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WCTC District Board Regular Meeting

Tuesday May 12, 2026

Waukesha County Technical College

Richard T. Anderson Education Center (RTA), C051/C057

5:00 pm

UPCOMING MEETINGS

Public Hearing and Regular Board Meeting	Tuesday June 9, 2026	5:00 pm	RTA, C051/C057
Annual Organizational Meeting and Regular Board Meeting	Monday July 13, 2026	5:00 pm	RTA, C051/C057
Regular Board Meeting	Tuesday August 11, 2026	5:00 pm	RTA, C051/C057

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**Waukesha County Area Technical College
District Board Meeting
May 12, 2026
Richard T. Anderson Education Center, C051/C057**

AGENDA

- I. Call to Order – Courtney Bauer**
- II. Public/Staff Remarks***
- III. Delegates to be Heard**
 - A. WCTC Foundation Report – Robyn Ludtke
- IV. President’s Report – Dr. Richard G. Barnhouse**
- V. Approval of Consent Agenda Items**
 - A. Minutes Dated April 28, 2026 (page 4-7)
 - B. Accounts Payable Summary for April 2026 (page 8-10)
 - C. 38.14 Contract Report for April 2026 (page 11)
 - D. Approval of Hire Report (page 12)
- VI. Action Items**
 - A. Resolution Awarding the Sale of \$3,100,000 General Obligation Promissory Notes, Series 2026B – Kristine Golz (page 13-32)
 - B. Construction Bid Approval S205/S207 Interior Design – Rich Haen (page 33)
 - C. 2025/26 Budget Amendment – Kristine Golz and Rich Haen (page 34-35)
 - D. Construction Bid Approval Q Building Pieper Power Applied AI Center - Second Floor Addition – Rich Haen (page 36)
 - E. Selection of Nomination Committee for 2026/27 District Board Officers – Courtney Bauer
- VII. Presentation/Discussion**
 - A. Update of 2026/27 Budget – Kristine Golz
- VIII. A Motion Shall be Made Pursuant to Wis. Stat. Sec. 19.85(1)(b)(c) and (e) to convene into Closed Session to discuss:**
 - A. Consideration of Public Employment Matters Related to Operational Staffing Needs
 - B. Base Wage Agreement Discussion
 - C. Applied Intelligence Institute (AI Spin Out) Competitive Strategy

The Board may reconvene in open session to take action on the base wage agreement discussion and creation of Applied Intelligence Institute.

IX. Adjournment – Courtney Bauer



Dr. Richard G. Barnhouse, President

*** Board Meeting Rules of Conduct**

District Board meetings are to be conducted in accordance with the published agenda. Public remarks are allowed but must be made during the “public/staff remarks” section of the agenda and are limited to three (3) minutes per person and fifteen (15) minutes in total. This is not a public hearing. Persons who wish to address the district Board may make a statement as long as it pertains to a specific current agenda item. The District Board Chairperson may or may not respond to statements made.

Public/Staff Remarks Procedure:

1. Public Comments must pertain to a current agenda item.
2. Comment request forms must be completed and submitted to the District Board Executive Assistant prior to the meeting.
3. The Board Chairperson will ask the requesting speaker to come forward to present their comments to the District Board.
4. Speakers must adhere to the three (3) minute limit per individual.
5. Total time allotted for all public remarks shall not exceed fifteen (15) minutes.
6. The Board Chairperson reserves the right to stop unprofessional discussion or discussion targeted toward a specific individual.

Unless requested by the Board Chairperson from the audience regarding a specific agenda topic, public comments or dialogue are not allowed during other portions of the board meeting and/or discussion. Interruptions or disruptive behavior may result in security being notified. Public comments or communications may also be directed to the Board through the President’s office in Room C211.

Attention Individuals with Disabilities:

Every reasonable effort will be made for special accommodations for individuals with disabilities for public board meetings. Please contact the District Board Executive Assistant at boards@wctc.edu at least 72 hours prior to the meeting if you require special accommodations.

**Waukesha County Technical College
District Board Meeting Minutes
April 28, 2026 - 5:00 PM
Richard T. Anderson Education Center, C051/C057**

Present:

Brian Baumgartner, Chairperson
Ryan Clark, Secretary/Treasurer - remote
Courtney Bauer, Board Vice Chairperson - remote
Amanda Busche, Board Member
Jamie Stahulak, Board Member
Michael Cady, Board Member
Rob Ewing, Board Member

Absent:

Stephanie Reisner, Board Member
Barb Dittrich, Board Member

Also Present:

Richard Barnhouse
Jennifer Hagen

15 guests

REGULAR MEETING

I. Call to Order – Brian Baumgartner 5:00 pm

II. Public/Staff Remarks*

III. Delegates to be Heard

A. Student Leadership Council

- Focusing on serving food this semester to get students to events.
- Hosted a First Gen student panel to discuss their experience at WCTC.
- For the rest of the semester, programming includes Paint and Sip, Smoothie Bike, and Blood Drive.

