

Whitewater University Technology Park Board  
University of Wisconsin-Whitewater Campus  
James R. Connor University Center Room 261  
Minutes for August 11, 2009

**1. Call to Order.**

The meeting was called to order at 4:00 PM by President Telfer. Members present: Ronald Gayhart, Jim Stewart, Kevin Brunner, Jeff Knight and Richard Telfer. Absent: Peter Zaballos, John Chenoweth. Others present: Mary Nimm, Gary Albrecht (CESA 2), Mike Vanden Bosch (WCEDA), Cliff Goodhart (Eppstein Uhen) and Denise Ehlen.

**2. Election of Vice President.**

It was moved by Brunner and seconded Knight to nominate Jim Stewart as the new Vice President of the Whitewater University Technology Park Board. The motion was unanimously approved.

**3. Update on EDA Grant**

Nimm gave a brief update on the current status of the EDA grant. She noted that an announcement was eminent regarding the grant and that all the requested materials have been submitted to the EDA and its consultant.

**4. Update on Building Design and Cost Estimates**

There was no further information on building design and cost estimates for the Whitewater Innovation Center.

**5. Discussion of Approval of Construction Management Services Agreement**

Gayhart explained that he, Brunner, Knight and Cliff Goodhart had interviewed three firms for construction management services yesterday. These firms were Findorff Construction (Madison), J. P. Cullen & Sons (Janesville), and Miron Construction (Menasha). After due deliberation and consideration, the committee is recommending that J. P. Cullen be selected to provide construction management services for the Whitewater Innovation Center project and that a recommendation be made to the Community Development Authority and Common Council to approve a construction services agreement yet to be finalized with Cullen. It was moved by Gayhart and seconded by Brunner to approve the recommendation to hire J. P. Cullen and Sons for construction management services. The motion was unanimously approved.

**6. Discussion and Approval of Restrictive Covenants**

After discussion it was moved by Knight and seconded by Brunner to recommend to the Whitewater Plan and Architectural Review Commission the approval of the proposed restrictive covenants for the Whitewater University Technology Park as well as the proposed

new zoning district ordinance for the park. The motion was unanimously approved.

**7. Discussion of Business Plan**

Gayhart indicated that he and Vanden Bosch still needed to complete a little bit of work on the business plan but that it was essentially done. Gayhart indicated that he would be circulating the draft business plan among board members later in the week. A key consideration will be to develop plans for the management and marketing of both the Technology Park and Innovation Center.

**8. Discussion of Financing of Technology Park and Innovation Center**

Brunner and Gayhart indicated that they had met earlier in the week with Brad Viegut of Robert W. Baird about financing options for both the needed Technology Park improvements as well as the Innovation Center. Viegut will be developing borrowing projections based on 10, 15 and 20 year repayment schedules. Baird will be scheduled to present and discuss financing options at a future meeting of the Board.

**9. Update on Furniture**

Ehlen indicated that she is working with UW-Whitewater personnel on saving some furniture that could be used at the Innovation Center building from University surplus. Further update will be given on this at a future meeting.

**10. Update on Fiber Connectivity**

Nimm reported that the City of Whitewater and Whitewater Unified School District have submitted letters of support for WisNet's application for federal funding for the dark fiber initiative. At this point in time the plans would call for the Whitewater Technology Park to be included as part of a WisNet community area network that would be partially funded through the federal funding proposal. There will be some local match required (20%), but at this time the match for Whitewater has not been determined.

Goodhart indicated that he would be contacting J. P. Cullen and Sons and inviting them to the next meeting of the board. This will be an important meeting because Goodhart is looking for further direction from the board on the following: collaboration/synergy opportunities; meeting spaces; future expansion options; determination of whether the high bay program element should be included in the Innovation Center; LEED expectations and opportunities; rendering/visualization options available through Eppstein Uhen Architects and an update on master tenants.

Brunner also distributed draft Articles of Incorporation that will need to be considered at a future meeting of the board.

**11. Next Meeting**

The next meeting of the board was scheduled for Tuesday, August 18, 2009 at 2:00 pm in Room 261 of the University Center. Agenda items will include the list of items noted above: needing direction from the board for Eppstein Uhen; review of potential grants from the US Department of Energy for the Whitewater Innovation Center; discussion of the possible role of

the UW-Whitewater Foundation in fundraising for the Innovation Center; possible groundbreaking dates for the Whitewater Innovation Center; and approval of the draft Articles of Incorporation.

12. **Adjournment**

It was then moved by Knight and seconded by Stewart to Adjourn the meeting. The meeting was adjourned at 5:05 pm.

Respectfully Submitted,

Kevin Brunner, Secretary