



Directors Meeting

Monday, March 6th, 2023

555 S 10th Street Luxford Studio

- I. **Approval of Directors Minutes from February 13th, 2023**
- II. **City Council Agenda & City Clerk Advisories**
 - i. Public Comments will be held on March 13th & March 27th.
- III. **Mayoral Advisories**
- IV. **Directorial Advisories**
- V. **Boards, Committees, and Commission Reports**
- VI. **Constituent Correspondence**
 - i. your love for filthy lucre – Robert Borer
 - ii. Feb. 27, 2023 Mtg/2648 Washington Street--Request for Reasonable Accommodation – Carmen Maurer
 - iii. Agenda Item 23R-75: Lincoln Bold Redevelopment Comments – Amy Hochstetler
 - iv. Please don't approve the glass 22 story skyscraper – Kyrsten Athan
 - v. Lincoln Bold – Keith Dubas
 - vi. Hottest/Driest years – Deanna McClintick
 - vii. MISC22014 - OPPOSTION LETTER – Rachael Saniuk
 - viii. The proposed building at 9th & P Streets – Jayne Sebby
 - ix. Lincoln Bold project – Bill Crosier Jr.
 - x. baird's fake and tyrannical "emergency" – Robert Borer
 - xi. Requesting a stop sign at 8th and M intersection – Rebecca Haug
 - xii. Dumpster diving – Stacy Miller
 - xiii. City Street Grant – Benita Hadwick
 - xiv. Thank you for Monday's Vote--next steps – Carmen Maurer
- VII. **Adjournment**

From: [Robert Borer](#)
To: [Council Packet](#); [Commish](#); [Mayor](#); tyrantbaird@lincoln.ne.gov; [Ben Madsen](#); [Samuel Lyon](#); [SOS ELECT](#); senators@leg.ne.gov
Subject: your love for filthy lucre
Date: Thursday, February 23, 2023 11:01:12 AM

Dear communist members of Lincoln and Lancaster County's "governing" bodies (mayor, commissioners, council members),

I watched the recent wrestling match between Sam Lyon (Lancaster County's Republican Party Chair) and the Board of Commissioners.

We all know there's only *one reason* why all of you are protecting baird's fake emergency (and even's fake elections)—the love of filthy lucre, which all of you must think grows on trees (the fed only takes from one and gives to another, whether it's for "emergencies" or bridges or fake election machines). We know about your money laundering and special interest handouts (and if we know, so do people who can actually do something about it).

But people who can actually do something about it aren't your biggest concern. Let me remind you that there is a God in heaven who sees all, and will require you to give account someday. Here's His warning to you about your love for filthy lucre:
...they that desire to be rich fall into temptation and a snare, and into many foolish and hurtful lusts, which drown men in destruction and perdition. For the love of money is the root of all evil: which while some coveted after, they have erred from the faith, and pierced themselves through with many sorrows. (1Ti 6:9-10)

Repentance is a good thing, and not to be delayed. The longer one delays, the harder the heart becomes and the more unlikely it is that repentance will take place.

One more thing. Laws can't be written to justify lawlessness. All such "laws" are null and void the moment they see the light of day.

Our state constitution is still in play, which says our God-given, inherent and inalienable rights (to life, liberty, the pursuit of happiness and self-protection)...
"shall not be denied or infringed by the state or any subdivision thereof." (Article I-1, which you all took an oath to support.)

So too is our Declaration of Independence:
"A Prince whose character is thus marked by every act which may define a Tyrant, is unfit to be the ruler of a free people."

The People have rights. You are not our overlords. Tampering the People's rights is lawlessness.
"Ye shall not therefore oppress one another; but thou shalt fear thy God: for I am the LORD your God." (Lev 25:17)

I entreat you. Repent, while it is day. The night cometh. ("Today if you will hear his voice, harden not your hearts" Heb 3:15)

Make peace with God. Be kind. Treat your neighbor the way you would be treated. Before it's too late. And before "the storm" arrives.

Robert J. Borer

From: [Carmen Maurer](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: Feb. 27, 2023 Mtg/2648 Washington Street--Request for Reasonable Accommodation
Date: Thursday, February 23, 2023 11:54:51 AM
Attachments: [Ltr to Planning re 2648 Washington.docx](#)

Dear Members of the City Council:

This coming Monday, you are scheduled to review the request for reasonable accommodation for the property located at 2648 Washington, where a Michael's House has been established. Given the history of granting similar requests over the past year, I know that you are well-aware of the concerns and impact those waivers have on everyone involved. Attached to this email is the letter I submitted to the Planning Commission when it considered and denied recommending the request at 2648 Washington last January. The concerns expressed in that letter have not changed, and so I pass it along to you.

It's unfortunate that we are still addressing these concerns, after what would seem to be more than a sufficient time to develop, or at least start to develop, a process that addressed concerns from all the various stakeholder constituents. I do not relish the idea of appearing before you repeatedly.

That said, better late, than never. At this point, we need both a short-term fix for the 2648 Washington request and a long-term strategy to effectively address similar requests in the future. I assure you that I and my neighbors greatly desire to be part of the means to find a reasonable path forward. I suspect that you do, as well.

I have learned much about this issue over the past year, and I have come to the conclusion that the answer lies in an effective, strategic process of evaluating requests for reasonable accommodation.

