

2015>ision

[West Haymarket Action Team]



3rd of April 2007

[TODAY'S AGENDA]

- Recent History – Getting to Today
- Overview of West Haymarket
- Arena Specifications
- Site Design Alternatives
- Overview of Financial Analysis



[In the beginning...]



[...Resulted in the “CSL Study”]

- Local Facility Inventory
- Demographic Analysis
- Convention Center Analysis
- Facility Program Analysis
- Financial Operations Analysis
- Economic Impact Analysis
- Site Analysis
- Funding Analysis




[Venues considered by CSL]

- Pershing Center
- Devaney Sports Center
- Lancaster Event Center
- State Fair Park
- Lied Center for Performing Arts
- Cornhusker/Yates Conference Center
- Embassy Suites
- Holiday Inn



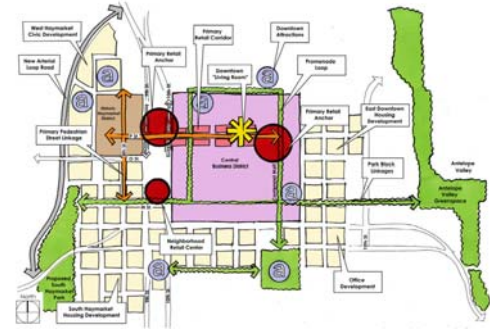
[Downtown Sites: CSL Finalists]



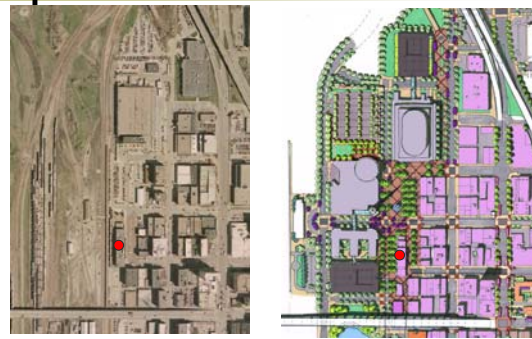
CSL's "Purple Site"



Downtown Master Plan



West Haymarket Concept



First Mayor's Event Facility Task Force: Recommendations (Oct. 2005)

- Produce **"an integrated plan"** that unifies "events-related physical facilities"
- Existing plans put "on-hold" until the "integrated plan" is produced by a group appointed by the Mayor
- **Preferred location for future arena and hotel/convention center is Haymarket West District**



Second Mayor's Event Facility Task Force: Calendar Year 2006

- Added several Task Force members
- Took separate study tracks for the West Haymarket & SFP/LEC Sites
- Examined all 3 sites in more detailed
- Prepared optional site layouts
- Looked at financial/economic factors
- Reviewed governance alts



Second Mayor's Event Facility Task Force: Working Groups

- Arena & Convention Center – Tom Lorenz
 - SFP & LEC – Ron Ecklund
 - Governance – Kent Seacrest
 - Site Analysis – Kent Morgan
 - Finance – Don Herz



West Haymarket Site Overview



Property Ownership



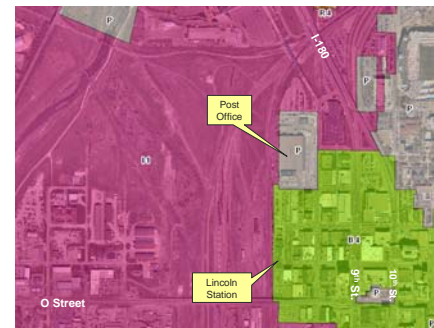
Parcel Ownership:

Approximate Land Area within Study Boundaries

- Railroad property = 95 acres
- U.S. Postal Service Facility = 7.3 acres
- INS Facility = 2.7 acres
- Parking Lot North of USPS = 2.5 acres



Zoning



Airport



Airport Height Restrictions

A 75 ft. height limit is set for these areas without a permit.

