

Whitewater University Technology Park Board
Lakefront Conference Room, City Municipal Building
312 W Whitewater Street
Minutes for September 8, 2010

1. Call to Order.

The meeting was called to order at 9:00 am by President Telfer. Members present: Jeff Knight, Kevin Brunner, Ronald Gayhart, Richard Telfer, Jim Stewart and John Chenoweth. Absent: Peter Zaballo. Others present: Gary Albrecht, Mary Nimm, Mike Van Den Bosch (WCEDA), Denise Ehlen, and Neil Day (J.P. Cullen).

2. Approval of Minutes from July 14, 2010 Meeting.

It was moved by Stewart and seconded by Chenoweth to approve these minutes as read.
Approved.

3. Construction Update.

Neal Day, Whitewater Innovation Center Project Manager with J. P. Cullen and Sons, presented a brief construction report. The project is currently on schedule with the substantial completion date still estimated to be December 30, 2010. Currently, there are 10 days of float and we have gained 4 days of float since last month.

Bedrock impacts are nearly complete and are within the estimates previously provided to the Board. The geothermal system may still impact on the final landscaping schedule. Weather during the next two months will determine this outcome.

There has been a problem with the brick manufacturer in that the dark brick has poor quality and was judged to be unacceptable. Alternative solutions are being addressed.

All the structural work has been completed along with all site utilities. Fifty of the sixty geothermal wells are now installed. Activities for the next month include the installation of the window and glass wall system, the exterior brick, the roofing system and preparing the south and east side of the building for hardscape and landscape. It is anticipated that the building will be entirely closed in by the end of September.

Telfer suggested that at the next meeting of the Board a tour of the facility take place at the end of the meeting.

4. Starin Road and Tech Park construction.

Brunner briefly reported that both the Starin Road extension and the Tech Park improvements are currently under construction. It is anticipated that both will be substantially completed by November 15.

5. Dark Fiber update.

Telfer indicated that cost of extending Dark Fiber from the University to the Tech Park will be approximately \$201,000. The University is committed to paying for the cost of this extension, however, it will need to be owned and maintained by the city.

During the discussion, it was requested that pricing for DSL and Cable to the Innovation Center and Tech Park also be obtained and that a meeting be held as soon as possible between the

interested parties to get this work going.

Telfer indicated that he and Brunner would be meeting soon to develop the Memorandum of Understanding between the University and the city for the extension and future use of the Dark Fiber.

6. Strategic Plan update.

Ehlen distributed a draft outline for a strategic plan for the Technology Park and Innovation Center. She also distributed a strategic plan that had been developed for the Northeast Indiana Innovation Park as an example.

Telfer requested that all Board members review the Strategic Plan outline and come prepared to discuss it at the next meeting.

7. Sources and Uses update.

Telfer assigned to Gayhart and Knight the need to finalize two scenarios and to present those to the Board at the next meeting. These scenarios would be included as part of the Strategic Plan.

8. City-University MOU.

Telfer indicated again that he and Brunner would be working on a draft MOU that would be presented to the City Council hopefully later this month for the Dark Fiber extension as well as perhaps other items that need to be addressed with regard to the management of the Innovation Center.

9. Discussion of possible building naming rights.

Brunner indicated that this is something that the Board needs to work on over the next several months. He felt that it would be very difficult to approach potential donors for naming rights after the building is officially opened.

Brunner and Telfer will work on a letter that will be sent to targeted donors for potential building naming rights in the next several weeks.

10. Adjourn to Closed Session.

It was then moved by Knight and seconded by Stewart to adjourn to closed session 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. Roll call vote: Ayes: Gayhart, Stewart, Brunner, Knight, Chenoweth and Telfer. Noes: None. Absent: Zaballos.

The meeting was adjourned to closed session at 9:59 AM. During the closed executive session potential leases for the Innovation Center building were discussed, however, no action was taken. Also, the Board was given an update on the Innovation Manager search. This search will be taking place over the next several weeks.

It was then moved by Gayhart and seconded by Stewart to reconvene to open session. Role call vote: Ayes: Gayhart, Stewart, Brunner, Knight, Chenoweth and Telfer. Noes: None. Absent: Zaballos.

11. Other business.

The Board set its next meeting for October 13 at 9:00 AM at the J. P. Cullen job trailer on the Whitewater Innovation Center construction site. Also, Brunner will contact Zaballos regarding his continued interest in serving on the Board since he has been unable to attend the majority of meetings this year. Also, Brunner briefly explained the City's proposed Transparency Ordinance which would require either videotaping or audio recording of all meetings. Even though the Technology Park Board is a quasi governmental body it was felt that the Board should consider implementing the ordinance provisions once it is adopted.

There was also a brief discussion that will probably be picked up at the next meeting regarding further development of the Technology Park website to focus more on marketing the Innovation Center in the future.

12. Adjournment.

It was then moved by Brunner and seconded by Knight to adjourn. Meeting adjourned at 10:32 PM.

Respectfully Submitted,

Kevin Brunner, Secretary