

Meeting Notes		West Haymarket Action Team	
2015>ision		January 8, 2008	
		9:30 a.m.	
		Mayor's Conference Room	
		County/City Building, 555 S. 10th Street	
Members Present	Mayor Beutler Cathy Beecham Wendy Birdsall Dick Campbell Terry Fairfield	Doug Lienemann Dan Muhleisen Tom Osborne Harvey Perlman Cori Sampson-Vokoun	Liz Shotkoski Amy Tipton Terry Uland Linda Wilson Lynn Wilson
Members Absent	Mike Dunlap Charles Hull		
Others Present	Krishna Amancherla Dennis Bartels Linda Beacham Devin Biesecker Tom Davlin Greg Garlock Randy Hoskins Kris Humphrey Lynn Johnson Scott Keene	David Landis Jim Linderholm Tom Lorenz Nick McElvain Stan Meradith Mike Merwick Steve Miller Kent Morgan Karen O'Connor John S. Olsson	Trish Owen Denise Pearce Dan Pudenz Hallie Salem Kent Seacrest Ken Smith Chris Talley Lauren Wismer Michele Abendroth

Welcome and Opening Comments - Mayor Beutler

Tri-Chair Mayor Beutler opened the meeting at 9:30 a.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 August 28, 2007 Meeting - Mayor Beutler

Beutler asked the committee if there were any corrections to the August 28, 2007 meeting minutes. As there were none, the minutes will stand as written.

Acknowledgment of New WHAT Members - Mayor Beutler

Beutler acknowledged new members Tom Osborne and Dan Muhleisen. He noted that Lynn Wilson is retiring from Bryan LGH and asked him about his future plans on this committee. Wilson stated that he is moving out of Lincoln and stated that it has been a pleasure working in Lincoln. Beutler thanked Wilson for his service to the City of Lincoln.

Discussion on the Four Conceptual Site Layouts - Staff

Beutler stated that the subcommittee's recommendation is to eliminate Site B and to promote Site A as the preferred choice.

Morgan stated that they would like to get the committee's decision on which of the four sites the committee would like to proceed with in the process. He began with a PowerPoint presentation and displayed the existing site. He noted that the site is approximately 150 acres.

Meradith stated that this is a culmination of several year's work. Site A has the arena to the north to reinforce the Lincoln Sports Triangle. It is a strong entrance into the city. The hotel is behind the Lincoln Train Station. This alternative gives a grand recognition to the Lincoln Sports Triangle. The direction they have received is that it is important to integrate the space as one. Beecham asked about green space in order to attract people who live in downtown as well as families. Meradith stated that is a good point as their mission is to create a vision while at the same time create a relationship between the big blocks. A trolley system would circulate along P and Q Streets and connect the downtown with the West Haymarket. This alternative is unique in that it modifies the railroad alignment slightly. In the open houses, they heard that residents were concerned about the mass of the arena. Sensitivity to the arena placement is important, and this alternative mitigates the massiveness of the building.

Meradith noted that the difference between Sites A and C is that the railroad tracks remain in place in site C, which pushes the arena south, compacting the space.

Osborne stated that the Athletic Department prefers Site A as they would like to have the arena farther north.

Meradith stated that Site B has been eliminated, as it was determined through many discussions that it no longer is considered an urban arena.

Osborne noted that the basketball practice facility in Site A appears to be separate from the arena, and they would prefer to have a direct attachment to the arena. Meradith noted that in all the alternatives, the practice facility has a direct connection to the arena.

Meradith stated that in Site D the arena is located closer to the Harris Overpass effectively reducing some of the perceived mass of the arena. The train station is in front of the arena, which may be a nice paradox in terms of architectural character. The disadvantage is that it is somewhat removed from the alignment of the Sports Triangle.

Meradith concluded by stating that they prefer Site A as it creates more open space and a better pedestrian experience. The committee will need to consider the financial costs associated with this alternative.

Beutler stated that he does not feel it is necessary to have a formal vote on the Sites, but the Tri-Chairs would like the subcommittees to provide a statement that Site B is eliminated from further discussions, and that A is the preferred alternative, but C and D will still be considered. Perlman asked if there is an advantage to retaining D as he believes that Site D is the least attractive

alternative and almost borders on being unacceptable. Fairfield agrees that Site A is the preferred choice with Site C still being considered. Lienemann stated that the Haymarket Board agrees that Site A is the preferred site.

Consensus was reached that Site A is the preferred alternative with Site C still being considered. Sites B and D were eliminated from further discussion.