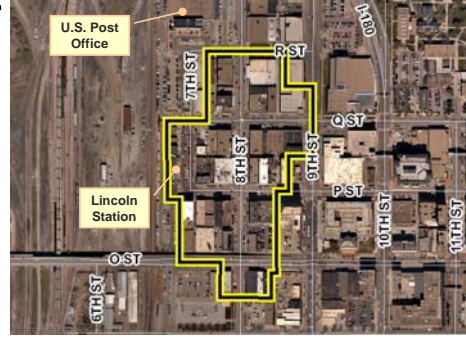
If permit obtained, the limit is 150 ft. above runway elevation of 1,176 ft.



Capitol View Corridor



Haymarket Historic District



Floodplain

- Salt Creek Study Complete by City's Watershed Management Division
- Recommended management program recently approved by City Council
- Passage of program critical to West Haymarket success

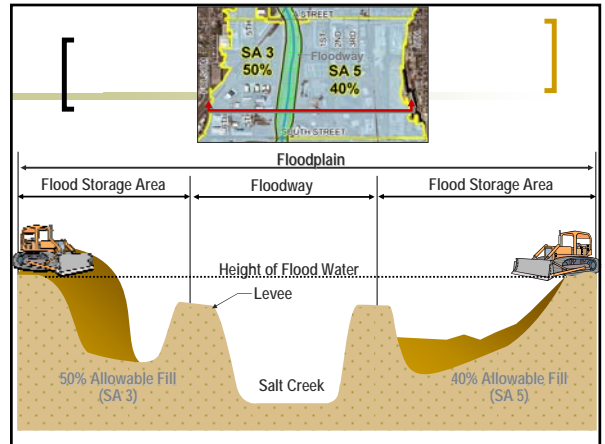


Floodplain

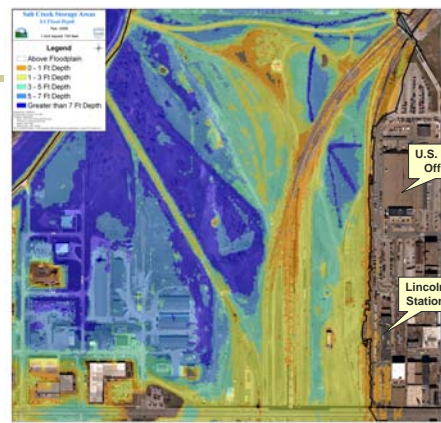
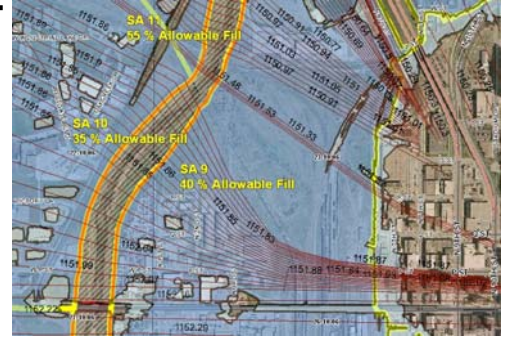
Special Focus on Salt Creek within the levy system



