



**JOINT ANTELOPE VALLEY AUTHORITY
Board Meeting
September 13, 2007**

Meeting Began at: 10:31 a.m.
Meeting Ended at: 11:21 a.m.

Members Present: Glenn Johnson, Christine Jackson, Karl Fredrickson,
Others Present: Amy Cornelius-Jones, Roger Figard, Joel Pedersen, Wayne Teten,
Margaret Remmenga, JJ Yost, Wynn Hjermsstad, Dallas McGee, Bruce Sweney,
Clark DeVries, Jim Cook, Jim Christo, Ed Price, Delores Lintel, James Mastera,
Ken Almquist, Ken Reitan, Glenn Cekal

Order No. 01-07 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:31 a.m.

Order No. 02-07 - Approval of Minutes of August 9, 2007 JAVA Board Meeting

Jackson moved to approve the minutes of the August 9, 2007 meeting.
Fredrickson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

Order No. 03-07 - Election of Officers

Currently the officers are: Glenn Johnson - Chair, Christine Jackson - Vice Chair and
Karl Fredrickson - Treasurer.

Fredrickson moved to have current officers remain in their positions for an
additional year.

Jackson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

Order No. 04-07 - Citizen's Committee Appointments

Delores Lintel, Robert Campbell and Jim Christo have all requested to remain on the
Citizen's Committee and their additional three year term appointments were approved at
the August 2007 JAVA Board meeting. The three members have accepted the three year
re-appointment. There is still one vacancy on the Citizen's Committee should there be
any interest.

**Order No. 05-07 - Resolution declaring surplus the property generally located at 2001 and 2005 S
Street and authorizing the chair to execute and approve the sale and transfer of the
same to the City of Lincoln for community revitalization purposes.**

**Order No. 06-07 - Resolution authorizing the Chair to execute and approve the transfer to the City
of Lincoln of the Redevelopment Tracts as provided in the JAVA Interlocal
Agreement as well as partial lot remnants in the near vicinity of the Redevelopment
Tracts (involving only those parcels and related remnants acquired by JAVA from
the Board of Regents of the University of Nebraska) for community revitalization
purposes.**

**Order No. 07-07 - Resolution approving amendments to the JAVA Administrative Regulation on the
Purchase, Dedication, Donation or Sale of Real Property to change provisions of
Section G regarding surplus property to correct typographical errors and more
clearly delineate the process.**

Joel Pedersen discussed Item numbers 5,6,7 together. [Resolution Nos. 07-0913-05 and
07-0913-06 are attached]

Resolution No. 07-0913-05 is for the corner 20th and 'R' Street for properties generally
located at 2001 and 2005 S Street and declaring the remnant, surplus. The second
paragraph discusses the terms and conditions related to the Public to Public Real Estate
Agreement. The significant part is that the City of Lincoln would reimburse JAVA on a pro

rata share by square foot. There is a contingency in the agreement related to Community Revitalization which basically states that prior to the transfer from JAVA to the City of Lincoln that there is an executed redevelopment agreement with the redeveloper of record.

Resolution No. 07-0913-06 also involves the JAVA Interlocal Agreement and Antelope Valley Redevelopment Plan. The resolution is for the Redevelopment Tracts provided in the JAVA Interlocal Agreement for partial lot remnants at approximately 19th - 20th and 'R' Streets. These are parcels acquired from the University and are subject to the legal description and the temporary easement. Same contingencies exist.

Agenda Item No. 7 refers to approving amendments to a JAVA Administrative Regulation. The original Board action approved in January of 2002 stated the document was adopted as a guideline not an Administrative Regulation. This agenda item needs a motion to accept the revisions to the guidelines for surplus property.

Jackson moved to have adopt Resolution No. 07-0913-05.

Fredrickson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

Jackson moved to have adopt Resolution No. 07-0913-06.

Fredrickson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

Jackson moved to have accept the revisions to section G of the guidelines for surplus property. Fredrickson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

Order no. 08-07 - Resolution authorizing the Chair to execute and approve an easement to the Lower Platte South Natural Resources District in connection with the construction of the public recreation trail along Salt Creek from Haymarket Park to tie in with the trail along the east side of N 14th Street.

Joel Pedersen presented Resolution No. 07-0913-08 [attached].

This is for North 14th Street trail and a permanent easements (Haymarket Ballpark trail easement) for a trail connection to Haymarket Park trail. This will be ready to go out for bids this Fall.

Fredrickson moved to have adopt Resolution No. 07-0913-08.

