



## *Directors Meeting In Lieu*

Monday, September 25<sup>th</sup>, 2023

- I. The following content is in lieu of the Directors Meeting.
- II. Next Directors Meeting – October 2<sup>nd</sup>, 2023, 2:00 p.m.
- III. Directorial Correspondence - Online for Review
  - i. None Reported
- IV. Constituent Correspondence - Online for Review
  - i. South of Downtown “CenterPointe” (13th & E) Redevelopment Project – Vish Reddi
  - ii. Local Food Plan, Item 5b – Marilyn McNabb
  - iii. Please get the mayor to change her policy of no traffic tickets. All criminals need to be punished. The reckless drivers all over town , especially on O street, must be stopped and prosecuted. I cannot remember the last time I saw a city police office... – Bruce Bart
  - iv. Cars Speeding in Lincoln – Bruce Bart
  - v. Proposed property tax increase! – Denise Arnold
  - vi. Budget – Deanna McClintick

The Directors Meeting Agendas and Minutes may be accessed online at:  
<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>

**From:** [Vish Reddi](#)  
**To:** [Council Packet](#)  
**Cc:** [Cathy Wilken](#)  
**Subject:** South of Downtown "CenterPointe"(13th & E) Redevelopment Project  
**Date:** Friday, September 15, 2023 11:28:51 AM  
**Attachments:** [NSNA position SoDo Hoppe CenterPointe Letter.pdf](#)

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Dear Esteemed Members of the City Council,

This letter is to indicate the position of the Near South Neighborhood Association (**NSNA**) on a potential project by the South of Downtown Community Development Organization and Hoppe development on the property near 13<sup>th</sup> and E streets – the site of the former Centerpointe offices. NSNA has been following the project closely for nearly a year and appreciates the multiple opportunities the board has been given by both South of Downtown and the Hoppe development team to learn more about the project details. It is our understanding that the developer has submitted a zoning application for their project to City Planning that contains 125 residential units, 91 on-site parking spaces, and 24 new off-site angle parking spaces that would be cut into the E and D Street right-of-way green spaces.

**At the September 11, 2023, meeting of the Near South Neighborhood Association (NSNA), the board voted unanimously (with two abstentions) in support of recommending a CenterPointe site redevelopment project with the following conditions:**

- 1. No more than 90 total residential units**
- 2. No less than the current 91 on-site parking spaces**
- 3. No more than 15 off-site angle parking spaces located on 13<sup>th</sup> Street and E Street AND none on D Street**
- 4. The project building(s) should be constructed with long-lasting materials like brick and designed to be compatible with the surrounding larger historic neighborhood.**

NSNA understands and supports the need for additional quality affordable housing in our neighborhood. The location along an arterial street like 13<sup>th</sup> Street is an appropriate place for infill development. However, the project must not only support affordability, but also livability – and that means appropriate scale, parking, building design, and supportive streetscape improvements. The submitted application of 125 units does not meet that balance of affordability with livability. It would be an attempt to pack people in without sufficient green space and streetscape improvements. Lowering the number to 90 is a better balance and still represents an incredible advancement in affordable living. Adding 90 new affordable units to the neighborhood would be an amazing achievement that would be a significant step towards the community's goal of adding 5,000 new or rehabbed affordable units by 2030. In addition, it would be creating units that have sufficient parking and surrounding green space to help ensure that we are not simply providing a residential unit, but a home and an environment that holistically supports healthy living.

We, NSNA, ask that the South of Downtown, planning reviewers, Urban Development staff, Planning Commission, City Council members, and our beloved Mayor consider our input

carefully during each of their parts that will play out over the upcoming weeks and not take actions or make recommendations not aligned with the conditions listed above. We look forward to supporting a successful project and are happy to answer any questions or offer additional feedback.

Sincerely,  
Vish



[www.nearsouth.org](http://www.nearsouth.org)



September 15, 2023

Sent via: [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov)  
Lincoln/Lancaster County Planning Commission  
555 S. 10th St.  
Lincoln, NE 68508

Sent via: [council@lincoln.ne.gov](mailto:council@lincoln.ne.gov)  
Lincoln City Council  
555 S. 10th St.  
Lincoln, NE 68508

**RE: South of Downtown “CenterPointe”(13<sup>th</sup> & E) Redevelopment Project**

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We, NSNA, ask that the South of Downtown, planning reviewers, Urban Development staff, Planning Commission, City Council members, and our beloved Mayor consider our input carefully during each of their parts that will play out over the upcoming weeks and not take actions or make recommendations not aligned with the conditions listed above. We look forward to supporting a successful project and are happy to answer any questions or offer additional feedback.