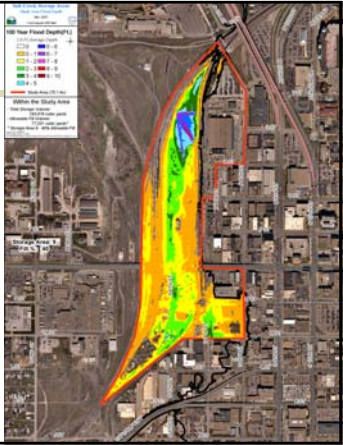
Flood Storage Areas



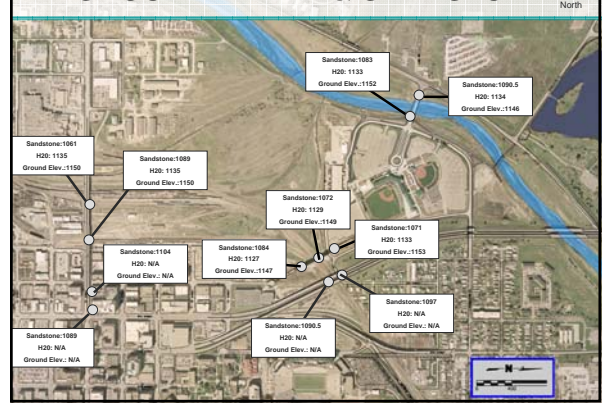
WH Flood Storage Area



Allowable Fill Calculation



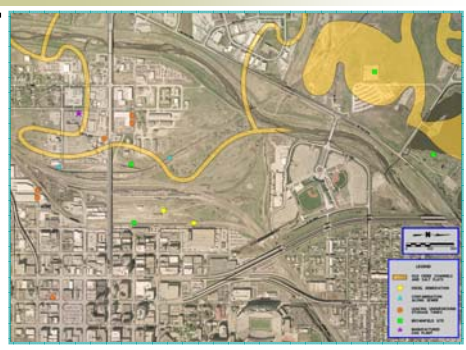
GROUND WATER & SANDSTONE

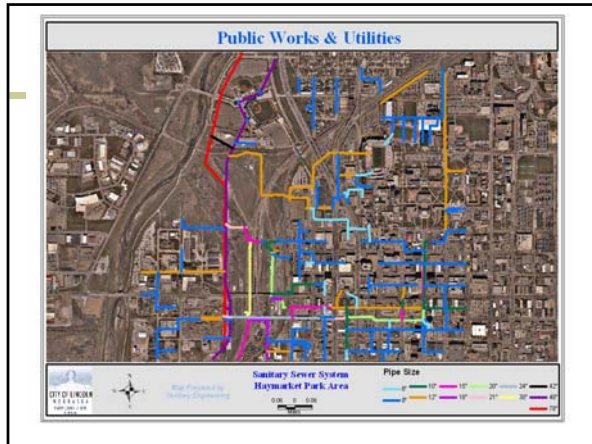


Wetlands



Hazardous Materials





Other Utilities

- Aquila
- Alltel
- District Energy Corporation
- Lincoln Electric System

District Energy Corporation

- A joint venture of the City, County, and LES
- Established in 1989 to provide low cost thermal energy services to County-City Building
- Provides heating and cooling services to several Downtown government buildings - State Capitol, State Office Building, Governor's Mansion, Hall of Justice, County Jail, K Street Facility and County-City Building
- Uses 30 to 50 percent less energy than conventional energy services

Lincoln Electric System

Underground Communication

Major Overhead Transmission

Overhead Poles

Substation

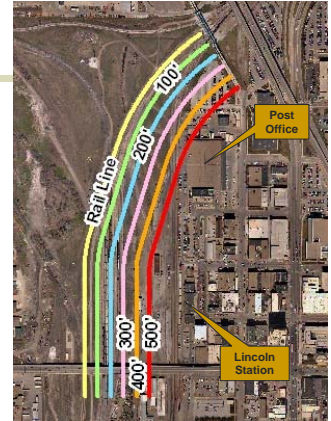
Harris Overpass Project

HARRIS OVERPASS

Harris Overpass

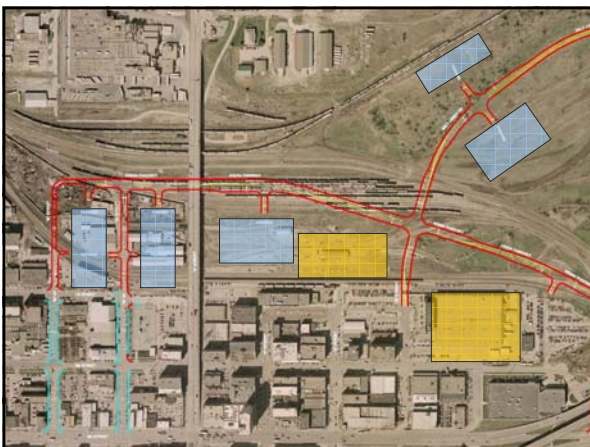
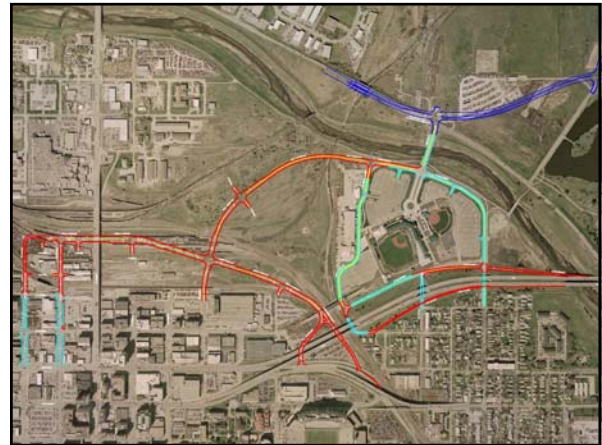


