

**AGENDA FOR THE WEST HAYMARKET
JOINT PUBLIC AGENCY (JPA)
TO BE HELD WEDNESDAY, APRIL 20, 2022 AT 1:30 P.M.
CITY-COUNTY BUILDING
COUNCIL CHAMBERS, 1ST FLOOR
555 S. 10TH STREET
LINCOLN, NE 68508**

1. Introductions and Notice of Open Meetings Law Posted by Door
2. Public Comment and Time Limit Notification Announcement
Individuals from the audience will be given a total of 5 minutes to speak on specific items listed on today's agenda. Those testifying should identify themselves for the official record.
3. Approval of the minutes from the JPA meeting held January 27, 2022.
 - (Staff recommendation: Approval of the minutes as presented)
4. Approval of the Payment Register for January through March 2022 and review of the Expenditure Report as of March 31, 2022. (Melinda Jones)
 - Public Comment
 - (Staff recommendation: Approval of the Payment Registers. No action is required on the Expenditure Reports).
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)
 - Public Comment
 - (Staff recommendation: Approval)
6. Next Meeting Date: The next meeting date will be Thursday, August 25, 2022 at 2:30 p.m. in Council Chambers, First Floor of the County-City Building.
7. Motion to Adjourn

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
January 27, 2022

Meeting Began At: 2:30 P.M.

Meeting Ended At: 3:00 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 November 3, 2021.

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

Item 4 - Approval of the Payment Register for October through December 2021 and review of the Expenditure Report as of December 31, 2021.

David Young, Interim Finance Director and JPA Treasurer, stated in reviewing the October through December 2021 payment register the major payments consisted of a payment for the First Quarter Fiscal Year 2021-2022 City Staff Reimbursement of \$102,944.75; \$244,162.00 to City Risk Management for Fiscal Year 2021-2022 insurance premiums; \$12,787,808.57 to Union Bank for semiannual JPA Bond principal and interest; \$406,415.41 for parking garage management for August through November 2021; a DEC payment of \$664,792.50 of which 70.9% or \$471,484.26 is billed to the West Haymarket private customers; Second Quarter 2021-2022 Fiscal Year Sponsorship payment of \$250,000.00; Second Quarter Fiscal Year 2021-2022 Operating Increment of \$150,000.00; and arena repair and maintenance of \$94,467.92 for the months of September, October, and November.

Clare asked Young to report on the bond and principal payments and where the JPA stands in that regard. Young explained the occupation taxes are used to make the bond and principal payments. This year's occupation taxes are 38.87% ahead of 2020's occupation tax collections. So far this year, occupation taxes are 19.06% or \$2,799,751 over original projections corresponding with the year 2030. Since the inception of the JPA, we are 17.62% or \$25,154,547 over original projections.

Jane Kinsey, Watch Dogs of Lincoln Government, asked if the JPA is at a loss for the year. Young confirmed. Kinsey asked how this loss would be made up. Young explained this is a quarterly report with the debt service payment of \$12 million being paid out and as the year progresses the money will be recovered. Kinsey asked if the Arena was making any money and

stated the report shows a loss for the year. Young addressed Kinsey's concerns by explaining the reports.

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

Item 5 – WH 22-1 Resolution to accept the financial audit and management letter and report from BKD CPAs & Advisors LLP for the period ending August 31, 2021.

Chris Lindner, BKD CPA, stated he will discuss the 2021 JPA financial audit statement for the Fiscal Year ending August 31, 2021. Lindner stated there are two documents that will be discussed, the financial audit and management letter and the audit report. He thanked the City for all of their help in this process. He stated they did a fantastic job of having the records ready in a timely fashion in order to complete the audit. He briefly explained that they review controls, segregation of duties or checks and balances and that there were no concerns identified. He stated that he has a team that completes the review and then a partner from the firm reviews the material in order to get a fresh set of eyes on the financials who is not involved in a relationship with the JPA. This is done to ensure BKD is doing what they need to do from a standards standpoint, an independent standpoint, and pursuant to their internal checks and balances as part of the audit process. He stated within the audit report of the financial statements there are two opinions noted. The first is the opinion stating the financial statements are in accordance with the governmental accounting standards. This is a clean or unmodified opinion. The second is the opinion that the JPA is operating in accordance with the government auditing standards. Nothing was noted as there were no items of non-compliance found and no audit adjustments were made. This is also a clean or unmodified opinion.

Lindner further stated on pages 3-7 is the Management's Discussion and Analysis section that gives a high-level summary of the financial statements of the fiscal changes from 2020 to 2021 and any future concerns that could have an impact on the JPA. The JPA is presented under the Governmental Accounting Standards format so the items reported will look different than a private sector business in terms of how things are reported and how things are presented. He noted that looking at the end of 2021 under net position, the JPA is in a deficit position. Looking at this from an auditor's standpoint they look at entities and evaluate if they can continue. They considered the schedule of the debt payments in the future and the financial projection. They don't express an opinion or audit the projection, but they look at it to determine if the deficit will be made up in the future.

Lindner explained the communication letter is a good road map to walk you through the financials. Under audit adjustments there were a few minor adjustments noted and they were verbally discussed with management throughout the audit process. There is also a new accounting practice noted that will be effective for the JPA and the City and all governmental entities in the next fiscal year which is related to leases. This new practice has already been discussed with management and the impact that it will have on the financial statements.

