



## Board of Directors Meeting Minutes December 21 2012

**Members Present:**, Nathan Fawcett Tom Burr, Mike Manikowski (Secretary), Matt Horn:  
Dennis Piedimonte, Jack Moore, Ed Hansen

**Members Excused:** Senator Nozzolio, Commissioner Aubertine

**Non-Members Present:** Susan Noble, Robert Seem Bill Mulligan Keith Wheeler Marc Smith

Meeting was called to order by R. Seem at 9:00 a.m.

**Approval of Minutes: Motion to Approve the minutes from the Sept. 21, 2012**

Moved: Mike Manikowski  
unanimously

Seconded: Matt Horn

Approved

### Old Business

- Reviewed financial situation
  - Presented cash flow situation.
    - Regular expenses on target
    - Utility costs still high
    - Revenues are higher than budgeted
    - New Board members brought up to date on financial status
    - 4 year budget presented and discussed

Motion to approve both 2013 budget and 4 year budget

Moved Mike Manikowski Seconded Matt Horn approved unanimously

- Several rents still outstanding
  - Terreneu and TQHP chronic lateness
    - Terreneu being sold, First payment made, 2 more due to cover back rent
    - Presented 2 options for payment
      - Wait for full payment
      - Pay immediately but \$.55 on the dollar
    - TQHP working with Excel Partners and should have financing soon
- Discussion of tenants and graduates followed- to update new board members
  - How long can they stay
  - Where would they go after leaving
  - Cheribundi- with us til December 2014 but where after that
- Discussion of history of Park and how we got to 2012
  - Transfer of land from state



- VCP clean up
- Overrun of costs
- Pro forma
- Limitations of Park, mission, tax rate, land lease rates

Organizational Procedures

- New Board now assumes command at this point
- Discussion of officer election
  - Need for support, signing of invoices,
  - Chair- may be left open if no one wishes to assume the position
  - Cornell has designated new representative to board due to the retirement of Nathan Fawcett- Joe Vinciquera will be joining the board January 1.
  - No nominations for Chair
  - Matt Horn agreed to be interim chair until March and continued the meeting
  - 2 remaining positions
    - Treasurer- Matt Horn
    - Secretary- Mike Manikowski
- Committees
  - Development
 

|                     |           |
|---------------------|-----------|
| ▪ Jack Moore        | Joe Rizzo |
| ▪ Dennis Piedemonte | Bob Seem  |
| ▪ Bill Mulligan     |           |
| ▪ Keith Wheeler     |           |
| ▪ Mike Manikowski   |           |
  - Audit and Finance
 

|                  |                |
|------------------|----------------|
| ▪ Nathan Fawcett | Matt Horn      |
| ▪ Bob Seem       | Joe Vinciquera |
  - Governance
 

|                  |                |
|------------------|----------------|
| ▪ Matt Horn      |                |
| ▪ Joe Vinciquera | Nathan Fawcett |
| ▪ Bob Seem       |                |

Motion to approve the membership in the 3 committees

Moved Mike Manikowski                      Seconded Nathan approved unanimously

- Executive Committee
  - Officers
  - Meets monthly
  - Changed to be the 3 officers and the Director’s Representative-Marc Smith
- Contracting Officer- Motion that Susan Noble be appointed as the Contracting Officer for the Corporation

Moved Mike Manikowski                      Seconded Nathan Fawcett                      Approved  
Unanimously



Motion that Matt Horn be appointed as CFO for the corporation  
Moved Mike Manikowski                      Seconded Nathan Fawcett    Approved Unanimously

- FLCC Viticulture Building
  - Cost of land lease??
  - Discussion of where funding came from and potential start date
- Sewer issue
  - Question as to why the Park has to pay for sewers
    - City and County will assist with paying
    - Met with City DPW to design path for new sewer- basically a T shape
    - Design around a potential access road
    - Concern re: elevation, VCP
- Training for PAAA
  - Reminder that all board members must take training
- Meeting Schedule- need to change the date to April 5<sup>th</sup> so all board members can be in attendance
- Check signing- Susan Noble, Mike Manikowski
- Legal counsel at meetings only when requested
- Audit – ready for March meeting? Which has been changed
- Arbitration update
  - 2 contractors so far working on a plan and cost in preparation for settlement talks
  - No set date at this time
- Strategic Plan
  - With the new board, there is a great deal of expertise May be able to do this in house
  - Have to have the right one
  - Get other quotes – Cornell, Hobart, William Smith, Brian Hanahan was suggested
  - Try for one year plan
  - Mission change would require a legislative change which would be difficult, first time took 3 years
  - What will the strategy be
    - Need to look at the plan for the Station and Cooperative Extension
    - Follow Regional Economic Development Council process
- Brewery
  - Waiting for city to determine a 2 acre plot
  - They will then site the building in preparation for sewers
  - Concerns about spraying of hops near road.
  - Might also be a concern with Viticulture program

## **New Business:**

Farewells to Board Members that are leaving, Nathan Fawcett, Keith Wheeler, Bob Seem  
Took a moment for Ct. situation.



Welcome to all new members, Dennis Piedemonte, Jack Moore, Ed Hansen

**Directors Report**

We were number 1 in the FLREDC competition, Seneca BioEnergy will be receiving funding from the this process.

**Executive Session- None required**

**Next Meeting**

Executive Committee meeting-January 18, 2013 at 9:00

**Adjournment**

Meeting adjourned- 11:00

Respectfully submitted,

Michael Manikowski  
Secretary