Rail Line Consolidation

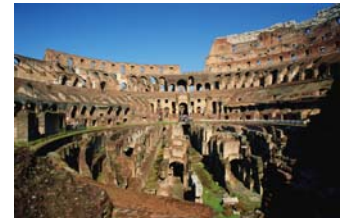


Street Network Analysis Goals

- Minimize traffic impact on the Haymarket District and North Bottoms Neighborhood
- Minimize traffic entering 9th/10th & O Sts.
- Provide good access from all quadrants of the Lincoln and Lancaster County
- Utilize existing street and parking infrastructure (including Haymarket Park)
- Minimize traffic control/management required for special events
- Support (2005) Downtown Master Plan



Arena 101



Arena Specifications

- Create a "Flexible Structure" (handle basketball, hockey, motor sports, trade shows, and consumer shows)
- City of Lincoln should serve as primary tenant with UNL as primary client
- Target a facility with 15,000+ seats
- Truck access should be convenient with storage for trucks and equipment
- Loading areas hidden from sight
- Minimize traffic impact on Haymarket
- Ease of pedestrian access



Arena Uses/Sources

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3rd of April 2007

Arena			
Uses of Funds			
<small>(amounts in thousands)</small>			
Public Investment:			
Arena & Garage	160,000		
Retail Space	5,000		
Road Network	23,000		
Land Acquisition & Site Work	30,000		
Surface Parking	6,000		
Soft Costs & Contingency	20,000		
Total Public		244,000	
Note: This is a preliminary estimate. Actual amounts could be a +/- \$50 million.			
Private Investment:			
Hotel	75,000		
Convention Center	20,000		
Total Private		95,000	
Note: This amount will vary depending on the size of the private investments.			

Arena			
Financing Matrix - Level of Difficulty			
Annual Revenues			
<small>(amounts in thousands)</small>			
No.	Description		
1	Arena Parking		
2	Cell Phone Tower		
3	City Occupancy Tax Hotels - 4%		
4	City Occupancy Tax on Car Rentals - 4%		
5	Club Premiums		
6	County Lodging Tax - 1%		
7	G.O. Bond Proceeds \$.01 Levy		
8	LB500 - Sales Tax TIF		
9	Local Option Sales Tax - \$.0025		
10	Naming Rights - Exterior		
11	Naming Rights - Interior		
12	Occupation Tax - Restaurant Sales - \$.01		
13	Retail Space Lease		
14	Suite Premiums		
15	Ticket Fee		
16	TIF - Property Tax		
17	Wheel Tax - \$5		

Arena			
Financing Matrix - Level of Difficulty			
Annual Revenues			
<small>(amounts in thousands)</small>			
No.	Description	Total	
1	Arena Parking	540	
2	Cell Phone Tower	50	
3	City Occupancy Tax Hotels - 4%	1,800	
4	City Occupancy Tax on Car Rentals - 4%	200	
5	Club Premiums	500	
6	County Lodging Tax - 1%	450	
7	G.O. Bond Proceeds \$.01 Levy	1,500	
8	LB500 - Sales Tax TIF	1,200	
9	Local Option Sales Tax - \$.0025	10,000	
10	Naming Rights - Exterior	350	
11	Naming Rights - Interior	125	
12	Occupation Tax - Restaurant Sales - \$.01	3,000	
13	Retail Space Lease	100	
14	Suite Premiums	720	
15	Ticket Fee	1,000	
16	TIF - Property Tax	750	
17	Wheel Tax - \$5	1,000	
Annual Revenues		23,285	

