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**Minutes from...**  
**CAFTPC Special Board Meeting**  
**June 11, 2021 at 10 am via Zoom**

**Members in Attendance (alphabetical by last name):**

Sage Gerling (departed at 11am), Michael Manikowski (Chairman), Jan Nyrop, William Strassburg, Brendan Tydings, Catharine Young

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

Sarah Meyer, Harry Sicherman

No formal agenda.

Meeting begins at 10:05am. Sarah Meyer provides an update on the chiller repairs needed at the Tech Farm. Catharine Young suggests emailing tenants, which Sarah Meyer has done.

Harry Sicherman is reviewing the contract provided by Hunt and hopes to send it to EDA next week. There is federally mandated language that needs formatting. Sarah Meyer found a 15-year-old Tech Farm tenant lease that seems to have been approved by the EDA. Harry Sicherman is drafting a fresh lease and will provide that next week, as well. Brendan Tydings provides an aerial photo of the manufacturing building site orientation and components. Brendan Tydings and Sarah Meyer met with Hunt representatives on June 10 with recommendations made to look further into the design of the loading docks, HVAC system, and drains. Brendan Tydings also met with a Tech Farm neighbor after Sarah Meyer had received email correspondence requesting a better understanding of the project. Brendan Tydings has been in communication with Jan Nyrop regarding neighbor relations as well. Brendan Tydings also met with the potential co-tenant of the 8K square feet of the new facility. They may need more space, so options were discussed as they toured a comparable facility in Chili, NY. It is hoped that by winter 2022, CAFTPC would be breaking ground on the new manufacturing building but spring/summer 2022 may be more realistic.

Catharine Young suggests a third manufacturing building, constructed/owned by a developer, on the Park could alleviate the demands of the multiple inquiries the COE has received for more space. A building like this would go on the brownfield portion of the Park. Catharine Young mentions the multiple companies that are pursuing space/facilities in the Geneva area, as well as one that desires a greenhouse on the Tech Park property.

Sage Gerling expects the RLF to progress next week. It will be a wire transfer to the CAFTPC account.

Bill Strassburg refers to the Strategic Plan and suggests that the Board begins to coalesce their ideas as they see more interest from tenants and builders. Thinking about how we compose the property and utilize it in the future would be very valuable.

Michael Manikowski expresses concern for the required local match in the incubator status CFA. The Board discusses options to proceed with the application. Suggestions are made on how to meet the match while ensuring cash flow. Michael Manikowski, Catharine Young, and Brendan Tydings agree that the Board should pursue the CFA. It is decided that Harry Sicherman and Sarah Meyer will work together to compose the application by July 23. Michael Manikowski offers assistance from his office and suggests Sage Gerling can help as well. Catharine Young suggests a work session with Carrie Carmenatty and Sarah Meyer.

Meeting concludes at 11:13 am.