

Whitewater University Technology Park Board  
Lakefront Conference Room, City Municipal Building  
312 W Whitewater Street  
Minutes for October 21, 2009

1. **Call to Order.**

The meeting was called to order at 1:00 PM by President Telfer. Members present: Jeff Knight, John Chenoweth, Jim Stewart, Kevin Brunner, Richard Telfer, Ronald Gayhart, Peter Zaballos  
Absent: None. Others present: Dan Swanson and Mark Cullen (J.P. Cullen & Sons), Jim Caldwell, Denise Ehlen, Ronald Fleischman, Cliff Goodhart (Eppstein Uhen Architects).

2. **Approval of Minutes.**

It was moved by Zaballos and seconded by Stewart to approve the minutes of the September 15, 2009 meeting. The motion was approved.

3. **EDA Grant Updates.**

Brunner indicated that the City and CDA were working on getting the three contracts relating to the Technology Park approved by the US EDA. These three contracts are for the architectural design development services related to the Whitewater Innovation Center with Eppstein Uhen Architects, the construction management contract for the Whitewater Innovation Center with J. P. Cullen & Sons, and the civil engineering services contract for the Starin Road extension and the Technology Park public improvements with Strand and Associates. Ehlen gave an update on the Regional Automotive Adjustment Project. Mark Cullen noted that his firm is willing to work with the UAW and other partners on this project. Ehlen is working on a master grant to administer various EDA programs on this regional initiative and should be submitting it very soon. Chenoweth noted that there is an entrepreneur grant pending for the University that might impact on the Technology Park and Innovation Center as well.

4. **Innovation Center Design Update and Building Scope.**

Cliff Goodhart reviewed with the board the current budget for the Innovation Center. Goodhart indicated that there needs to be a reduction of approximately \$900,000 in order to accommodate the geothermal heat/cooling system and other green technologies desired by the board for this building. Goodhart also indicated that between Eppstein Uhen and J. P. Cullen that this \$900,000 gap budget can be reduced at least by ½ through value engineering. He indicated that it would continue to be a budgetary struggle to provide “gracious community space” in this building.

It was moved by Zaballos and seconded by Chenoweth that Eppstein Uhen be requested to produce a “shopping list” of potential reductions in the Innovation Center building budget and that this be received by November 6 so that the board consider it for a meeting to be scheduled during the week of November 9. The motion was approved.

The board also discussed how important the branding is for the Whitewater Innovation Center. The geothermal systems and LEED certification are extremely important to the type of “environmental brand” that is desired for this building. Knight raised the question of organizing a limited liability corporation for the geothermal portion of this building and perhaps other components in order to qualify for federal tax credits. As part of this, the board discussed the possibility of hiring legal expertise over and above the City Attorney to research these types of

possibilities for this building.

**5. Review Project Schedule**

Brunner requested that PERT charts be produced by both J. P. Cullen and Eppstein Uhen for the Whitewater Innovation Center project as well as by Strand and Associated for the civil engineering components of the Tech Park project. These project schedules will be shared with the EDA and will serve as a basis for guiding future progress.

**6. Additional Updates.**

**a. Fiber**

Telfer indicated that the University was progressing with bringing Dark Fiber to the University. However, the big issue will be providing that Dark Fiber from the University to the Technology Park, which will cost approximately \$100,000. Brunner indicated that he would be placing some money into the City capital improvement program for the municipal share of this Dark Fiber extension.

**b. Business Plan**

This was deferred to be discussed in more detail during the closed session regarding the Sources and Use Statement.

**c. Web Page**

Telfer reminded everyone that a website has been created for the Technology Park with the following address: [Whitewatertech.org](http://Whitewatertech.org).

**7. Approval of Amended Bylaws**

It was moved by Knight and seconded by Chenoweth to approve the amended bylaws as presented by Brunner and the City Attorney. Please note that the composition of the board will remain at seven members, four appointed by the City (to include the City Manager) and three to be appointed by the University (including the Chancellor). The motion was approved.

Brunner also reviewed the process for obtaining 501(c)(3) status for the Whitewater University Technology Park Board.

It was then moved by Knight and seconded by Stewart to adjourn to closed session pursuant to Wisconsin State Statute 19.85(1)(e), "deliberating or negotiating the purchasing of public funds or conducting other specified public business whenever competitive or bargaining reasons require a closed session". Ayes: Chenoweth, Knight, Brunner, Gayhart, Zaballos, Stewart, Telfer. Noes: None. The meeting was adjourned to closed session at approximately 2:30 pm and continued until 3:10 pm during which the Sources and Use Statement and the business plan for the Technology Park were discussed by the board.

It was then moved by Zaballos and seconded by Stewart to adjourn to open session at 3:10 pm. Ayes: Chenoweth, Knight, Brunner, Gayhart, Zaballos, Stewart, Telfer. Noes: None.

**6. Adjournment.**

The meeting adjourned at 3:10 pm.

Respectfully Submitted,

Kevin Brunner, Secretary