Arena			
Financing Matrix - Level of Difficulty			
Annual Revenues			
<small>(amounts in thousands)</small>			
No.	Description	Certainty of estimate (1 to 10)	Total
1	Arena Parking	7	540
2	Cell Phone Tower	6	50
3	City Occupancy Tax Hotels - 4%	9	1,800
4	City Occupancy Tax on Car Rentals - 4%	5	200
5	Club Premiums	5	500
6	County Lodging Tax - 1%	9	450
7	G.O. Bond Proceeds \$.01 Levy	9	1,500
8	LB500 - Sales Tax TIF	6	1,200
9	Local Option Sales Tax - \$.0025	9	10,000
10	Naming Rights - Exterior	5	350
11	Naming Rights - Interior	5	125
12	Occupation Tax - Restaurant Sales - \$.01	8	3,000
13	Retail Space Lease	5	100
14	Suite Premiums	6	720
15	Ticket Fee	7	1,000
16	TIF - Property Tax	8	750
17	Wheel Tax - \$5	9	1,000
Annual Revenues			23,285

Arena							
Financing Matrix - Level of Difficulty							
Annual Revenues (amounts in thousands)							
No.	Description	Certainty of estimate (1 to 10)	Level of Difficulty			Total	
			Easy	Moderate	Difficult		
1	Arena Parking	7	540			540	
2	Cell Phone Tower	6	50			50	
3	City Occupancy Tax Hotels - 4%	9		1,800		1,800	
4	City Occupancy Tax on Car Rentals - 4%	5		200		200	
5	Club Premiums	5	500			500	
6	County Lodging Tax - 1%	9		450		450	
7	G.O. Bond Proceeds \$01 Levy	9			1,500	1,500	
8	LB500 - Sales Tax TIF	6			1,200	1,200	
9	Local Option Sales Tax - \$.0025	9				10,000	10,000
10	Naming Rights - Exterior	5	350			350	
11	Naming Rights - Interior	5	125			125	
12	Occupation Tax - Restaurant Sales - \$.01	8			3,000	3,000	
13	Retail Space Lease	5	100			100	
14	Suite Premiums	6	720			720	
15	Ticket Fee	7	1,000			1,000	
16	TIF - Property Tax	8	750			750	
17	Wheel Tax - \$5	9			1,000	1,000	
Annual Revenues			4,135	2,450	6,700	10,000	23,285

Arena							
Financing Matrix - Level of Difficulty							
Annual Revenues (amounts in thousands)							
No.	Description	Certainty of estimate (1 to 10)	Level of Difficulty			Total	
			Easy	Moderate	Difficult		
1	Arena Parking	7	540			540	
2	Cell Phone Tower	6	50			50	
3	City Occupancy Tax Hotels - 4%	9		1,800		1,800	
4	City Occupancy Tax on Car Rentals - 4%	5		200		200	
5	Club Premiums	5	500			500	
6	County Lodging Tax - 1%	9		450		450	
7	G.O. Bond Proceeds \$.01 Levy	9			1,500	1,500	
8	LB500 - Sales Tax TIF	6			1,200	1,200	
9	Local Option Sales Tax - \$.0025	9				10,000	10,000
10	Naming Rights - Exterior	5	350			350	
11	Naming Rights - Interior	5	125			125	
12	Occupation Tax - Restaurant Sales - \$.01	8			3,000	3,000	
13	Retail Space Lease	5	100			100	
14	Suite Premiums	6	720			720	
15	Ticket Fee	7	1,000			1,000	
16	TIF - Property Tax	8	750			750	
17	Wheel Tax - \$5	9			1,000	1,000	
Annual Revenues			4,135	2,450	6,700	10,000	23,285
Coverage - G.O. Financing			125%	3,308	1,960	5,360	8,000
Coverage - Non G.O. Financing			150%	2,757	1,633	4,467	6,667
Present Value No Coverage				55,467	32,864	89,873	134,139
Present Value 125% G.O.				44,373	26,291	71,899	107,311
Cumulative 125%				44,373	70,665	142,563	249,875

