



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, October 19, 2020

3:00 PM Remote Meeting: See top of agenda for instructions on
how to join

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A. Call To Order

*Others Present: Diane Morgenthaler, Rob Gottschalk, Lupita Alvarez, Scott Harrington,
Lynn Wood, Todd Violante, Josh Schroeder, Lauren Kuhl, Karin Peterson Thurlow*

The meeting was called to order at 3:02 p.m.

ANTHONY arrived at 3:10 p.m.

CARTER arrived at 3:10 p.m.

Present 8 - DEB ARCHER, ROBERT CRAIN, TOM DECHANT, HEATHER STOUDE,
BREWER STOUFFER, Supervisor SHELIA STUBBS, Supervisor DAVE RIPP, and
Supervisor PATRICK MILES

Absent 3 - RUBEN ANTHONY, SHERI CARTER, and GARY WOLTER

B. Consideration of Minutes

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

Absent 1 - GARY WOLTER

[2020
MIN-236](#)

Minutes of the April 20, 2020 Alliant Energy Center Redevelopment Committee
Meeting

Attachments: [2020 MIN-236](#)

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. Introduction of Brent McHenry, Director of Alliant Energy Center

Kyzer-McHenry gave an overview of his background including where he has worked previously and his time with the County.

Kyzer McHenry gave an overview of the campus and budget including the impacts of COVID-19 on the reserve fund.

Kyzer McHenry provided an update on their current challenges including maintenance, staff reductions, among others.

Accomplishments include Clean Slate Program, staff reorganization and roles/responsibilities alignments, rental and equipment rate card updates to ensure financial success, software improvement, workflow diligence, move to more "digital" environment, and offering flexibility to clients and expert consultation to re-imagine events for 2020.

Presentation also included an update on their commitment to racial equity including an equity booking fund - allows those that may not be able to afford the booking fee to still be able to hold their events

Dr. Anthony inquired about the diversity of the staff. Kyzer-Mchenry indicated that due to reduced staff, it would be difficult to answer at this point, however, when fully staffed there was great diversity among staff.

Dr. Anthony will follow-up with additional questions directly to Kyzer-Mchenry.

Sup. Miles asked to clarify the org chart as the numbers are higher than the 9 employees that Kyzer-Mchenry indicated are working. Kyzer-Mchenry noted that the org chart is for 2021, and they are not planning to hire any more staff until at least July 2021.

Stouffer inquired about any funds coming in to cover testing site. Paid to rent the facility as well as any staff that are working on the site. Paying rate card rate – paying same rate that anyone that rented the facility would pay.

Sup. Stubbs inquired about the diversity of the 9 staff that are still working. Kyzer-Mchenry will provide this information to Stubbs.

Alder Carter inquired about how long the testing site is planned to be there. Kyzer-Mchenry noted he cannot respond for PHMDC, but they are planning for well into late spring. They are also planning to use the facility for vaccinations. Kyzer-Mchenry also noted they wrote a grant for Pavillion 2 to be used, but have not heard back on it yet.

2. South Madison Plan Timing Update

Stouder gave an overview of the South Madison plan. West side of Park Street to Lake Monona. Prior to COVID, there was quite a bit of community engagement on the plan. Currently working with community leaders and Mayor to determine an engagement plan going forward.

DeChant noted that his neighborhood is participating in the Monona Waterfront Plan, which touches on integrating AEC grounds into plan.

Carter noted that Brahams addition is also taking part in that plan.

Stouder noted that recommendations that come out of both plans will be taken together.

3. Schematic Design Completion

Harrington from Vandewalle provided an overview of the schematic design including the renderings.

DeChant inquired about HVAC. Harrington noted that the schematic design was pretty much wrapped up prior to COVID-19, so HVAC would need to be looked at in the future.

Sup. Miles inquired about when Strang presented. The presentation took place at the last committee meeting in April.

Target budget was \$80 million, design came in at \$88 million. Changes to get to budget were going to be determined in the future when more was known.

4. Destination District Project Updates

Crain provided an updated on a youth sports facility on the site. There has been activity in terms of what an opportunity may be for a sports venue. There is a possibility that a private sector spark may bring a public sector spark. A small group of investors have come forward in exploring this further from a private-public perspective. Have engaged Madison Area Sports Commission, have had very preliminary meeting with County to determine potential public-private partnership.

Stouder left at 3:56pm

DeChant inquired about any vision if the facility would serve teams or individuals? Crain noted that it is very early, but believe that it is still being determined.

Present 9 - RUBEN ANTHONY, DEB ARCHER, SHERI CARTER, ROBERT CRAIN, TOM DECHANT, BREWER STOUFFER, Supervisor SHELIA STUBBS, Supervisor DAVE RIPP, and Supervisor PATRICK MILES

Excused 1 - HEATHER STOUDER

Absent 1 - GARY WOLTER

5. Alliant Energy Center Communications Update

Lynn Wood provided an update that the newsletter will be going out at the end of the week.

F. Future Meeting Items and Dates

Next meeting will be 12/21 at 3:00pm

Items – More from Alliant Energy Center Director on deferred maintenance needs

Equity plan presentation from Alliant Energy Center Director

Update on district private development

Update on stormwater

G. Public Comment on Items not on the Agenda

H. Such Other Business as Allowed by Law

I. Adjourn

Respectfully submitted by Lauren Kuhl, pending committee approval