



Minutes from...
CAFTPC Monthly Board Meeting
October 21, 2021 at 10 am at Tech Farm /Zoom

Members in Attendance (alphabetical by last name):

Sage Gerling, Michael Manikowski (Chairman), Michael Nozzolio, Jan Nyrop, Bill Strassburg, Brendan Tydings, and Catharine Young

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

Barry Dumbauld (Hunt EAS), Sarah Meyer, Harry Sicherman, Michael Trapanovski (Hunt EAS)

I. Call to Order/Introductions (Chairman Michael Manikowski)

Meeting called to order at 10:07 am.

II. Review and Approval of October 2021 Minutes (Chairman Michael Manikowski)

Minutes were approved with a motion by Michael Nozzolio; seconded by Sage Gerling. Unanimously passed at 10:09 am.

III. Tech Farm

a.) CFA Application Review (Harry Sicherman, Bill Strassburg)

The application was submitted successfully on July 30. Hoping to hear within the next six weeks. Noted getting full 20 points from Regional EDC.

IV. Manufacturing Facility (Brendan Tydings, Harry Sicherman)

a.) Project Updates

Geneva Planning Board approved plans last week.

b.) Presentation, Hunt EAS

Michael Trapanovski presented updates to the construction drawings and explained alternates. Brendan will communicate with Cornell Real Estate department as soon as drawings and alternates are more finalized. Michael Nozzolio introduced idea of solar panels on new facility or on grounds for steady stream of income. Catharine Young referenced a similar past proposal. Sage Gerling encouraged investigation of water meter size for new facility. Discussion of costs of tenant continued. Characteristics of building materials, schedule, and budget continued.

c.) ESD/EDA Grants Update

Harry Sicherman has reviewed lease and will share with Board members.

V. Operations (Sarah Meyer)

a.) Monthly Notes- Building Tenant Happenings

Notes from previous month was reviewed with Board members. Sarah Meyer was asked to investigate submeters in existing building and to contact NYSEG for options. Sarah Meyer was asked to recirculate lease profiles and current Tech Farm lease with Board members. Pest control contract options (2) were shared along with Trane preventative service plan proposal. No decisions made for proceeding.

VI. Tech Farm Financial Report (Sarah Meyer/Brendan Tydings)

a.) Expenses >\$2000 for Audit Committee

Sarah Meyer reviewed the approved expenses over \$2000 since the last Board meeting and the anticipated invoices to be paid, as well as current account balances and QB reports. A Finance Committee of Bill Strassburg, Harry Sicherman, Brendan Tydings, and Sarah Meyer will meet immediately after meeting to flush out FY2022 budget for PARIS report, due by end of month, and lease rates.

VII. Executive Session (non-members left meeting)

Did not occur.

VIII. Adjourn Meeting (Chairman Michael Manikowski),

Meeting adjourned at 11:57 am.