

**WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)**  
**Board Meeting**  
**February 26, 2026**

Meeting Began At: 2:33 P.M.

Meeting Ended At: 3:41 P.M.

Members Present: Leirion Gaylor Baird, Tim Clare, and Tom Beckius

**Item 1 - Introductions and Notice of Open Meetings Law Posted by Door.**

Gaylor Baird advised that this is a public meeting subject to the open meetings act posted at the back of the room.

**Item 2 - Public Comment and Time Limit Notification.**

Gaylor Baird advised members of the public are given five minutes for public comment on specific items listed on today's agenda and those testifying should identify themselves for the record.

**Item 3 – Approval of the minutes from the JPA meeting held December 19, 2025.**

Beckius moved approval of the minutes as presented. Clare seconded the motion. Motion carried 3-0.

**Item 4 - Approval of the Payment Register for November through December 2025 and review of the Expenditure Report as of December 31, 2025.**

Joe Dondlinger, Finance Director and JPA Treasurer, reviewed the November through December 2025 financial reports. He explained occupation taxes are in line with the projections for year 2045 of the original projections. Dondlinger responded to questions from Clare concerning the expenses and remaining balance clarifying the JPA is in a strong financial position. Dondlinger further reviewed the Pinnacle Bank Arena budget and stated it is up \$2.2 million over this time last year. He explained Moody's upgraded the bonds to AAA which is the highest rating possible citing specifically the strong financial position of the City and the West Haymarket JPA. There being no further discussion or public comment, Beckius moved approval of the payment register. Clare seconded the motion. Motion carried 3-0.

**Item 5 - Bill No. WH 26-1 Resolution accepting the financial audit and management letter and report from Forvis Mazars, LLP for the period ending August 31, 2025.**

Dondlinger explained the audit report reflects a clean audit, with an unmodified opinion. He introduced Amy Shrek, Forvis Mazars, to review the report and answer any questions. Shrek reviewed the findings included in the different sections of the audit report and confirmed it was a clean audit, with an unmodified opinion. Beckius moved approval. Clare seconded the motion. Motion carried 3-0.

**Item 6 - Bill No. WH 26-2 Resolution approving a Contract between the West Haymarket JPA and Advanced Digital Solutions, LLC, for new TVs at the Pinnacle Bank Arena, with costs not to exceed \$115,300.00, pursuant to Bid No. 25-208.**

Chris Connolly, City Law Department, explained this is phase three of the three phase project to replace TVs at Pinnacle Bank Arena. This is to purchase 40 plus TVs for the north and south lobby areas. Beckius asked for clarification that this is for both the TVs and the installation which Connolly confirmed. Beckius moved approval. Clare seconded the motion. Motion carried 3-0.

**Item 7 - Bill No. WH 26-3 Resolution approving an agreement with Quadient Leasing USA, Inc., for the rental of a postage meter for use at the Pinnacle Bank Arena for a five year term, for a total amount not to exceed \$5,045.40.**

Connolly explained this is self explanatory and is for the same machine leased in the past. Beckius moved approval. Clare seconded the motion. Motion carried 3-0.

**Item 8 - Bill No. WH 26-4 Resolution approving the Third Amended and Restated Facilities Agreement between the West Haymarket JPA and the City of Lincoln, Nebraska.**

Connolly explained the Facilities Agreement is the main agreement between the City and the JPA identifying how the Pinnacle Bank Arena and other projects are operated and controlled. Over the years there have been opportunities to amend and restate the agreement mostly to include new projects that are added, but there is also some updating of language. The JPA has done this in the past. Once approved it will move on to the City Council for approval. Bond counsel is satisfied that this amendment will not impact the bonds or any of the JPA's obligations. Beckius moved approval. Clare seconded the motion. Motion carried 3-0.

