

Whitewater University Technology Park Board
University of Wisconsin-Whitewater University Center Room 261
Minutes for January 9, 2009

The meeting was called to order at 1:19 PM by City Manager Kevin Brunner. Members present: Ronald Gayhart, Peter Zaballos, John Chenoweth, Jeff Knight, Patrick Singer, Kevin Brunner, and Richard Telfer. Others present: Mary Nimm (Whitewater Community Development Authority), Jim Caldwell (First Citizens State Bank), Chris Welch (Jefferson County Daily Union).

1. **Approval of By-Laws.** After introductions it was moved by Telfer, seconded by Singer to approve the by-laws as drafted. AYES: Gayhart, Zaballos, Chenoweth, Knight, Singer, Brunner, Telfer. NOES: None.
2. **Consideration/Approval of Officers.** It was moved by Singer, seconded by Chenoweth to appoint Dr. Richard Telfer as President of the Whitewater University Technology Park Board of Directors. AYES: Gayhart, Zaballos, Chenoweth, Knight, Singer, Brunner, Telfer. NOES: None.

It was then moved by Gayhart, seconded by Brunner to appoint Patrick Singer as Vice President of the Board. AYES: Gayhart, Zaballos, Chenoweth, Knight, Singer, Brunner, Telfer. NOES: None.

It was moved by Telfer, seconded by Chenoweth to approve Kevin Brunner as Secretary of the Board. AYES: Gayhart, Zaballos, Chenoweth, Knight, Singer, Brunner, Telfer. NOES: None.

It was move by Singer, seconded by Gayhart to appoint Jeff Knight as Treasurer of the Board. AYES: Gayhart, Zaballos, Chenoweth, Knight, Singer, Brunner, Telfer. NOES: None.

3. **Review of Feasibility Study Recommendations.** There was a general discussion of the feasibility study recommendations presented by consultants MSA Associates and NorthStar Economics made in July of 2008. Zaballos pointed out that we should be asking two essential questions regarding this project. 1) What does the three year global recession mean to the proposed Whitewater University Technology Park? 2) How do we more carefully look at the University of Wisconsin-Whitewater core competencies as it relates to the proposed park? In addition, Zaballos suggested that we look at successful University Business Parks and determine what was essential to their success in the first, second and third years of their operations.

There was general consensus during discussion that the need for a business plan for the park and the new corporation is essential and should be done as soon as possible. As part of that business plan a mission statement and 2009 objectives for the corporation should be established. In addition, the business plan should contain discussion of the phasing and

improvements financing potential of partnerships with other entities as well as the provision of utilities to the site.

4. **Review of Current Status of Technology Park Planning.** Brunner indicated that Strand and Associates had been awarded a contract by the City and the CDA in early December for engineering design services related to the infrastructure improvements for proposed phase one of the Park. This design engineering work is on schedule and is scheduled for completion by the end of March. Brunner noted that the only potential glitch in having the infrastructure improvements “shovel ready” by the end of March is final delineation of the wetland areas. The Wisconsin Department of Natural Resources will have to make this final determination based upon work with Strand and the Southeastern Wisconsin Regional Planning Commissioner Dewey for the City.

Mary Nimm briefly explained the current status of the dark fiber extension to Whitewater. She indicated that the meeting would be held next week with University officials and other interested parties from Fort Atkinson and Jefferson regarding this project. The total cost of bringing dark fiber to Whitewater that the University has received is \$850,000.

With regard to the acquisition of the land identified for the Whitewater University Technology Park it was suggested that pursuant to the recently adopted by-laws that a Real Estate/Investment Committee be established to begin negotiations with the property owner in regard to securing the land.

It was moved by Zaballos, seconded by Chenoweth to appoint Brunner, Gayhart and Jim Caldwell to this committee. AYES: Gayhart, Zaballos, Chenoweth, Knight, Singer, Brunner, Telfer. NOES: None.

5. **Development of 2009 Action Plan for Technology Park Development.** After a brief discussion it was decided that it is premature to put together the action plan until the business plan is formulated by the Board.
6. **Scheduled 2009 Meeting Dates.** No regular dates were established by the Board. However, it was agreed that the next meeting of the Board would take place on Wednesday, January 21st at 8:30 am at the University of Wisconsin-Whitewater Hyer Hall, Room 424.
7. **Adjournment.** It was moved by Knight, seconded by Telfer to adjourn the meeting. The meeting was adjourned at 2:35 pm.

Respectfully Submitted,

Kevin M Brunner
City Manager