



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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**AGENDA – AGENCY MEETING – November 21, 2006  
EBENEZER WATTS CONFERENCE CENTER– 12:00 Noon**

1. Call meeting to order
2. Pledge of Allegiance
3. Public Forum
4. Applications:

**DelMar Brighton, Inc.** (Lease/leaseback-sales tax only)  
**909 Linden Avenue**  
**Rochester, New York 14625**

**Project Address: 33 Corporate Woods**  
**Rochester, New York**

The applicant is proposing to renovate the 149 room Courtyard by Marriott located at 33 Corporate Woods. The project includes complete renovation of all public spaces including the lobby and meeting rooms, new soft goods and furniture in the guestrooms, and new carpeting and wall vinyl in the corridors. The total project cost is \$1.3 million. The hotel employs 43 FTE. The company is seeking exemption from sales tax only. The project qualifies as a tourist destination. Approval is for up to \$100,000 in assistance. Approval for over \$100,000 will be considered after a Public Hearing is held in the Town of Brighton, NY.

**Schoen Place LLC** (Lease/leaseback)  
**4 Schoen Place**  
**Pittsford, New York 14534**

**Project Address: Biophan Technologies, Inc.**  
**15 Schoen Place**  
**Pittsford, New York 14534**

The applicant has purchased property located at 15 Schoen Place. The long vacant building built in 1880 formerly housed a flour and grain mill. The 14,000 square foot 3–story building located on 1.3 acres is being completely renovated at a cost of \$1.5 million. Renovations include complete new roof, siding, windows and interior work. Biophan will be leasing 2 ½ floors of the facility and will be locating 19 workers to the facility and creating 6 new jobs over 5 years. Biophan develops and markets cutting-edge technologies for the medical device industry. The biomedical devices are capable of safely working with magnetic resonance imaging (MRI). The applicant seeks approval of the JobsPlus Tax Incentive based on the rehabilitation of a commercial building vacant for a long time. The JobsPlus job creation requirement is 2.

**Biophan Technologies, Inc. (EquiPlus)**  
**15 Schoen Place**  
**Pittsford, New York 14534**

Biophan develops and markets cutting-edge technologies for the medical device industry. The biomedical devices are capable of safely working with magnetic resonance imaging (MRI) systems and to provide other technologies that improve the delivery of healthcare. Biophan will be locating 19 workers to a long vacant building at 15 Schoen Place in Pittsford (Schoen Place, LLC) leasing 2 ½ floors of the facility. The company is currently located at the Lennox Tech Incubator in Henrietta. Biophan will be creating 6 new jobs over 5 years. The company seeks EquiPlus for \$166,000 on the computers, phone system, copier and furniture and has been approved for a GreatRebate on the purchases through the Monroe County Industrial Development Corporation.

**InSciTek Microsystems, Inc. (EquiPlus)**  
**300 Main Street**  
**East Rochester, New York 14445**

InSciTek Microsystems, Inc. develops complex business communication systems and provides high-end product development technology consulting. InSciTek is relocating into 22,500 square feet at Techniplex and will be equipping new lab space. The combined cost of the new equipment is \$212,500. InSciTek employs 43 and will be creating 4 new full time positions. InSciTek has been approved for a GreatRebate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**Terry Tree Service, LLC (EquiPlus)**  
**225 Ballantyne Road**  
**Rochester, New York 14623**

Terry Tree Services, LLC (TTS) specializes in storm disaster reclamation, commercial land clearing services and wood resource recovery. TTS has supported federal, state and local governments in disaster relief efforts related to hurricanes, tornados and floods. TTS is purchasing two 2007 International dump trucks and will be equipping them both with knuckle boom loaders. The combined cost of the trucks is \$362,872. TTS employs 41 FTE and will be creating 4 new full time positions. TTS has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**The Conking and Calabrese Company, Inc. (EquiPlus)**  
**111 Parce Avenue, Suite 2**  
**Fairport, New York 14450**

The Conking and Calabrese Company, Inc. (C&C) is a building supply and materials distributor located in the Village of Fairport. C&C will be purchasing a 2001 Sterling LT9513 boom truck. The cost of the truck is \$100,600. C&C employs 18 FTE and will be creating 2 new full time positions. C&C has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**AJL Manufacturing, Inc. (EquiPlus)**  
**100 Holleder Parkway**  
**Rochester, New York 14615**

AJL Manufacturing, Inc. (AJL) is a precision sheet metal manufacturer that provides fabrication, stamping, robotic welding, machining, turning and cleanroom assembly. AJL will be purchasing an Enterprise Resource Planning (ERP) system, including software and hardware. The combined cost of the equipment is \$250,000. AJL employs 174 FTE and will be creating 4 new full time positions. AJL has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**Elmer W. Davis, Inc. (EquiPlus)**  
**1217 Clifford Avenue**  
**Rochester, New York 14621**

Elmer W. Davis Inc. is a commercial roofing contractor located in the City of Rochester. Elmer Davis will be purchasing a Terex mobile crane, three new service trucks and other related equipment. The combined cost of the equipment is \$658,000. Elmer Davis employs 50 FTE and will be creating 4 new full time positions. Elmer Davis has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

**Lunch Byte Systems, Inc. (EquiPlus)**  
**550 Latona Road, Bldg. F**  
**Rochester, New York 14612**

Lunch Byte Systems, Inc. (LBS) is a food service nutrition and management software developer. LBS's nutrition analysis software is used in over 7,500 school districts across the country. LBS is expanding their lab and testing space and will be purchasing new Dell PC systems, including software and hardware. The combined cost of the equipment is \$83,572. LBS employs 45 and will be creating 2 new full time positions. LBS has been approved for a GreatRate through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus.

5. Approval of Minutes – October 17, 2006
6. Chairperson Mazzullo – discussion items
  - TEN Program
7. Acting Executive Director Seil – discussion items
8. Legal Counsel Townsend – discussion items

**Final Resolution:**

- **Irondequoit Preservation LP**
- **ABVI – Goodwill Industries of Greater Rochester, Inc.**
- **Troyer**
- **Winton Place Business Center**

**Miscellaneous:**

- **Bersin Properties**
- **Techniplex Associates, LP** – Sales Tax Extension
- **2620 W. Henrietta Road, LLC** (Tenant Time Warner): assignment of lease and PILOT to Brownstein Realty Corp.
- **Hughes Associates** (Tenant SPS Medical): Increase project amount of \$407,000 (from \$2,970,000 to \$3,277,000).
- **Cassara Properties Inc.** - Transfer of 4 acres at Canal Ponds

**Modification:**

- **Del Monte Lodge, LLC** (41 N. Main Street, Pittsford, NY) – Renovations/Sales Tax Only

**Over \$100,000/Final**

- **Cryovac, Inc**  
Public hearing held on 11/17/06 – Town of Gates

Public Comments:

Adjournment.

The next meeting of the Agency will be held on Tuesday, **December 19, 2006.**