B. Introduction of District Ambassador for 2026/27 – Caleb Bryant

- Caleb Bryant left a career in banking to study Information Technology and Artificial Intelligence full-time at WCTC.
- He was selected as the 2026-27 WCTC District Ambassador, where he will represent the college and participate in a statewide leadership program across the Wisconsin Technical College System.

- Caleb Bryant is involved in extra-curriculars, participating in the Applied AI Lab, serving as the AI liaison for the IT Club, and managing an AI newsletter for students.
- Caleb expects to graduate in 2027 and is already working part-time to train AI models and plans to begin a new career in tech.

IV. President's Report – Dr. Richard G. Barnhouse

- A.** Dr. Barnhouse welcomed everyone to the April WCTC District Board Meeting.
- B.** Dr. Barnhouse thanked everyone for attending this rescheduled meeting.
- C.** The TCS10 legislation that has been discussed at previous meetings was vetoed by the Governor earlier this month.
- D.** The second-floor addition of the Q building was approved at the WTCS Board meeting in March.
- E.** The WTCS President's Association has been discussing how to create more advocacy at the State Capitol for the WTCS colleges.
- F.** Dr. Barnhouse met with Pat Goss from the District Boards Association on April 7. Mr. Goss is meeting with each college as he begins his new position as Executive Director.
- G.** College staff met with Senator Rob Hutton regarding use of AI and automation in his business Kettle Moraine Coatings.
- H.** The Secretary of the Wisconsin Department of Children and Families the WCTC Child Development Center last month.
- I.** Dr. Barnhouse has been attending events to meet with gubernatorial candidates to learn their ideas regarding higher education and the WTCS. He met Missy Hughes last month.
- J.** WCTC hosted an event on tariffs, importing, and exporting in conjunction with the Brookfield Chamber of Commerce.
- K.** Dr. Barnhouse met with Rockwell Automation and welcomed them to the county as they build a new location in New Berlin.
- L.** Dr. Barnhouse shared that he authorized the dissolution of the insurance trust used to create DMI insurance consortium. The trust was empty and had not been touched in years.
- M.** Dr. Barnhouse and Kristine Golz met with PNC bank earlier this month.
- N.** Dr. Barnhouse and several staff attended the Laugh for a Smile event last week. This is a fundraiser for the Community Smiles dental clinic for low-income families.

V. Approval of Consent Agenda Items

- A.** Minutes dated March 10, 2026
- B.** Accounts Payable Summary March 2026
- C.** 38.14 Contract Report March 2026

- D. Approval of Hire Report
- E. Board Policies Review, Policy 2.3
- F. Board Monitoring Report 2025/26 Third Quarter Financials

Mike Cady motioned to approve the Consent Agenda Items, receiving a second from Rob Ewing. **Approved, carried unanimously.**

VI. Action Items

- A. Resolution Authorizing the Issuance of \$3,100,000 General Obligation Promissory Notes, Series 2026B, of Waukesha County Area Technical College District, Wisconsin – Kristine Golz
 - This is the final of three borrowings planned for this fiscal year.
 - Funding will be used for construction of building additions, building renovations, and movable capital equipment in academics and operations.

Amanda Busche motioned to authorize the issuance of \$3,100,000 General Obligation Promissory Notes, receiving a second from Jamie Stahulak. **Approved, carried unanimously.**

- B. Resolution to Modify 2025/26 Budget – Kristine Golz
 - WCTC has a need to modify the budget due to increase institutional revenues and related expenditures for donated funds, modify transfers and expenditures for Student Leadership Council furniture purchases, and adjust institutional revenues and debt service expenditures.

Rob Ewing motioned to modify the 2025/26 budget, receiving a second from Mike Cady. **Approved, carried unanimously.**

- C. Presentation and Bid Approval G Building Electric Project – Rich Haen
 - WCTC is seeking project approval to support the relocation of the Dual Enrollment Academy Tool and Die/CNC program from the Q Building to the G Building.
 - This project includes installing electrical distribution infrastructure in the G Building.
 - There were 2 bidders for the project, for a total of \$142,400.

Ryan Clark motioned to approve the G Building Electric Project, receiving a second from Jamie Stahulak. **Approved, carried unanimously.**

Rob Ewing motioned to award the bid for the G Building Electric Project to the lowest responsible bidder Wil-surge Electric, receiving a second from Amanda Busche.

Approved, carried unanimously.

VII. Presentation/Discussion

A. 2026/27 Budget Update – Kristine Golz

- FY 2026–27 budget assumptions include planned capital projects, stable debt service, and levy planning based on 1.0% net new construction and an estimated 3% property valuation increase.
- Capital planning focuses on facilities, infrastructure, and technology, supported through multiple funding sources (debt issuance, investment earnings, grants, equipment sales, and fund balance) to fully fund the capital budget.
- Property tax impact remains modest and competitive, with no change to the debt service levy, a relatively low total mill rate compared to peer technical colleges, and only minor changes for the typical homeowner.