I genuinely do not believe that we would be here now, had the City properly implemented an effective, strategic reasonable accommodation evaluation process. Rhetorically, would you rely on a third party (in this case, a landlord with a significant financial stake) to file an accommodation request for persons with any other kind of disability without reliable supporting foundational documentation? Would you not inquire and say, "Show us that this request will genuinely help this disabled person"? For reasons that escape me, in this instance, for this particular kind of disability, the City seems willing to accept that a landlord and the landlord's lawyer (not a therapist or doctor or counselor, or even the disabled persons themselves) have the expertise to represent that some undesignated number (larger is better) of persons living without oversight under one roof is therapeutically the appropriate accommodation for all persons transitioning away from substance abuse. Reasonable accommodation is not one-size fits all. Relying on such unsubstantiated information, as has been done with the past waivers, presents a multitude of the risks to all, not the least of which are those risks to disabled persons needing a place to live. The City of Lincoln can do better than this.

Therefore, please deny the request to waive the zoning ordinance made by the absentee landlord owner of 2648 Washington, knowing that neighbors stand ready to be a genuine part of a solution that provides meaningful therapy to disabled persons, while protecting families, historic homes and neighborhoods, as well as the zoning scheme that the City of Lincoln has implemented to further those same goals.

Best,

Carmen Maurer

Near South Neighborhood Resident

Lincoln Lancaster Department of Planning
555 South 10th Street, Suite 212
Lincoln, Nebraska 68508

January 22, 2023

Re: MISC22014

Dear Members of the Planning Commission:

Once again, I am contacting you with respect to the City of Lincoln's regulation of those rental properties, which seek to circumvent the rules applicable to group homes. As such, I respectfully request that you deny recommending to the City Council the application for reasonable accommodation referenced above (2648 Washington Street). I will not be able to attend your January 25, 2023, meeting, and therefore, I respectfully ask that you consider my written concerns with care.

After last summer's application by this same Omaha landlord, as well as another by the Oxford House at 1923 B, I know that you are well-aware of the many issues and genuine negative impact the geographic concentration of these unregulated facilities has on the historic homes and neighborhoods so many of us work hard to preserve for the benefit of all Lincoln. I will not dwell upon the safety, infrastructure, and parking problems that have sprung up in our neighborhood with the introduction of this kind of facility, which allows landlords to take advantage of disabled persons by providing no meaningful therapeutic support in historic homes filled with beds. And so, I will list the points relevant to this specific application...

- Note that once again, this application is made "after the fact." The applicant purchased the property, rented the property to an excessive number of unrelated persons, and THEN asked for a zoning waiver consistent with the violation. There is no lack of knowledge this time. The applicant full-well knows the need to request reasonable accommodation to waive the number of unrelated residents, but evidently assumes your approval. I urge you to address the precedent set last summer, and no longer approve planned, post-violation applications.
- In order to process requests for reasonable accommodation, the applicant must submit, and the City must evaluate the submission, of reliable information (e.g. health provider documentation/support) which provides assurances of the nature of the disability, as well as the therapeutic relation to the requested accommodation. In other words, the City needs to have satisfactory support of what the disability is, and it follows, that the requested accommodation actually address the needs of the disabled person. Note this is an individualized evaluation—not every back injury needs a 25-pound lifting limit—not every person in addiction treatment transition benefits from unsupervised living with 11 others in similar circumstances. Reasonable accommodation is not a cookie cutter, one-size-fits-all, process. In the matter before you, the applicant has provided none of the information or documentation you require to make a recommendation in support of approval. And I raise the issue of the risk associated with making these kinds

of determinations without the required support. I understand that some members of the Commission, and some members of the City Council, found their decisions difficult in past similar applications, because there simply wasn't enough reason, i.e., "nothing to hang our hat on" in order to deny the application. That is not the case here. The applicant has not provided you with the necessary documentation or support to grant a reasonable accommodation of any sort. The application certainly does not meet your own requirements to waive your residential zoning plan.

- Finally, I would note that following last summer's approval to allow two Oxford Houses within very short distance of each other within the Historic Mount Emerald District, City of Lincoln representatives assured Near South neighbors that the Code would be reviewed with an eye to considering the needed balance of interests among the disabled seeking transitional housing, the City's intended residential zoning schemes, and historic preservation. Pending that review, we were asked to wait, hold up on further action, and see what the new zoning plan might entail. We did just that, other than providing the City with some grass-roots research detailing how other cities have successfully regulated in this arena. As of this date, we've had no update with respect to such a review. The present state of the Code serves none of these interests, but does facilitate unintended commercial application of residential property and profits to certain landlords, not available to property investors who comply with zoning laws.

Please deny MISC22014. Thank you for your consideration.

s/ Carmen K. Maurer

From: [Amy Hochstetler](#)
To: [Council Packet](#)
Subject: Agenda Item 23R-75: Lincoln Bold Redevelopment Comments
Date: Friday, February 24, 2023 2:33:02 PM

Hello,

I want to express my concern about Resolution 23R-75.

I am proud to pay property taxes on my home. I am proud to have taxes go to public schools, though my spouse and I are child-free. I fully support Lincoln on the Move, even though I will never drive on all the improved roads. I live in a community, and I am proud to help my community.

When I look at this proposed "redevelopment" project, I'm baffled about how this project helps anybody but the investors of the Lincoln Bold Redevelopment project. They are essentially asking for government-backed financing (TIF) for something that will kill local businesses, put additional stress on parking, and will take funds that may be used to help make housing affordable for Lincoln families.

