DIRECTORS' MEETING
AGENDA
MONDAY, JANUARY 11, 2010
COUNTY-CITY BUILDING
555 SO. 10TH STREET, ROOM 113
2:00 P.M.

I. CITY CLERK

1. Appeal filed by Mike Rierden on behalf of Lincoln Federal Savings Bank and Stonebridge Creek LLC. Request to place on Indefinite Pending list.
2. Response of City Clerk to request of Jonathan Cook. Chronological history of communications regarding Walgreens Co.

II. CORRESPONDENCE FROM THE MAYOR & DIRECTORS TO COUNCIL

MAYOR

1. NEWS ADVISORY. Mayor Beutler, joined by other City officials, will discuss snow operations and dealing with the extreme cold weather at a news conference on Wednesday, January 6, 2010 in the Mayor's Conference Room at 1:30 pm. (Sent to Council members on January 6, 2010)
2. NEWS RELEASE. Load limits reduced for the Park Boulevard Bridge over Salt Creek near S. 1st Street.
3. NEWS ADVISORY. Mayor Beutler will discuss results from City's recent telephone survey at a news conference Thursday, January 7, 2010, 10:00 am in the Mayor's Conference Room. (Sent to Council members on January 6, 2010)
4. NEWS RELEASE. Mayor urges public to take safety precautions.
5. NEWS RELEASE. Online survey available through January 18.
6. NEWS RELEASE. Sunday is last day to recycle trees.

CITIZENS INFORMATION CENTER

1. City of Lincoln street condition report. Wednesday, January 6, 2010, 10:00 a.m.
2. City of Lincoln snow removal update. Thursday, January 7, 1020, 9:00 a.m.
3. City of Lincoln snow removal update. Thursday, January 7, 2010, 1:15 p.m.

DIRECTORS

CITY LIBRARIES

1. Lincoln City Libraries is providing "Read to a Dog@ the Library", partnering with the Healing Heart Therapy Dogs. Library and time schedules included.

PLANNING DEPARTMENT

1. Urban Design Committee meeting agenda for January 6, 2010. (Sent to Council members on January 4, 2010)

PUBLIC WORKS AND UTILITIES

1. ADVISORY. American Recovery and Reinvestment Act Projects; Proposed Arterial Rehabilitation Projects.

URBAN DEVELOPMENT

1a. Catalyst One/Civic Plaza Redevelopment Project Amendment to the Lincoln Center Redevelopment Plan.
1b. Cost Benefit Analysis, Catalyst One/Civic Plaza Redevelopment Project.

III. COUNCIL RFI'S AND CITIZEN CORRESPONDENCE TO INDIVIDUAL COUNCIL MEMBERS

JON CAMP

1a. Answers to Councilman Camp's questions from David Landis, Urban Development, on the Catalyst Project, Block 38 development.
1b. Councilman Camp's request for clarification on questions, and answers, submitted.
2. Permit Chart since 1975 in Lincoln, NE.
3a. Memo from Councilman Camp regarding attached article.
3b. Article: "Economy & Fed, US public pensions face $2,000bn deficit".

IV. CORRESPONDENCE FROM CITIZENS TO COUNCIL

1. Email from Sara Friedman in opposition to Walgreen's being able to sell alcoholic beverages.
2. Community Health Endowment of Lincoln (CHE) news.
3. Email from Russell Miller with suggestions on the Impact Fee hearing of January 4, 2010.
4. Interlinc correspondence from Nicholas Sweet asking for help regarding his unemployment. (This correspondence forwarded to Lin Quenzer, City Ombudsman)

V. ADJOURNMENT

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Joan E. Ross

From: JJrierden@aol.com
Sent: Tuesday, January 05, 2010 10:51 AM
To: Joan E. Ross
Cc: lschumacher@lincolnfed.com; GHMSRM@aol.com; shenrichsen-verify-1256061039.12882.1.0.dcb02fcd@lincoln.ne.gov; Rick R. Peo; Dennis D. Bartels; mdugan@lincoln.ne.gov.tcajka@lincoln.ne.gov
Subject: Lincoln Fedreal Impact Fee Appeal

Joan, On 2/1/2010 there is a hearing scheduled with the City Council concerning an Appeal filed by Lincoln Federal pertaining to Impact Fees for Stonebridge Creek. I have recently spoken with Michaela Dugan at Public Works who has spoken with Steve Henrichsen at Planning and we are all in agreement that the 2/1 hearing should be canceled with the Appeal being placed on indefinite pending. As a result would you please notify the City Council that we are requesting that the hearing be canceled and the Appeal be placed on indefinite pending. If you should have any questions please call me at your convenience.