B. Applied AI Lab Next Phase – Laura Krohn, Kristine Golz, and Michelle Skinder

- The Applied AI Lab is defining its business model around three product lines: workforce training, startup accelerator cohorts, and industrial research.
- A startup-phase risk analysis has been developed covering five key risks (strategic dilution, resource starvation, slow execution, cultural friction, and reputational risk), each with mitigation strategies and an activation timeline.
- Legal formation of a new 501(c)(3) entity is underway, with governance documents addressing board composition, fiscal controls, shared services with the college, and IRS compliance — targeting a full presentation to the District Board in May 2026.

VIII. Adjournment – Brian Baumgartner

- A.** Rob Ewing motioned to adjourn the meeting, receiving a second from Jamie Stahulak. Meeting adjourned at 6:05 pm.

Respectfully Submitted by
Jennifer Hagen

Signed: _____
Ryan Clark, Board Secretary/Treasurer

ACCOUNTS PAYABLE SUMMARY

April 2026

**To the Secretary/Treasurer of the Waukesha County Area
Technical College District Board:**

**The Vice President of Finance and Administration submits for approval the attached
claims for payment, which include payroll deductions, of \$1,835,172.13.**

**The Waukesha County Area Technical College
District Board and President have examined these claims
and approve their payment this 12th day of May, 2026**

Chair

Secretary/Treasurer

President

"Check Register Report

Accounts Payable account code ""WA"". Database instance PROD-Native Generated: 4/30/2026 12:21:11 PM"

Check Number	Date	Payee	Amount
!0043380	04/21/2026	Aladdin Food Management Services LLC	\$10,255.52
!0043330	04/15/2026	Alex Air Apparatus	\$10,533.71
!0043408	04/23/2026	Alex Air Apparatus	\$21,634.00
C0808266	04/02/2026	Allcon LLC	\$16,909.81
C0808267	04/02/2026	American Dental Association	\$5,210.00
C0510876	04/22/2026	Axley LLP	\$82,500.00
!0043472	04/30/2026	Badger Truck Center Inc	\$6,370.00
!0043333	04/15/2026	Bear Construction Company	\$18,644.46
!0043474	04/30/2026	Clear Channel	\$14,075.00
C0808795	04/30/2026	Clear Cut Laser Inc	\$7,429.00
C0808514	04/21/2026	Constellation NewEnergy Gas Division LLC	\$8,844.93
!0043241	04/02/2026	Coursedog Inc	\$341,242.00
C0808515	04/21/2026	D & H Distributing	\$8,472.35
C0808754	04/28/2026	D & H Distributing	\$14,071.20
!0043242	04/02/2026	Dell Marketing L P	\$6,612.00
!0043386	04/21/2026	Duet Resource Group	\$10,209.01
!0043299	04/09/2026	Ellucian Company LLC	\$36,052.00
!0043244	04/02/2026	Embassy Consulting Services	\$11,570.00
!0043337	04/15/2026	Encoura LLC	\$5,900.00
!0043388	04/21/2026	Field Training Solutions	\$6,000.00
!0043270	04/07/2026	Gannett Wisconsin LocaliQ	\$11,421.91
!0043390	04/21/2026	Herff Jones Inc	\$16,037.51
C0808797	04/30/2026	James Imaging Systems	\$5,308.21
C0808379	04/09/2026	Level Up Construction Inc	\$24,708.65
C0808273	04/02/2026	Linde Gas & Equipment Inc	\$16,147.82
!0043341	04/15/2026	Madison National Life Insurance Co	\$9,272.80
!0043363	04/16/2026	Majic Productions Inc	\$9,558.93
!0043248	04/02/2026	Mallory Safety and Supply LLC	\$217,519.86
C0808321	04/07/2026	Metropolitan Milwaukee Association of Commerce	\$5,000.00
!0043275	04/07/2026	National Instruments	\$9,750.00
C0808382	04/09/2026	O & W Communications	\$24,900.00
C0808383	04/09/2026	Office Furniture Warehouse of Waukesha LLC	\$10,802.81
C0808762	04/28/2026	Pace Technologies Corporation	\$46,018.50
!0043480	04/30/2026	PFM Asset Management LLC	\$5,667.90
!0043251	04/02/2026	Pitney Bowes Global Financial Svc LLC	\$52,903.80
!0043305	04/09/2026	Pitney Bowes Reserve Account	\$5,000.00
C0808386	04/09/2026	Pomps Tire Service	\$5,852.29
!0043481	04/30/2026	Postmaster	\$8,000.00
C0808524	04/21/2026	Quad Graphics Inc	\$45,271.02
!0043278	04/07/2026	Quarles & Brady LLP	\$47,450.00
C0808325	04/07/2026	Robert W Baird & Company Inc	\$17,250.00
C0808389	04/09/2026	Sheepdog Guardian Consulting LLC	\$8,550.00
!0043483	04/30/2026	Superior Cleaners LLC	\$66,168.00
!0043348	04/15/2026	Symetra Life Insurance Company	\$25,799.62
C0808769	04/28/2026	Testforce USA Inc	\$18,743.00
!0043253	04/02/2026	The CTK Group	\$6,300.00
C0808328	04/07/2026	The NCHERM Group LLC	\$5,500.00
C0808283	04/02/2026	Trane Company	\$14,289.00
C0808284	04/02/2026	Truck Country	\$17,910.86
C0808285	04/02/2026	US Postal Service	\$22,000.00