TIF is called the Community Development Law in state statute. However, the Lincoln Bold Redevelopment project does nothing to add to the Haymarket community. There's already a dearth of downtown housing - an additional 100 housing units aren't needed. Lincoln Bold Redevelopment wouldn't need to use TIF if there were a viable business case.

If the City Council approves this resolution, they'll be using tax dollars to finance losing more tax dollars as local businesses deal with the years of construction, road blockage, and ultimately the loss of revenue. I want to remind the City Council that the average Lincoln voter does not think that "we need more downtown luxury apartments." They want to see actual community development and affordable housing for families.

I respectfully request that the City Council votes against Resolution: 23R-75.

Thank you,
Amy Hochstetler
1316 S 24th Street

From: [Kyrsten Athan](#)
To: [Council Packet](#)
Subject: Please don't approve the glass 22 story skyscraper
Date: Sunday, February 26, 2023 8:14:51 AM

Hello,

My name is Kyrsten Athan. I have lived in Lincoln for my entire life. I love this city. I haven't moved because of the small town vibe with big city moments, and the historic hay market by UNL is one of the best cultural aspects of our city. Southwest Lincoln, for example, is where a new development like the proposed skyscraper should be built (if it gets built at all). Taxes here are already very high and there is not enough affordable housing (especially apartments) for Lincolnites.

We need more affordable housing, not luxury condos in a business district. I work full time at a University and can barely afford housing, the only reason I can is because I have a roommate. This is not the Lincoln that is going to foster growth for young people and families in the future. Please listen to the businesses and people about our concerns.

I remember being a student at UNL and walking through downtown, loving the historic atmosphere, exploring local businesses, etc. The only eyesore was all the construction. This planned construction, though, is only going to be an eyesore that doesn't mesh with the local scene. The beauty of downtown Lincoln is that it is unique. A glass skyscraper is not unique and will not be visually appealing. It will probably blind drivers from sun reflection at certain times of the day, honestly.

Please build something else there. Build affordable housing. Build a unique work center there. Allow a local business to create something there, but please don't allow this skyscraper. It will cause more harm to the economy than good. Young professionals like myself are already struggling to afford housing. Please focus more on those goals to help the poor/middle class than high end, luxury housing.

Kyrsten

From: kwidubas@windstream.net
To: [Council Packet](#)
Subject: Lincoln Bold
Date: Sunday, February 26, 2023 11:44:53 AM

An article in The Lincoln Journal Star Sunday's paper 02/26/23 addressed the lapse in zoning which is allowing this mistake to materialize in a long lasting 3-dimensional imprint on Lincoln. But zoning is only one of several issues why this building should not be at 9th and P streets.

There is the issue of parking which is already a premium over busy hours in the Haymarket. It isn't just on street parking, but also the parking garages that are increasingly seeing capacity at those times. Currently in this zone a developer's plan does not need to include its own parking. A multi-unit residential developer in almost any other zone in the city must provide a parking plan for their units including in building parking and surface parking prior to City approval. For too long the City's parking garages built for public use have had their spaces siphoned off to provide parking for residential units in this zone. New buildings need to provide their own parking as happens in most other urban centers. And a resident of a truly "luxury" mixed use building with 70 residential units of apartments and condominiums would expect to have their own parking within the building and not have to walk to a public parking garage to retrieve their "luxury" vehicle.

Urban Development Director, Dan Marvin, seems to look only at the bottom line when considering a project and the use of TIF funding for a project. Any project seems to be a TIF project these past years. In this case it is close to 24 million dollars. Marvin is quoted as saying after 20 years the building would generate \$2 million in taxes. But other important considerations he might weigh along with the Zoning Commission, Planning Department, and the City Council are the loss of businesses during and after construction, additional congestion in the area and the safety of pedestrian traffic (an individual was hit just a week ago crossing the street at that location). It seems that the City administrators consider any development as good development. The entire official review process of this project has failed in understanding the complexity of impact and its ramifications and needs serious change. Some may consider Lincoln Bold to be a good project, but it is at the wrong location.

This project may be legal, but it isn't right.

Regards,

Keith Dubas, Architect
1712 E Street, suite 1
Lincoln, Ne 68508

From: [Jim & Deanna McClintick](#)
To: [Mayor](#); [Council Packet](#)
Subject: Hottest/Driest years
Date: Sunday, February 26, 2023 2:13:40 PM

Hello,

This seems very interesting to me and wanted to share it--
records 1887-2020.

<https://lincolnweather.unl.edu/records/annual.asp>

Best regards,
Deanna McClintick

Hi Brenda,

We will be unable to attend the *City Council* meeting on February 27th. Can you please deliver our letter to the council? Thank you so much.

Sincerely,

Rachael A. Saniuk MPS, CCP, LP

rachael.antonio@gmail.com

February 26, 2022

From:

Mr. and Mrs. Joel Anderson and Rachael Saniuk
2645 Washington Street
Lincoln, NE 68502

To:

City of Lincoln, Nebraska
City Council
555 S 10th Street
Lincoln, NE 68508

RE: Opposition to Miscellaneous MISC22014 – Rezoning of 2648 Washington Street

To the Members of the Lincoln City Council and those involved in the rezoning of the Michael House located at 2648 Washington Street,

While you may have read our previous letter to the City Planning Commission, please continue to read this letter in entirety, as there is updated information on safety concerns regarding the rezoning of the Michael House.

