

Whitewater University Technology Park Board
Whitewater Innovation Center
1221 Innovation Drive
Minutes for February 23, 2011

1. **Call to Order.**

The meeting was called to order at 8:00 am by President Telfer. Members present: Jeff Knight, Kevin Brunner, Jim Stewart, Peter Zaballos, John Chenoweth, and Richard Telfer. Absent: Ronald Gayhart. Others present: Mike Vanden Bosch, Denise Ehlen, Gary Lengyel, Neal Day (J.P. Cullen) and Cliff Goodhart (Eppstein Uhen Architects).

2. **Approval of Minutes from February 9, 2011 Meeting.**

It was moved by Stewart and seconded by Chenoweth to approve the minutes from the February 9, 2011 meeting. Approved.

3. **Approval of Science Lab Build Out.**

There was considerable discussion with Goodhart and Day regarding the planned build out of the science labs on the first floor. The cost estimate for the shell of the build out alone is now approximately \$128,000 with further build out of the science wet labs estimated at approximately \$300,000. Both Goodhart and Day indicated that it was their intent to drive down that number considerably based on further discussions with sub-contractors and suppliers.

There is general consensus that no matter what, the shell build out needs to take place and that a case needs to be made before the EDA that this should be included as part of the EDA grant for the Innovation Center construction project. In addition, a request will be made for the EDA to participate with the funding of the lab build out as part of the enhancements for this project.

It was moved by Knight, seconded by Zaballos to approve the build out of the shell and lab space predicated on further discussions with the EDA on possible funding. This item will be brought back to the full board for discussion at its next meeting. Approved.

4. **Approval of HVAC Maintenance Option Terms and Conditions.**

It was moved by Telfer, seconded by Chenoweth to approve executing an HVAC maintenance agreement with NAMI in the amount of \$4,200 with the provision that certain objectionable language in the Terms and Conditions portion of the agreement be eliminated or modified. Approved.

5. **Discuss Grand Opening/Open House.**

It was determined that the targeted dates for the Grand Opening/Open House would be Thursday May 5th and Friday May 6th. This item will be discussed further at the next meeting.

6. **Convene to closed session at 9:15 a.m. 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.**

It was then moved by Zaballos and seconded by Brunner to convene to closed executive session. Item to be discussed: Proposed lease with Blackthorne Capital Management LLC. Ayes: Telfer, Stewart, Knight, Zaballos, Brunner, Chenoweth. Noes: None.

7. Next Meeting.

The next meeting of the Board will take place on March 16th at 8:00 am at the Whitewater Innovation Center.

8. Adjournment.

It was then moved by Knight, seconded by Chenoweth to adjourn. Meeting adjourned at 9:40 am.

Respectfully Submitted,

Kevin Brunner, Secretary