"Check Register Report

Accounts Payable account code ""WA"". Database instance PROD-Native Generated: 4/30/2026 12:21:11 PM"

C0808286	04/02/2026	Vicon Industries INC.	\$5,185.60
C0808570	04/23/2026	Vicon Industries INC.	\$5,955.20
C0808392	04/09/2026	Village of Pewaukee	\$25,281.68
C0808528	04/21/2026	Village of Pewaukee Water Utility	\$21,854.33
C0808771	04/28/2026	VitalSource Technologies LLC	\$168,538.26
!0043451	04/28/2026	Von Briesen & Roper SC	\$5,700.00
C0808329	04/07/2026	WE Energies	\$70,163.76
C0808805	04/30/2026	WE Energies	\$6,224.54
C0808394	04/09/2026	Zimmerman Design Group	\$69,847.50
C0808459	04/15/2026	Zimmerman Design Group	\$34,783.78
60	Total		\$1,835,172.13

WCTC CORPORATE TRAINING CENTER CONTRACT APPROVAL REPORT - APRIL, 2026

Contract #	Start Date	Customer	Service Description	Total Participants	Total Revenue	Direct Cost	Variance (1)	Full Cost	Variance (2)
Instructional Contracts									
9319	3/25/2026	IEWC	Industrial Electricity	15	5,808	2,934	2,874	2,301	3,507
9308	4/6/2026	The Gund Company	GD&T	11	3,574	1,475	2,099	1,690	1,884
9326	3/15/2026	Waukesha County Department of Admin	Lean Overview	15	751	273	478	321	675
9341	4/10/2026	WRTP Big Step Program	CDL Permit Training	6	1,228	436	792	552	676
Technical Assistance Contracts (Non-instructional activities provided to a company, no enrollment #s are available)									
9295	3/18/2026	Schunk Carbon Technology	AI 101: Foundations	N/A	756	298	458	378	378
9294	3/10/2026	City of Oconomowoc	AI 101 and Strategy Development	N/A	1,082	435	647	551	531
9331	4/1/2026	D&H Industries Inc.	Fluid Power Training	N/A	3,969	1,490	2,479	1,787	2,182
Center for Early College Opportunities (High School Transcribed Credit)									
<i>WCTC Adm. Policy FIN-550 reflects that transcribed credit 38.14 contracts will not provide for full cost recovery</i>									
9056	1/1/2026	Oconomowoc Area Schools	Foundations of Early Childhood Education	15	6,803	3,339	3,464	3,603	3,200
9216	2/3/2026	New Berlin Public Schools	Nursing Assistant	10	7,750	5,822	1,928	5,992	1,758
9224	2/3/2026	Franklin Public Schools	Nursing Assistant	10	7,750	5,822	1,928	5,992	1,758
9225	1/27/2026	Wauwatosa School District	Nursing Assistant	10	7,950	5,822	2,128	5,992	1,958
9226	2/2/2026	Multiple Recipient	Nursing Assistant	7	7,750	5,817	1,933	5,992	1,758
CONTRACT TOTALS:					55,171	33,963	21,208	35,151	20,265

Definitions
Total Revenue: Contract Amount (Selling price based on Board's pricing structure) + any related revenue from grants
Direct Cost: Salary and Benefits plus all Direct Expenses
Full Cost calculation: [Salary & Benefits + (Salary & Benefits x the appropriate State Indirect Cost Factor)]
Variance: (1) The difference between Total Revenue and Direct Cost
Variance: (2) The difference between Total Revenue and Full Cost



MEMORANDUM

TO: WCTC District Board of Trustees
FROM: Michelle Skinder, Vice President of Human Resources and Legal Affairs
DATE: May 12, 2026
SUBJECT: Approval of Hire Report

The following individuals are recommended for hire based on the Colleges recruitment, hiring and promotion process:

Stephen McAllister

Start Date: 7/1/26

Position: Instructor – Construction Management



MEMORANDUM

TO: WCTC District Board of Trustees
FROM: Kristine Golz, Vice President of Finance and Administration
DATE: May 12, 2026
SUBJECT: Resolution Awarding the Sale of \$3,100,000 General Obligation Promissory Notes, Series 2026B

At the June Board meeting, the WCTC Board adopted the 2025/26 budget. Included in the budget was a plan to issue \$11,500,000 general obligation promissory notes to fund capital expenditures for 2025/26. At the April Board meeting, the WCTC Board authorized the borrowing of \$3,100,000 General Obligation Promissory Notes. The public sale of these G.O. Promissory Notes is scheduled for 9:30 am on Tuesday, May 12, 2026.