For those who did not read our previous letter, we'd like to introduce ourselves – Joel Anderson and Rachael Saniuk. We are a younger, married couple who in 2017 purchased and currently reside at 2645 Washington Street. We live directly across from the residence in question. We are active members of Lincoln and the Near South community, including but not limited to: owning a small business, providing care at the community hospital, and supporting local businesses. We take pride in our community and the home we live in. Over the last few years, we have worked hard to care for our property within the Near South neighborhood, both improving its safety and appearance within the area. Neither of us are from Lincoln but we consider it our home. Our home is warm, loving, and comes with a supportive neighbors and is close to local amenities. As

homeowners and community members, we hold ourselves accountable for our actions. We encourage each other to interact with and become part of our street, neighborhood, and city in order to make Lincoln a better place for all to live and work.

We cannot say enough good things about Washington Street and its residents. We take care of each other when we are ill or unwell, we share food on the holidays or any day just because, we invite each other into our homes, we keep each other informed of what's going on on our block, and most importantly we are a family and we trust each other. Families look out for the best interest of each other and the neighborhood. Families hold each other accountable for their actions. While we understand that residents of Washington Street will come and go, we hope each time a home goes up for sale it is replaced with loving owners that care as much about the neighborhood and its residents as we do.

The Near South is what many Lincolniters consider a "rougher" part of town, but our street is the anomaly. This street of people is welcoming, caring, and safe to be around. We look out for each other. It has been this way for over 40 years. It is important that you understand the updates needed to keep an old home safe for its residents. Since moving into our home 6 years ago we had to update our home to provide a safe space for the two of us to live. This included removing sketchy knob and tube wiring and installing new and more powerful electrical throughout with proper GFCI outlets, insulating the attic to maintain temperature with the extreme weather changes in our state, replacing the shifting foundation so we can avoid water and other future damage to our home, repairing the stucco and paint, replacing the rotting wood fence that was structurally unsound, and more. So when 2648 Washington went up for sale we knew the new owner would have to do similar for that property. Having been friends with the previous owners of 2648 Washington, we have been inside that home multiple times and know what safety and standard updates it is in need of in order for more than 3 persons to live there.

2648 Washington is seated right on 27th with no easy access to parking. The garage is positioned with a steep slope on 27th - very difficult to maneuver in and out. There is no

street parking directly in front of the house due to a no parking restriction. The parking in general is problematic on Washington, as we routinely witness many persons and visitors from A Street and others across 27th park their vehicles on Washington St, taking up the street parking in front of our and our neighbors' homes. Living on 27th Street ourselves, we can firsthand speak to the elevated noise level due to cars and motorcycles revving their engines and flying up and down 27th St racing each other or trying to beat the red lights. Traffic control is needed here, as years go on the things we see have escalated in safety concerns. In addition to vehicles, there are constant sirens going by or helicopters above. There is no silence when opening the home windows on a nice day. We consider ourselves lucky that our house is stepped back from 27th and not directly sitting on the main road. Over time we have adjusted to this noise. However, please understand that Michael House residents living on the east side of the house at 2648 Washington are directly on the main road, those currently residing in the sun rooms on 27th Street are exposed to constant noise pollution. There is no way that provides a comfortable living environment for residents trying to change their lifestyles, let alone the lack of proper heating and air in those spaces with the windows and lack of insulation. While traffic alone is a safety concern, we often see residents of the Michael House lingering on the sidewalk waiting for rides or wandering the street. We are afraid a fast turning vehicle may hurt them.

The perception of the new owner of the house at 2648 Washington has been less than ideal due the handling of the sale and the false information received by the neighbors about the new residents. We were told this home was sold to a family who was renting to their college-age children and some friends. We later found out we were intentionally lied to. The owner of 2648 Washington is from Omaha and has no intention of bettering our city or our community. While the Michael House states they are here to help persons newly out of prison get on their feet and stay sober; as months go by we can see this home is not a safe haven, rather it is a money-making business for the owner and seemingly operates as a transition home, with 90-100% of their residents being parolees at any time. The Michael House is a very nice idea, but we have legitimate suspicions as to whether or not the owner is properly managing the residents, allowing residents other than parolees in the house, updating the house to be a safe living space, and honestly caring about our community.

With this in mind as well as the “bad rap” this part of town receives due to nearby shootings and abandoned houses in the area, we believe this is the reason why our street was profiled for this new Michael House. The owner is not from Lincoln and has no personal investment in our city except to profit off our most vulnerable residents. The residents at the Michael House are defenseless persons who are mandated to live in a transition home and this is a vulnerable neighborhood being taken advantage of solely because of its location within the city. The business of the Michael House lacks heart and intention.

We want to be clear that we are opposed to the Michael House being rezoned as a family because it is not a family, from our observations it is a transition home. We also want to be clear that we are not opposed to the idea of the home to help our vulnerable residents; however, in its current state 2648 Washington is only safe for FOUR PERSONS to live in at one time. No more.