Mike Rierden
645 M Street #200
Lincoln, Nebraska 68508
402-476-2413
402-476-2948 (fax)
402-450-8014 (cell)

RESPONSE OF CITY CLERK TO REQUEST OF JONATHAN COOK
CHRONOLOGICAL HISTORY OF COMMUNICATIONS RE: WALGREENS CO.

12/4/09 - Received 11 applications from NLCC (Liquor Commission)
12/14/09 - Set hearing date of 1/11/2010. (Within 45 day State time line)
12/18/09 - Sent e-mails to Brian Will, Planning & Terry Kathe, B&S to verify Walgreens' locations qualifying for Class D liquor licenses.
12/18/09 - Response from Brian Will questioning new or renewal of licenses.
12/18/09 - Response from Brian Will listing locations that do qualify/those requiring special permit approval and those that do not qualify.
12/21/09 - Contacted Brett Campbelll of Walgreens to advise of findings. Mr. Campbell was urged to contact Brian Will as soon as possible. Mr. Campbell said he would advise his boss of this.
12/21/09 - E-mail from Joan Ross to Brian Will w/copies to Fosler, Kathe, Peters, documenting that I spoke with Brett Campbell this date urging Brett Campbell to contact Brian Will re: special permit process.
12/21/09 - Brett Campbell contacts Brian Will inquiring about requirements of §27.63.685 and providing his phone, fax numbers.
12/21/09 - Brian Will, Planning Dept. contacts Brett Campbell, Walgreens, by phone & walked through the requirements for special permits & the suggestion that a representative of Walgreen Cos. meet with Mr. Will to further discuss and put together applications for special permits.
12/21/09 - Brian Will, Planning Dept. contacts Brett Campbell via e-mail and delineates the requirements for the special permit application.
12/22/09 (approx. date) spoke with Brett Campbell suggesting Walgreens could withdraw the applications that do not qualify for a liquor license and suggested that even those applications requiring a special permit could be withdrawn until that process had been completed. Mr. Campbell said he would have to meet with this "team" on this matter. Further, that someone, either himself or another rep. should meet in person with Brian Will to discuss the special permit process.
12/22/09 - E-mail received from Brett Campbell stating that he spoke with a team member regarding the 5 stores requiring the special permit & that I would be contacted by someone in their real estate department about those stores. (To date 1/6/10 - No one has contacted me or Brian Will re: special permit process) ** Note: I verbally advised Mr. Campbell of 2 locations which did **not** qualify for a liquor license under the zoning code, those being: 1701 South St and 4811 O Street.

THE FOLLOWING LOCATIONS MEET CITY REQUIREMENTS FOR ALCOHOL SALES
5701 Village Drive - Walgreens #02845
5500 Red Rock Lane - Walgreens #11089
1301 O Street - Walgreens #00541
2600 So 48th - Walgreens #00515
4000 So 70th - Walgreens #06884
2630 Pine Lake Rd - Walgreens #05874

THE FOLLOWING LOCATIONS REQUIRE SPECIAL PERMITS FOR ALCOHOL SALES

(Note: This determination is given after a "cursory" review by Planning Staff. Applications for S Ps and meeting with a Walgreen Co representative to review each application is required to determine if a Special Permit for these locations can, in fact, be approved.)
8300 Northern Lights - Walgreens #01162
7045 O Street - Walgreens #03182
2502 N 48th - Walgreens #04088

THE FOLLOWING LOCATIONS DO NOT MEET CITY REQUIREMENTS FOR ALCOHOL SALES AND, THEREFORE, DO NOT QUALIFY FOR A LIQUOR LICENSE.
1701 South Street - Walgreens #01430
4811 O Street - Walgreens #10408

