tops Markets Inc. - Maiden Associates**/Mt. Read Blvd./Greece
- CP Partners**/100 Pinewild/Greece
- HUB/Bryant Stratton**/150 Bellwood Drive/Greect
- Performance Tech./Vacant parcel**/Greece
- 600 Mile Crossing/Gallina/ITT Flygt**
- ClearChannel/Citicasters**
- Hub Properties/Performance Technologies**

**Miscellaneous:**

- Fitzhugh Associates, LLC**/Approval over \$100,000/Final Resolution  
Public Hearing held on May 17, 2011 @ 11:45 A.M. Ebenezer  
Watts Conference Center.
- DI Associates** – Refinance & Mortgage Tax Exemption
- Eagles Landing**/Additional Tenant – Building #4 –Lumetrics
- Eagles Landing**/Additional Tenant – Building #2 – Eflooring
- Bersin Properties**/Execution of new mortgage

**The next Agency Meeting will be held on Tuesday, June 21, 2011.**