Clare thanked him for his work and asked if there are bonds with lower rates the JPA should look at to refinance and if there are better uses for the cash just sitting in order to get a better return. Lindner stated this is something he could discuss with bond counsel as he can't give advice on this and that this is certainly something to look into. He explained in terms of the cash investments it is always a consideration to look into. Young explained bond counsel is looking

into refinancing a couple of the bonds and further explained that historically the cash has been used as a reserve. It could be invested, but the investments we make are very conservative in general. He stated that this is something that should be looked at but doesn't think the return would be much right off the bat.

Kinsey, asked if this was bid or under contract. Lindner explained originally the contract was bid and explained this is a multi-year contract with one more year left on the contract.

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

Item 6 - WH 22-2 Resolution to approve the grant of an Easement to Lincoln Electric System (LES) For Underground and Overhead Utility Lines, Underground Utility Facilities, and/or At-Grade Equipment.

Chris Connolly, City Law Department, stated this relates to a project in the South Haymarket area and is partially related to the Cotswold Project that was approved by City Council. He explained that LES is undertaking a large underground project and there are some switch gears in the area that need to be moved. The JPA owns the property known as Lot 2, and LES needs to get an easement to enter on the property. This is a small piece of property (20' x 21') that LES needs to complete the work. This should not impact the JPA's ability to market or develop the property on behalf of the JPA. There is no payment for this easement.

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

Item 7 - WH 22-3 Resolution to approve a Right of Entry Agreement between the West Haymarket JPA, City of Lincoln, and Cotswold Management, LLC allowing Cotswold Management, LLC to enter onto City and JPA property within West Haymarket 4th Addition until Cotswold completes rehabilitation and construction activities on its adjacent property.

Connolly explained this is an agreement that will allow Cotswold and their contractors access to their property from "N" Street across the JPA owned property for the Cotswold Project. This is a fairly standard agreement that has been used in similar situations with UNL when they were allowed access to the abandoned railroad bridge for experiments. The agreement will last until the completion of the project or until the JPA sells the property for redevelopment.

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

Item 8 – Set Next Meeting Date.

The next meeting will be Thursday, April 28, 2022 at 2:30 p.m. in Council Chambers, First Floor of the County-City Building.

Item 9 – Motion to Adjourn

Clare moved to adjourn. Motion seconded by Ward. The meeting adjourned at 3:00 p.m.

