



Executive Committee Meeting
Meeting Minutes 11/16/12

Members Present: Robert Seem (President), Matt Horn, Mike Manikowski (Secretary) Marc Smith

Non –Members Present: Susan Noble,

Members not attending:

Meeting called to order at 9:15 am

- Minutes approved unanimously
- Budget presented, still on target
 - Have not used reserves
 - Maintenance still running high
 - Paying legal bills in part

Open Issues

- **Maintenance**
 - BCU fixed
 - Heating system, inconsistencies
 - No heat in front of building
 - Several offices extremely hot
- Rents
 - Companies still behind
 - TQHP is starting to pay
 - Terrenue has moved out but we are expecting rent as they have just finalized their deal to sell company
- Sewers
 - We are awaiting report from Civil engineer
 - Will need to put in several hundred feet to access the Viticulture Program
 - Can we work with City for water and sewer hook-up fees to go toward sewers
 - Difficult to do without siting of building
 - Bring to lot edge
 - Once we have a budget, we will work on USDA or EDA funding
 - Discussed loans or GVRMA funding
- Energy Rebate
 - Completed CFA
 - We are too big to receive a free energy audit
- Arbitration- roof
 - One contractor is working on quote, 2nd contractor not determined yet



- Brewery
 - Beth approved site near Flex Tech
 - George would prefer closer to Pre-Emption
 - Perhaps utilities are too close to building lot next to Flex Tech
 - Civil engineer believes there is adequate space to build on the site next to Flex tech
 - We should recommend site closest to Flex Tech Building
- Viticulture
 - No contracts have been signed at Ag and Markets
 - “Sandy” has created havoc for Ag and Markets and slowed down the process

New Business

- Mission statement needs to be reviewed
- ABM will be leasing lab but Terry Spittler will be leasing office
- Potential new tenant- 2 offices for sure starting December 1 and then back lab later on next year
- Discussion on leasing costs
 - What is the mission of park?
 - Where will expenses be?
 - What will happen when Cheribundi leaves
 - Need to work on Strategic plan with Development committee
- Governance issues for board meeting
 - Nathan is possibly retiring
 - Who is right person from Cornell if he does
 - Assets and availability
 - Access to president of Cornell
 - No transition in place so far
 - Chairman of the board?
 - Person needs to be proactive in supporting Exec. Dir.
 - Day to Day activities
 - Integrate Park into Economic System
 - PAAA transparency needs signatures
 - Size of Board? Is Seven enough
 - Need outside perspective
 - Private real world
 - Transition for next Executive Director

Director's Report

- Associates Program going well- Next meeting is January 7th, Rami Katz
- Attended TIES- Women entrepreneurs, more sales than corporate



Next regularly scheduled meeting Board meeting December 21, 2012

9:00 a.m.

Meeting adjourned: 10:30 a.m.

Respectfully Submitted

Michael Manikowski, Secretary.