



Dane County

Minutes - Final Unless Amended by Committee

Alliant Energy Center Redevelopment Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Monday, April 19, 2021

3:00 PM

Remote meeting: Please see top of agenda for instructions on how to join webinar or to call in via telephone.

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Interpreters must be requested in advance; please see the bottom of the agenda for more information.

Los intérpretes deben solicitarse con anticipación; consulte el final de la agenda para obtener más información.

Yuav tsuam tau thov txog cov neeg txhais lus hau ntej; thov saib hauv qab kawg ntawm qhov txheej txheem rau cov ntaub ntawv ntxiv.

Present 10 - RUBEN ANTHONY, SHERI CARTER, ROBERT CRAIN, TOM DECHANT, HEATHER STOUDE, BREWER STOUFFER, Supervisor SHELIA STUBBS, Supervisor DAVE RIPP, Supervisor PATRICK MILES, and PAM CHRISTENSON

Excused 1 - ZACH ZWEIFEL

B. Consideration of Minutes

1. [2021 MIN-009](#) Minutes of the January 25, 2021 Alliant Energy Center Redevelopment Committee Meeting

Attachments: [2021 MIN-009](#)

A motion was made by RIPP, seconded by CHRISTENSON, that the Minutes be approved. The motion carried by a voice vote.

C. Action Items

D. Presentations

E. Reports to Committee

1. [2021 RPT-007](#) Brief Alliant Energy Center Campus Master Development Project RFP Overview

Attachments: [RFP 121021 AEC Campus Development Project](#)

*Brief Alliant Energy Center Campus Master Development Project
Brent Kyzer-McHenry provided an overview of the RFP.*

Stouffer inquired about how many qualified bids will be considered to move forward? How will the County know if there are enough with enough interest to move forward? Is the County planning on selling some of the land?

Kyzer-McHenry responded that they are hoping for at least two bids, however, the County is not in the business of selling land.

DeChant inquired about the scope of the RFP. Are there minimums of the master plan that need to be implemented by the developer?

Kyzer-McHenry indicated their goal is to come to the table with all of the parties determined and those pieces worked out.

DeChant inquired about the public commitment to the project, as well as the funding mechanisms for the development.

Kyzer-McHenry indicated the County is not planning to invest money in the project. Expecting developer to come up with financial solutions.

DeChant inquired about whether it includes the destination district land.

Kyzer-McHenry indicated that would have to be a secondary discussion with the owner of the land, but wanted them to keep that in mind when doing their work.

Ripp inquired about lake levels and how far down the parking garages can go.

Kyzer-McHenry noted there was a soil and water study done, and believes they can go down 4 levels, although it is an old study. Indicated the study would be found.

Christenson wondered whether the Coliseum building would be torn down and rebuilt.

Kyzer-McHenry noted it would be re-modernized not torn down and rebuilt.

Stouffer inquired about which plan was developed to redesign and re-modernize the Coliseum – was this the same plan that was done by Hunden.

Scott Harrington from VandeWalle noted there was a plan developed as part of the master plan – maintaining the structure and the bowl but reconfiguring the seating, loading docks and dressing rooms. There was quite a bit of thought put into it, and it was thought to be a second phase of the redevelopment.

Kyzer-McHenry will look for plan – would need a complete renovation and modernization of the inside, expanding the lower concourse.

Carter inquired about how to make sure the work that was done prior is included. Is the sports center included in the RFP?

Kyzer-McHenry noted the sports facility was referenced as it was in the master plan.

Miles added that the idea of a sports facility may have had movement, the RFP may delay the effort. The interested parties for the sports facility would like to let this process play out.

Crain indicated they are sitting back to see how these options play out, or if they will be a part of it.

Stouffer asked if it is fair to say the developer will become a master planner and create a roadmap forward.

Kyzer-McHenry noted that is the hope.

Stouffer clarified that the County is hoping the master developer can come in and take over.

Kyzer-McHenry indicated that it is. The plan is to follow the master plan.

Stouder offered City planning support for any developer that may have questions around storm water

Kyzer-McHenry noted they have sent people to City Planning with questions.

Pam asked about interest and questions that have been received from developers to date.

Kyzer-McHenry to date have had at least four inquiries, two have taken tours. One set of questions was submitted.

Ripp inquired what happens if the proposals are not adequate. Can the proposals be scrapped?

Kyzer-McHenry noted they are not locked into anything.

Christenson inquired who the RFP went out to.

Kyzer-McHenry noted it went to the county's vendor list as well as a variety of vendor groups

Stubbs voiced her support for the RFP and noted that it is critical to move to the next step. Agree with all of the concern around parking, hope for more than 3 submittals, believe Dane County needs to keep moving forward and the RFP gets us there.

Rob Gottschalk from VandeWalle spoke to concerns around the loss of sightline to the capitol building from the campus. Rob does not believe the proposed building will block the view of the capitol from the expo center.

DeChant wondered about potential caveats the developers may come back with – how will they be handled?

Kyzer-McHenry – they are expecting for certain caveats (City of Madison tax relieve, land lease relief).

DeChant wanted to know how the various caveats would be weighed against each other.

Kyzer-McHenry noted the financial piece is evaluated differently.

Crain inquired about the review and process for the RFP. Is one of the things the county is looking for a solution to manage a large entertainment complex.

Kyzer-McHenry noted the County Executive are still finalizing the team to evaluate the RFP's.

Discussion ensued around who could potentially be on the review panel.

2. Role of Redevelopment Committee

Miles gave an overview of the redevelopment committee consistent with 2018 RES-498

3. Roundtable Discussion

Christenson noted importance of the considering the destination district when moving forward. RFP's should be rewarded points when evaluating responses.

DeChant inquired about housing and how it will be evaluated along with residential units

Dr. Anthony indicated connections with South Madison should be included as criteria

Ripp indicated it needs to consider rural uses

Crain wants access to be a criteria as well as how are we building out tax base

Westman Chin wants the types of businesses that can be brought in to be assessed with the needs to support those businesses

Stouffer indicated these studies have been done to look at what types of business are being brought in

Westman Chin noted that while some things will come back as "normal" some things are going to adjust

Stouffer stressed the value and knowledge of the committee and the role they can play, want to make sure that is included and honored

Discussion ensued around the changing market due to the pandemic.

Scott Harrington noted they will summarize the notes of the discussion and will be provided to the selection committee.

Miles noted the public engagement that has gone on is important and valuable, and hopes the developer has a public engagement plan themselves. Campus needs to be accessible to the neighborhood. Need to think about impacts on the application for the funds to state budget impacts

Christenson inquired next steps on the RFP review and the panel.

Kyzer-McHenry will submit names to Administration as recommended by the committee and Brent.

4. Destination District Task Force Updates

Proposed project on the spot of the Coliseum and Wonder Bar, neighborhood meeting will be on May 5. Developer meeting with Bay Creek Neighborhood Association on May 13, will be going through City process

Sports Facility that was being looked at is in flux to see what happens with the RFP

Project being undertaken by a UW class on a potential land bridge

5. Area Plans/Projects Update

Lupita Alvarez from VandeWalle provided an update on the South Madison Plan, Olin Park Facility/Lake Monona Waterfront project overview, John Nolen Reconstruction recap

F. Future Meeting Items and Dates

TBD – August potentially

G. Public Comment on Items not on the Agenda

H. Such Other Business as Allowed by Law

I. Adjourn

A motion was made by CRAIN, seconded by CARTER, that the meeting be adjourned. The motion carried unanimously.

The meeting adjourned at 5:06 pm.

Minutes respectfully submitted by Lauren Kuhl, pending committee approval