Arena					
Financing Matrix - Range					
Annual Revenues (amounts in thousands)					
No.	Description	Certainty of estimate (1 to 10)	Range of Estimate		
			Low Estimate	Average	High Estimate
1	Arena Parking	7	378	540	702
2	Cell Phone Tower	6	30	50	70
3	City Occupancy Tax Hotels - 4%	9	1,620	1,800	1,980
4	City Occupancy Tax on Car Rentals - 4%	5	100	200	300
5	Club Premiums	5	250	500	750
6	County Lodging Tax - 1%	9	405	450	495
7	G.O. Bond Proceeds \$.01 Levy	9	1,350	1,500	1,650
8	LB500 - Sales Tax TIF	6	720	1,200	1,680
9	Local Option Sales Tax - \$.0025	8	8,000	10,000	12,000
10	Naming Rights - Exterior	5	175	350	525
11	Naming Rights - Interior	5	63	125	188
12	Occupation Tax - Restaurant Sales - \$.01	8	2,400	3,000	3,600
13	Retail Space Lease	5	50	100	150
14	Suite Premiums	6	432	720	1,008
15	Ticket Fee	7	700	1,000	1,300
16	TIF - Property Tax	8	600	750	900
17	Wheel Tax - \$5	9	900	1,000	1,100
Annual Revenues			18,173	23,285	28,398

Arena						
Financing Matrix - Level of Difficulty						
One-Time Revenues (amounts in thousands)						
No.	Description	Certainty of estimate (1 to 10)	Level of Difficulty			Total
			Easy	Moderate	Difficult	
1	Brownfield Funds	3	-			-
2	City Utility Revenues/Bonds	8	-			-
3	District Energy Corp.	8	-			-
4	Donations - Corporations	5		7,500		7,500
5	Donations - Individual	5		2,500		2,500
6	Federal Demo Corp. - Post Office	3		1,000		1,000
7	Federal Highway Funds	3		3,000		3,000
8	Homeland Security	3		250		250
9	New Markets Tax Credit	4	-			-
10	NRD - Flood Plain Issues	5		250		250
11	RTSD	7		2,500		2,500
12	State Appropriation	4			15,000	15,000
13	State Road Funds	4			5,000	5,000
14	Street Funds	7		1,000		1,000
15	Turn back Tax from Qwest	8		1,000		1,000
16	Wetland Funds	3		250		250
17	Sale of Commercial Property	5		4,500		4,500
Annual Revenues			1,000	22,750	20,000	43,750
Cumulative			1,000	23,750	43,750	43,750

Arena					
Financing Matrix - Range					
One-Time Revenues (amounts in thousands)					
No.	Description	Certainty of estimate (1 to 10)	Range of Estimate		
			Low Estimate	Average	High Estimate
1	Brownfield Funds	3	-	-	-
2	City Utility Revenues/Bonds	8	-	-	-
3	District Energy Corp.	8	-	-	-
4	Donations - Corporations	5	3,750	7,500	11,250
5	Donations - Individual	5	1,250	2,500	3,750
6	Federal Demo Corp. - Post Office	3	300	1,000	1,700
7	Federal Highway Funds	3	900	3,000	5,100
8	Homeland Security	3	75	250	425
9	New Markets Tax Credit	4	-	-	-
10	NRD - Flood Plain Issues	5	125	250	375
11	RTSD	7	1,750	2,500	3,250
12	State Appropriation	4	6,000	15,000	24,000
13	State Road Funds	4	2,000	5,000	8,000
14	Street Funds	7	700	1,000	1,300
15	Turn back Tax from Qwest	8	800	1,000	1,200
16	Wetland Funds	3	75	250	425
17	Sale of Commercial Property	5	2,250	4,500	6,750
Annual Revenues			19,975	43,750	67,525

Arena					
Uses/Sources Summary					
Uses:					
Arena and Related Site Costs				244,000	
Cost of Issuance - 1.5%				4,000	
Total Uses				248,000	
Sources:					
Annual Revenues		Annual	Bonded		
Arena related		3,385	36,325		
Occupation Tax		5,450	58,485		
Sales and Property Tax Increment		2,200	23,609		
Wheel Tax		750	8,048		
Property Tax		1,500	16,097		
Sales Tax		10,000	107,311		
				23,285	249,875
One-Time Sources				43,750	
Total Sources				293,625	
Excess (Shortfall)				45,625	

[Questions & Answers]

