

Meeting Notes		West Haymarket Action Team	
2015>ision		April 17, 2007	
		9:00 a.m.	
		Mayor's Conference Room	
		County/City Building, 555 S. 10th Street	
Members Present	Cathy Beecham Wendy Birdsall Steve Pederson	Cori Sampson-Vokoun Mayor Seng Amy Tipton	Terry Uland Linda Wilson Lynn Wilson
Members Absent	Dick Campbell Mike Dunlap Terry Fairfield	Charles Hull David Landis Doug Lienemann	Harvey Perlman Liz Shotkoski
Others Present	Mark Bowen Janny Crotty Roger Figard Ann Harrell Don Herz	Scott Keene Tom Lorenz Stan Meradith Kent Morgan Darl Naumann	Patricia Owen Kent Seacrest Ken Smith Lauren Wismer Michele Abendroth

Welcome and Opening Comments - Meeting Chair

Tri-Chair Wendy Birdsall opened the meeting at 9:07 a.m.

Acknowledgment of Nebraska Open Meetings Act - Meeting Chair

Birdsall acknowledged the Nebraska Open Meetings Act.

Review Minutes from April 10, 2007 Meeting - Meeting Chair

Birdsall requested the committee to quickly review the minutes from the April 10, 2007 meeting and to note any changes. Linda Wilson noted that a comment was made by Seacrest regarding the fact that the process developed by Lincoln will be different than Omaha's process. The minutes will be changed to reflect such.

Public Comment Period - Meeting Chair

There were no public comments.

Proposed Site Development Process - Kent Seacrest

Seacrest stated that one of the items for discussion today is the potential phasing for site development. The tasks of the West Haymarket Action Team include the arena, convention center and hotel, which are planned to be on the east side of the main relocated railroad tracks. The second pillar of 2015 Vision is the expansion of Haymarket Park, which is on the west side of the tracks. The community is striving for no net loss of flood storage. This is just one reason the two sites should be looked at together for master site planning. We need to make sure the relationship works so as not to create a flooding effect.

Once the redevelopment plan is completed, this will allow the City to seek private investment. One hope of the Events Facility Task Force was that the hotel and convention center would be funded by the private sector and the arena would be funded by the City. This process will be a public/private partnership. First we must declare the area blighted. Seacrest said it is important to ensure there are no problems, so they will perform a fatal flaw analysis. The redevelopment

plan will need to go to the City Council for their vote. A redevelopment plan may include a site plan and a budget. If the redevelopment plan is approved by the City Council, the Request for Proposals will be sent out, and a redeveloper will then be selected. The negotiation phase will begin with more refinement taking place. A redevelopment agreement would then be drafted. This is an agreement among the public/private sectors. The final design will then be approved and funding will be secured. The next phases include getting final project approval and then completing the bidding process. The final phase will be site preparation and construction.

In response to a question regarding the public response to the arena and convention center, Seacrest stated that the top priorities identified at the public meetings are the research and development corridor, completing Antelope Valley and then the arena/convention center. Their preliminary research shows that the younger groups strongly support the arena/convention center.

A question was asked regarding why the Historic Preservation Association opposes this project. Seacrest stated that the question is how to integrate the old with the new. Linda Wilson added that the Preservation Association is mainly concerned with moving the State Fair.

Pederson stated that he understands the need for the analysis, but questioned the use of the term 'fatal flaw'. He is concerned with the public perception as to it appearing that we are looking for a fatal flaw as opposed to solving any potential obstacles. Seacrest stated that they will redefine this process.

Beecham stated that bringing the private sector in is important for the public vote. Education is key as it is important to educate the public every step of the way.

Meradith pointed out that it is important to identify early on the specifics of the arena and convention center so you can take that to the constituents.

Seacrest noted there are two large upcoming studies. The redevelopment plan will be developed over the next few months and then the redeveloper agreement and public vote will be done. One of the questions is whether we do the market study or wait for the redeveloper. It will definitely need to be done before the vote.

Upcoming Work Tasks - Kent Morgan

Morgan reviewed the list of near-term work tasks as follows: property acquisition and site assembly; environmental assessment (EPA) and recovery plan, wetlands delineation and mitigation plan, soils analysis (structural loading, groundwater), roadway and access analysis, grading and floodplain assessment, utilities (water and wastewater), regulatory review (zoning, height limits), energy (LES and District Energy Corporation), archeological/historic review, blight determination, redevelopment plan, overall site design and facilities layout, project financing assessment, arena feasibility study, convention center feasibility study, public policy, community outreach, site and facility governance, and coordination with Haymarket Park expansion.

Fatal Flaw Analysis - Kent Seacrest

Morgan stated that they would like the Action Team to prioritize these near-term tasks. Seacrest asked the Team what we want to do in the next three months to raise community confidence.

Action Team Discussion Regarding Fatal Flaw Analysis - Meeting Chair

Pederson stated that he believes the project may be defined by the arena as the average Lincoln citizen could see themselves using the arena. The momentum of the project could be defined by whether or not citizens believe the arena is a good idea. Beecham stated that the second question the public will look at is how much the arena will cost. The Action Team feels that hiring a consultant to perform a feasibility study is a top priority.

Seacrest stated that the next question is what do we do in the next three months to get the City Council comfortable with the redevelopment plan.

Pederson stated that the public will want to know how big is the arena is going to be, how much is it going to cost, and what kinds of events will be there. Sampson-Vokoun added that another question to answer is why it should be in the Haymarket.

Birdsall stated that the Convention Sports Leisure (CSL) Study has been done, but there should be more finality. The Team generally agreed that a subgroup should be created to identify the scope of the arena. The Team also believes that the convention center and hotel should be studied at the same time as the arena.

Mayor Seng commented that it is important to move forward. The environmental issues must be determined first, and then the property acquisition must take place. Staff and other professionals will do the analysis, but the Action Team must give authority to them to do that.

The Action Team requested Seacrest and Morgan to provide a recommendation to the Action Team at the next meeting as to the next steps.

Seacrest stated that the Action Team will meet next week. The subgroups will be formed and will meet to do their reviews. The Action Team will not meet until the preliminary reports from the subgroups are submitted.

Sampson-Vokoun noted that it is important to keep in mind that if the building is going to be a green building, that process must begin early.

Other Action Team Business - Meeting Chair

No discussion took place under this agenda item.

Adjournment

The meeting was adjourned at 10:16 a.m.