Action Requested:

We request the WCTC Board to award the sale for the issuance of \$3,100,000 general obligation promissory notes for this fiscal year for building remodeling projects and equipment.

- \$1,500,000 for construction of building additions
- \$500,000 for building renovation projects
- \$1,100,000 for movable capital equipment in academics and operations

Resolutions and documents will be distributed at the May 12, 2026, Board meeting and a presentation will explain the results of the public sale that is scheduled to be held that same morning.

The draft legal resolution follows this memo for informational purposes only. Updated information related to this debt issue will be distributed at the Board meeting.

This is the final of three borrowings planned for this fiscal year.

Staff will be available at the board meeting to answer any questions you may have regarding this request.

RESOLUTION NO. _____

RESOLUTION AWARDING THE SALE OF \$3,100,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2026B

WHEREAS, on April 28, 2026, the District Board of the Waukesha County Area Technical College District, Waukesha, Jefferson, Dodge and Racine Counties, Wisconsin (the "District") adopted a resolution (the "Authorizing Resolution") which authorized the issuance of general obligation promissory notes in the amount of \$500,000 for the public purpose of financing building remodeling and improvement projects; in the amount of \$1,100,000 for the public purpose of financing the acquisition of movable equipment; and in the amount of \$1,500,000 for the public purpose of financing the construction of building additions or enlargements at the Pewaukee campus (collectively, the "Project");

WHEREAS, the District caused Notices to Electors to be published in The Freeman on May 5, 2026 giving notice of adoption of the Authorizing Resolution, identifying where and when the Authorizing Resolution could be inspected, and advising electors of their right to petition for a referendum on the question of the issuance of general obligation promissory notes within thirty (30) days of publication of the Notice with respect to the building remodeling and improvement projects and the acquisition of movable equipment;

WHEREAS, no petition for referendum has been filed with the District and the time to file such a petition expires on June 4, 2026;

WHEREAS, the District has directed Robert W. Baird & Co. Incorporated ("Baird") to take the steps necessary to sell the District's general obligation promissory notes (the "Notes") to pay the cost of the Project;

WHEREAS, Baird, in consultation with the officials of the District, prepared an Official Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Notes and indicating that the Notes would be offered for public sale on May 12, 2026;

WHEREAS, the Secretary (in consultation with Baird) caused notice of the sale of the Notes to be published and/or announced and caused the Official Notice of Sale to be distributed to potential bidders offering the Notes for public sale on May 12, 2026;

WHEREAS, the District has duly received bids for the Notes as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the District. Baird has recommended that the District accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the District Board of the District that:

Section 1. Ratification of the Official Notice of Sale and Offering Materials. The District Board hereby ratifies and approves the details of the Notes set forth in Exhibit A attached hereto as and for the details of the Notes. The Official Notice of Sale and any other offering materials prepared and circulated by Baird are hereby ratified and approved in all respects. All actions taken by officers of the District and Baird in connection with the preparation and distribution of the Official Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Award of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of THREE MILLION ONE HUNDRED THOUSAND DOLLARS (\$3,100,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Notes for the sum set forth on the Proposal [(as modified on the Bid Tabulation and reflected in the Pricing Summary referenced below and incorporated herein)], plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted (subject to the condition that no valid petition for referendum is filed by June 4, 2026 with respect to the Notes). The Chairperson and Secretary or other appropriate officers of the District are authorized and directed to execute an acceptance of the Proposal on behalf of the District. The good faith deposit of the Purchaser shall be applied in accordance with the Official Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Notes shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2026B"; shall be issued in the aggregate principal amount of \$3,100,000; shall be dated June 8, 2026; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on April 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2026. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes are not subject to optional redemption.

[The Proposal specifies that [some of] the Notes shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the District shall direct.]

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the District are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the District a direct annual irrepealable tax in the years 2026 through 2030 for the payments due in the years 2026 through 2031 in the amounts set forth on the Schedule. The amount of tax levied in the year 2026 shall be the total amount of debt service due on the Notes in the years 2026 and 2027; provided that the amount of such tax carried onto the tax rolls shall be abated by any amounts appropriated pursuant to subsection (D) below which are applied to payment of interest on the Notes in the year 2026.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the District shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the District and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the District for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the District then available, which sums shall be replaced upon the collection of the taxes herein levied.