West Haymarket Joint Public Agency Payment Register by Vendor 1/1/2022 through 3/31/2022										Page Date	- - 04/04/22	1
Busi Unit	Vendor Number	Vendor Name	Payment Remark	Obj Acct	Description	Do Ty	Document Number	Amount	Check Date	Payment Number		
06095	37233	Olsson Inc	ON CALL SERV WH01283	5628	Consultant Services	OV	2134537	866.75	03/10/22	169567		
total								866.75				
06095	38391	Lincoln Journal Star	Acct 118-60115244	5952	Advertising/Media Serv	PV	2133147	40.13	02/24/22	169245		
total								40.13				
06095	53356	Lincoln Electric System	277 Pinnacle Arena Dr	5821	Electricity - Bldg & Grnds	PV	2127433	341.69	01/13/22	167895		
06095	53356	Lincoln Electric System	200 N 7th St	5821	Electricity - Bldg & Grnds	PV	2127434	114.59	01/13/22	167895		
06095	53356	Lincoln Electric System	605 N 8th St Pk Lot Lgh	5821	Electricity - Bldg & Grnds	PV	2127435	47.22	01/13/22	167895		
06095	53356	Lincoln Electric System	277 Pinnacle Arena Dr	5821	Electricity - Bldg & Grnds	PV	2131349	426.09	02/10/22	168768		
06095	53356	Lincoln Electric System	200 N 7th St	5821	Electricity - Bldg & Grnds	PV	2131350	114.59	02/10/22	168768		
06095	53356	Lincoln Electric System	605 N 8th St Pk Lot Lgh	5821	Electricity - Bldg & Grnds	PV	2131351	48.54	02/10/22	168768		
06095	53356	Lincoln Electric System	277 Pinnacle Arena Dr	5821	Electricity - Bldg & Grnds	PV	2134545	328.87	03/10/22	169575		
06095	53356	Lincoln Electric System	200 N 7th St	5821	Electricity - Bldg & Grnds	PV	2134546	107.40	03/10/22	169575		
06095	53356	Lincoln Electric System	605 N 8th St Pk Lot Lgh	5821	Electricity - Bldg & Grnds	PV	2134547	44.40	03/10/22	169575		
total								1,573.39				
06095	76881	Windstream	Billing number 402-477-6387	5829	Telephone	PV	2127436	114.50	01/13/22	167909		
06095	76881	Windstream	Billing number 402-477-6387	5829	Telephone	PV	2131353	111.28	02/10/22	168780		
06095	76881	Windstream	Billing number 402-477-6387	5829	Telephone	PV	2134548	113.23	03/10/22	169587		
total								339.01				
06095	77462	Lancaster County Treasurer	Maintenance WHM	5856	City Share Linc Center Maint	PV	2127468	9,550.35	01/13/22	167910		
06095	77462	Lancaster County Treasurer	Maintenance WHM	5856	City Share Linc Center Maint	PV	2127469	235.07	01/13/22	167910		
06095	77462	Lancaster County Treasurer	Maintenance WHM	5856	City Share Linc Center Maint	PV	2127470	1,376.76	01/13/22	167910		
06095	77462	Lancaster County Treasurer	Maintenance WHM	5856	City Share Linc Center Maint	PV	2127471	2,770.23	01/13/22	167910		
06095	77462	Lancaster County Treasurer	Maintenance WHM	5856	City Share Linc Center Maint	PV	2127472	2,564.99	01/13/22	167910		
06095	77462	Lancaster County Treasurer	Maintenance WHM	5856	City Share Linc Center Maint	PV	2127473	240.08	01/13/22	167910		
06095	77462	Lancaster County Treasurer	Maintenance WHM	5856	City Share Linc Center Maint	PV	2127474	2,930.04	01/13/22	167910		
total								19,667.52				
06095	77921	County/City Property Management	JPA Acct #209-1	5261	Postage	PV	2128797	290.72	01/20/22	168119		
06095	77921	County/City Property Management	JPA Acct 209-1 1/22	5261	Postage	PV	2132319	173.72	02/17/22	169010		
06095	77921	County/City Property Management	JPA Acct 209-1 2/22	5261	Postage	PV	2136611	86.06	03/24/22	170080		
total								550.50				
06095	98079	Black Hills Energy	277 Pinnacle Arena Dr	5825	Natural Gas	PV	2127438	177.17	01/13/22	167925		
06095	98079	Black Hills Energy	277 Pinnacle Arena Dr	5825	Natural Gas	PV	2130315	371.54	02/03/22	168611		
06095	98079	Black Hills Energy	277 Pinnacle Arena Dr	5825	Natural Gas	PV	2133809	338.11	03/03/22	169429		
total								886.82				
06095	98415	Lincoln Water System	277 Pinnacle Arena Dr	5830	Water	PV	2133148	241.03	02/23/22	631489		
total								241.03				
06095	102154	Public Building Commission	Space Rental 01/22	5928	Rent of Co/City Bldg Space	PV	2128798	86.10	01/20/22	168139		
06095	102154	Public Building Commission	Space Rental 01/22	5931	Parking Rent Bldg Comm	PV	2128798	8.75	01/20/22	168139		
06095	102154	Public Building Commission	Space Rental 2/22	5928	Rent of Co/City Bldg Space	PV	2131355	86.10	02/10/22	168801		
06095	102154	Public Building Commission	Space Rental 2/22	5931	Parking Rent Bldg Comm	PV	2131355	8.75	02/10/22	168801		
06095	102154	Public Building Commission	Space Rental 3/22	5928	Rent of Co/City Bldg Space	PV	2135613	86.10	03/17/22	169846		

