

<b>Meeting Notes</b>		<b>West Haymarket Action Team</b>	
<b>2015&gt;ision</b>		<b>April 3, 2007</b>	
		<b>9:00 a.m.</b>	
		<b>Mayor's Conference Room</b>	
		<b>County/City Building, 555 S. 10<sup>th</sup> Street</b>	
<b>Members Present</b>	Cathy Beecham Wendy Birdsall Dick Campbell Mike Dunlap Terry Fairfield	David Landis Doug Lienemann Cori Sampson-Vokoun Mayor Seng	Amy Tipton Terry Uland Linda Wilson Lynn Wilson
<b>Members Absent</b>	Charles Hull Steve Pederson	Harvey Perlman	Liz Shotkoski
<b>Others Present</b>	Mark Bowen Janny Crotty Roger Figard Ann Harrell Don Herz Lynn Johnson	Scott Keene Tom Lorenz Dallas McGee Stan Meradith Michael Merwick	Kent Morgan Darl Naumann Ken Smith Lauren Wismer Michele Abendroth

### **Welcome and Opening Comments - Meeting Chair**

Tri-Chair Mayor Seng opened the meeting at 9:05 a.m.

### **Acknowledgment of Nebraska Open Meetings Act - Meeting Chair**

Mayor Seng acknowledged the Nebraska Open Meetings Act.

### **Review Minutes from March 20, 2007 Meeting - Meeting Chair**

Mayor Seng requested the committee to quickly review the minutes from the March 20, 2007 meeting and to note any changes. Uland noted that he was not present during the roll call vote under the meeting protocol. The minutes will be changed to reflect such.

### **Public Comment Period - Meeting Chair**

There were no public comments.

### **West Haymarket Site Briefing - Kent Morgan, Tom Lorenz and Stan Meradith**

Morgan began a PowerPoint presentation and provided a brief history on the events leading to where we are today. The Convention, Sports and Leisure (CSL) study looked at many different aspects of an arena in Lincoln. They recommended that the arena be located in downtown and identified five possible sites. The Downtown Master Plan was then undertaken, which also recommended locating the arena in downtown. The Mayor's Event Facility Task Force further recommended locating the arena in the West Haymarket.

Morgan then provided background information on the site, including parcel ownership, zoning restrictions, airport restrictions, capitol view restrictions, the historic district, floodplain and flood storage area issues, wetland issues and hazardous materials, and utility issues. Work on the Harris Overpass will begin in the Fall and will be constructed over the next year. One of the key components is the relocation of the rail lines, which will open up a large area for potential development. The street network was also reviewed and several goals were identified as follows: minimize traffic impact on the Haymarket District and North Bottoms neighborhood; minimize traffic entering 9<sup>th</sup>/ 10<sup>th</sup> and O Streets; provide good access from all quadrants of Lincoln and Lancaster County; utilize existing street and parking infrastructure including Haymarket Park, minimize traffic control/management required for special events; and to support the Downtown Master Plan.

In response to a question regarding the timing on the environmental study in phase 1, Morgan responded that the environmental study will likely begin in the next couple weeks and will take approximately three months. Phase 2 will begin in the fall.

Next Lorenz provided information on the arena specifications. He noted that it is very important to have a flexible structure which can handle many venues including basketball, hockey, motor sports, trade shows and consumer shows. The City of Lincoln should serve as the primary tenant with the University as a primary client. They are proposing a facility with 15,000+ seats. Truck access should be convenient with storage for trucks and equipment. Loading areas should be hidden from sight. The goal is to minimize the traffic impact on Haymarket and provide ease of pedestrian access.

Meradith stated that he lead four architectural firms in Lincoln over the last couple years looking at several options for the arena and convention center. It is important to maintain the quality of the historic district. He noted that two design sessions were held, and the general assumption was to have the arena at the post office site. However, they have since concluded that the train station would be an ideal entry to the arena and subsequently changed the location. It is also important to have green architecture and sustainable design. They located the convention center south of Harris Overpass because it reinforces the City's Master Plan to encourage development in that area. The character of the arena in Lincoln would be different than the Qwest Center. They will take cues from Censco Fieldhouse and Nationwide Arena in the design process. Follow-up activities include conducting a sports/entertainment economic viability study, facility tours, and continuing to review the site/context with due diligence. We must realize that time is our friend, but not our ally relative to construction inflation costs.

In response to a question regarding maintaining flexibility in siting while recognizing that at some point we need a private investor to build a hotel. Meradith replied that they have developed several schemes that will allow for flexibility. The arena is located in a pivotal location to lend itself for flexibility. In response to a question regarding locating the convention center/hotel next to the arena, Meradith stated that it is not critical to have the two located next to each other. Lorenz added that it is nice to have the two spaces close, but they do not need to be connected. Herz added that there is discussion about a covered walkway between the two.

## **West Haymarket Financial Briefing - Don Herz**

Herz stated that a committee has looked at the costs of the arena and the potential funding for it. Most of the focus was on funding sources. The total public investment for the arena is \$244 million. The estimate for private investment for the hotel is \$75 million and \$20 million for the convention center.

Potential annual recurring revenues include arena parking, a cell phone tower, city occupancy tax on hotels, city occupancy tax on car rentals, club premiums, county lodging tax, general obligation bond proceeds, LB500/sales tax TIF, local option sales tax, exterior and interior naming rights, occupation tax, retail space lease, suite premiums, ticket fee, TIF/property tax, and wheel tax. They estimate these revenue sources to be in the \$23 million range. They also rated each funding source on the certainty of the estimate as well as the level of difficulty. Estimates were also calculated for the return if general obligation bonds were issued. Over a 25 year period, it would yield approximately \$250 million, which would be sufficient to cover most of the public costs for the arena.

The same estimates were also calculated for one-time revenue sources, which totaled approximately \$44 million. These sources include Brownfield funds, city utility revenues/bonds, district energy corp., corporate and individual donations, federal demo, federal highway funds, homeland security, new markets tax credit, Natural Resources District/flood plain issues, RTSD, state appropriation, state road funds, street funds, turn back tax from Qwest, wetland funds and sale of commercial property.

In summary, uses totaled \$248 million with revenue sources totaling \$294 million.

## **Action Team Discussion Regarding Briefing Materials - Meeting Chair**

Morgan stated that Ken Bunger will speak on finance and process structure next week.

## **Other Action Team Business - Meeting Chair**

No discussion took place under this agenda item.

## **Adjournment**

A motion was made and seconded at 10:19 a.m. to adjourn the meeting. Motion carried 11-0. Birdsall, Campbell, Dunlap, Landis, Lienemann, Sampson-Vokoun, Seng, Tipton, Uland, Linda Wilson and Lynn Wilson voting 'yes'; Beecham, Fairfield, Hull, Pederson, Perlman and Shotkoski absent.