



ALLIANT ENERGY CENTER REDEVELOPMENT COMMITTEE

NOVEMBER 17, 2025

AGENDA

1. Call to Order
2. Approval of Minutes
3. Action Items - *None*
4. Presentations - *None*
5. Reports to the Committee
 1. Chair's Report
 1. Budget Update
 2. Director's Report
 1. VMC RFP Update
 2. Mixed Use RFI/RFP & Zoning
 3. Stormwater and Traffic Plan Update
 4. Newsletter
 5. Town Hall
6. Future Meeting Dates
7. Public Comment not on Agenda
8. Any other Business as Allowed by Law
9. Adjourn



Veteran's Memorial Coliseum RFP Update

- RFP Issued on September 22, 2025
- Responses due back on November 21, 2025 @ 2:00 pm CST
- Virtual Kick Off meeting was held on September 30, 2025 – over 50 attendees
- VMC Tours were held on October 7, 2025 – over 50 attendees
- RFP Statistics as of 11/14/25
 - 2,162 Project View Counts
 - 92 Followers
 - 136 Downloads

Veteran's Memorial Coliseum RFP Timeline

- Evaluation Committee will receive the responses (excluding the financial pieces) on Friday afternoon
- Evaluation Committee score all aspects, except the financial pieces, by December 5, 2025
- The Committee will then score the financial pieces by December 12, 2025
- The Committee will meet via Zoom to discuss
- If needed, interviews will be held with respondents, the interviews will be scored
- The Committee will reconvene and come to consensus
- Contract negotiations will commence

Veteran's Memorial Coliseum RFP Evaluation Committee

- County Executive Melissa Agard
- County Controller Chuck Hicklin
- Deputy Chief of Staff Aaron Collins
- Assistant Director Department of Administration Nick Bubb
- Dr. Rueben Anthony – Redevelopment Committee Representative
- Bryan Slater - CAAICON
- Alliant Energy Center Executive Director Kevin Scheibler

Veteran's Memorial Coliseum RFP

Noteworthy Items

- Until a Resolution is introduced at the County Board, the only information we can share are the names and number of respondents
- The interview phase, if used, is considered part of the evaluation process and will be open only to evaluation committee members
- Based on the previous timeline, we would hope to have a contract ready to introduce to County Board in Q1 or Q2 2026.

Mixed Use RFI/RFP

RFI issued by end of Q4 25 or Q1 26

Very specific questions like:

How important would high density Multi-Family Residential development be to the sites use mix, activation and development? Please share any market perspectives you may have.

Rank the following potential uses in order of desirability.

Of the following uses how much gross square feet would you dedicate to each



Mixed Use RFI/RFP

Get Master Plan Adopted by City of
Madison

Rezone Mixed Use property

RFP released in Q2 2026

Receive response in late Q3

Negotiate, Community Engagement, County
Approval Q4



TRAFFIC AND STORMWATER MANAGEMENT PROJECTS

Received the Preliminary Traffic Concept Plan

Reviewing and will meet with team tomorrow

Expect to receive Preliminary Concept Stormwater Plan at tomorrow's meeting

Expect to receive Final Concept Plans by end of Year

Advance ideas from Concept Plans in 2027



NEWSLETTER AND TOWNHALL MEETING

Newsletter will go out by end of November

Town Hall Planned for Q1

Discuss all projects

Location TBD

Client Meetings in Q1



FUTURE MEETING DATES

December 15, 2025

January 12, 2026

February 16, 2026

March 16, 2026

April 20, 2026

May 18, 2026





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