West Haymarket Joint Public Agency Payment Register by Vendor 1/1/2022 through 3/31/2022										Page Date	- -	2 04/04/22
Busi Unit	Vendor Number	Vendor Name	Payment Remark	Obj Acct	Description	Do Ty	Document Number	Amount	Check Date	Payment Number		
06095	102154	Public Building Commission	Space Rental 3/22	5931	Parking Rent Bldg Comm	PV	2135613	8.75	03/17/22	169846		
total								284.55				
06095	109321	Lancaster County Sheriff - 031	Andreas Ice Cream	5635	Delivery Service	PV	2127439	7.18	01/13/22	167932		
06095	109321	Lancaster County Sheriff - 031	Baconazing LLC	5635	Delivery Service	PV	2127440	18.59	01/13/22	167932		
06095	109321	Lancaster County Sheriff - 031	Better Life Nutrition	5635	Delivery Service	PV	2127441	6.59	01/13/22	167932		
06095	109321	Lancaster County Sheriff - 031	Kinder Bites	5635	Delivery Service	PV	2127442	19.18	01/13/22	167932		
06095	109321	Lancaster County Sheriff - 031	Lincoln Test Kitchen	5635	Delivery Service	PV	2127443	18.59	01/13/22	167932		
total								70.13				
06095	113806	City Treasurer	WHJPA credit card fees 12/21	5996	Credit Card/Bank Fees	PV	2133149	.64	02/23/22	631490		
total								.64				
06095	120272	City of Lincoln - Accounting De	City Staff 2nd Qtr FY 2021-22	5621	Misc Contractual Services	PV	2135616	102,944.75	03/16/22	631850		
total								102,944.75				
06095	129525	City Controller	Festival Lot/Arena Dr 2021-22	5621	Misc Contractual Services	PV	2129417	55,387.00	01/26/22	630911		
total								55,387.00				
06095	318481	JEO Consulting	PBA ADA RAMP IMPROVEMENTS	6132	Buildings	OV	2130325	2,362.50	02/03/22	168637		
06095	318481	JEO Consulting	PBA ADA RAMP IMPROVEMENTS	6132	Buildings	OV	2130327	7,390.00	02/03/22	168637		
total								9,752.50				
195021	324566	Union Bank & Trust Company	WHJPA Series 2010B 1/21-12/21	6233	Bd Trustee Pmt-Serv Chg	PV	2127446	524.00	01/12/22	630660		
195021	324566	Union Bank & Trust Company	WHJPA Series 2010C 1/21-12/21	6233	Bd Trustee Pmt-Serv Chg	PV	2127447	524.00	01/12/22	630660		
195031	324566	Union Bank & Trust Company	WHJPA Series 2011 Final Fee	6233	Bd Trustee Pmt-Serv Chg	PV	2127449	169.33	01/12/22	630660		
195041	324566	Union Bank & Trust Company	WHJPA Series 2013 1/21-12/21	6233	Bd Trustee Pmt-Serv Chg	PV	2127445	524.00	01/12/22	630660		
195051	324566	Union Bank & Trust Company	WHJPA Series 2019 12/20-11/21	6233	Bd Trustee Pmt-Serv Chg	PV	2127444	624.00	01/12/22	630660		
195051	324566	Union Bank & Trust Company	WHJPA Series 2019 Escrow Final	6233	Bd Trustee Pmt-Serv Chg	PV	2127450	650.00	01/12/22	630660		
total								3,015.33				
06095	406174	BKD LLP	Client #0081643	5624	Auditing Service	PV	2129419	2,200.00	01/27/22	168426		
total								2,200.00				
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 12/21	5643	Deck 1 Mgmt Services	PV	2130316	53,878.80	02/02/22	631126		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 12/21	5643	Deck 2 Mgmt Services	PV	2130316	39,316.11	02/02/22	631126		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 12/21	5643	Deck 3 Mgmt Services	PV	2130316	32,739.46	02/02/22	631126		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 1/22	5643	Deck 1 Mgmt Services	PV	2133810	16,981.57	03/02/22	631601		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 1/22	5643	Deck 2 Mgmt Services	PV	2133810	15,923.77	03/02/22	631601		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 1/22	5643	Deck 3 Mgmt Services	PV	2133810	17,898.97	03/02/22	631601		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 2/22	5643	Deck 1 Mgmt Services	PV	2136612	14,848.34	03/23/22	631968		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 2/22	5643	Deck 2 Mgmt Services	PV	2136612	15,452.33	03/23/22	631968		
06095	431100	City of Lincoln - Parking	JPA Parking Garage Mgmt 2/22	5643	Deck 3 Mgmt Services	PV	2136612	14,848.38	03/23/22	631968		
total								221,887.73				
06095	588846	District Energy Corp	Customer ID 0005	5835	Thermal Heating & Cooling	PV	2128799	233,350.50	01/20/22	168203		
06095	588846	District Energy Corp	Customer ID 0005	5835	Thermal Heating & Cooling	PV	2132320	248,436.95	02/17/22	169111		
06095	588846	District Energy Corp	Customer ID 0005	5835	Thermal Heating & Cooling	PV	2135617	232,158.50	03/17/22	169922		

West Haymarket Joint Public Agency
Payment Register by Vendor
1/1/2022 through 3/31/2022

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Date - 04/04/22

Busi Unit	Vendor Number	Vendor Name	Payment Remark	Obj Acct	Description	Do Ty	Document Number	Amount	Check Date	Payment Number
total								713,945.95		
06095	598263	Project Control of Texas, Inc	Project Management Services	5621	Misc Contractual Services	OV	2128801	1,697.00	01/20/22	168216
06095	598263	Project Control of Texas, Inc	Project Management Services	5621	Misc Contractual Services	OV	2132225	1,551.50	02/17/22	169124
06095	598263	Project Control of Texas, Inc	Project Management Services	5621	Misc Contractual Services	OV	2135254	1,891.50	03/17/22	169937
total								5,140.00		
06095	604774	Pinnacle Bank Arena	Arena Repair/Maint/CIP 12/21	5870	Other Bldg Maintenance	PV	2130318	34,670.62	02/03/22	168680
06095	604774	Pinnacle Bank Arena	Arena Repair/Maint/CIP 12/21	6076	Miscellaneous Equipment	PV	2130318	4,796.00	02/03/22	168680
06095	604774	Pinnacle Bank Arena	Arena Repair/Maint/CIP 1/22	5870	Other Bldg Maintenance	PV	2133150	33,203.94	02/24/22	169323
06095	604774	Pinnacle Bank Arena	Arena Repair/Maint/CIP 2/22	5870	Other Bldg Maintenance	PV	2136614	18,586.71	03/24/22	170171
06095	604774	Pinnacle Bank Arena	Arena Repair/Maint/CIP 2/22	5924	Rent of Machinery & Equip	PV	2136614	29,070.00	03/24/22	170171
06095	604774	Pinnacle Bank Arena	Arena Repair/Maint/CIP 2/22	6069	Data Processing Equipment	PV	2136614	4,005.00	03/24/22	170171
06095	604774	Pinnacle Bank Arena	Sponsorship/Op Increment Qtr 3	5643	Management Services	PV	2137501	250,000.00	03/31/22	170406
06097	604774	Pinnacle Bank Arena	Sponsorship/Op Increment Qtr 3	5643	Management Services	PV	2137501	150,000.00	03/31/22	170406
total								524,332.27		
06095	616389	Midwest Office Automations	Department copy machines	5762	Photocopying	PV	2129813	13.11	01/27/22	168501
06095	616389	Midwest Office Automations	Midwest Office Automations	5762	Photocopying	PV	2134057	1.11	03/03/22	169516
06095	616389	Midwest Office Automations	Midwest copier	5762	Photocopying	PV	2137314	6.78	03/31/22	170435
total								21.00		
06095	620543	Midwest Alarm Services	Acct #900508-11	5683	Fire Alarm Monitoring	PV	2128800	33.90	01/20/22	168256
06095	620543	Midwest Alarm Services	Account #900508-11	5683	Fire Alarm Monitoring	PV	2133151	33.90	02/24/22	169343
06095	620543	Midwest Alarm Services	Account #900508-11	5683	Fire Alarm Monitoring	PV	2135620	33.90	03/17/22	170005
total								101.70		
06096	625425	Jared Ladd	Red 1 Garage Refund	3941	Deck 1-Lease	PV	2128818	37.50	01/26/22	630912
total								37.50		
06094	625522	UNL Housing Accounting Office	Q4 2021 Occu Tax Refund	3080	Bar/Restaurant	PV	2131226	3,938.04	02/09/22	631247
total								3,938.04		
06094	625553	Toppers Pizza	Occu Tax Refund 09/19-10/21	3080	Bar/Restaurant	PV	2132273	4,900.34	02/16/22	631380
total								4,900.34		
06096	625616	Brittany Pair	Red 1 Garage Refund	3941	Deck 1-Lease	PV	2132956	332.00	02/23/22	631491
total								332.00		
Grand total								1,672,456.58		