False pretenses regarding the use of the property at 2648 Washington is what started us off on the wrong foot. As a family neighborhood, we are honest with each other. When cameras started going up around the home we knew something else was going on. As work started on the home and the new owner or handyman was in/out, we continued to stay positive and open minded. So we wrote a welcome note and left it on their front door. In the note we welcomed the new resident/owner to the neighborhood and provided our names and phone numbers. When we heard that a Michael House was the sole intent and purpose of this home, it made sense as to why we felt deceived...even worse when no one responded to our welcome letter. We kept our hearts open as the Michael House began to get its first few residents. We did not receive a letter in the mail stating this would be a Michael House until months after residents already lived there. Regardless of the timing of the letter, the home was never properly rezoned to house the number of residents living there. The homeowner of the Michael House knows how to skirt the law, knows the loopholes, and is playing tricks on the city of Lincoln. Do not be duped. Deception started with the Michael House from the beginning. The intention was not for protection of the residents or for HIPAA, the intention was to make money off these residents and slide into

a “bad area” of town unnoticed. If the homeowner’s true intention is to protect his residents, then he would follow the city rules and regulations from the start, he would make nice chat with the neighbors, and he would make the home a safe and loving environment to live in. To date, the homeowner has not made the home safe for up to 12 persons to live in. It seems as though the full details of this house were secret from the neighborhood and kept secret from the city so that vulnerable residents could start paying rent and profit for the homeowner could be hastily made.

During this time of change, who is ensuring the individuals living at the Michael house are safe and cared for? Why is there no building inspector looking at the safety of the home? Why is no one holding accountable the home’s owner for the safety of its residents? Or is it pushed upon the neighborhood that had no choice in the matter? Why are basic societal rules and laws not being followed? As it stands, there is currently no clear supervision of the residents, as stated by the residents themselves that live there. The residents do not speak with each other or provide support to each other. The residents are crammed into a small space with limited heating and air conditioning. Many new residents are dropped off and don’t know how to get into the house or are afraid to go inside. The Michael House is meant for persons to receive help, and instead they are shoved together in a home with increased stress and tensions. We have witnessed residents outside on the porch yelling, on their phones yelling and pacing up and down the street frantically, throwing things in the street; all behaviors of persons who are teetering and not receiving help they need from this social experiment. There are reasons the city has rules and regulations that need to take place before one can place a large number of people into a home that is not zoned or safe for 12 or more unrelated persons...Red flag alert. This does not sit right in terms of ethics and morals. Does the owner care about the human beings living in the Michael House? Does the owner care about the neighborhood or the laws of our city? It does not seem this way.

Having been inside the residence at 2648 Washington Street we believe that to be mandated to live in and pay upwards of \$750/month for a bunk bed is unsafe, cruel, and abuse of power. Residents working on sobriety or just out of jail likely do not have the

funds to afford a \$750/month bunk bed. This is absolutely egregious. Assuming the residents make minimum wage, how can they afford this and try to better themselves? With the constant stress of “how can I afford my rent?” it’s no wonder the residents continue to struggle and are unable to work back into society. Stress in the wrong environment leads to poor choices and continuation of bad habits. At that monthly rate, how are residents supposed to save money to live on their own and support a family? We ask that the matter of cost of rent is looked into and potentially amended so it is affordable for these residents. That being said, the leftover cost should not come at a price to the community.

Aside from the astronomical rent, undue stress is placed upon the residents because the house is too small and too old for 12 persons to live in. The upstairs units do not have air conditioning. The sunrooms are being used as illegal bedrooms. There is no egress window in the basement - so not a legal bedroom. There are only two extremely small bathrooms that can only fit one person at a time. How can two bathrooms support up to 12 persons all trying to get ready for work at the same time in the morning? Already we have witnessed plumbing and sewer problems with the 10 or so tenants already living there. We ask that the residents of the Michael House receive the basic safety and health needs of living in a home. This home needs a building inspection! As local business owners, we know firsthand the city regulations and permits needed to operate legally. We have had regular building and fire inspections, we had to pull permits to place a sign on the building, we have unannounced frequent health inspections. If this is standard for our business, why is this not standard for the Michael House business?

Bottom line – the Michael House IS A BUSINESS. This home at 2648 Washington must meet basic safety and city standards for housing residents as a business. This includes fire escapes, handicap accessibility to the home (there is none – wheelchair bound persons cannot get in and all bedrooms are accessible by staircases), whole home heating and air conditioning (those second and third floor rooms get very hot in the summer), proper room square footage per individual (no more than 2 persons per legal bedroom), proper bathrooms (updated plumbing, increase in # of sinks and baths available), safe up-

to-date electrical (consider the huge surge in electrical use with up to 12 persons due to all of the TVs, phone chargers, new electronics, space heaters, window A/C units and more). It's only a matter of time before there is a potential for fire with all of today's appliances and electrical devices. Safety is the responsibility of the owner as a landlord to these renters. City regulated fixes and maintenance to the property should be mandatory for the homeowner. Attention must be directed towards safety of the residents in these homes within our city.

We mentioned multiple times how Washington Street is like a family. We have each other's backs. We help each other out. We make mistakes and forgive each other. The rezoning of 2648 Washington includes changing the label of these residents to a "family". While we understand the legal reasons for doing so, as direct neighbors we observe on a daily basis that while the Michael House may say they are open to being a family, to our knowledge they do not have residents living there outside parole. That being said, at any time when the majority of its residents are parolees, when does the status of the home change from family to transition home? This is sly business. With little to no supervision, left alone these residents have free reign. It is proving to be problematic. Here is a list of some of the activity that has occurred at 2648 Washington within the last six (6) months:

- significant increase in empty booze bottles, fast food wrappers, and cigarette butts lining the sidewalk and street, including the sidewalk of our home
 - o *Note:* is 2648 Washington not a sober home?
- increase in traffic on Washington Street driving very fast
- honking and engine revving from parked cars waiting to pickup a resident
- cars parked in front of and IN our driveways and no parking areas
 - o *Note:* safety concern – as many cars zoom around the corner and we don't want anyone get hurt
 - o On multiple occasions we have asked persons using our driveway if they needed assistance finding the Michael House. We are often confronted with attitude and unwarranted comments about how they will "move in a little bit" or "we're just waiting for someone".

