



# 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 20, 2020

3:00 PM

Remote Meeting: Call 1 866 899 4679 Passcode:  
717-021-021

---

Remote Meeting: Call 1 866 899 4679 Passcode: 717-021-021

#### A. Call To Order

*Others Present: Brent McHendry, Karin Peterson Thurlow, Diane Morgenthaler, Don Dethlefs, Don Grinberg, Larry Barton, Lupita Alvarez, Lynn Wood, Matt Long, Rob Gottshalk, Scott Harrington*

**Meeting called to order at 3:02pm**

- Present** 11 - RUBEN ANTHONY, DEB ARCHER, TERESE BERCEAU, SHERI CARTER, Supervisor SHARON CORRIGAN, ROBERT CRAIN, TOM DECHANT, HEATHER STOUDE, Supervisor SHELIA STUBBS, Supervisor DAVE RIPP, and Supervisor PATRICK MILES
- Absent** 2 - BREWER STOUFFER, and GARY WOLTER

#### B. Consideration of Minutes

1. [2020 MIN-004](#) Minutes of the February 17, Alliant Energy Center Redevelopment Committee Meeting

**Attachments:** [2020 MIN-004](#)

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

#### C. Action Items

#### D. Presentations

#### E. Reports to Committee

## 1. Alliant Energy Center Updates

### *a. New Director*

*Sharon Corrigan introduced Brent McHendry as the new Alliant Energy Center Director. Brent McHendry provided an introduction of himself.*

### *b. Operations*

*Alliant Energy Center is working with FEMA and local organizations including Second Harvest and the Farmers Market to safely provide healthy food to the Dane County community*

*Supervisor Miles thanked Sharon for her time and leadership on the committee.*

2. [2020](#) Schematic Design  
[RPT-009](#)

**Attachments:** [AEC Expo Expansion Update 4-20-20](#)

a. *Project Status*

*Supervisor Miles noted that we need to realize we are in a time period where we don't know what the future holds, and we do not want to appear tone deaf to what is happening in Dane County and the world right now.*

*It would be irresponsible to not finish this phase of the project.*

*Need to be prepared for any potential federal recovery and stimulus money.*

*Trying to hit an affordable, reasonable budget while at the same time trying not to lose any functionality and capacity.*

b. *Presentation by Strang*

*Larry Barton from Strang presented on the Schematic Design Strang put together.*

*Went over the design objectives: Make it authentic, sustainable, equitably accessible, impressionable and experiential, and rich in unified themes*

*Larry continued his presentation on the schematic design (powerpoint attached)*

*DeChant inquired about the ability to make the bistro a two story visual as well. Strang indicated they could play around*

*Stubbs inquired about the parking with the design. This addition is a one-for-one parking. Stubbs inquired about how many parking spots, Larry indicated he didn't have the exact number.*

*Don Dethlefs indicated it is around 100 parking spots.*

*Stubbs inquired about the design in the parking lot. Will it address noise? Strang indicated parking lot will have minimal impact. Could look at acoustical glass to help with noise on the south side of the building.*

*Carter inquired if the south side of the building is a drop-off point. Strang indicated it is a drop-off point.*

*Carter inquired if there is a landscape buffer for the neighborhood to the south? Strang indicated there is some natural slope that may not be shown in the drawings.*

*Crain noted that he liked the idea of technology to create place. As things progress, Alliant Energy would be interested in the lighting ideation as they have experience with this.*

### 3. Role of the Committee and Project Schedule

*Miles noted that we are in a time of uncertainty at all levels of government. There are a lot of questions that have yet to be answered.*

*We're down a long road and have made a significant investment in the development of this design. It seems prudent to continue this part of the process. It's important for this committee to keep the momentum going and think about what role the redevelopment can have in reigniting the economy.*

*Want to hear from the committee about how to communicate with the public moving forward.*

*DeChant inquired if the communication strategy still includes promoting community interest and support should community meetings start to take place again.*

*Corrigan noted that it should still be kept an option when the correct time arrives. We need to be thoughtful about what's going on in the community, and how this helps the economy.*

*Archer noted that we need to wait and pause until we see what unfolds.*

*Miles inquired if anyone has ideas about maintaining momentum while everything slows down.*

*Next meeting will be June 15 to discuss next steps.*

*Carter noted that she believes that the committee should continue to meet.*

*Archer would like to continue to meet. The committee shouldn't let inertia set up, and want to continue to have conversations.*

#### 4. Funding Strategy Update

*Miles noted that conversations with the county lobbyists are on hold for state building funds at this point.*

*Harrington from Vandewalle presented and noted that Corrigan and Miles attendance at the Public Private Partnership conference may provide some information.*

*Corrigan talked about hearing from other people that are working on creative strategies for public/private partnerships. Eyes were opened up to possibilities, but didn't come away from the conference with the perfect answer.*

*Miles took away other approaches that are available that he wasn't aware of before. A potential long-term relationship with an investment group, or land contracts.*

*DeChant asked about opportunity zones. Corrigan noted they didn't learn a lot about that at the conference.*

*Crain noted that we should not lose sight that the state reached out to the Alliant Energy Center for assistance with the pandemic. This should help bolster discussions moving forward.*

*Harrington noted there may be stimulus funds for recovery. The travel industry has been severely impacted by the pandemic. This emphasizes the importance of finishing the schematic designs as there may be funds.*

#### 5. Communications Update

*Lynn Wood provide an update on communications. Newsletter will be in an appropriate tone, the project is still in the works, and introduce the new Director. Will also talk about the role the Alliant Energy Center is playing in the community.*

*Continue work on community engagements including a video, and compiling a list of organizations to communicate with.*

#### 6. Private Development Update

*Harrington talked about a few redevelopment areas talked about in the destination district. The VFW property will be redeveloped and will be a mixed-use project and consistent with what is in the destination district vision and strategy. Other discussions happening within the immediate vicinity of the Alliant Energy Center campus.*

*The Destination District work is continuing to happen parallel to the Alliant Energy Center redevelopment. The Destination District talked about a creating a TIF district to offset some of the infrastructure cost.*

*Vandewalle and Corrigan met with the North Central Group and were on plan with projected occupancy prior to the pandemic.*

## **F. Future Meeting Items and Dates**

*June 15 – 3:00pm*

*Final touches on schematic design, and update on South Madison plan*

*Corrigan said thank you to everyone on the committee.*

*Miles thanked everyone on the committee for their commitment and work on the project.*

## **G. Public Comment on Items not on the Agenda**

## **H. Such Other Business as Allowed by Law**

## **I. Adjourn**

**A motion was made by RIPP, seconded by CORRIGAN, that the meeting be adjourned. The motion carried by a voice vote.  
The meeting adjourned at 4:51 PM.**