Report on WHAT Geographic Scope - Kent Morgan

Morgan stated that the redevelopment area has approximately 150 acres primarily south of Haymarket Park. The larger area has approximately 475 acres which includes Haymarket Park, the expansion of Wright Field and Oak Lake. They would like to increase the committee's purview by expanding the geographic scope of the work. He asked if there were concerns with expanding the area. No objections were expressed.

Report on CY 2008 Tasks, Schedule, and Organization - Kent Morgan

Morgan stated that they have completed the community validation process of the redevelopment process. The redevelopment plan has been approved by the City Council. Redevelopment proposals are due February 15. They need to prepare an Integrated Development Plan to look at individual project details and overall development concepts. They need to estimate project costs and funding sources for the arena, hotel and convention center as well as infrastructure and other West Haymarket facilities. Another step is to engage key stakeholders, and the final step is a vote of the electorate. These tasks are scheduled for completion in calendar year 2008.

Several working subcommittees have been established and include WHO, WHERE, WHILE and WHY. WHO, West Haymarket Opportunities, will provide routine administrative oversight and will be a five member subcommittee of Chancellor Perlman, Mayor Beutler, David Landis, Mike Dunlap, Dan Muhleisen. WHERE, West Haymarket Environmental Resources and Engineering, is the technical group which will look at transportation, wetlands, stormwater, floodplain, utilities, and environmental issues. WHILE, West Haymarket Investment, Legislation and Enrichment, will focus on overall project financing, both the cost and revenue sides, and will seek legislative support as needed. It will continue with the current staff of the Finance Subcommittee. WHY, West Haymarket Yes, will continue with community engagement, provide speakers and information, work to expand the participation strategy, and coordinate with technical and financing tasks.

The Integrated Development Plan (IDP) will provide outside assistance to bring all the pieces of the proposal together. The works tasks of the IDP include architectural services, transportation, environment and utilities issues, archeological, the Breslow Ice Center, redeveloper negotiations, finance and legislation, and public outreach.

Uland asked when more specific design features will be defined. Morgan stated that the preferred site will be posted on the web page soon to inform developers of this choice. Morgan stated that the Mayor will appoint a committee through Urban Development to review the redevelopment proposals and select a development company. Design professionals will then begin to review the technical aspects of the design.

Report on Funding for WHAT Technical Work Items - Kent Morgan

Morgan stated that many of the tasks in the redevelopment process require additional support. He distributed a copy of the resolution which was introduced Monday, January 7th at City Council and will be acted upon by the City Council next Monday, January 14th. They are proposing to bring forward funds that are available for limited application. They are using MIRF money, advanced acquisition and stormwater bond issue funds. They have also been working with 2015 Vision to come up with a way to allocate some of the other costs.

Report on Legislative Efforts - Denise Pearce

Pearce stated that the turnback legislation was originally enacted in 1999 and was designed to turn back a portion of the state sales tax revenue generated at the Qwest Center. The amount of the turnback was based on a very complicated formula that tried to capture attributable revenues that were new to Nebraska because of the Qwest Center. Under the original legislation, 70% went to help fund bonds on the Qwest Center and 30% went to the Greater Nebraska Fund. The turnback law was amended in the last session. The amended version does not have the complicated formula, but instead it simply turns back the state's portion of the sales tax revenues generated at publicly owned convention centers. The law was also amended to allow Omaha to turn back revenues from the arena and hotel as well. The distribution was also amended to include 10% going to high poverty areas in Omaha. Senator Avery submitted an amendment last year and is the basis for legislation this year. This amendment ensures that public/private partnerships can also take advantage of the turnback law. He withdrew the amendment last year and has offered essentially the same amendment with one small change. Current law allows the turnback of sales tax revenues with associated hotels, but the hotel must be located within 200 yards of the arena or convention center. To capture the sales tax revenues for the Holiday Inn, we have to increase the yardage from 200 to 450 yards.

Under the current law, we would qualify for approximately \$193,000 of turnback revenues. If the legislation is changed, we would gain an additional \$308,000 per year from the hotel and convention center and an additional \$154,000 from the Holiday Inn. This would be a total of \$655,000.

Discussion on WHAT Meeting Schedule for CY 2008 - Mayor Beutler

Beutler stated that the next meeting date is Tuesday, March 4 at 9:30 a.m.

Other Action Team Business - Mayor Beutler

There was no discussion under this agenda item.

Adjournment

The meeting was adjourned at 10:45 a.m.