- We'd like the City Council to understand the reasons we have needed to get out of the driveway quickly. Rachael works at the local hospital and is often on-call as part of her job. It is important that when she is called she gets to the hospital as soon as possible, as the patients' she cares for are in need of her services in a timely manner necessary for survival. Every second counts.
- vehicles persistently using our driveways as turn around spots
- officers wearing bulletproof vests arresting persons at the home
- parole officers wearing bulletproof vests frequently visiting the home
 - *Note:* Why are visitors wearing bulletproof vests if this house is supposed to be safe for the neighborhood? This doesn't lead us to believe this is a safe place if bulletproof vests are required attire when visiting.
- residents hooting and hollering (cat-calling) at young girls
 - *Note:* One incident was directed towards us. While Rachael was gardening in the front yard at 2645 Washington she received cat-calls from one resident across the street. This behavior was unwarranted.
- one eye-witnessed incident of an assumed drug exchange happening at the home
 - Eyewitness account - Man on a bicycle rode by the Michael House and placed a small baggy in the base of the magnolia tree on the property. Then a resident walked out from the house and went to the base of the tree and picked it up. While looking frantically around to see if anyone noticed, he turned to see a resident at 2645 Washington sitting on the porch observing this behavior as well as a dog walker coming across 27th Street. He yelled "FUCK", quickly put the baggy in his pocket, and in anger threw his water bottle in the street as a distraction and walked back inside. This resident was later evicted for drug use.
- unlicensed, no plates, or overdue in-transits on cars parked on the street and not moved for days
- an incident of a resident having sex in a parked car outside our neighbor's home
- knives thrown on our neighbor's garage roof
- being told to lock our doors (*is this a threat or a premonition of what is to come?*)

This is only a small list of incidents from what we factually have seen and know as persons living directly across the street. We can see a lot. We like to sit on our front porch in the summers and in the winters we look out our picture window. It's what gives us joy. The Michael House at 2648 Washington creates a negative impact on the positive energy in our neighborhood because the owner poorly manages it. The concern is that the incidents will continue and nothing will change. Police will continue to be called to this home. There is no accountability. The home's owner must be held responsible. More of the neighborhood will change and continue to move away and disintegrate; evolving to the "scary place" that many persons in this city already assume the Near South to be. It does not have to be this way. The house at 2648 Washington does not uphold a good standing due to the above incidents at this time. If they are to be rezoned as a family, then we demand that the owner of the Michael House be held accountable for his residents and keep them safe by applying city rules and regulations for transition homes.

At the time of this letter it seems as though the residents at 2648 Washington are not receiving the support and assistance they need from the Michael House in order to succeed in society. It is known that as of February 23rd, 2022, Nebraska Parole has removed their residents from this home due to safety concerns. Why did it take this long? Why are persons turning a blind eye? There is a moral and ethical obligation to assist these individuals needing help without worrying about a monetary profit. Cramming residents into a small bedroom of an old home in need of safety updates with unknown roommates in a bunk bed at \$750/month is immoral and cruel. It does not provide a recovery environment; instead we have witnessed that at this house in particular it creates more stress and chaos. There are up to 3-4 persons in a small bedroom at one time. There is obvious segregation between the residents living there. The profit to the owner comes at a cost to these residents and to our neighborhood. This is not a family. This is not how a family acts. Families support each other. Families have a head of household that encourage growth and inclusion and positive behavior. Families hold each other accountable. Accountability is the underlying theme of this letter and as a city we need to hold this to the owner of these homes. The Michael House is not helping people; it's only looking to make a profit. We will no longer be deceived by the business of the Michael

House. Its residents deserve better. They deserve the city to look out for their best interest and find the homes that support them, not ignore them.

Unbeknownst to us, the Michael House comes with unwarranted responsibilities that have been placed upon the residents of Washington Street to help monitor and care for those living at the Michael House. We strive for our street to maintain in good standing within the neighborhood and this city. Thank you for taking the time to consider our concerns. While we are opposed to the rezoning of the Michael House at 2648 Washington Street, we want to be clear that we are not opposed to a maximum of four (4) residents living in the home in its current state. We also want the city to be aware that this seems to operate as a transition home, and not a sober living home; and therefore should follow our city ordinances regarding transition homes for the safety of its residents. We also ask the city to send an unbiased building inspector to this home to look at the safety of the property and living quarters available to these residents, assuming it is NOT a family, and instead look at it from the view of up to 12 separate individuals.

We are grateful to live in our beautiful home on our beautiful street. We strive to uphold the current standards and safety practices so that more persons and families continue to move to the inner city and thrive here.

Sincerely,

Mr. and Mrs. Joel Anderson and Rachael Saniuk

Homeowners at 2645 Washington Street

From: [Jayne Seby](#)
To: [Council Packet](#)
Subject: The proposed building at 9th & P Streets
Date: Monday, February 27, 2023 11:03:19 AM

Please don't allow this Lincoln Bold monstrosity to be built.