Jackson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

Order No. 09-07 - Staff Reports

JJ Yost from Parks and Recreation updated the Board on the proposed Lewis Ballfield parking lot reconstruction. The location is 'N' - 'J' Streets and just east of Capital Parkway. Today, there are two parking lots that serve the 5 Ballfield complex at Lewis Fields. One is to the north just south of 'N' Street and the second is just off of 'J' Street to the north. When the Corps of Engineers constructs the diversion structure for the Antelope Creek Flood control project, that structure displaces the north parking lot. There is a opportunity to combine the two lots into one located on the east side of Capital Parkway just west of the ballfields. This lot would allow for 163 parking stalls and have access off Capital Parkway with a right-in right-out. Access from 'J' Street would be eliminated. A round-about at the north end would facilitate traffic flow into the parking lot. This project would also eliminate one of the five fields in the complex. The removal of the southern most field would allow betterments to one of the other fields and make it more accommodating to adult programs. It also allows for adequate parking. The project needs to be constructed by early next Spring prior to the diversion structure being built. The bid package is ready to out by October 3. If all goes well, it is hoped to be back to the JAVA Board by October 11 asking for approval of a contract award. The current plans calls for a basic concrete curb and gutter, asphalt surfacing with an underground storm drainage system. There is alternative bid package that is a low-impact design. This uses the parking lot islands for storm run-off and rain gardens. They are currently working with

Watershed Management for funding. Jackson voiced concern about a connection from the parking lot to the sidewalk for the students who use the parking lot and cross over to Lincoln High. Yost indicated that they are working on designs for that.

Yost also updated the board regarding the playground at the Malone Center. Parks and Recreation and Urban Development is working with the Malone center to relocate the natural playground so that it does not conflict with the Channel work being done in the area.

The Trago Park Playground/Sprayground work has started with grading and utility work. The subgrade is to be finished next month. The playground equipment has been ordered. The sprayground equipment is to be ordered and installed by next Spring. The proposed opening of the facility is tentatively scheduled for May 2008.

Wayne Teten updated the Board on the various Antelope Valley Projects.

- Eastleg - Contract is not yet underway. We are waiting for documents/easements from the railroad to come back to us. Work can not begin until that is in place. The contractor has proposed to close the 17th Street crossing earlier than planned. The 17th Street crossing will need to be closed anyway for utility work. We have asked the contractor to have his own meetings with the State Fair, Hockey staff and University to see how that will affect their schedules.
- 'O' Street - Contractor would like to start work on September 17, but all the contracts have not been signed. There is a public meeting on September 19 at 2143 'O' Street - field office.
- Channel - The retaining wall work is continuing. The check has been sent for the City share. Construction to continue from Vine Street south to 'S' Street as soon as the check clears.
- 'P' & 'Q' Street - Ornamental fence work still needs to be done. 'P' Street to be done by September 15 and 'Q' by the end of the month.
- RR Fence - August 27, the fence at 14th Street was cut again. It is on video. The railroad has fixed it the cable and padlock.
- 17th Closure - Cost Savings - Contractor could potentially get the project done by 2009, instead of the original 2010. It is also important from a safety aspect as it reduces the likelihood of accidents. The contractor has the inability to work on the tracts during the 4th quarter of the year. He is planning to bring in large cranes to set the girders during the 3rd quarter of 2008. This would allow him to continue to work during the 4th quarter.

Wynn Hjernstad updated the Board on various Community Revitalization projects.

- Crandall Arambula - a consulting firm from Portland, Oregon has been hired to do a study on the Research and Development Corridor Master Plan and Design Standards as well as looking at the East Downtown Park Master Plan. There will be a Public Meeting on September 20, 2007 at 5:30 p.m. in the Lancaster Room at the Cornhusker Hotel to present their proposals.
- N. 27th Street - Pedestrian MopacTrail Bridge (at 'X' Street) to start construction late 2007/early 2008. This is a sister project to the Antelope Valley project.

There are other projects in the works that have had peaked interests from developers because of the Antelope Valley Channel Project drawing to an end in 2009.

Order No. 10-07 - Citizen's Committee Reports

Citizen's Committee met on September 7 and they were updated on various Antelope Valley Construction and Community Revitalization projects.

Order No. 11-07 - Non-Agenda Items

None

The next JAVA Board meeting is scheduled for October 11, 2007 at 10:30a.m.

in the City Council Chambers.
Meeting adjourned at 11:21 a.m.