(D) Appropriation. The District hereby appropriates from taxes levied in anticipation of the issuance of the Notes, proceeds of the Notes or other funds of the District on hand a sum sufficient to be irrevocably deposited in the segregated Debt Service Fund Account created below and used to pay debt service on the Notes coming due in 2026 as set forth on the Schedule.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the District, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the District may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2026B, dated June 8, 2026" (the "Debt Service Fund Account") and such account shall be

maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the District at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the District above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the District, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the District, unless the District Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the District and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the District, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the

date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The District represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The District further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The District further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Secretary or other officer of the District charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the District certifying that the District can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The District also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the District will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the District by the manual or facsimile signatures of the Chairperson and Secretary, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the District of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the District has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The District hereby authorizes the officers and agents of the District to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, which is hereby appointed as the District's registrar and fiscal agent pursuant to the provisions of Section

67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The District hereby authorizes the Chairperson and Secretary or other appropriate officers of the District to enter into a Fiscal Agency Agreement between the District and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The District shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Chairperson and Secretary shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The District shall cooperate in any such transfer, and the Chairperson and Secretary are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the District at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the District agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Secretary or other authorized representative of the District is authorized and directed to execute and deliver to DTC on behalf of the District to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Secretary's office.

Section 15. Official Statement. The District Board hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the District in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate District official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Secretary shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 16. Undertaking to Provide Continuing Disclosure. The District hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the District to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Chairperson and Secretary, or other officer of the District charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the District's Undertaking.

Section 17. Record Book. The Secretary shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 18. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the District are authorized to take all actions necessary to obtain such municipal bond insurance. The Chairperson and Secretary are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Chairperson and Secretary including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the District Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded May 12, 2026.

Brian K. Baumgartner
Chairperson

ATTEST:

Ryan J. Clark
Secretary

(SEAL)

DRAFT

EXHIBIT A

Official Notice of Sale

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Winning Bid

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on April 1, ____, ____, and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)]

EXHIBIT E

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS
NO. R-___ STATE OF WISCONSIN \$___
WAUKESHA COUNTY AREA TECHNICAL COLLEGE DISTRICT
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026B

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
April 1, ___ June 8, 2026 ___% ___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the Waukesha County Area Technical College District, Waukesha, Jefferson, Dodge and Racine Counties, Wisconsin (the "District"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2026 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the District are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$3,100,000, all of which are of like tenor, except as to denomination, interest rate and maturity date, issued by the District pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for the public purpose of financing building remodeling and improvement projects (\$500,000); the acquisition of movable equipment (\$1,100,000); and the construction of building additions or enlargements at the Pewaukee campus (\$1,500,000), as authorized by resolutions adopted on April 28, 2026 and May 12, 2026. Said resolutions are recorded in the official minutes of the District Board for said dates.

This Note is not subject to optional redemption.

【The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the resolution[s] referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.】

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation and date of the Notes called for redemption, CUSIP number, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the District, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the District kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the District appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the District for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes after the Record Date. The Fiscal Agent and District may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Waukesha County Area Technical College District, Waukesha, Jefferson, Dodge and Racine Counties, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Chairperson and Secretary; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

WAUKESHA COUNTY AREA TECHNICAL
COLLEGE DISTRICT, WISCONSIN

By: _____
Brian K. Baumgartner
Chairperson

(SEAL)

By: _____
Ryan J. Clark
Secretary

DRAFT

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned resolutions of the Waukesha County Area Technical College District, Waukesha, Jefferson, Dodge and Racine Counties, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)



MEMORANDUM

TO: WCTC District Board of Trustees
FROM: Richard Haen, Director-District Facilities
DATE: May 12, 2026
SUBJECT: Bid Approval, S205 – S207 Interior Design Renovation

Bid approval to proceed with the renovation of approximately 2,014 sq. ft. within the Interior Design Studio (S205/S205A) and Interior Design Classroom (S207) to modernize instructional spaces last updated in the early 1990s. The project will reconfigure the spaces into flexible, technology-enhanced studios aligned with current industry practices, including upgraded presentation areas, lighting, storage, and collaborative work zones. Renovations will increase classroom capacity from 18 to 24 students using modern, flexible furniture and ADA-compliant stations, addressing enrollment growth, course waitlists, and the need for hands-on, studio-based learning.

Key information regarding this project:

- Funding for this project will come from capital borrowing.
- Work is expected to start around May 26, 2026, and be completed by October 2, 2026.

WCTC received six complete bids for the project:

• Allcon Construction LLC	298,833
• Burkhart Construction Corp	311,536
• Creative Constructor LLC	328,900
• Corporate Contractors Inc	370,635
• The Reese Group LLC	395,500
• U.S. Vet General Contracting, LLC	422,362

Project cost breakdown for the project:

• Allcon Construction LLC	298,833
• Contingency (10%)	30,000
• <u>Professional Services (12%)</u>	<u>36,000</u>
Total:	364,833

Action Requested: We request the WCTC District Board of Trustees to award the S205 – S207 Interior Design Renovation project to the lowest responsible bidder, Allcon Construction LLC, with a total construction cost of \$364,833.



