



JAVA

Joint Antelope Valley Authority

JOINT ANTELOPE VALLEY AUTHORITY

Board Meeting

July 14, 2016

Jayne Snyder Trail Center-Union Plaza (228 N 21st Street)

Meeting Began at: 10:30 a.m.

Meeting Ended at: 10:55 a.m.

Members Present: Glenn Johnson, Christine Jackson, Miki Esposito

Others Attended: Roger Figard, Joel Pedersen, Kris Humphrey, Cyndy Roth, Amy Cornelius-Jones, Jim Christo, Wynn Hjermsstad, Wayne Teten, Karl Fredrickson, Kurt Micek, Allan Abbott, Mike Dekalb, Greg Osborn, Clint Thomas, Clark DeVries, Colleen Seng, Terry Uland, Nancy Hicks, Brian Jueneman, Justin Petersen, Paul Zillig, Mike Renken, Kathy Spence, Mike Mascoe, Ray Stevens, Tom Leikam, Ann Harrell, Bob Wolfe, Karen Amen, Rachel Defusco, Allison Schneider, Scott Rathjen, JJ Yost, Kent Seacrest, Jane Jordan, Ken Almquist, Don Wesely

Order No. 01-16 - Call Meeting to Order

Glenn Johnson called the Historic meeting of the JAVA Board to order at 10:30 a.m.

The first meeting of the Joint Antelope Valley Authority was May 5, 2000. This will be the final meeting of JAVA. Many in attendance at this meeting have had a variety of instrumental roles in the Antelope Valley Project ensuring the project was built and completed being a major asset to the community and the state. Johnson asked everyone to please sign in. There are also commemorative pins available. In the beginning there was a green pin with an antelope on it. At the first presentation to City Council, the title was "Imagine". This was to help visualize and understand what the project ultimately could be. So the new pins use the words "Imagined. Created."

Order No. 02-16 - Approval of Minutes of September 10, 2015 JAVA Board Meeting

The minutes for the September 10, 2015 JAVA Board meeting were distributed.

Jackson moved to approve the minutes of the July 9, 2015 meeting.

Esposito seconded.

AYE: Johnson, Jackson, Esposito

NAY:

Order No. 03-16 – Staff Reports

Kris Humphrey, Project Manager gave a short presentation on the Antelope Valley Project from the beginning to present. Humphrey had a copy of the Journal Star newspaper insert for Antelope Valley Study The Big Picture from July 17, 2000. She read the passage from the first three paragraphs:

Imagine a beautifully landscaped waterway flowing along the east edge of downtown, with outdoor cafes, shops and a small, weekend band playing in the new linear park. Commuter and recreational bicyclists pedal along the waterway's attractive banks as part of a new downtown/university bike trail.

Over 800 homes and 200 businesses are now safe from the Antelope Creek designated 100-year flood event. Neighborhoods in Malone, Clinton and North Bottoms experience less drive through traffic.

Two blocks away, cars travel on a new landscaped boulevard along the east edge of the downtown/university area and then pass over the railroad tracks near the Bob Devaney Center that used to block Lincoln traffic five out of 24 hours every day. The nine miles of new roadways provide newer and faster ways to travel from the historical city center to northern and northeastern Lincoln.

Humphrey is happy to report that this vision has successfully been accomplished and the projects under JAVA's authority have been successfully completed. [applause]

Humphrey thanked the JAVA Board and others for their dedication to the project. A special thank you to Glenn Johnson and Roger Figard who stayed the course through the decades on this project. [applause] And for Amy, who has never missed a JAVA Board meeting. [applause]

Similar to trees being planted for future generations, this project really benefits the future generations by alleviating the flooding, which we have seen over the last few years. Just to remind everyone, the retaining wall across the street (from Jayne Snyder Trail Center) where the apartment complex is, the 100-year flood would have been to the top of the wall if the project had not been completed. This is a good reminder of the flood component of this project.

Transportation in the area has been improved in addition to the redevelopment opportunities.

The original contract with PB (Parsons Brinckerhoff) was signed back in 1995. That was one year after Humphrey graduation from college. She now has a son in college and his generation is already seeing the benefits of this project and they thank you.

Humphrey looks forward to the future changes that the future generations will have with this, especially as the redevelopment continues like the Telegraph District. She thanked the Board. [applause]

Wynn Hjernstad, Manager- Community Development - Urban Development, who has also been the project manager for many of the revitalization projects with Antelope Valley. She asked, "If Antelope Valley is done, why are we so busy?" One of the things that made Antelope Valley so unique was the inclusion of the revitalization. This includes the people that live, work and have a stake in the area. Rather than it being a top down, engineering and planning professionals, good intentioned people coming up with the ideas of things that would happen. So much was from the ground up. She thought by now someone might have mentioned the over 1000 public meetings that were held in the course of planning Antelope Valley. It's hard to put into a spreadsheet the community revitalization aspect because the expenditures are so different. Hjernstad stated that two legs of the stool are done: transportation and stormwater. The third leg, community revitalization is just getting going, which is why we are so busy. There were community revitalization projects that Urban Development did not oversee, these were primarily Parks and Recreation and some Public Works. Union Plaza Park is the crown jewel of Antelope Valley. The completion of the trails system and Fleming Fields are other examples.

