

# **DIRECTORS'/ORGANIZATIONAL AGENDA ADDENDUM**

**Monday, June 28, 2021**

## **I. CONSTITUENT CORRESPONDENCE**

1. For your awareness and possible involvement – Benjamin Avila
2. Alley graveling needs – Bob Reeves
3. Van Dorn Park restoration – Carol Van Dorn
4. Agenda Item Concern, 21R-235 & 21R-236 – David Haring, Lincoln Airport Authority
5. No to Oasis Motel – Richard Gerteisen

**Angela M. Birkett**

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**From:** bavila22 <benjamin.avila2@huskers.unl.edu>  
**Sent:** Friday, June 25, 2021 4:15 PM  
**To:** Council Packet; Gals; ago.info.help@nebraska.gov  
**Cc:** bemerson@hillcresthealth.com; kwatson@hillcresthealth.com; Jordyn Ready  
**Subject:** For Your Awareness and Possible Involvement

To All Individuals Addressed;

For your information, over a month I have requested a request for information pertaining to business agencies for business contractions.

I have had absolutely no responses to y five requests made in the past. Also, it is to my understanding that some staff members of Hillcrest Firethorn Lane Retirement Home have not received telephone calls back from Aging Partners and Guarding Angels.

If there is a concern of my inquiries, please let me know.

**Angela M. Birkett**

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**From:** Bob Reeves <bobreeves63@gmail.com>  
**Sent:** Saturday, June 26, 2021 9:19 AM  
**To:** Council Packet  
**Subject:** alley graveling needs

Dear City Council members:

I just took a walk around my immediate neighborhood and tried to walk down some alleys following the recent rains. There's lots of mud, puddles and need for more gravel on these alleys. I'm concerned about several new duplexes in various parts of our neighborhood that have garages with alley access. Also a multi-plex is planned for 23rd and Y streets, with up to 20 cars using the alley there. That alley currently isn't in very good shape, either. I think property owners along an alley have to agree to pay for graveling, and in our neighborhood that's hard to do since we have so many low-income residents. I think this is an issue that needs to be addressed in approving any future construction of housing that relies on alley access.

Bob Reeves  
3236 Dudley St.  
Lincoln NE 68503

40264-1803

**Angela M. Birkett**

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**From:** Carol Van Dorn <carolvandorn@gmail.com>  
**Sent:** Saturday, June 26, 2021 10:53 PM  
**To:** Lynn Johnson; Council Packet  
**Subject:** Van Dorn Park restoration,

Mr Lynn Johnson  
Parks and Recreation Director,

Ms. Jane Raybould, Counselor for the Park District,  
and other City Counselors as well,

I, Carol, am a direct descendent (great-granddaughter) of William Tolbert Van Dorn, the originator of donating land to your city as a park. Along with my cousins Christopher, Laurie and Katie Van Dorn and my sister CMDR Lisa Van Dorn Lamarre, we are concerned that this park has been left to decay via inattention for decades, not to mention the highway crossing and the city materials storage area that deface the original intent.

I am donating funds to the Indian Village Neighborhood Association in order to assist with the 100th Anniversary re-dedication of the park. I have also written an appropriate comment to the Lincoln Journal Star. My interest is to preserve and enhance this place as it was intended for resident tranquility, instead of its apparent current condition of neglect and potential crime. My financial contribution will be sent with the suggestion of, not only to clean and maintain the park, but perhaps to hire a security patrol to intercept crime, trash dumping or any inappropriate behavior. In my mind, such proactive action not only honors the past, but provides a haven for well-being and inspiration for any who choose to visit. It will also provide a safe location for neighborhood children to play!

Respectfully,  
Carol L. Van Dorn

**Angela M. Birkett**

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**From:** Haring, David <d.haring@LincolnAirport.com>  
**Sent:** Sunday, June 27, 2021 12:41 PM  
**To:** Council Packet  
**Subject:** 6/28 Agenda Item Concern - LNK  
**Attachments:** City Council Blight Study\_LNK.pdf

Good afternoon Council Members:

Please see the attached correspondence on behalf of LNK concerning tomorrows Council meeting.

Have a pleasant Sunday!

Dave

*David S. Haring, A.A.E.*

Executive Director

Phone: 402.458.2400 | Fax: 402.458.2490

Lincoln Airport Authority | P.O. Box 80407 | Lincoln, NE 68501

[dharing@lincolnaairport.com](mailto:dharing@lincolnaairport.com) | [www.lincolnaairport.com](http://www.lincolnaairport.com)



June 26, 2021

Mr. James Michael Bowers  
Chair  
Lincoln City Council  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

**Subject: N.W. 48<sup>th</sup> Street Redevelopment Area/Blight Designation/Airport Authority Property**

Chairman Bowers and Members of the Council:

It was with considerable consternation that, on Friday morning, June 26<sup>th</sup>, Lincoln Airport officials first learned, by happenstance, that large tracts of property under the custody and control of the Airport Authority were on the cusp of being declared blighted and extremely blighted by the Lincoln City Council. Then, to our further consternation, we learned that an amendment was being demanded by a few individuals, purporting to represent Nine Mile Prairie, to remove the Airport properties from the designation.