83410	City of Lincoln, NE					1
MARK	West Haymarket Joint Public Agency					04/04/22
JPAADMIN8	Operating Expenditure Report					11:07:40
	As of March 31, 2022					
	Original Budget	P/Y Enc & Revisions	Total	YTD Expend	Encumbered	Available Balance
51 JPA						
00950 West Haymarket Revenue						
11 Materials & Supplies						
5221 Office Supplies	250.00		250.00			250.00
5261 Postage	2,500.00		2,500.00	1,274.50		1,225.50
5323 Bldg Maint Supplies	500.00		500.00			500.00
11 Materials & Supplies	3,250.00		3,250.00	1,274.50		1,975.50
12 Other Services & Charges						
5621 Misc Contractual Services	922,166.00		922,166.00	603,600.00	40,373.50	278,192.50
5624 Auditing Service	19,700.00		19,700.00	15,200.00		4,500.00
5628 Consultant Services	73,074.00		73,074.00	866.75	12,207.25	60,000.00
5631 Data Processing Service	1,277.00		1,277.00	1,277.00		
5633 Software	95,000.00		95,000.00			95,000.00
5635 Delivery Service	500.00		500.00	70.13		429.87
5643 Management Services	1,680,000.00		1,680,000.00	1,200,000.00		480,000.00
5643.61 Deck 1 Mgmt Services	868,160.00		868,160.00	257,145.31		611,014.69
5643.62 Deck 2 Mgmt Services	496,695.00		496,695.00	175,801.54		320,893.46
5643.63 Deck 3 Mgmt Services	583,384.00		583,384.00	195,356.29		388,027.71
5683.04 Snow Removal	2,500.00		2,500.00			2,500.00
5683.05 Fire Alarm Monitoring	500.00		500.00	237.30		262.70
5762 Photocopying	500.00		500.00	108.14		391.86
5763 Printing	250.00		250.00			250.00
5783 General Liability	26,509.00		26,509.00	26,509.00		
5786 Property	185,435.00		185,435.00	185,435.00		
5794 Public Officials	28,119.00		28,119.00	28,119.00		
5795 Misc Insurance Floater	4,099.00		4,099.00	4,099.00		
5821 Electricity - Bldg & Grnds	7,500.00		7,500.00	4,411.82		3,088.18
5825 Natural Gas	1,500.00		1,500.00	1,302.87		197.13
5829 Telephone	1,450.00		1,450.00	912.48		537.52
5830 Water	1,500.00		1,500.00	706.83		793.17
5835 Thermal Heating & Cooling	2,920,000.00		2,920,000.00	1,599,943.95		1,320,056.05
5856 City Share Linc Center Maint	21,000.00		21,000.00	19,667.52		1,332.48
5862 Grounds Maintenance	18,000.00		18,000.00			18,000.00
5870 Other Bldg Maintenance	401,194.00		401,194.00	186,201.68		214,992.32
5924 Rent of Machinery & Equip				29,070.00		29,070.00-
5928 Rent of Co/City Bldg Space	1,055.00		1,055.00	602.70		452.30