Sincerely,



Vishnu Reddi, President

Near South Neighborhood Association

**From:** [Marilyn McNabb](#)  
**To:** [Council Packet](#)  
**Subject:** Local Food Plan, Item 5b  
**Date:** Saturday, September 16, 2023 11:20:17 AM

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Councilmembers,

I am writing in support of the adoption of item 5b on your Monday agenda, Comprehensive Plan Amendment 23009, to incorporate the Local Food System Plan into the Comprehensive Plan.

I think the plan is well thought out and it draws on an impressive amount of community involvement in the Survey and Focus Groups. Its goals are well aligned with the 2021--2027 Climate Action Plan which the Council adopted in March of 2021.

Except for two days of Canadian wildfire smoke and periods of no rain, we have gotten through what was in other places a very difficult summer due to pollution-caused climate change. Looking ahead, we know the shorter our supply chains for food, the better off and more stable Lincoln will be.

Marilyn McNabb  
1701 W. Rose St.  
Lincoln, NE 68522  
[dropseed3@gmail.com](mailto:dropseed3@gmail.com)

**From:** [Bruce](#)  
**To:** [Council Packet](#)  
**Subject:** Please get the mayor to change her policy of no traffic tickets. All criminals need to be punished. The reckless drivers all over town , especially on O street, must be stopped and prosecuted. I cannot remember the last time I saw a city police office...  
**Date:** Monday, September 18, 2023 12:58:51 PM

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Husker Volleyball Player is 'Day-to-Day' After Being Injured In Hit and Run Crash - KFOR  
FM 101.5 1240 AM  
<https://www.kfornow.com/husker-volleyball-player-is-day-to-day-after-being-injured-in-hit-and-run-crash/>

Sent from my iPhone

**From:** [Bruce](#)  
**To:** [Council Packet](#)  
**Subject:** Cars Speeding in Lincoln  
**Date:** Tuesday, September 19, 2023 9:37:17 AM

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[https://m.facebook.com/story.php?story\\_fbid=pfbid02wdJE86ZcdW7F9vVQodZjJbuPMJeGrCyD4Mrutzqj2CEzALi17gk4TfRukDcmUZbsl&id=100063669577688&mibextid=qC1gEa](https://m.facebook.com/story.php?story_fbid=pfbid02wdJE86ZcdW7F9vVQodZjJbuPMJeGrCyD4Mrutzqj2CEzALi17gk4TfRukDcmUZbsl&id=100063669577688&mibextid=qC1gEa)

Sent from my iPhone



**From:** [Denise Arnold](#)  
**To:** [Council Packet](#)  
**Subject:** Proposed property tax increase!  
**Date:** Tuesday, September 19, 2023 1:37:44 PM

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I vote no to the increase! If anything my property taxes should be reduced back to 2016 I have an old 1920s house that needs all new windows etc! These tax increases are ridiculous and need to stop! I believe money is being misappropriated or pocketed there is no need for these increases and I seriously would like to conduct an audit very soon for which I am within my legal right to do.

No more increases we need property tax reductions not only for homeowners but also for businesses this is why so many businesses are empty! If you want to keep people in Lincoln and grow you need to stop the nonsense.

Thank you!  
Denise

**From:** [Jim & Deanna McClintick](#)  
**To:** [Mayor](#); [Council Packet](#)  
**Cc:** ["tom@tomduden.com"](mailto:tom@tomduden.com); [Tom Duden](#)  
**Subject:** Budget  
**Date:** Wednesday, September 20, 2023 10:28:32 AM

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Hello,

Public safety is a good reason to provide in the budget.

Adding another commitment of up to 8 nurses for home health care visits for all new babies is unrelated to public safety and one of those "nice" things to have but was not necessary to add to the budget--not even in the new budget year. Please stick to the real public safety issues.

Best regards,  
Deanna McClintick