CITY OF LINCOLN
NEBRASKA

NEWS ADVISORY

MAYOR CHRIS BEUTLER lincoln.ne.gov

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: January 6, 2010
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Chris Beutler and other City officials will discuss snow operations and dealing with the extreme cold weather at a news conference at **1:30 p.m. TODAY, Wednesday, January 6** in the **Mayor's Conference Room, 555 South 10th Street.**

NEWS RELEASE

MAYOR CHRIS BEUTLER lincoln.ne.gov

CITY OF LINCOLN
NEBRASKA

PUBLIC WORKS AND UTILITIES DEPARTMENT
Engineering Services, 531 Westgate Blvd., Lincoln, NE 68528, 441-7711, fax 441-6576

FOR IMMEDIATE RELEASE: January 6, 2010
FOR MORE INFORMATION: Erika Nunes, Engineering Services, 441-5675

LOAD LIMITS REDUCED FOR BRIDGE

Load limits will be re-posted early next week for the Park Boulevard Bridge over Salt Creek near S. 1st Street. The bridge is currently posted for a gross vehicle weight of 15 tons. The change follows a recent routine inspection and load rating of the structure.

The new posted load limits are:

- 7 tons for Type 3 trucks
- 11 tons for Type 3S2 trucks
- 16 tons for Type 3-3 trucks.

The City Public Works and Utilities Department inspects bridges in the City every two years on a rotating basis.

For more information, contact Erika Nunes in the Public Works and Utilities Department, 441-5675.

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CITY OF LINCOLN
NEBRASKA

NEWS ADVISORY

MAYOR CHRIS BEUTLER lincoln.ne.gov

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: January 6, 2010
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Chris Beutler will discuss more results from the City's recent telephone survey of 600 randomly selected residents at a news conference at **10 a.m. Thursday, January 7** in the **Mayor's Conference Room, County-City Building, 555 S. 10th St.** The same survey is now available online for all residents to take.

Public Works and Utilities staff also will provide an update on City snow operations if conditions warrant.

NEWS RELEASE

MAYOR CHRIS BEUTLER lincoln.ne.gov

CITY OF LINCOLN
NEBRASKA

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: January 6, 2010
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

MAYOR URGES PUBLIC TO TAKE SAFETY PRECAUTIONS

Crews now plowing arterials, snow emergency routes and bus routes

Mayor Chris Beutler today encouraged residents to take steps to keep themselves and their neighbors safe during the snowy, windy and cold weather the City is experiencing.

"The low wind chill does pose an exposure threat to people and pets, so it's important to stay inside when possible and dress warmly if you have to go out," Mayor Beutler said. "At the same time, we can help our neighbors stay safe by clearing snow from fire hydrants and keeping our cars off the streets if possible to allow room for emergency vehicles to reach their destinations."

A parking ban is not in effect at this time, but the Mayor said keeping cars off the streets also is essential for efficient and effective snow removal. City crews have been out since early morning spreading materials on snow emergency routes and bus routes. A full plowing operation on arterial streets began shortly after noon today. The latest information on snow operations and parking bans is available on the City Web site, lincoln.ne.gov.

StarTran patrons can expect delays as weather conditions worsen. Officials stress that those heading out to scheduled activities should check to see if they are cancelled.
City-related closures include the following:

- Aging Partners reminds its clients that ActivAge Centers are closed whenever the Lincoln Public Schools are closed because of weather.
- The Parks Department's City recreation centers will close today at the end of elementary school age schools-out programs. All will be closed by 6 pm today. Adult volleyball and basketball programs scheduled for this evening also are cancelled.

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NEWS RELEASE

MAYOR CHRIS BEUTLER lincoln.ne.gov

CITY OF LINCOLN
NEBRASKA

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: January 7, 2010
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Mitch Herian, Public Policy Center, 472-5678

ONLINE SURVEY AVAILABLE THROUGH JANUARY 18

Mayor Chris Beutler today released more results from a recent City phone survey of 600 randomly selected residents. The Mayor also encouraged the general public to take the same survey, which is available online at lincoln.ne.gov through January 18. Paper copies also are available at all Lincoln City Libraries.

"The citizen satisfaction survey is critical in making the City a more performance-based organization," Beutler said. "The survey results will provide us with more of the information we need to make local government more responsive to the needs of those who live and work here."

