

Whitewater University Technology Park Board
University of Wisconsin-Whitewater Campus
Hyland Hall, Room 4031
Minutes for July 20, 2009

1. **Call to Order.**

The meeting was called to order at 8:00 AM by President Telfer. Members present: Ronald Gayhart, Peter Zaballos, John Chenoweth, Jim Stewart, Kevin Brunner, Jeff Knight and Richard Telfer. Absent: None. Others present: Mary Nimm, Jim Caldwell, Gary Albrecht (CESA 2).

2. **Approval of Solicitation of RFP for Construction Management Services-Innovation Center.**

It was moved by Stewart and seconded by Knight to approve the solicitation of an RFP for construction management services for the proposed Whitewater Innovation Center project. The motion was unanimously approved.

3. **Review and Approval of Technical Park Restrictive Covenants.**

The Board had extensive discussion regarding the proposed restrictive covenants for the technology park. The discussion centered on making sure that the Technical Park Board (Plan Review Commission) would reserve the right to oversee development of all the lots until they are 100% sold. There was also discussion regarding enforcement of the covenants and a request to the City attorney to make sure the covenants can be enforced by the Board.

This item was delayed for further action until the next meeting of the Board.

4. **Future directions for Eppstein Uhen Architects**

Gayhart reviewed possible grant opportunities for the Whitewater Innovation Center. He indicated that there are six to seven possible State and Federal grants that could be applied for relating to energy efficiency and innovative green technologies. After discussion, the Board agreed that Eppstein Uhen would be directed to work on the following: 1) Work with UW-Whitewater on possible grant applications; 2) Conduct needed geotechnical survey work of the building site, in particular its potential for geothermal applications; 3) Review construction management proposals and interview finalists; 4) Participate in presentations to possible tenants; and 5) Produce a time line for the Board that would insure Fall construction for the Innovation Center.

Brunner indicated that he would be in contact with Cliff Goodhart of Eppstein Uhen Architects later in the day to provide this direction as well as to finalize the RFP document for construction management services.

5. **Future meeting dates.**

Telfer indicated that he would like to get back to a regular meeting schedule. After discussion it was decided that the next meeting would be held on August 11 at 4:00 pm at a yet to be determined site. Agenda items will include: 1) Review and approval of Tech Park

restrictive covenants; 2) Recommendation for construction services contract; and 3) Review business plan/potential financing for Innovation Center.

6. **Adjournment**

It was then moved by Stewart and seconded by Knight to adjourn. The meeting adjourned at 9:00 am.

Respectfully Submitted,

Kevin Brunner, Secretary