1. It doesn't match the character and architecture of the Haymarket area. It's not just ugly, it's hideously ugly. Mies Van Der Rohe would be appalled at how his original steel & glass design has been corrupted.
2. It is way to big of a building on a way to small the lot.
3. Blocking off lanes of O Street and P Street for construction space will put several existing businesses out of business. These businesses are the reason the Haymarket has become such a popular destination
4. That intersection is already and continuously overcrowded with traffic and people. Closing off sidewalks and streets for 2+ years will destroy the concept of an urban entertainment center where people want to gather
5. Lincoln doesn't need anymore high-end condos and apartments downtown. All research shows that Lincoln is desperately in need of affordable housing and this sure isn't it.
6. A developer who is building solely for a wealthy clientele doesn't need or deserve TIF funding. You have got to get TIF under control and not hand that money out like it's an entitlement. How much public school funding have you transferred over to the citizenry of Lincoln, allowing (and encouraging) wealthy developers to get even wealthier?
7. If a motorist is trying to get across 9th street between Haymarket and downtown and the 1 way streets work against him/her/they, it's going to be impossible with that construction going on. This project is going to frustrate drivers even more than they are now.
8. Insufficient parking -- the bane of downtown & the Haymarket -- is already a problem in this area. Allowing this developer to lay claim to 80+ of the few existing spaces in the parking ramps is going to super-size this headache.
9. Valet parking during construction??? If I want to stop at the Mill to buy a pound of coffee or at an apartment to drop it off, valet parking isn't going to help me. And I'm sure not going to give my car to some stranger at night to park who knows where.
10. I don't go downtown or to the Haymarket unless I'm meeting one of about 5 friends because it's such a horrible experience. If this project is approved, I won't go downtown at all. The news is full of the polarization of this country. This project will further polarize Lincolniters into the wealthy vs. all the rest of the city's population.

In summary, this project will not improve life in downtown Lincoln but it sure will make it worse.

Jayne Seby
320 S. 29th Street
Lincoln, NE 68510
402-474-3059

From: bcrosier@neb.rr.com
To: [Council Packet](#)
Subject: Lincoln Bold project
Date: Monday, February 27, 2023 1:35:03 PM

I'm unable to attend today's council meeting but want to express my concerns about this project. My two largest concerns are parking and the TIF amount.

My parking concern is not about the short-term loss of 17 parking spots but the long-term parking impact on the future of Haymarket businesses. I believe I read an earlier article that parking would be purchased in the area garages but find no information about how many parking spots that would eliminate from the already sparse available parking. If people who come to the Haymarket for dining, shopping and entertainment can no longer find parking, how long will it take before they simply go somewhere else because they can't find parking or have to park too far away? Will the Grand Hall book fewer events because of a larger lack of parking? What will happen during football and basketball seasons and sold-out concerts? Too much effort has been spent making this area a terrific place to go to simply watch it fall into decline for this reason.

My second concern is the \$23 million in TIF funding. Based on the projected \$87 million cost of the project, this is over 26% of the project cost, far too much. If this would be approved what would be requested for future projects, 30%, 40% or more? How could you justify denying future large amounts of TIF funding? The taxpayers of Lincoln deserve an answer. If the developers need over 26% of the project to be funded then, perhaps, they lack solid financial backing, or is there another motive for this huge request?

Thank you for considering my concerns about the future vitality of all Haymarket businesses.
Bill Crosier Jr.

From: [Robert Borer](#)
To: [Council Packet](#); [Commish](#); [Mayor](#); tyrantbaird@lincoln.ne.gov; [Ben Madsen](#); [Samuel Lyon](#); [SOS ELECT](#); senators@leg.ne.gov
Subject: baird"s fake and tyrannical "emergency"
Date: Monday, February 27, 2023 5:57:59 PM

Dear Collaborators (commissioners, council members, etc) of Führer Baird-

Fake pandemics are the easiest thing in the world to manufacture, as long as useful idiots are in plentiful supply—and they own the air waves (see [here](#) and [here](#)).

All you have to do is create and propagate a phony narrative about a novel deadly contagion (along with pseudo-scientific articles testifying to the same).

You follow that with a novel phony diagnostic test.

You follow that with novel harmful treatment protocols (i.e., for people who are symptomatic of normal respiratory illness), to get the desired casualties.

And finally, you follow that with novel phony prophylactics, to get more casualties.

Emergencies are the excuses of tyrants. It's an old, old trick.

Of course, the objective is always greater control over people and the theft of their resources.

The war these last three years hasn't been against a novel deadly contagion, but against the inherent, inalienable, God-given rights and sovereignty of the People.

Such is the agenda and ideology of the WEF/NWO devil-worshipping crime syndicate, of which Baird is a less-than-honorary member.

Baird is a cold-hearted tyrant. Her soul, if she still has one, is dark and black and evil.

She gaslit our community before there was ever a "case."

She joined rioters in the trashing of our community.

She pretended to get the toxic death-and-disability-jab but refused to show any proof of getting it.

There was no sudden death to be found anywhere (except in Communist China movies) **until the jab was implemented. After that, sudden death and disability soared.**

The proof is found in the life insurance data.