83410	City of Lincoln, NE					2
MARK	West Haymarket Joint Public Agency					04/04/22
JPAADMIN8	Operating Expenditure Report					11:07:40
	As of March 31, 2022					
	Original Budget	P/Y Enc & Revisions	Total	YTD Expend	Encumbered	Available Balance
-----	-----	-----	-----	-----	-----	-----
51 JPA						
00950 West Haymarket Revenue						
12 Other Services & Charges						
5931 Parking Rent Bldg Comm	105.00		105.00	61.25		43.75
5952 Advertising/Media Serv	1,560.00		1,560.00	220.40		1,339.60
5993 Fees Paid to State of NE	25.00		25.00	25.00		
5996 Credit Card/Bank Fees	7,500.00		7,500.00	345.00		7,155.00
-----	-----	-----	-----	-----	-----	-----
12 Other Services & Charges	8,370,257.00		8,370,257.00	4,537,295.96	52,580.75	3,780,380.29
13 Capital Outlay - Equipment						
6068 Concession Equipment	475,000.00		475,000.00			475,000.00
6069 Data Processing Equipment				4,005.00		4,005.00-
6076 Miscellaneous Equipment	700,000.00		700,000.00	4,796.00		695,204.00
-----	-----	-----	-----	-----	-----	-----
13 Capital Outlay - Equipment	1,175,000.00		1,175,000.00	8,801.00		1,166,199.00
14 Capital Outlay - Improvements						
6132 Buildings	1,855,000.00		1,855,000.00	9,752.50	2,757.50	1,842,490.00
6140 Grounds Improvements	824,600.00		824,600.00			824,600.00
6142 Sewer System	97,200.00		97,200.00			97,200.00
-----	-----	-----	-----	-----	-----	-----
14 Capital Outlay - Improvements	2,776,800.00		2,776,800.00	9,752.50	2,757.50	2,764,290.00
15 Debt Service						
6233 Bd Trustee Pmt-Serv Chg	2,620.00		2,620.00	3,539.33		919.33-
6234 Bd Trustee Pmt-Principal	5,675,000.00		5,675,000.00	5,675,000.00		
6235 Bd Trustee Pmt-Interest	14,111,361.00		14,111,361.00	7,112,808.57		6,998,552.43
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15 Debt Service	19,788,981.00		19,788,981.00	12,791,347.90		6,997,633.10
-----	-----	-----	-----	-----	-----	-----
00950 West Haymarket Revenue	32,114,288.00		32,114,288.00	17,348,471.86	55,338.25	14,710,477.89
-----	-----	-----	-----	-----	-----	-----
51 JPA	32,114,288.00		32,114,288.00	17,348,471.86	55,338.25	14,710,477.89

	Current Fiscal Yr

Revenues:	
Occupation Taxes	10,974,598.98
Intergovernmental	1,808,781.32
Permits & Fees	1,206.00
DEC Customer Payments	1,149,540.38
Interest	195,983.85
Arena Premium Seat Revenue	756,314.00
Facility Lease & Other Rent	43,058.04
Parking Revenue	1,994,560.33
Sponsorship & Misc Revenue	500,252.33

Total Revenues	17,424,295.23

Expenditures:	
General Government	4,557,123.96
Debt Service-Service Charge	3,539.33
Debt Service P & I	12,787,808.57

Total Expenditures	17,348,471.86

Excess (Deficiency) Of Revenues Over Expenditures	75,823.37

Other Financing Sources (Uses):	

Total Other Financing Sources (Uses)	

Excess (Deficiency) Of Revenues And Other Financing Sources Over Expenditures and Other Uses	75,823.37

Fund Balance Beginning Of Year	40,655,173.63

Fund Balance End Of Year	40,730,997.00
=====	

Pinnacle Bank Arena
Income Statement
For the Six Months Ending February 28, 2022

	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
EVENT INCOME				
Direct Event Income				
Rental Income	\$ 288,646	427,900	(139,254)	\$ 915,650
Service Revenue	1,098,386	1,396,450	(298,064)	2,611,300
Service Expenses	(1,516,631)	(1,868,108)	351,477	(3,504,584)
Total Direct Event Income	(129,599)	(43,758)	(85,841)	22,366
Ancillary Income				
F & B Concessions	1,042,490	934,066	108,424	1,611,434
F & B Catering	192,042	152,024	40,018	220,886
Novelty Sales	54,959	73,790	(18,831)	132,530
F & B Premium	149,390	93,815	55,575	146,564
Parking	237,326	266,575	(29,249)	295,124
Total Ancillary Income	1,676,207	1,520,270	155,937	2,406,538
Other Event Income				
Premium	30,805	54,400	(23,595)	90,100
Ticket Commissions	354,831	377,638	(22,807)	736,060
Facility Fees	142,252	190,458	(48,206)	371,068
Total Other Event Income	527,888	622,496	(94,608)	1,197,228
Total Event Income	2,074,496	2,099,008	(24,512)	3,626,132
Other Operating Income	529,521	520,998	8,523	1,046,000
JPA Operational Increment	300,000	300,000	0	600,000
NE Event Center Stabilization	0	0	0	0
Adjusted Gross Income	2,904,017	2,920,006	(15,989)	5,272,132
INDIRECT EXPENSES				
Salaries & Wages	1,945,477	2,236,467	(290,990)	4,202,959
Payroll Taxes & Benefits	442,898	498,114	(55,216)	996,217
Labor Allocations to Events	(778,952)	(1,027,818)	248,866	(1,785,644)
Net Salaries and Benefits	1,609,423	1,706,763	(97,340)	3,413,532
Contracted Services	0	1,998	(1,998)	4,000
General and Administrative	193,356	197,191	(3,835)	375,400
Operating	37,301	44,488	(7,187)	82,700
Repairs & Maintenance	983	3,150	(2,167)	6,300
Operational Supplies	54,479	71,016	(16,537)	140,500
Insurance	98,617	106,643	(8,026)	207,700
Utilities	558,613	537,002	21,611	1,071,000
Other	392	0	392	0
SMG Management Fees	114,398	110,502	3,896	221,000
Total Indirect Expenses	2,667,562	2,778,753	(111,191)	5,522,132
Net Income (Loss)	236,455	141,253	95,202	(250,000)
Beginning Retained Earnings	95,111	95,111	0	95,111
Net Income (Loss)	236,455	141,253	95,202	(250,000)
Ending Retained Earnings	\$ 331,566	\$ 236,364	95,202	(154,889)