MEMORANDUM

TO: WCTC District Board of Trustees
FROM: Kristine Golz, VP Finance & Administration
DATE: May 12, 2026
SUBJECT: FY26 Budget Modification

WCTC has a need to modify the 2025/26 budget due to:

- **Authorize Use of Capital Reserves and Increase Capital Expenditures** – The College is proceeding with Phase II of the mechanical infrastructure project to reduce reliance on a centralized heating and cooling plant and address aging infrastructure. This amendment increases capital expenditures for project equipment by \$3,475,000, recognizes \$256,000 in institutional revenue from Phase I rebates, and authorizes the use of \$3,219,000 in capital reserves.
- **Modify Transfers and Expenditures – Student Leadership Furniture Purchases** – The Student Leadership Council (SLC) has approved funding for outdoor recreation amenities and additional student lockers at the Pewaukee campus. This amendment reallocates \$28,000 to the transfer-out line within the Special Revenue Non-Aidable Fund and establishes corresponding revenue and expenditure authority in the Capital Projects Fund.
- **Increase Institutional Revenues and Related Expenditures – Donated Funds** – The College has received donor-restricted funds to support equipment purchases across multiple academic areas. This amendment recognizes \$31,900 in institutional revenue and establishes corresponding expenditure authority.

Action Requested: We are seeking approval of these budget modifications.

RESOLUTION

WHEREAS in June 2025, the Waukesha County Area Technical College District Board adopted the 2025/26 budget, and

WHEREAS the College has previously designated and reserved capital funds within the Capital Projects Fund specifically for mechanical infrastructure improvements, consistent with its long-term facilities planning; and

WHEREAS the College is advancing Phase II of its mechanical infrastructure project in support of long-term facilities sustainability and reliability; and

WHEREAS the College will recognize \$256,000 in institutional revenue from Phase I rebates and utilize \$3,219,000 in capital reserves to support this project; and

WHEREAS the College has received donor-restricted funds totaling \$31,900 to support capital equipment purchases; and

WHEREAS the Student Leadership Council has authorized \$28,000 for outdoor recreation amenities and student lockers at the Pewaukee campus; and

WHEREAS equipment procurement timelines necessitate timely authorization of these expenditures; and

WHEREAS these modifications will not impact the tax levy, and

THEREFORE, BE IT RESOLVED that the Waukesha County Area Technical College District Board approves the modifications summarized on the Class I Legal Notice below.

Class I Legal Notice			
Waukesha County Technical College			
2025/26 Budget Modifications			
	<u>Current</u>	<u>Revised</u>	<u>Amount of</u>
	<u>Budget</u>	<u>Budget</u>	<u>Change</u>
Capital Projects Fund			
Revenues			
Institutional	4,502,000	4,789,900	287,900
Reserve for Capital Outlays	1,975,555	5,194,555	3,219,000
Transfer In	28,000	56,000	28,000
Expenditures			
Instruction	3,210,785	3,242,685	31,900
Student Services	28,000	56,000	28,000
Physical Plant	11,255,300	14,730,300	3,475,000
Special Revenue Non-Aidable			
Expenditures			
Student Services	7,344,300	7,316,300	(28,000)
Transfer Out	28,000	56,000	28,000



MEMORANDUM

TO: WCTC District Board of Trustees
FROM: Richard Haen, Director-District Facilities
DATE: May 12, 2026
SUBJECT: Bid Approval, Q Building Second Floor Addition, Pieper Power Applied AI Center

Bid approval to proceed with the construction of a 12,960-square-foot second-story addition to the existing 23,062-square-foot Q Building. The addition will include dual-format computer and network classrooms, a Pitch Room, collaboration and social spaces, offices, quiet work and Zoom rooms, support spaces, and an outdoor terrace. The facility will support multiple IT and applied technology programs and is strategically located adjacent to the Applied AI Lab to promote innovation and interdisciplinary learning.

Key information regarding this project:

- Funding for this project is from the fundraising efforts and capital borrowing.
All three base bids are over the established budget; no alternates will be accepted.
Negotiations and scope reductions brought the lowest bid within budget.
Work is expected to start June 1, 2026, and be completed by April 30, 2027.

WCTC received three complete bids for the project:

- Corporate Contractors Inc 5,062,500
J.H. Findorf & Sons, Inc 5,556,343
KPH Construction Corp 5,620,000

Project cost breakdown for the project:

- Corporate Contractors Inc 5,062,500
Reduction in scope - negotiations -252,300
Contingency (6.8%) 326,800
Professional Services (7.5%) 363,000
Total: 5,500,000

Action Requested: We request the WCTC District Board of Trustees to award the Q Building Second Floor Addition, Pieper Power Applied AI Center project to the lowest responsible bidder, Corporate Contractors Inc, with a total construction cost of \$5,500,000.



