



Whitewater CDA

MINUTES – Amended to remove Closed Session Item on Janesville Street Redevelopment

Monday, July 27 2009
4:30 PM – CDA Board of Directors
2nd Floor - Cravath Lake Front Conference Room
Whitewater Municipal Building
312 W. Whitewater Street
Whitewater, WI 53190

1. Call to order and roll call

Tom Miller called the meeting to order at 4:34PM.

Present: Jim Allen, Al Marshall, Tom Miller, Al Stanek, Jim Stewart, Marilyn Kienbaum

Absent: Jeff Knight

Others: Mary Nimm, Kevin Brunner, Bud Gayhart, Mitch Simon, Dave Zepecki and Tim Casey from Equity Commercial, and Keith Burich and Michael Queoff from Keller Inc

2. Approval of the Agenda

Tom Miller motioned to approve the agenda with the following amendments:

Item #6 (Closed Session) will be moved ahead of Item #5 (Whitewater University Technology Park Update)

Item #6b (Development Agreement with Keller Construction) will move ahead of Item #6a (Nano Imaging Devices)
Stewart seconded.

Ayes: Jim Allen, Al Marshall, Tom Miller, Al Stanek, Jim Stewart, Marilyn Kienbaum

Nays: None

Absent: Jeff Knight

The motion to approve the agenda with the changes as noted passed unanimously on a voice-call vote.

3. HEARING OF CITIZEN COMMENTS. *No formal CDA Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.*
No Citizen Comments

4. Approval of the June 29, 2009 and July 15, 2009 Minutes

Allen motioned to approve the June 29, 2009 and July 15, 2009 minutes noting that Stewart needed to be named in the voting(s). Marshall seconded.

Ayes: Jim Allen, Al Marshall, Tom Miller, Al Stanek, Jim Stewart, Marilyn Kienbaum

Nays: None

Absent: Jeff Knight

The motion approve the June 29, and July 15 minutes with the noted changes passed unanimously on a roll-call vote.

5. Whitewater University Technology Park Update and Discussion

a. Innovation Center – Brunner presented schematic drawings, approx 45k ft2 bldg, trying to keep costs around \$5m. Negotiating with major tenant for approx 5,000ft2 plus another possible tenant. Will incorporate green technologies. Working to get assistance from Focus on Energies.

b. Restrictive Covenants – Kienbaum questioned who is on the Architectural Review Committee. Brunner noted the ordinance that would adopt these covenants would create that commission to include the Board of Directors for the Tech Park as well as the Chair of the Plan Commission. The goal is to make the process more expedient. The only control the committee will have is site plan review for the Technology Park.

c. EDA Grant Status – Nimm noted that she has been working on the final details for the grant application and expects to complete these details this week. The EDA is eager to complete the assessment of this project.

6. Adjourn to closed session at approximately 4:35PM to reconvene at approximately 5:15PM 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

a. Nano Imaging Devices LLC Economic Development Loan Application Review

b. Development Agreement with Keller Construction

e. ~~Janesville Street Redevelopment~~

Tom Miller motioned to invite Tim Casey from Equity Commercial, and Keith Burich and Michael Queoff from Keller Inc to closed session item 6b. Miller also invited Bud Gayhart, Mitch Simon and Dave Zepecki

into closed session items 6a and 6b. Allen seconded.

Ayes: Jim Allen, Al Marshall, Tom Miller, Al Stanek, Jim Stewart, Marilyn Kienbaum

Nays: None

Absent: Jeff Knight

The motion to invite the above named persons into closed session passed unanimously on a roll-call vote.

Marilyn Kienbaum motioned to move into closed session at 4:38PM. Marshall seconded.

Present: Jim Allen, Al Marshall, Tom Miller, Al Stanek, Jim Stewart, Marilyn Kienbaum

Absent: Jeff Knight

Others: Nimm, Brunner, Gayhart, Simon, Zepecki, Casey, Burich, Queoff

The motion to adjourn to closed session passed unanimously on a roll-call vote.

7. Reconvene and Roll Call

Allen motioned to reconvene at 6:00PM. Kienbaum Seconded.

Present: Jim Allen, Al Marshall, Tom Miller, Al Stanek, Jim Stewart, Marilyn Kienbaum

Absent: Jeff Knight

Others: Nimm, Brunner, Gayhart, Zepecki, Simon

8. Discussion and Possible Action on Nano Imaging Devices LLC Economic Development Loan Request

No Action

9. Discussion and Possible Action on Development Agreement with Keller Construction

Allen motioned to continue with the Development Agreement with Keller Inc. with amendments as discussed and moved onto the Common Council for approval. Stanek seconded.

Ayes: Jim Allen, Al Marshall, Tom Miller, Al Stanek, Jim Stewart, Marilyn Kienbaum

Nays: None

Absent: Jeff Knight

The motion to invite continue with the Development Agreement with Keller Inc. with the amendments as discussed passed unanimously on a roll-call vote.

~~**10. Discussion and Possible Action on Janesville Street Redevelopment**~~

11. Broadband/Dark Fiber Update and Discussion

Nimm noted that a meeting on Broadband/Dark Fiber as they relate to the Federal Stimulus Grant Opportunities was held in the 1st Floor Community Room and was facilitated by representatives from WisNET. Nimm noted that WisNET will be submitting a grant application to include the City of Whitewater in its map Community Area Networks (CANS). Nimm also noted that in the event additional funding is needed for implementing dark fiber connections around Whitewater, she would work with Denise Ehlen on additional grant opportunities.

12. Discussion and Possible Action on Action Plan for TID 6

This item was postponed to the next meeting.

13. Future Agenda Items

Discussion and possible action on Action Plan for TID 6

14. Adjourn

Jim Stewart motioned to adjourn at 6:10PM. Marshall seconded.

Respectfully submitted,

Mary S Nimm
CDA Coordinator