

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
April 29, 2025

Meeting Began At: 2:33 P.M.

Meeting Ended At: 3:30 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 January 23, 2025.

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

Item 4 - Approval of the Payment Register for November 2024 through March 2025 and review of the Expenditure Report as of March 31, 2025. (Joe Dondlinger)

Joe Dondlinger, Finance Director and JPA Treasurer, reviewed the November 2024 through March 2025 payment register. He explained occupation taxes are in line with the projections for year 2044 of the original projections. Dondlinger responded to questions from the Board members and confirmed the payments for the bonds/principal are current. 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 25-11 Resolution approving a Contract between the West Haymarket JPA and AXS Digital, LLC dba Carbonhouse, for Pinnacle Bank Arena and Pinewood Bowl Theater website redesign, with costs not to exceed \$80,000.00.

Chris Connolly, City Law Department, explained the original website design has not be updated or redone since the beginning. This will redesign the website for both PBA and Pinewood Bowl. An RFP went out and AXS Digital was the best proposal received and they currently operate the website. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 6 - Bill No. WH 25-12 Resolution authorizing the Chairperson and/or Purchasing Agent to issue a purchase order to Voss Lighting, for event level hallway lighting at the Pinnacle Bank Arena, for a sum not to exceed \$58,898.00.

Connolly stated items 6 and 7 are related. Item 6 is for the purchase of lighting equipment in the back hallway near the dressing rooms. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 7 - Bill No. WH 25-13 Resolution approving a Unit Price Contract with Wired, Inc., for installation of event level hallway light fixtures at the Pinnacle Bank Arena, for a total amount not to exceed \$32,900.00.

Connolly stated this is for the installation of the hallway lighting and they were the low bid. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 8 - Bill No. WH 25-14 Resolution approving a Contract between the West Haymarket JPA and Amano McGann, Inc., for parking garage gate reader technology updates at the Pinnacle Bank Arena, with costs not to exceed \$51,291.50.

Connolly stated this is for new revenue equipment to the parking garage attached to the Pinnacle Bank Arena. All other parking garages use this equipment. This equipment will allow them to tie into the rest of the equipment. It includes the gate and reader as you are going into the parking garage. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 9 - Bill No. WH 25-15 Resolution approving an Amendment to Contract between the West Haymarket JPA and Irwin Seating Company, for an extension of the Contract to June 1, 2025.

Connolly explained last year Irwin was awarded a contract to repair and update the seats. They need a little more time to finish the repairs and updates. There is no new money. It is only an extension of the current agreement to June 1. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 10 - Bill No. WH 25-16 Resolution authorizing the Chairperson and/or Purchasing Agent to issue a purchase order to Lincoln Winlectric, for parking lot light fixture retro fit kit replacement at the Pinnacle Bank Arena, for a sum not to exceed \$30,206.00.

Connolly explained that gates 1, 2, 3, and 4 that surround the arena have some light fixtures that are starting to fail. This will repair and replace these lights. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 11 - Bill No. WH 25-17 Resolution authorizing the Chairperson and/or Purchasing Agent to issue a purchase order to Chef's Deal Restaurant Equipment Company for two fryer units for the Pinnacle Bank Arena concessions, for a sum not to exceed \$57,827.63.

Connolly explained this item will replace two fryer units consisting of multiple fryers. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 12 - Bill No. WH 25-18 Resolution to approve Amendment No. 2 to the Canopy Park Project Redevelopment Agreement between the City of Lincoln, Nebraska, West Haymarket Joint Public Agency, Canopy Park, LLC, and the Lincoln Haymarket Development Corporation.

Tim Sieh, Assistant City Attorney, explained the City, JPA, and the developer initially entered into a Redevelopment Agreement in 2019, there was an amendment in 2020 as there was some restructuring with this project, and now this Amendment No. 2. As the project went along, there was a mention in the Redevelopment Agreement of the 7th and “N” plaza along the south side of “N” Street. This is no longer part of the project and these references have been removed from the agreement and some Tax Increment Finance proceeds that were going toward that improvement have been reallocated between the City and Developer. The JPA’s obligations have not changed, and the commitment is the same as it was initially. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 13 - Bill No. WH 25-19 Resolution approving Amendment One to Contract between the West Haymarket JPA and Mitsubishi Electric, to add an additional scorer’s table to the new centerhung scoreboard package for the Pinnacle Bank Arena, for an amount not to exceed \$80,181.00, bringing the total costs not to exceed to \$3,442,919.00, pursuant to Bid No. 24-203.

Connolly explained when the original project began, the scorer’s table where the official scoring is done was included in the package. This table, on the other side of the floor, was not included. Management felt that it was important to include this table to match the table on the other side and replace the current table due to its declining shape. Beckius asked for a functionality description of the new table. Tim Savona, General Manager of the Pinnacle Bank Arena, explained the current table has a flat side showing only a banner. The new table would have full video and digital capabilities to do anything animated, hi-def, possibly advertisements, crowd interaction, etc. It basically resembles a hi-def television instead of a flat banner. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 14 - Bill No. WH 25-20 Resolution approving a Contract between the West Haymarket JPA and Five Nines, for the purchase and installation of a new WIFI system and support services at the Pinnacle Bank Arena, with costs not to exceed \$3,721,891.00.

Connolly explained when the decision was made to put the new scoreboard in, it made sense to also redo the wi-fi system. It has been in need of upgrading and replacing for many years. The Wi-Fi has been unreliable and had several problems. An RFP was done to look for proposals and design that would be more efficient with better coverage throughout the building. FiveNines is the current operator of the Wi-Fi system and they brought forth the best proposal. It was determined that a structured cash payment plan would be the best route to go to save money on interest. This will be installed at the same time as the scoreboard and both the scoreboard and wi-fi system will be up and running at the same time in August. This is only for the purchase and installation. The maintenance and operating agreement will be brought to the Board for consideration at the next meeting. Gaylor Baird asked how this will save money. Connolly explained that by not doing a lease we will save money by not paying interest. Savona explained this will be a complete network system replacement, which includes the Wi-Fi system. There being no further discussion or public comment, Beckius moved approval of the Resolution. Clare seconded the motion. Motion carried 3-0.

Item 15 - Informative update on the Sandhills Global Lincoln Youth Complex ball fields.

Jeff Maul, Executive Director with Visit Lincoln and Vice Chair of the Sandhills Global Youth Complex, along with Joe Fagler, Executive Director with Sandhills Global Youth Complex, Joe Pederson, Don Herz, and Board Chair Charlie Colón were present. Fagler explained the grand opening was on Saturday, April 26, 2025. The fields are 100% operational. Several practices and games have been held so far. Fagler further explained the upcoming events such as weekly baseball league games, weekend tournaments, a special olympic tournament will be held in August, an event for Homers Hero program, camps and clinics, and Nebraska Wesleyan games. Maul described an emotional and uplifting grand opening celebration. He thanked Mayor Gaylor Baird for taking part in the grand opening. A lot of fun was had that day by all. He briefly discussed the economic impact, website with hotels, restaurants, tourism information, QR code, and welcome gift bags for out-of-town teams that contain pamphlets for attractions, local shops and stores, etc. The Board members commented on their gratitude and thanked them for their work on making the ballfields a success.

Item 16 - Next Meeting Date.

The next meeting date will be Thursday, August 28, 2025 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 3:30 p.m.