The properties in question are two residentially zoned outlots that were the subject of the 2007 Huskerville Agreement between the City, Lincoln Public Schools and the Airport Authority, and a quarter section of land immediately south of Fletcher Avenue.

How does the Airport Authority feel about the inclusion of these properties in the proposed blighting designations? How would we know? We have been provided neither the time nor the background information so as to be able to make an informed decision. How does the Airport Authority feel about deletion of these properties from the proposed blighting designations? Same answer!

There has never been any formal correspondence to any representative of the Authority that the subject properties were going to be included for consideration as "blighted and substandard." Yes, there apparently were public notifications of the proposed action and perhaps we are derelict in not realizing that, from the obscure notices, Airport properties were affected. However, specific notices were sent to a variety of affected groups and associations, including Lancaster County Board of Commissioners, Lincoln Public Schools, Education Service Unite #18, UNL Property Management, Southeast Community College, Lower Platte South Natural Resource District, Lancaster County Assessor, Arnold Heights Neighborhood Association, High Ridge/Cushman Neighborhood Association and Hub Hall Heights. At first

perusal, it would appear that almost every elected body and owner's association affected by this study was formally notified of it except the Lincoln Airport Authority.

Upon learning of this upcoming action, several members of our senior team met to understand the impact of the designation and identify what the Authority's position should be as it relates to the impacted properties. The Airport Authority intends to sell the outlots in the vicinity of Arnold Heights Elementary School, following through on the understandings incorporated into the 2007 Huskerville Agreement. Designation of these areas as blighted and substandard may have potential tax incentives accruing to any future development, and indeed there may be a possible synergistic relationship between the development of blight-designated properties and your new recreation center to the immediate east. Airport officials believe that, regardless of the lack of communication, a blight designation, for some or all of the subject properties, might work in our favor.

However, the proposed amendment to delete the Airport properties wholesale should be dismissed out of hand. No reasons were cited as to why this specific amendment was being proposed. However, we have heard, albeit anecdotally, that the amendment offered due to concerns that such a designation would encourage development on the property in direct conflict to the interests of groups seeking to create an enhanced buffer zone for Nine Mile Prairie. On Friday, we reached out to Dave Wedin, the Director of Nine Mile Prairie. He has assured us that neither he nor the UNL Foundation have raised any concerns regarding the proposed inclusion of Airport Authority properties in the designation of blight. It would appear that this amendment is being proposed on behalf of Nine Mile Prairie by an entity or individuals not authorized to represent either Nine Mile Prairie or the UNL Foundation.

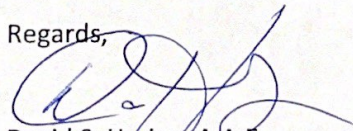
I ask for a postponement of all action on Items 5.c and 5.d , until the Authority has had the ability to fully consider the issue and properly submit its comments and opinions to you and other City planning bodies. At a minimum, we request your rejection of the proposed amendment to delete Airport properties from the designations.

Representatives from the Airport and the Airport's legal counsel are planning to be in attendance at the meeting on Monday.

As always, should you have any questions or comments in advance of the meeting, I can be reached via email at [dharing@lincolnaairport.com](mailto:dharing@lincolnaairport.com) or via cell phone at (402)430-7014.

Thank you for your time and consideration.

Regards,



David S. Haring, A.A.E.

Executive Director

Lincoln Airport Authority

## Angela M. Birkett

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**From:** Cheri L. Howard  
**Sent:** Monday, June 28, 2021 9:17 AM  
**To:** Council Packet; flaggerguy1965@gmail.com  
**Subject:** No to Oasis Motel - 5250 Cornhusker

Per constituent request

*Cheri @ Mayors Office*  
402-441-7512

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**From:** Richard Gerteisen <flaggerguy1965@gmail.com>  
**Sent:** Sunday, June 27, 2021 10:38 AM  
**To:** Mayor <mayor@lincoln.ne.gov>  
**Subject:**

Hello madam mayor, just want to say i think your doing a awesome job and very glad your our MAYOR !!! And i also wanted to voice my opion on letting the oasis motel on cornhusker hwy to open again, during the 5 years that they were open befor the pandamic and the city shutting them down this owner had lots of time to fix this motel up and make an effort to be a responsible owner!!! He chose not to make any improvments until he was shut down. He had many many police and rescue calls going to his hotel for years and rented mostly to people that were abusing drugs and alcohol !!!! The many service calls to LPD prove this !!!! He claims that he is going to be rent Ing to collage kids now and needs to be able to open, that is not going to happen cause the kids would not be dumb and put themselves in that position !!! He still has most of same people working for him and hoping to go back to work who are also the same people having issues with drugs and alchol !!! It is beyond the time when this old eye sore of hotel is bulldozed and let the city move on !!!! Please do not let this owner open up this hotel again !!!!! Because it will be the same as befor with cops and fire dept there all the time and a place for criminals to live !!!!! Thank you for your time and keep doing the good work for Lincoln !!!!! Richard Gerteisen, life long resident of lincoln neb.

PS Would you please forward my last email to the members of our city counsel, as i pray that the city will not let the oasis hotel on cornhusker hwy open again !! Thank you !!! Richard Gerteisen , life long resident of lincoln neb.