

Whitewater University Technology Park Board
University of Wisconsin-Whitewater, University Center Room 266
Minutes for February 17, 2009

The meeting was called to order at 12:30 PM by President Telfer. Members present: Ronald Gayhart, Peter Zaballos, John Chenoweth, Jeff Knight, Patrick Singer, and Richard Telfer. Absent: Kevin Brunner. Others present: Mary Nimm, Mitch Grulke, Mike Van den Bosch, Jeff Ruedebusch and Michael Mathews from Ruedebusch Development & Construction, Jo Bernhardt Principal at Lincoln Elementary School, Tom Groinske Principal at Washington Elementary School, Corey Hassler – Royal Purple

1. **Approval of minutes of 2/3/09 meeting**

It was moved by Knight and seconded by Telfer to approve the February 3, 2009 with corrections to the typo's in item #2 (Bueher to Bugher, and Execytuve to Executive). Ayes: Chenoweth, Gayhart, Knight, Singer, Telfer, Zaballos. Noes: None.

2. **Discussion with Jeff Ruedebusch and Mike Mathews (Ruedebusch Development & Construction) regarding "incubator" type facilities**

The Board had the opportunity to ask questions of Ruedebusch and Matthews regarding multi-tenant facilities for purposes of incubators and innovation technology related centers.

Among other parts of the discussion held with Ruedebusch and Matthews are the following points:

1. It is difficult for utilities (such as Alliant and/or WE Energies) with large coverage areas to invest and partner in local efforts such as the Whitewater Innovation Center. Utilities such as MG&E, with defined service areas, are more likely to partner with such centers within their defined service areas.
2. These questions were raised for consideration in an attempt to answer if building an innovation center makes the most sense.
 - o To what extent do you see new companies and faculty starting new businesses?
 - o Do you see any spin-out of existing manufacturing?
 - o What is naturally occurring and at what state are you able to provide a unique environment?
 - o What makes your space compelling?
 - o Can you create an environment for entrepreneurs to become successful?
 - o To what extent is it important to have a building in place and to what extent is it important to have an entrepreneurial network in place?
3. There was a policy push from the University Campus (in Madison) to push commercial ventures elsewhere helping the success in Madison.

4. When looking for common spaces and building planning, must consider flexibility
 - Design flexibility into buildings for unknown
 - Allow for collaborative spaces
 - Have a path for expansion and contraction of businesses
5. Basic sq ft cost estimates @ \$150 sq ft of multi-story, built-out office spaces, \$50 sq ft warehouse, \$65-\$75 sq ft warehouse flex with office – the size of the building also effects the cost
6. When considering a LEAD certified space:
 - Do you want to build it if a tenant isn't willing to pay for it?
 - A LEAD building requires some stability and good management practices – this is difficult with changing tenants and changing tenant needs. LEAD buildings are difficult to manage in multi-tenant buildings.
 - Consider the option of going greener with LEAD practices.
7. On-line resources: NBIA, WIBA
8. Construction time estimates for a 40,000sq ft facility, multi-level, adjustable spaces = 6 months for a shell construction

3. Updates from working groups

a. Business Plan (responsible parties: WCEDA, Gayhart, Brunner, Zaballos)

Van den Bosch noted that WCEDA is working on their portion of the Business Plan and is expecting to bring together all elements of the plan the first week of March. Zaballos volunteered to be in the Business Plan group.

b. Mission Statement

Mission Statement completed. No discussion

c. Competencies (responsible parties: Chancellor Telfer)

A second meeting was held. Attendees were asked of thoughts on the Tech Park. Next step is to define what are the competencies and who would do something in the park as a company.

d. Land (See item 5 below) (responsible parties: Brunner, Gayhart, Caldwell)

e. Infrastructure (responsible parties: Brunner)

Telfer noted that he, Brunner, Gayhart and Nimm met with the Department of Commerce to talk about EDA grant opportunities for Counties declared disaster areas as a result of the June, 2008 flooding stating that because Walworth county was declared a disaster area, the University Technology park project qualifies. Funding is a 75% match for projects that bring recovery to an area by way of creating new economic

opportunities and job creation. Gayhart and Nimm are working with Commerce on the application. Notice of award could come as early as May, 2009.

- f. Building (responsible parties: Brunner, Gayhart, Caldwell)**
Building drawings and an email between Caldwell and Magill Construction were distributed to the board. Drawings were of the 40,000sq ft Center for Advanced Technology and Innovation (CATI) with a cost estimate for construction of a like facility at approximately \$3,640,000.
- g. Occupancy (responsible parties: Brunner, Gayhart, Caldwell)**
No discussion.
- h. Financing (responsible parties: Caldwell)**
No discussion after the EDA Grant opportunity discussion.
- i. Grants (responsible parties: Gayhart, Chancellor)**
Same as discussion above.
- j. Fiber (responsible parties: Nimm)**
Nimm noted that she has tried to contact Midwest Fiber leaving a message requesting the cost estimates for fiber and a map. She has not received a response to her message and will continue to try to get in touch with Midwest Fiber. Chancellor noted there is money in the stimulus package for fiber and rural communities.

- 4. **Adjournment to closed session at approximately 1:30 p.m. to reconvene at approximately 1:45 per Wisconsin Statute 19.85 (1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.** Ayes: Chenoweth, Gayhart, Knight, Singer, Telfer, Zaballos. Noes: None Absent: Brunner

The meeting was adjourned to closed session at approximately 2:40 PM

a. Tech Park property acquisition

5. Adjournment

It was moved by Singer, seconded by Knight to adjourn at 2:50 PM. Next meeting of the Board will be held at 1:00 PM on March 12, 2009 at the University of Wisconsin-Whitewater, University, Center Room 261.

Respectfully Submitted,

Mary S Nimm, CDA Coordinator