Other accomplishments and community revitalization:

1998-2012 There was approximately \$20 million invested in community revitalization. About half was public money, mostly federal dollars and some tax increment financing and about \$10 million was private investments.

2012- 2016 In the last 3 ½ years, there has been a total reinvestment in community revitalization of \$139 million. 11% of this was public investment, all the rest was private investments.

In the early years, there was the “Closer to Home” strategy, which came from the people who wanted to see improvements in their area. Improvements such as; rocking alleys, fixing sidewalks, curb replacement and street resurfacing. Housing programs for existing residents, neighborhood signs and lighting projects. There were projects on N 27th Street that were sister projects to Antelope Valley because the needs were identified in the Antelope Valley planning process. The North Bridge Community Center and the People’s Health Center grew out of this as well.

Since the flood plain has been eliminated, Assurity Life Insurance was the first big project to be established. The other big project is the Telegraph District at 21st and ‘N’ Streets, which is underway. None of these projects or other community revitalization projects could have been done without Antelope Valley.

One of the concerns with this project and the community revitalization component was with gentrification and what would happen to the people living who were living in the area and would be displaced. There were approximately 44 residential units that were acquired and residents displaced due to the transportation and stormwater elements of the project. For non-student housing, 60 low-income apartments have been replaced. Relative to home ownership, 68 units have been replaced and 2/3 of those units are considered “affordable”. These are just projects that the city has directly been involved with. NeighborWorks continues to do projects in the area.

In conclusion, two stools are done with Antelope Valley and third stool is just getting going. With only 3 ½ years into the revitalization aspect, look at how much has been accomplished. For those who have been involved with the project, just drive around and you can see the difference that has been made. Thank you. [applause]

Johnson noted that the final audit reports (2014-2015) have been received.

Order No. 04-16 – Disposition of Property Review

Joel Pedersen, legal counsel for JAVA stated that it has been a privilege preparing the paperwork for JAVA, he noted that the first contract was signed in 1995. The leadership of Glenn and Roger in particular and other folks some of who are not present, but Allen, Colleen, Don, many mayors, UNL presidents and chancellors, who have been a part of the process. This project had a legal challenge to start with, Steve Seglin, Kent Seacrest and Dick Wood who worked on this project initially said this group was needed, with the right people around the table to get this project done. This was in the early 1990’s and was met with some eye rolls. Changing the eye rolls into let’s roll is what this Board was about. The authenticity and credibility that the leaders gave this project, made it happen. Embodied with leaders such as the Board particularly Glenn and Roger, your hand was so steady with guidance and leadership it made such a difference. Good project managers were hired, Wayne Teten and Kris Humphrey, who marshalled this big project. People like Clint Thomas helped with acquisitions and right-of-way paperwork.

So this agenda item addresses what to do with this property. Luckily the lawyers thought about this early on. Fleming Fields have an operating agreement with the University for the recreation field with the City. The City is the primary land owner for all the land which includes the right-of-way and the underlying land with the channel. There is a separate operating agreement with the Lower Platte South NRD related to the channel and the flood protection. In Pedersen’s summary, there is a long list of projects that notes federal, state and local participation. This is what made the project special. This is what created the need for a group like this, to keep focused

and to get this done over a twenty year period of time. It is an impressive accomplishment. The credibility and authenticity that this project had is partly because of the underlying institutions and organizations behind it. City of Lincoln, the University of Nebraska-Lincoln and the Lower Platte South Natural Resources District. Which goes to prove, the only thing better than a credible and accountable public organization is three of them working together. So, good for you.

The other question that came up with the property disposition, is that there are some permanent easements that were recorded in the name of JAVA. After today, JAVA will no longer exist. Pedersen noted that there is some magic language that exists call "successors and assigns". This language is in every permanent easement that JAVA ever had. The successor and assign is the City of Lincoln.

Order No. 05-16 – Resolution Authorizing the Complete Termination of the JAVA Interlocal Agreement and the dissolution of JAVA

Pedersen presented Resolution #16-0714-05. Once this document is signed JAVA is terminated. It takes a 100% vote. The certificates of completion for transportation, waterway and community revitalization resolve any questions. This was officially requested by the Mayor, who has signed off on it. Various mayors and Board of Regents have periodically signed off on components of the projects over the years. Pedersen does have all the certificates of completion, in addition to the affidavit of publication, that according to the Interlocal Agreement, this meeting was called to dissolve the Interlocal Agreement and the entity known as JAVA. It has been Pedersen's pleasure helping JAVA get this project done. [applause]

Esposito moved to adopt Resolution #16-0714-05 authorizing the complete termination of JAVA Interlocal Agreement and dissolution of JAVA. Jackson seconded.

AYE: Johnson, Jackson, Esposito

NAY:

Order No. 06-16 - Non-Agenda Items

None

Meeting adjourned at 10:55 a.m.

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