

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
April 20, 2022

Meeting Began At: 1:32 P.M.

Meeting Ended At: 1:53 P.M.

Members Present: Leirion Gaylor Baird, Tim Clare, and Tammy Ward

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 27, 2022.

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

Item 4 - Approval of the Payment Register for January through March 2022 and review of the Expenditure Report as of March 31, 2022.

Melinda Jones, Interim Finance Director and JPA Treasurer, stated in reviewing the January through March 2022 payment register the expenditures total \$1,672,456.58 of which the major payments consisted of a payment to Lancaster County Treasurer for annual West Haymarket Maintenance Special Assessments on JPA owned properties of \$19,667.52; a payment for the Second Quarter Fiscal Year 2021-2022 City Staff Reimbursement of \$102,944.75; \$55,387.00 to the City Controller for the annual payments of \$32,387.00 for arena festival lot maintenance and \$23,000.00 for DLA maintenance of Arena Drive; \$221,887.73 for parking garage management for December 2021 through February 2022; a DEC payment of \$713,945.95 of which 72.5% or \$517,811.02 was billed to the West Haymarket private customers; \$86,461.27 for arena repair and maintenance for December 2021 through February 2022; \$8,801.00 for data processing and miscellaneous equipment for the sound system; \$29,070.00 for the rental of sound equipment after the in-house sound system failed during state basketball tournaments; Third Quarter 2021-2022 Fiscal Year Sponsorship payment of \$250,000.00; and the Third Quarter Fiscal Year 2021-2022 Operating Increment of \$150,000.00.

Clare asked Jones for a breakdown of the \$102,944.00 for City Staff Costs that includes the hourly rates, how the time has been allocated, etc. Clare commented it is only fair to determine if the City is paying too much or not enough. Jones explained they are currently working and analyzing this for the next budget. She stated in some cases you cannot always do an hourly rate, for example an Account Clerk III that is processing the deposits, it may only take her 3 minutes to make a deposit for that day, but then there are other tasks involved later on where we aggregate all the money together and perform daily balancing, bank reconciliations, etc.

Therefore, this is considered a per price unit of what a deposit costs. Overall the cost allocation we use for other funds and services is how the costs for their services is billed for finance employees. Clare stated he doesn't disagree with the City's method, but he said it would be nice to see what makes up \$103,000 as this is a lot of money. When this project was set up it was determined that the City was not going to fund the arena and the arena was not going to fund the City. He would like to see what the allocations are. Mark Leikam, City Finance, explained that there is a spreadsheet showing the breakdown of the employees costs and this amount is a quarter of the total amount budgeted for this fiscal year. Clare asked Leikam to send him this spreadsheet.

Jones reported that the occupation taxes are up \$2,956,040 over the prior year or 36.86% ahead of 2020's occupation tax collections. So far this year, occupation taxes are up 19.06% or \$2,799,751 over original projections corresponding with the year 2030. During the pandemic we were corresponding with 2024 so we have recovered six years back. Since the inception of the JPA, we are 17.63% or \$25,815,216 over original projections. Clare asked if Jones could explain how this correlates to 2019. Jones explained that comparing March 2020 to March 2022 there is a \$630,000 increase or a 6.1% increase in the collection of occupation taxes. Gaylor Baird stated to clarify when looking at this document which is compared to 2021 there is a roughly a 37% increase whereas comparing this document to 2020 there is only a 6% growth. Jones confirmed this is correct. Jones pointed out the overall fund balance is up to \$40,730,997.00.

Jane Kinsey, Watch Dogs of Lincoln Government, asked for the monthly reports. Leikam explained that only quarterly reports are prepared now. Chris Connolly, City Law Department, explained that monthly reports will no longer be printed or provided. Kinsey commented that the arena is a money pit, things keep going wrong, and they are taken care of for whatever they ask for. She further commented that we are coming into a time when things are going to be tough and that we may be over the pandemic but we are not out of trouble.

There being no further discussion or public comment, Ward moved approval of the payment register. Clare seconded the motion. Motion carried 3-0.

Item 5 – WH 22-4 Resolution to approve a Unit Price Contract with MTZ Construction, LLC for a total amount not to exceed \$32,136.25 for the Pinnacle Bank Arena ADA ramp improvements project in front of the ticket office, pursuant to Bid No. 21-003. (Caleb Swanson)

Adam Hoebelheinrich, PC Sports, explained that this item is looking to upgrade the ramp south of the ticket office for ease of access for pedestrians. The arena currently meets all ADA requirements. This is to ease traffic patterns for the public to access the facility. He explained, previously there was an agreement for the design and the design is now complete. This went through the City's procurement process using their Unit Price Contract method to find a competitive number which was \$32,136.25 to MTZ Construction. Based on current market conditions, he is recommending approval. Clare asked if payment for this will come out of the endowment. Hoebelheinrich confirmed that payment will come out of the endowment.

Kinsey commented that she does not approve of this and thought this was something that should've been addressed during the original design. She further commented that she does not approve of bringing a proponent of marijuana usage to the PBA in the midst of gathering

signatures to put this on the ballot in Nebraska and further expressed her concerns for addiction. She asked the Board to cancel the event.

There being no further discussion or public comment, Ward moved approval of the resolution. Clare seconded the motion. Motion carried 3-0.

Item 6 – Set Next Meeting Date.

The next meeting will be Thursday, August 25, 2022 at 2:30 p.m. in Council Chambers, First Floor of the County-City Building.

Item 7 – Motion to Adjourn

Ward moved to adjourn. Motion seconded by Clare. The meeting adjourned at 1:53 p.m.