Beutler released survey results last month showing that 91 percent of respondents said they were satisfied or very satisfied with their quality of life. Nearly two-thirds of those interviewed said they were satisfied or very satisfied with the City's snow removal efforts. About 45 percent said they agreed or strongly agreed with the statement that they receive good value for their City government tax dollars. At the same time, more than 70 percent of the phone survey respondents overestimated the percentage of their property tax dollar that goes to City government.

Phone survey results released today include the following:

- Just over 42 percent of respondents said they were satisfied with the number of unsightly or blighted properties in the City. But 73 percent said they were satisfied with the number of such properties in their neighborhood. "It appears that those citizens who do not have a problem property in their own neighborhoods are still concerned about blight elsewhere in the community," Beutler said. He said he would announce more about the City's plans to deal with problem properties in the next few weeks.

- Only about 38 percent of respondents were satisfied with Lincoln's job creation and economic development efforts, and 34 percent were not satisfied. "While Lincoln has fared extremely well compared to the rest of the country, with an unemployment rate that is less than half the national average, the survey results show that substantial concern about jobs still exists," Beutler said. "Citizen satisfaction in this area will increase if the public and private sector work together to create the conditions for job growth."

- more -

Beutler said the proposed Lincoln Haymarket Arena and the private development associated with it are part of the local solution to economic woes. The arena project is expected to create more than 1,200 new permanent jobs and generate $260 million in economic activity annually.

- About 44 percent of respondents said they had great confidence in City government, compared to 26 percent who did not. But 44 percent disagreed that the City treats all neighborhoods fairly and equally, compared to 32 percent who agreed. "Some of this may be driven by the budget challenges we have faced in the past," Beutler said. "Some neighborhoods may have felt the pain of cuts more acutely than others. If that is the case, I am confident the work we have done to fix the City budget's structural imbalance will help to end this perception."

Complete results would be released once the online survey results are processed. The City is again partnering with the University of Nebraska Public Policy Center, which also helped with the PRIORITY LINCOLN project and earlier "Taking Charge" efforts.

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TIMELINE - OUTCOME BASED BUDGETING IMPLEMENTATION

- February 12, 2008 - Mayor announces PRIORITY LINCOLN effort to solicit public opinion on how City spends tax dollars. City partners on project with University of Nebraska Public Policy Center with funding from the Lincoln Community Foundation.
- March 2008 - Phone survey of 600 randomly selected residents.
- April 12 - Follow up meeting with about 50 phone survey participants. Portions aired on 5 CITY-TV.
- April 21 - Phone survey results show residents rank safety and security and economic opportunity high.
- April and May 2008 - About 1,300 residents complete online survey or printed copy. About 200 residents participate in series of town hall meetings.
- Summer 2008 - Mayor and City Directors use PRIORITY LINCOLN results to shape budget.
- Fall 2008 - Mayor works with directors and private citizens to identify goals for eight City outcomes: Safety and Security, Economic Opportunity, Health and Productive People, Livable Neighborhoods, Effective Transportation, Environmental Quality, Accountable Government and Identity Lincoln.
- February 5, 2009 - City releases "Taking Charge: Progress Measures and Program Prioritization" and asks for public input on budget planning document.
- April and May 2009 - About 1,800 participate in "Taking Charge" online educational survey focusing on programs and services in danger of being cut or eliminated.
- May 16, 2009 - Day-long in-depth discussion with about 100 residents on City budget. Portions aired on 5 CITY-TV.
- Summer and Fall 2009 - Mayor works with City Directors and private citizens on indicators for goal areas.
- November 19, 2009 - Mayor announces City Stat meetings, random phone and online survey.
- December 2009 - City Stat meetings held, phone survey completed, and online survey begins.

NEWS RELEASE

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT
Recycling Office, 2400 Theresa Street, Lincoln, NE 68521, 441-7043, fax 441-8735

FOR IMMEDIATE RELEASE: January 7, 2009
FOR MORE INFORMATION: Gene Hanlon, Recycling Coordinator, 441-7043

SUNDAY IS LAST DAY TO RECYCLE TREES

Sunday, January 10 is the last day the City will collect trees for recycling. Hoefeling Enterprises has begun taking wood chips to their facility at 2200 South Folsom Court where tree mulch will be distributed at no cost to Lincoln residents on a first-come, first-served basis.

