

Meeting Notes		West Haymarket Action Team	
2015>ision		August 28, 2007	
		3:00 p.m.	
		Mayor's Conference Room	
		County/City Building, 555 S. 10th Street	
Members Present	Mayor Beutler Wendy Birdsall Dick Campbell	Mike Dunlap Doug Lienemann Steve Pederson	Cori Sampson-Vokoun Terry Uland Lynn Wilson
Members Absent	Cathy Beecham Terry Fairfield Charles Hull	Harvey Perlman Liz Shotkoski	Amy Tipton Linda Wilson
Others Present	Ashley Buckwalter Greg Garlock Karen Griffin Don Herz Rick Hoppe Randy Hoskins Kris Humphrey Scott Keene	Ryan Kosola David Landis Jim Linderholm Tom Lorenz Dallas McGee Stan Meradith Mike Merwick Kent Morgan	Jon G. Olsen Hallie Salem Kent Seacrest Chris Talley Deena Winter Lauren Wismer Michele Abendroth

Welcome and Opening Comments - Mayor Beutler

Tri-Chair Mayor Beutler opened the meeting at 3:00 p.m.

Acknowledgment of Nebraska Open Meetings Act - Mayor Beutler

Beutler acknowledged the Nebraska Open Meetings Act.

Public Comment Period - Mayor Beutler

There were no public comments.

Review Minutes from June 21, 2007 Meeting - Mayor Beutler

Beutler asked the committee if they had any suggested corrections to the June 21, 2007 meeting minutes. As there were none, the minutes will stand as written.

Report on Major Tasks Schedule - Kent Morgan

Morgan updated the committee on the proposed time line of tasks. The environmental scan is currently underway and they have not found anything that would preclude them from moving ahead. The next step is the blight study which is in front of the Planning Commission August 29 and will be at City Council about a month later. They will declare the area blighted which is a precursor to the redevelopment plan. Staff hopes to have the redevelopment plan to City Council by the end of October. Approval of the redevelopment plan will allow the City to issue an invitation to redevelopers to issue a proposal for redevelopment of West Haymarket. By the beginning of next year, a selection team will select a redeveloper and then enter into negotiations concluding by this time next year. During this period, they will also look at the design of the arena and convention center as well as work with the hotel developer. Natural resource and

floodplain issues are also being studied. Other issues being studied are a reuse for Pershing Center, Sun Valley Boulevard redesign and the recreational complex. These projects will take us through the end of 2008. They will continue to look at financing during this time frame. Phase 1 of the environmental study is almost complete. They are working with EPA and the Corps of Engineers on Phase 2. They have also had discussions with the railroads on acquisition of property as well as to ensure they can operate their systems as we look at the track realignment.

Report from Community Engagement Subcommittee - Terry Uland

Uland stated that part of the community engagement process is targeted at passage of the redevelopment plan with the City Council vote in late October. They have had discussion with the City Council during which they received a favorable response. They have also developed a PowerPoint presentation which they will give to several community groups, including Downtown Lincoln Association, Lincoln Independent Business Association, the Homebuilders Association, Face the Chamber, and the Preservation Association of Lincoln. There will be a community open house on October 18 at Pershing Auditorium.

There was general consensus from the committee to proceed with this process.

Report from Historic and Archeological Subcommittee - Cathy Beecham

Morgan stated that there is one archeological site of interest which is the Emigrant House. Cathy Beecham is working with the State Historical Society to do an excavation of the site to see if there is anything to recover. If anything is recovered, they will have a display of the findings at the site.

Report on Downtown Redevelopment Plan

McGee stated that the redevelopment plan is scheduled to go to City Council at the end of October. This is an important part of the process as it allows the City to collect tax increment financing (TIF) and use the financing for public improvements related to that development. The blight study will go to the Planning Commission August 29 and to City Council in September. The redevelopment plan amendment will go to City Council later in October. The redevelopment plan will lay out some conceptual ideas based on the analysis today. This is a major step that allows them to prepare a redevelopment proposal.

Report on Conceptual Site Layouts - Stan Meradith & Greg Garlock

Meradith stated that they have been working on plans in support of the City's effort to create a redevelopment plan. Two months ago, several staff visited three arenas to get ideas on what kind of facility they are considering. They have also done programming exercises with several groups to create a program which was based on the Qwest Center in Omaha. They have also spent time programming the Nebraska Sports Triangle. Another activity they have spent time on is the sustainability concept. They have also considered costs for the arena and site development. They will continue to work on cost refinement. They are anxiously awaiting the CSL (Convention Sports & Leisure Int'l) study.

Meradith then reviewed four site concepts for the area. Some earlier plans had the arena behind the train station. The input received was that the arena was in the wrong spot. Site concept A

positions the arena closer to the University campus. The disadvantage of this concept is that the railroad tracks would need to be moved. Site concept B moves the arena across the railroad tracks which remain in their current location. There will be an elevated plaza about the railroad tracks. It also engages it in the sports triangle. The concern is that it may make it too much of a suburban site. Site concept C locates the arena southwest of the post office. Site concept D utilizes the arena as a backdrop to the train station as they feel it could be a nice entry to the arena.

Garlock added that in concepts A, B and C, the hotel is behind Lincoln Station. The hotel developer may or may not find that to their liking. They like the idea of using Lincoln Station as an entry to the arena. Concept D forces the hotel into a more prominent location along 7th Street. Pedestrian connections are very important and they will continue to look at the options. Meradith noted that the redevelopment plan accommodates all four of these concepts. Garlock added that all four concepts have advantages and disadvantages, which will need to be further studied.

Morgan noted that they have tried to be as cost efficient as possible without jeopardizing quality. They have also tried to use existing facilities to their advantage. None of the options propose moving the post office.

Questions were raised regarding parking and pedestrian connections. Morgan stated that there has been a great deal of discussion on that topic. Mayor questioned if people will be more likely to utilize other businesses in the Haymarket if the arena is more centralized. Garlock stated that the intent is to get people in the Haymarket to have an urban experience. Morgan added that parking is spread throughout the site so as not to have people congregate in one location but to spread them out.

Campbell thanked Meradith and Garlock for their work on this project.

Morgan stated at this point they are looking for concurrence from the committee to move forward with studying these four concepts. General consensus was reached to proceed as such.

Other Action Team Business - Mayor Beutler

There was no discussion under this agenda item.

Adjournment

The meeting was adjourned at 4:10 p.m.