Pinnacle Bank Arena
Income Statement
For the Seven Months Ending March 31, 2022

	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
EVENT INCOME				
Direct Event Income				
Rental Income	\$ 451,446	630,800	(179,354)	\$ 915,650
Service Revenue	1,177,482	1,493,800	(316,318)	2,611,300
Service Expenses	(1,765,739)	(2,139,808)	374,069	(3,504,584)
Total Direct Event Income	(136,811)	(15,208)	(121,603)	22,366
Ancillary Income				
F & B Concessions	1,451,490	1,240,708	210,782	1,611,434
F & B Catering	229,864	171,344	58,520	220,886
Novelty Sales	81,563	85,410	(3,847)	132,530
F & B Premium	184,563	123,022	61,541	146,564
Parking	253,547	283,811	(30,264)	295,124
Total Ancillary Income	2,201,027	1,904,295	296,732	2,406,538
Other Event Income				
Premium	48,822	64,700	(15,878)	90,100
Ticket Commissions	570,016	475,898	94,118	736,060
Facility Fees	284,686	220,342	64,344	371,068
Total Other Event Income	903,524	760,940	142,584	1,197,228
Total Event Income	2,967,740	2,650,027	317,713	3,626,132
Other Operating Income	627,761	607,831	19,930	1,046,000
JPA Operational Increment	350,000	350,000	0	600,000
NE Event Center Stabilization	0	0	0	0
Adjusted Gross Income	3,945,501	3,607,858	337,643	5,272,132
INDIRECT EXPENSES				
Salaries & Wages	2,368,686	2,726,999	(358,313)	4,202,959
Payroll Taxes & Benefits	540,167	581,133	(40,966)	996,217
Labor Allocations to Events	(986,740)	(1,316,909)	330,169	(1,785,644)
Net Salaries and Benefits	1,922,113	1,991,223	(69,110)	3,413,532
Contracted Services	0	2,331	(2,331)	4,000
General and Administrative	230,468	237,413	(6,945)	375,400
Operating	45,553	54,506	(8,953)	82,700
Repairs & Maintenance	1,461	3,675	(2,214)	6,300
Operational Supplies	66,807	83,493	(16,686)	140,500
Insurance	115,042	126,740	(11,698)	207,700
Utilities	651,755	625,669	26,086	1,071,000
Other	392	0	392	0
SMG Management Fees	133,464	128,919	4,545	221,000
Total Indirect Expenses	3,167,055	3,253,969	(86,914)	5,522,132
Net Income (Loss)	778,446	353,889	424,557	(250,000)
Beginning Retained Earnings	95,111	95,111	0	95,111
Net Income (Loss)	778,446	353,889	424,557	(250,000)
Ending Retained Earnings	\$ 873,557	\$ 449,000	424,557	(154,889)

RESOLUTION NO.

1 BE IT RESOLVED by the Board of Representatives of the West Haymarket Joint Public
2 Agency:
3 That the Chairperson of the West Haymarket Joint Public Agency is hereby authorized to
4 enter into a Unit Price Contract with MTZ Construction, LLC for a total amount not to exceed
5 \$32,136.25, for ADA ramp improvements located in front of the ticket office at Pinnacle Bank
6 Arena, pursuant to Bid No. 21-003.

Adopted this _____ day of April, 2022.

Introduced by:

Approved as to Form & Legality:

West Haymarket Joint Public Agency
Board of Representatives

Legal Counsel for
West Haymarket Joint Public Agency

Leirion Gaylor Baird

Tim Clare

Tammy Ward

CITY OF LINCOLN, LANCASTER COUNTY, CITY OF LINCOLN-LANCASTER
COUNTY PUBLIC BUILDING COMMISSION

UNIT PRICE QUOTATION

This Document Is Required For All Unit Price Projects

Unit Price - Pavement/Concrete Services, Bid No. 21-003

Date: 3-21-22

TO DEPARTMENT/AGENCY REPRESENTATIVE: Project Control Caleb Swanson
FROM (CONTRACTOR): MTZ Construction, Inc. AWARD LEVEL: \$50,000.00
PROJECT DESCRIPTION: Pinnacle Bank Arena ADA Improvements

Fill in the following Tables in the areas as shown. If an item does not apply, please do not make an entry in that column.

