



**Minutes from...**  
**CAFTPC Monthly Board Meeting**  
**April 21, 2022 at 10 am at Tech Farm /Zoom**

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

Michael Nozzolio, Jan Nyrop, Bill Strassburg (acting Chairman), Brendan Tydings, and Catharine Young

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

Erica Collins, 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 10:05 AM.

**II. Guest Presentation, Hunt EAS and Manufacturing Facility**

A presentation from Hunt EAS, regarding Manufacturing Building, was provided to Board members. The Hunt AES team outlined the bid process. Decision was made to extend bid date to 5/3. The Hunt team has answered all questions of contractors and explained bid addendum (4/20/22), adjustments and deducts. Good, competitive bidding is expected. There will be a 226-day construction period.

**III. Review and Approval of April 2022 Minutes (Bill Strassburg)**

*Minutes were approved with a motion by Michael Nozzolio; seconded by Jan Nyrop. Unanimously passed at 10:25 am.*

**IV. Tech Farm**

Harry Sicherman provided a CFA grant update. Contract documents were submitted with Cathy Young, Michael Manikowski, and Sarah Meyer and a draft contract package was received. Harry Sicherman suggested a committee form to discuss the requirements of the grant, such as publicity. A final, signed contract is awaited with a retroactive start date of April 1, 2022.

**V. Manufacturing Facility (moved to Hunt presentation)**

Harry Sicherman provided an update on where the project stands with EDA. The package has been approved to date, submitted quarterly reports and semi-annual reports to date. The amendment to extend the start date to June and completion date was approved. Draft closing documents for the LNB mortgage are with Cornell for review. Cathy Young offered to forward Cornell Counsel a list of potential tenants. In regard to the NYSDEC notice for excavation and digging, recent additional sampling was conducted by CT Male and results are awaited.

**VI. Operations (Sarah Meyer)**

Notes from previous month activities was reviewed with Board members. New tenants and changes with leases were discussed. An update on rate adjustment estimate was provided by Brendan Tydings. Conversations with specific tenants have begun.

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

Sarah Meyer reviewed the reports and expenses since last Board Meeting. Special thanks to Cathy Young for Senate for her generous contribution to the CAFTPC. Ideas for working with tenants to cover rising utility rates was discussed. Erica Collins acknowledged similar situations in the City of Geneva.

**VIII. Executive Session**

Did not occur.

**IX. Adjourn Meeting (Chairman Michael Manikowski)**

*Motion made by Cathy Young; seconded by Brendan Tydings. Passed unanimously at 11:31am.*



**CAFTPC Special Meeting  
May 4, 2022 at 10:00 am via Zoom**

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

Michael Manikowski, 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)

Bid opening was May 3, 2022. Special meeting was scheduled to discuss the bids received and steps forward. Hunt EAS team reviewed the bids and reflected on the bid tabulation they provided. Project Alternates were listed and scenarios for applying them were discussed. Challenges for bidders, such as meeting MWBE goal, schedule, fees, etc. were discussed as an impact to the bids and bidders. The Hunt team will look at budget breakdown and potential of change orders to extend schedule. Harry Sicherman made suggestion on moving forward with EDA and options for other project components, such as attorneys, LNB, Cornell, City of Geneva, etc. Brendan Tydings will speak with AES. Jan Nyrop will follow up with Cornell Counsel members, and Harry will notify LNB and attorneys. The sub-committee of the Hunt Team, Harry Sicherman, Michael Manikowski, Brendan Tydings, and Sarah Meyer hope to reconvene next week.  
Meeting concluded at 10:58am