**Item 9 - Bill No. WH 26-5 Resolution approving a Security Agreement between the West Haymarket JPA and the City of Lincoln, for security at South Haymarket Park, for an amount not to exceed \$9,000,000.00.**

Rick Hoppe, Mayor's Chief of Staff, introduced this item and explained the vision to have a downtown community park and gathering space which will be known as South Haymarket Park. The park will be eight and a half acres, it will have the largest playground in the Lincoln Park system, the largest in ground skate park between Denver and Des Moines, there will be a common ground plaza with an art piece for people to gather, there will be an all season community building, restrooms, 100 trees, off street parking, connection to the Chris Beutler Trail, and open green space. He further explained the park is a \$25 million investment, however, another \$9 million is needed to finish the construction and endowment budget. Dondlinger was approached and asked if the West Haymarket JPA would be able to meet its fiduciary responsibilities and bond commitments if the JPA were to provide the \$9 million. To ensure that a safe and welcoming space will be provided at the park, security through LPD off duty police officers and private security will be provided as set forth in the Security Agreement for up to two years with the effective date being when the park is declared open, costing \$750,000 a year or \$1.5 million for two years which will come out of the \$9 million. Ambassadors will also be present in the park providing a safe and welcoming environment as set forth in the Agreement for Services to help people find things, make them feel welcome, and intervene when circumstances call for it. This agreement will be for up to two years with the effective date also being when the park is declared open and will cost \$200,000 for the two years also coming out of the \$9 million. \$7.3 million will remain for the park to cover \$6 million for construction and leaving the rest for the endowment. Connolly stated that both agreements are designed to have

the JPA be a funder of these activities but not be responsible for those activities. Once the money is paid to the City, the City is responsible for making sure the agreement with DLA is accomplished and the security arrangements are made with LPD and private security. Clare asked Dondlinger if the JPA is financially in a position to be able to do this and for confirmation that the bond covenants will not be jeopardized. Dondlinger stated Connolly requested a letter from Gilmore Bell, Bond Counsel, and Bond Counsel has provided a letter confirming this activity would not jeopardize the bond covenants. Dondlinger also confirmed the JPA is in a strong financial position to be able to do this and that he has complete confidence that this capital investment can be funded without any adverse effect to the bond ratings or to the fund balance position for the West Haymarket JPA. Clare commented he appreciated the work put forward with security. He stated it's really important to provide security for the beautiful park so people can capitalize and use the park.

Todd Ogden, President and CEO of Downtown Lincoln Association; Diane Temme Stinton of TMCO; Stacy Clouse with Olsson; Clay Smith of Speedway; and Kent Seacrest of Seacrest and Kalkowski; came forward and provided their feedback in support of the project.

Maggie Stuckey-Ross, Parks and Recreation Director, explained how this urban park is new territory for the City and how this park will operate similarly to The RiverFront park in Omaha with security, security cameras, etc. Gaylor Baird asked if park staff will be available in the park and Stuckey-Ross explained there will be two parks and recreation teams at South Haymarket Park, one will be the operations team that will be taking care of the daily needs of the facility, they will be full-time staff and this will be their home base. There will also be an activator, or an events coordinator, who will help bring positive use into the park for all of the different amenities, coordinating schedules, making sure people know what's available, and bringing the park to life.

Beckius moved approval. Clare seconded the motion. Motion carried 3-0.

Beckius took a moment to thank Stuckey-Ross, Hoppe, Connolly, Dondlinger, and all of the people in the audience for their hard and diligent work over the last few months to get us to where we are today.

Gaylor Baird thanked our community, all of the folks that came before the Board, and the people in this room that helped lead us to this moment. She explained how this project has been a testament to the strength, vision and engagement of our community and we wouldn't be here without that. She commented that South Haymarket Park will support the continued growth of residential living downtown, catalyze economic development and tourism for our community that will be open to everyone in our community and anyone visiting our community.

**Item 10 - Bill No. WH 26-6 Resolution approving an Agreement for Services at South Haymarket Park between the West Haymarket JPA and the City of Lincoln.**

This item was briefly discussed with the above item. Ogden explained to the Board members the role the ambassadors will have in the park and surrounding area. Beckius moved approval. Clare seconded the motion. Motion carried 3-0.

**Item 16 - Next Meeting Date.**

The next meeting date will be Thursday, April 23, 2026, at 2:30 p.m. in Council Chambers, First Floor of the County-City Building.

**Item 17 - Motion to Adjourn**

Beckius moved to adjourn. Motion seconded by Clare. The meeting adjourned at 3:41 p.m.