Quoting from the Forward (by **Democrat** RFK, Jr) to "Cause Unknown," written by the very astute **former Blackrock portfolio manager Edward Dowd**:

Every country dutifully maintains statistics on what's called All-Cause Mortality – deaths from any cause whatsoever. Whether accidents, disease, suicide, homicide,

natural disaster or unexplained deaths, there is a long-established and fairly consistent baseline of All-Cause Mortality, year over year. Anything above that baseline is considered Excess Death. In 2021, it was Ed Dowd –not the public health officials that citizens rely upon– but Dowd who brought international attention to the fact that **healthy working-age Americans were dying, and dying suddenly, at an alarming rate not seen before.** These excess deaths were not anticipated by insurance actuaries, and weren't attributed to COVID. Dowd framed the issue in a way I can't forget:

"From February 2021 to March 2022, millennials experienced the equivalent of a Vietnam war, with more than 60,000 excess deaths. The Vietnam war took 12 years to kill the same number of healthy young people we've just seen die in 12 months."

One after another, reports from life insurance companies confirmed what Dowd was discovering...

Dowd, Ed. "Cause Unknown": The Epidemic of Sudden Deaths in 2021 & 2022 (Children's Health Defense) (pp. 9-10). Skyhorse. Kindle Edition.

(The Kindle version of Dowd's book is currently free on Amazon at:

[https://a.co/d/fGZc9Yq.](https://a.co/d/fGZc9Yq))

The evidence is also found in these two profound presentations:

<https://rumble.com/v288sjf-covid-19-countermeasures-evidence-for-an-intent-to-harm-full.html>

<https://rumble.com/v29yghm-katherine-watt-explains-revelations-from-us-department-of-defence-documents.html>

Baird is culpable. She gave medical advice. She gaslit people with fear porn for the purpose of pressuring them into getting jabbed. She knew what she was doing. She knew she was pushing a scam. It was written all over her face. She's a very bad actor.

It didn't have to be this way. Baird could have done her job and defended our rights. She wasn't created any better than any of us. She had no more right telling us how to live our lives than we had telling her.

Neither did any of you serving as her lackeys.

I, for one, will not be asking any of you for permission to exercise my rights. You can kiss my behind, along with Woody Harrelson's:

<https://twitter.com/JoeBell/status/1629851931613986816?s=20>

The law of the universe is that you reap what you sow. Happy reaping the evil you have sown.

Robert J. Borer

From: [Rebecca Haug](#)
To: [Council Packet](#)
Subject: Requesting a stop sign at 8th and M intersection
Date: Monday, February 27, 2023 6:58:32 PM

Dear City Council of Lincoln:

I live and work in Lincoln, and I am concerned about an intersection right on the corner of where I leave work every day. I believe that this intersection is a hazard as it has no stop signs, no stop lights, it is not a roundabout, and both roads seem to not only be busy roads but both are pretty equally as busy.

I use this intersection every day and I would like to see a four way stop sign/stop light get put there because most nights when I leave my office in the Haymarket, I use this intersection, I use this one because it leads directly to my path home and while I could use another intersection, I feel like this particular intersection is a hazard regardless given that it is on the corner of a (mostly college) apartment building called 8N, as well as being across from an industrial sheet metal lot where many trucks and work vehicles park which decreases the visibility of the road.

I would sincerely appreciate it if someone from your office could get back with me and share with me their thoughts on this matter or direct me to the correct person who I should discuss this with.

Thank you for your time.

Rebecca Haug

From: [Stacy Miller](#)
To: [Council Packet](#)
Subject: Dumpster diving
Date: Tuesday, February 28, 2023 4:13:24 AM

Dear Sir or Madam,

I am trying to locate the laws/ordinances in the city of Lincoln concerning "dumpster diving". Is it legal or illegal, and the specifics surrounding it. I have had no luck trying to find the information online. Thank you for your help obtaining this information.

Stacy Miller
1540 N 49th Street
Lincoln NE 68504

Dear Ladies + Gentlemen of the City Council

I would like to say you all are doing a great job. And while I appreciate all your efforts, I would like to voice an opinion.

I was watching the news and saw the segment about the city getting a grant to improve city streets, to make them safer and thus cut down on car crashes.

As long as people are allowed to talk on their cell phones while driving there are going to be accidents, because you know as well as I do that when someone is talking on their phone while driving, they are not paying attention to the road.

So all the street improvements in the world are not going to stop the accidents

From: [Carmen Maurer](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: Thank you for Monday's Vote--next steps
Date: Wednesday, March 1, 2023 1:20:11 PM

Dear Members of the City Council:

Thank you for your vote denying the Michael's House request at Monday night's meeting. I think neighborhood constituents genuinely believe that a more strategic approach to granting evidence-based therapeutic accommodations will address the concerns of everyone involved in this matter. By truly serving those with disabilities, all are served. Reasonable accommodation evaluation should not be a "one-size" fits all/stack the bunkbeds approach, and the Washington Street Michael's House clearly demonstrated that.

As you proceed to address this concern, please know that I, my neighbors, the Near South Neighborhood Association are glad to collaborate and share input, experience, and research that we've accumulated over the past 14 months when this model of transitional living first came to our attention. Other cities have found a way forward to provide transitional living that serves all residents. Lincoln can, too.

I hope that the next time I appear before the City Council, it is to report that my neighborhood supports a new approach to zoning accommodation, one that recognizes good care for all residents within the facility, as well as those nearby.

Many thanks,

Carmen Maurer
1929 C Street
Administrative Vice President
Near South Neighborhood Association