



Minutes from...
Tech Farm II Special Board Meeting
April 30, 2021 at 10 am via Zoom

Members in Attendance (alphabetical by last name):

Michael Manikowski (Chairman), Jan Nyrop, Michael Nozzolio, Brendan Tydings, Catharine Young

Non- Members in attendance (alphabetical by last name):

Sarah Meyer, Harry Sicherman

No formal agenda.

Meeting called to order at 10:04 am by Michael Manikowski.

Jan Nyrop has submitted a request to have the Board meeting in person at Cornell AgriTech.

Brendan Tydings confirmed that the proposal from Hunt Engineers was for \$200,000 and included all costs for inspections and reports. Brendan Tydings recommended to the Board to move forward and accept their proposal. Harry Sicherman affirmed, noting that there may be some soil testing/disposal costs potentially. Discussion expanded to the project schedule with Brendan Tydings expressing confidence in Spring 2022 completion. Both tenants projected for the new manufacturing building are comfortable with that date. Hunt Engineers will have a surveyor on site next week and will connect with Sarah Meyer for photographs. The goal would be to break ground in the Fall 2021. Brendan will work on the project schedule with Hunt as soon as possible.

Brendan Tydings most recent communication with Cornell Real Estate, regarding the new building, pertained to the design of the entry. Jan Nyrop recommended that Brendan Tydings reach out to them notifying them of CAFTPC's confirmed engineer firm and funding.

Michael Nozzolio expressed concern for the schedule as it effects AES and potential funding requirements as CAFTPC awaits formal notification from ESD. Harry Sicherman will reach out to ESD. Sage Gerling requested that she be notified of any changes in neighbor relations. Jan Nyrop echoes importance to listen, value input, and to be prepared for alleviating impacts.

Motion to approve the Tech Farm II Manufacturing Building proposal provided to CAFTPC by Hunt Architects/Engineers/Surveyors made by Jan Nyrop; seconded by Michael Nozzolio. No discussion. Passed unanimously at 10:43 am.

Knowing a master lease, approved by an attorney, is required by the EDA, Harry Sicherman encouraged Board members to have one prepared/reviewed by Harris Beach and submitted as soon as possible. Michael Manikowski suggested finding a model manufacturing space lease from the EDA to use that also incorporates flex space that is a hands-off, tenant driven lease.

Meeting adjourned at 10:49 am.