

Whitewater University Technology Park Board  
Lakefront Conference Room, City Municipal Building  
312 W Whitewater Street  
Minutes for March 2, 2010

**1. Call to Order.**

The meeting was called to order at 2:05 pm by President Telfer. Members present: Jeff Knight, John Chenoweth, Jim Stewart, Kevin Brunner, Richard Telfer, Peter Zaballos (attended by telephone) and Ronald Gayhart. Absent: None. Others present: Denise Ehlen, Jim Caldwell, Guy Wilson (Affiliated Engineers), Mary Nimm, Doug Saubert, Fred Burkhardt (WCEDA), Mike Van Den Bosch (WCEDA), Dan Swanson (JP Cullen & Sons), Ryan Pingel and Cliff Goodhart (Eppstein Uhen Architects).

**2. Approval of Minutes.**

It was moved by Knight and seconded by Chenoweth to approve the minutes from the February 5, 2010 meeting. Ayes: Knight, Chenoweth, Stewart, Brunner, Telfer, Zaballos and Gayhart. Noes: None.

**3. Review and Approve Technology Park Signage.**

Nimm & Brunner reviewed the recommended monument signs to designate the entrances to the Tech Park. The proposal from R. A. Grant Sign Company of Madison was recommended. After discussion it was moved by Gayhart and seconded by Knight to approve Tech Park signage to be further designed by R. A. Grant Sign Company up to an amount of \$21,000 with funds to come from TID #4. Ayes: Knight, Chenoweth, Stewart, Brunner, Telfer, Zaballos and Gayhart. Noes: None.

Note: If possible, the signs might be incorporated into the bid package for the Innovation Center Project for the Tech Park Public Improvement Project if a portion of the signage cost can be paid for by the federal EDA grant.

**4. Review Tech Park Business Plan.**

Knight, Gayhart and Pingel presented eight different scenarios for the Sources and Use Statement for the Technology Park. There was considerable discussion regarding the various scenarios and which scenario would be most appropriate to include in the Tech Park Business Plan. After this discussion was held it was determined that additional work on the various scenarios of the Sources and Use Document need to still take place. This item was deferred for further action until the March 17 meeting of the Board.

**5. Review IT Planning for Innovation Center.**

Brunner indicated that it was important that the Board form a plan with regard to how the Information Technology infrastructure for the Innovation Center will be designed and developed. After discussion it was moved by Telfer and seconded by Stewart that a committee composed of Chenoweth, Nimm and Brunner be created to develop the IT plan for the Innovation Center with recommendations to be made at a future meeting of the Board. Ayes: Knight, Chenoweth, Stewart, Brunner, Telfer, Zaballos and Gayhart. Noes: None.

**6. Review of Photovoltaic Array Possibility (Solar Panels) for Innovation Center.**

Brunner introduced the concept of now including a photovoltaic array on the roof of the Whitewater Innovation Center building. Goodhart indicated that he recommends that the

inclusion of a photovoltaic array be included as a bid alternate for this project. Guy Wilson of Affiliated Engineers said that the total electrical output of the panel would be 22 Kilowatts, which would allow approximately 20% of the projected electrical demand for the building to come from that energy source.

Goodhart indicated that the total estimated installed cost of the photovoltaic array as designed would be \$158,000 with Focus on Energy and WE Energy grants available to offset \$100,000 of that cost. The total cash outlay would be approximately \$58,000. Goodhart further explained that there has been a reduction of onsite retention that will be required for the Innovation Center that will pare approximately \$40,000 to \$50,000 from the current total estimated cost of the building. As such, this photovoltaic array could cost as little as \$8,000 to \$10,000 with a projected payback of 4 to 5 years. Affiliated Engineers is projecting the cost savings from using the photovoltaic energy source as about \$2,500 annually in current dollars.

Goodhart also indicated that the Focus on Energy grant application is due by April 23<sup>rd</sup>. The architect and consulting engineers will provide the data and it was agreed that the University would assist with producing the requested grant application to Focus on Energy and WE Energies.

It was moved by Knight, seconded by Brunner to approve the inclusion of a photovoltaic array as a bid alternate on the Whitewater Innovation Center project. Ayes: Knight, Chenoweth, Stewart, Brunner, Telfer, Zaballos and Gayhart. Noes: None.

**7. Possibilities for Location of a Second Building.**

Telfer indicated that while his subcommittee has started to look at possibilities for a second building and its location that this item would be deferred for discussion at a future meeting.

**8. Next Meetings.**

It was agreed that the next meeting of the Board would be held on March 12, 9:30 am, at the Municipal Center Lakefront Conference Room with the sole item of business to review and approve the site and building plans for the Whitewater Innovation Center project. Brunner indicated that he would be contacting Rod Dalee, the Whitewater Plan and Architectural Review Commission appointee to the Special Technology Park Plan Review Board that has been established by local ordinance. In addition, a meeting of the Board was scheduled for March 17, beginning at 9:00 am to continue the discussion of the Sources and Use Document as well as the planning for a possible second building.

**9. Adjournment.**

It was then moved by Knight and seconded by Chenoweth to adjourn the meeting. The meeting adjourned at 3:35 pm.

Respectfully Submitted,

Kevin Brunner, Secretary