TIME OF COMPLETION

Estimated Start Date	
Number of Days to Complete	<u>May 2</u> <u>20</u>

EQUIPMENT AND MATERIAL COSTS

ITEM	COST	% of Markup	Estimated Total
Total Rental Equipment Costs	<u>1850.00</u>	10%	<u>2035.00</u>
Total Materials Cost	<u>3120.00</u>	10%	<u>3432.00</u>
Total Shipping/Freight Cost			

MOBILIZATION

DESCRIPTION	UNIT PRICE	UOM	Quantity	Estimated Total
Mobilization - Equipment and Labor	\$2,100.00	LS		

SCHEDULE I - CONCRETE WORK

DESCRIPTION	UNIT PRICE	UOM	Quantity	Estimated Total
1. Type "A" Sawing - Portland Cement Concrete Pavement	\$7.00	LF		
2. Type "B" Sawing - Portland Cement Concrete Pavement	\$7.00	LF		
3. Type "C" Sawing - Portland Cement Concrete Pavement	\$7.00	LF		
4. Miscellaneous Asphalt and Concrete Removal	\$30.00	CY		
5. Concrete Sidewalk, 4" Thick	\$3.00	SF		
6. Concrete Sidewalk, 7" Thick	\$4.00	SF		
7. Concrete Sidewalk, 8" Thick	\$4.25	SF		
8. Concrete Sidewalk, 9" Thick	\$4.50	SF		
9. Concrete Sidewalk, 10" Thick	\$4.75	SF		
10. Concrete Blkeway, 5" Thick	\$3.50	SF		
11. Concrete Driveway, 5" Thick	\$3.75	SF		
12. Concrete Driveway, 6" Thick	\$4.00	SF		
13. Concrete Driveway, 8" Thick	\$4.25	SF		
14. Detectable Warning Panel	\$12.00	SF		
15. Remove Concrete Sidewalk, 4" Thick	\$2.00	SF		
16. Remove Concrete Blkeway, 5" Thick	\$2.00	SF		
17. Remove Concrete Driveway, 6" Thick	\$2.00	SF		
18. Remove Concrete Driveway, 8" Thick	\$2.50	SF		
19. Sub-Grade Preparation	\$5.00	SY		
20. 5" Concrete Base (L-5500)	\$45.00	SY		
21. 6" Concrete Base (L-5500)	\$50.00	SY		
22. 7" Concrete Base (L-5500)	\$52.00	SY		
23. 8" Concrete Base (L-5500)	\$53.00	SY		
24. Tie Bars	\$7.00	EA		
25. Surface Milling	\$3.50	SY		
26. 6" Concrete Pavement (L-5500)	\$51.00	SY		
27. 7" Concrete Pavement (L-5500)	\$53.00	SY		
28. 8" Concrete Pavement (L-5500)	\$54.00	SY		
29. 9" Concrete Pavement (L-5500)	\$55.00	SY		
30. 10" Concrete Pavement (L-5500)	\$56.00	SY		

See Attached

31. 24" Curb and Gutter	\$12.00	LF		
32. Adjust Manhole to Grade	\$185.00	EA		
33. Adjust Water Valve Box to Grade	\$175.00	EA		
34. Remove & Reset Storm Inlet Top	\$110.00	LS		
35. Reconstruct Storm Drain Inlet	\$525.00	EA		
36. Install & Remove Curb Inlet Filters	\$10.00	EA		
37. Parking Space Finish (Minor grading & preparing the area between sidewalk & curb for either seed / sod	\$9.00	SY		
38. Modular Block Retaining Wall (Based on total area of the retaining wall installed)	\$28.00	SF		
39. Dowel Bars	\$9.00	EA		
40. Crack Sealing	\$0.25	LF		
41. Seeding	\$0.40	SF		
42. Sodding	\$1.00	SF		
Total				

SCHEDULE II - ASPHALTIC CONCRETE WORK

DESCRIPTION	UNIT PRICE	UOM	Quantity	Estimated Total
1. Type "A" Sawing - Asphaltic Concrete Pavement	\$3.00	LF		
2. Type "D" Sawing - Asphaltic Concrete Pavement	\$4.00	LF		
3. Miscellaneous Asphalt and Concrete Removal	\$30.00	CY		
4. Install Asphaltic Concrete Curb	\$12.00	LF		
5. Remove Asphaltic Concrete Curb	\$8.00	LF		
6. Install Concrete Curb	\$12.00	LF		
7. Remove Concrete Curb	\$5.00	LF		
8. Asphaltic Concrete Pavement Class 2, Non-Arterial Streets & Parking Area	\$30.00	TON		
9. Asphaltic Concrete Resurfacing	\$30.00	TON		
10. Paint Pavement Marking with Glass Beads	\$1.10	LF		
11. Paint Pavement Marking, without Glass Beads	\$1.00	LF		
12. Street Patching, 6" Thick	\$4.00	SF		
13. Street Patching, 8" Thick	\$5.00	SF		
14. Alternate Sidewalk Repairs	\$27.00	Inch-Foot		
Total				

SUBCONTRACTORS COSTS

SUB-CONTRACTOR (NAME)	COST	% of Markup	Estimated Total
Sub No. 1		10%	
Sub No. 2		10%	

TOTAL ESTIMATED COST -- NOT TO EXCEED:

\$ 32,136.25

FIRM: MTZ Construction, Inc.
 BY: [Signature]
 ADDRESS: 330 SW 20th St
Lincoln Ne 68502

APPROVED BY: _____
 Department Agency/Rep

PHONE NO: _____
 DATE: _____

Change Order #: _____
 Accepted: _____
 Not Accepted: _____

[illegible]