

MINUTES

Milwaukee County Research Park Corporation

Board of Directors Meeting

Friday, December 18, 2015

The Milwaukee County Research Park Corporation (MCRPC) Board of Directors Meeting was held on Friday, December 18, 2015 at the Technology Innovation Center, 10437 Innovation Drive, Suite 114, Wauwatosa, WI 53226.

Chairman David Dull called the meeting to order at 10:00 a.m.

AGENDA ITEM I – Roll Call (Quorum Present)

PRESENT: David Dull, Mayor Kathleen Ehley, David Cialdini, Supervisor Willie Johnson, Jr., Supervisor James Schmitt, Daniel McKeithan, Dan Bukiewicz, Dr. John Raymond, Supervisor Michael Mayo Jr., and David Gilbert

EXCUSED: Devona Wright Cottrell, Marvin C. Bynum II, Supervisor Theodore Lipscomb, Supervisor Patricia Jursik, and Nate Cade

STAFF: Guy T. Mascari and Kay Van Hecke

GUEST(S): William Invie Shroyer (Reinhart Boerner Van Deuren), Jim Sedgwick (VJS Development Group), Russ Kaloti (KL Holdings), Tamir Kaloti (KL Holdings), David Prentiss (First Hospitality Group), Michael Newman (Crowne Plaza Hotel), Shozib Khan (Crowne Plaza Hotel), and Joshua L. Gimbel (GRGB Law)

AGENDA ITEM II – Minutes of the November 10, 2015 Board Meeting: These minutes were held over until the next Board of Directors meeting.

AGENDA ITEM III – Reconsideration of approval of selection of the VJS Development Group proposal (which includes a hotel use) for Lots 10 and 21 and the M-10 Building on Lot 21 at the Milwaukee County Research Park: In response to a complaint by the owners of the Crowne Plaza Milwaukee West Hotel that another hotel at the Research Park would be detrimental to their business, Mr. Dull said that they would be given an opportunity to present their case to the MCRPC Board. Mr. Dull then introduced Russ Kaloti of KL Holdings, who in turn introduced four other members of his team. Mr. Kaloti and others then proceeded to give a lengthy presentation regarding the perceived reasons for their concerns and asked the Board to resend its prior approval of a proposal submitted by VJS Development for a mixed-use development on Lots 10 & 21 that would include a brew-pub or other high-end restaurant, a coffee shop, a limited-service business oriented hotel, and other retail uses. Mr. Dull then gave Jim Sedgwick of VJS an opportunity to respond. Mr. Sedgwick briefly stated that VJS had not yet had an opportunity to do their due diligence that he thought would validate the market feasibility of their project, including the limited service hotel. Mr. Sedgwick requested that VJS be allowed to proceed with their project and then come back to the MCRPC

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Board for further approvals, such as hotel brand, brew pub brand, coffee shop brand and site and building design after completing their due diligence. Mr. Dull then opened the floor for questions.

AGENDA ITEM IV– Pursuant to Section 19.85(1)(e) Wisconsin Statutes, the Board may go into Closed Session to discuss real estate negotiations with potential occupants of the Research Park and/or to discuss personnel or legal matters:

Supervisor Mayo moved that, pursuant to Section 19.85(1)(e) Wisconsin Statutes, the Board go into closed session to discuss real estate negotiations with potential occupants of the Research Park. Supervisor Schmitt seconded the motion. The motion passed unanimously. The Board went into closed session at 10:50 a.m.

AGENDA ITEM V – The Board may reconvene into Open Session to act on items discussed during closed session: The Board returned to open session at 11:37 a.m. Thereafter, Supervisor Mayo made the following motion:

The Board hereby directs staff to put the VJS transaction on hold and not to sign the proposed Offer being negotiated until the Board can obtain more information to decide whether a hotel is desired at the Research Park. The Board hereby authorizes and directs the MCRPC Executive Committee to work with the Chairman of the Board and Executive Director to complete the following by the February 9, 2016 MCRPC Board of Directors meeting:

1. Complete a survey of the employers and/or owners at the Research Park regarding its desire to have an additional hotel at the Research Park, and other applicable desired amenities at the Research Park. The methodology, cost and scope of such survey to be completed in the Executive Director's and/or Chairman of the Board's discretion.
2. Obtain professional input and data regarding the feasibility and impact of adding a hotel such as the one proposed by VJS at the Research Park. Again, the cost, scope and method of obtaining this professional opinion is delegated to the Chairman of the Board and/or Executive Director, with input from the Executive Committee.

The motion was seconded by Supervisor Schmitt. The motion passed unanimously.

AGENDA ITEM XI – General Discussion and Announcements:

Mr. Dull announced that the next Board meeting would take place on February 9, 2016.

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AGENDA ITEM XIV – Adjourn: Since there was no further business, Supervisor Mayo moved and Supervisor Schmitt seconded a motion to adjourn. The motion passed unanimously. Mr. Dull adjourned the meeting at 11:46 a.m.

APPROVED:

SUBMITTED:

David Dull, Chairman

Kay Van Hecke, Office and Facilities
Manager