



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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**AGENDA – AGENCY MEETING – January 16, 2007  
EBENEZER WATTS CONFERENCE CENTER– 12:00 Noon**

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

**LeFrois Development LLC** (Lease/leaseback with JobsPlus)  
**PO Box 230**  
**Henrietta, New York 14467**

**Project Tenant:** **5Linx Enterprises, Inc.**  
**Project Location:** **275 Kenneth Drive**  
**Rochester, New York 14623**

LeFrois Development will be constructing a 50,000 square foot building in the town of Henrietta to house 5Linx Enterprises (5Linx). 5Linx was founded in 2001 and sells communication services including digital phone service, wireless phones and accessories, satellite television, and Internet connection. The company is experiencing significant growth in the Voice Over Internet Protocol (VOIP) market. This building project will accommodate future growth. This \$6,865,000 project will impact 47 existing employees and is expected to create 133 new employees within the next 5 years. LeFrois seeks approval for JobsPlus as 5Linx qualifies as a technology-based producer service. The JobsPlus requirement for this project is 5.

**Holt Road Investors, LLC** (Lease/leaseback with JobsPlus)  
**2601 S. Bay Shore Drive, Suite 800**  
**Miami, FL 33133**

**Project Address:** **856 Holt Road**  
**Webster, New York 14580**

The applicant is proposing to construct a 9,300 square foot child care center on 1.5 acres on the west side of North Ponds Park. The center will be operated by the Knowledge Learning Corporation (KLC) as a KinderCare Learning Center. KLC is the third largest for-profit education company in the world and the largest for-profit provider of early childhood education in the United States with over 2,000 locations in 38 states, including 31 in New York. The center will include 12 classrooms and have a maximum occupancy of 141 children. The total investment in the project is over \$2.1 million and will result in the creation of 33 FTE. The company seeks approval of JobsPlus based on the use of

100% local labor and suppliers to construct the project. The Jobs Plus job creation requirement is 1 FTE. 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 Webster.

**Rochester Lodging Associates, LLC** (Lease/leaseback with JobsPlus)  
**940 Jefferson Road**  
**Rochester, New York 14623**

The applicant is proposing to renovate the 43,000 sq. ft., 98-room, Best Western Rochester. The hotel was recently purchased and is in need of renovations including new exterior finish, guest room and hallway updating, carpeting and elevator refurbishing. The \$750,000 project will impact an existing employee base of 9 FTE and is projected to create 5 new FTE. The company seeks approval of JobsPlus based on the local labor and suppliers rule. 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 Henrietta.

**North Forest Properties #3, LLC** (Lease/leaseback with JobsPlus)  
**8201 Main Street, Suite 12**  
**Williamsville, New York 14221**

**Project Address: 105 Canal Landings**  
**Rochester, New York 14616**

North Forest Properties is proposing to construct a 13,764 square foot single story office building located at 105 Canal Landings in the Town of Greece. The building will be leased by Unity Geriatric Associates and Kanoodle.com. Unity Geriatric Associates is a member of the Unity Health System, and specializes in serving the needs of mature adults. Kanoodle.com is a provider of internet marketing services in the area of search-targeted sponsored links. The total investment in the project is \$1.5 million and will result in the creation of 7 FTE. The company seeks approval of JobsPlus based on the use of 100% local labor and suppliers to construct the project. The Jobs Plus job creation requirement is 1 FTE. 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 Greece.

**The Bennett Group, Inc.** (EquiPlus)  
**71 Goodway Drive S.**  
**Rochester, New York 14623**

The Bennett Group, Inc. (TBG) is a consulting and training firm, which specializes in the development and delivery of educational products and services for the mailing industry. The Bennett Group is purchasing \$112,621 in mailing equipment (ink jet addresser, tabber, inserter) which will be used in its state-of-the-art training facility. TBG has two employees and will be creating one new FTE. The company is requesting EquiPlus on the equipment purchases and has been approved for a GreatRebate on the purchases through the Monroe County Industrial Development Corporation. The company previously used the GreatRate program for a \$121,000 equipment purchases.

5. Approval of Minutes – **December 19, 2006**
6. Chairperson Mazzullo – discussion items
7. Acting Executive Director Seil – discussion items
  - Final approval of COMIDA's 2007 Budget
8. Legal Counsel Townsend – discussion items

**Terminations:**

- Micro Instruments** (1199 Emerson Street)
- Reeder Properties** (Ferronics Inc. - 45 O'Connor Rd., Fairport, NY)

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

- Klein Steel Service, Inc.** – Public Hearing held 1/16/07 Ebenezer Watts Bldg., 12:00 noon
- DelMar Brighton, Inc.** – Public Hearing held 1/10/07, Town of Brighton
- Gallina Development** (500 Mile Crossing) – Public Hearing 1/11/07, Town of Gates

**Miscellaneous:**

- RCC Webster, LLC** – Increase amount of project by \$222,282 for equipment purchases
- Bersin Properties**

Public Comments:

Adjournment.

The next meeting of the Agency will be held on **Tuesday, February 20, 2007.**