MEMORANDUM

TO: WCTC District Board of Trustees
FROM: Laura Krohn, Chief of Staff
DATE: May 9, 2026
SUBJECT: Applied Intelligence Institute (AI Spin Out)

Over the last three board meetings we have shared our research and planning for the next phase of the College's Applied AI Lab, and the implications this evolution has for our future business model, including the creation of a spin out structure. This approach would enable the College to accelerate both the scale of our work, including opportunities to scale revenue to support College initiatives, and the impact we deliver to regional industry, workforce development, and economic growth.

Our 'Why'

- **Economic and Workforce Imperatives:** The region is facing persistent labor shortages compounded by a demographic cliff that will not resolve itself in the near term. At the same time, both domestic and global competitors are leveraging advanced technologies to drive productivity and innovation. Businesses that lack access to applied expertise, talent pipelines, and experimentation environments risk falling behind.
- **Growing Regional Demand:** The Applied AI Lab has become a trusted resource for regional and national employers seeking practical, industry-ready solutions. Demand for the Applied AI Lab's services continues to grow, with businesses increasingly asking for deeper engagements to help them reach the next level of technological maturity.
- **Accelerating Pace of Technology:** While the College positioned itself early at the forefront of applied AI, this is only the beginning. Technological advancement is not slowing. Quantum computing, robotics (including humanoids), and other emerging technologies are already moving from theory to application. Institutions that are unable to evolve rapidly risk obsolescence. To remain relevant and impactful, the College must ensure it has the organizational flexibility and financial capacity to adapt alongside these technologies.
- **Shaping the Future of Higher Education:** The College has a demonstrated history of challenging traditional higher education models, from innovative academic programming to the creation of the Applied AI Lab itself. This willingness to rethink established approaches has delivered tangible value for students, employers, and the region. The next phase of the Applied AI Lab's evolution represents an opportunity to double down on that mindset, positioning the College not only as a provider of education, but as a hub for

applied innovation that directly fuels economic growth.

- ***Financial Sustainability:*** The realities of the state funding model are well understood. Long-term sustainability requires the pursuit of alternative revenue sources that align with the College's mission. The Applied AI Lab, and its growing portfolio of industry-facing work, presents one of the most promising opportunities to diversify revenue while advancing workforce and economic priorities.

What is a spin out in higher education?

A spin out in higher education is typically a nonprofit created by a college or university as a semi-independent organization established to advance innovation, research, and public benefit, while maintaining strong academic partnerships. Spin out organizations are common across higher education, and each is uniquely designed to meet the needs, risk tolerance, and mission of the parent higher education institution. The most common reasons for the creation of a higher education spin out include creating new avenues for revenue generation, moving research out of restrictive regulatory environments, expanding funding opportunities, and attracting more industry connections. Spin out organizations have their own organizational structure, processes, and policies, but are ultimately within the oversight and control of their parent higher education institution.

Benchmarking and Risk Analysis

Significant due diligence has already occurred. We conducted reviews of sixteen tech-related higher education spin outs including five in-depth benchmark analyses that represented a range of models, scales, and maturity levels. This research included tax and financial statement analysis, public benefit and impact, funding and governance models, and organizational structure. It also included interviews and meetings with other higher education institutions and subject matter experts.

In addition, we examined 35 potential risks across strategic, operational, financial, compliance, and reputational categories. Each risk was evaluated by probability and impact, ranked from critical to marginal, and paired with mitigation strategies and early-warning indicators. This work confirmed that while risks exist, they are manageable with intentional design and governance.

Preliminary Direction

A draft mission statement, list of industry focus areas, funding opportunities, and menu of services have been developed to frame the work ahead. These will continue to evolve as the spin out matures over the course of the initial 24-month startup phase. Critically, flexibility must be built into the model to allow the organization to evolve alongside rapidly changing technologies.

Spin Out Name:

Applied Intelligence Institute

Mission Statement:

To serve as the Midwest's leading hub for applied AI, quantum, and advanced

manufacturing research, enabling industry-ready solutions and talent development that fuels regional economic growth.

Initial Industry Focus Areas:

- Artificial Intelligence
- Quantum Technologies
- Robotics (including humanoids)

Funding Opportunities:

- External contracted services
- Federal grants
- State grants
- Private foundation grants

Initial Menu of Services:

- Workforce training (e.g., workshops, customized training, technical assistance)
- Startup accelerator cohorts (e.g., pre-seed, scale, venture)
- Industrial research (e.g., prototyping, product development, innovation)

Next Steps

The College's legal counsel has been supporting this work over the last several months, including the guidance on legal structures (including 501(c)(3) and limited liability corporation) and required formation documents. To move this into the next phase, we will need to submit the legal formation documents to create the spin out entity.

Action Requested: We are seeking approval of the creation of the Applied Intelligence Institute.