Through Sunday, residents can drop off trees at any of these seven locations:

- Ballard Park, 3901 N. 66th St.
- Oak Lake Park, 1st and Cornhusker Highway, three blocks south of Cornhusker on 1st Street
- University Place Park, 50th and Garland streets
- Holmes Lake Park, parking lot west of the north softball field
- Sawyer-Snell Park, 2nd and South streets, west of the Fire Department Building
- Tierra Park, 29th and Tierra Drive
- Woods Park, 31st and "J" streets, southeast corner of the parking lot

Those with questions regarding the tree recycling program or the City's recycling program in general, are urged to call the City Recycling Information Hotline at 441-8215 or visit the City Web site, lincoln.ne.gov (keyword: recycle).

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CITY OF LINCOLN
STREET CONDITION REPORT

A COMPLETE VOICE REPORT IS AVAILABLE AT 441-7783. THIS NUMBER IS FOR NEWS MEDIA USE ONLY.

For more information:
Public Works Snow Center -- 441-7644
Citizen Information Center -- 441-7547

Date: Wednesday, January 6, 2010
Time: 10 a.m.

City street crews are currently engaged in a full-scale material spreading operation on Lincoln's snow emergency routes and bus routes. Material spreading efforts are expected to continue today until enough snow has accumulated to commence plowing operations.

StarTran reports that buses are currently running on time but delays should be expected as the weather conditions worsen throughout the day.

Please stay informed on traffic conditions and the status of snow operations in Lincoln. Additional information is available on the City Web site at lincoln.ne.gov and on pages 48 and 49 in the blue pages of your Windstream phone directory. If you have questions, you may call the Public Works Snow Center at 441-7644.

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CITY OF LINCOLN
SNOW REMOVAL UPDATE

A COMPLETE VOICE REPORT IS AVAILABLE AT 441-7783. THIS NUMBER IS FOR NEWS MEDIA USE ONLY.

For more information:
Public Works Snow Center -- 441-7644
Citizen Information Center -- 441-7547

Date: Thursday, January 7, 2010
Time: 9 a.m.

City street crews have been working all night on the Lincoln's snow emergency routes, major arterials and bus routes. About 60 pieces of equipment have been plowing as well as putting down a mixture of sand and salt on the streets, which are reported to be very slick.

StarTran reports that buses are currently running on time.

Please stay informed on traffic conditions and the status of snow operations in Lincoln. Additional information is available on the City Web site at lincoln.ne.gov and on pages 48 and 49 in the blue pages of your Windstream phone directory. If you have questions, you may call the Public Works Snow Center at 441-7644.

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CITY OF LINCOLN
SNOW REMOVAL UPDATE

A COMPLETE VOICE REPORT IS AVAILABLE AT 441-7783. THIS NUMBER IS FOR NEWS MEDIA USE ONLY.

For more information:
Public Works Snow Center -- 441-7644
Citizen Information Center -- 441-7547

Date: Thursday, January 7, 2010
Time: 1:15 p.m.

The City Snow Center wants to notify residents that they are not engaging in a full-scale plowing effort in residential areas in the wake of the recent storm. However, street crews will be plowing in some residential areas along the perimeter of the city limits and in some newer developments where drifts are more likely to occur.

The Snow Center wants to hear from residents in residential areas where streets are not passable. The public is encouraged to call the Snow Center at 441-7644 if there is a street that is not passable and in need of plowing.

StarTran reports that buses are currently running on time.

Please stay informed on traffic conditions and the status of snow operations in Lincoln. Additional information is available on the City Web site at lincoln.ne.gov and on pages 48 and 49 in the blue pages of your Windstream phone directory. If you have questions, you may call the Public Works Snow Center at 441-7644.

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Tammy J. Grammer

From: Barbara Hansen [b.hansen@lincolnlibraries.org]
Sent: Thursday, January 07, 2010 11:10 AM
To: brsupr@lincolnlibraries.org; jswanson@journalstar.com; Tammy J. Grammer; Diane K. Gonzolas; info@downtownlincoln.org; newscrew@statepaper.com; amy.adams@wowt.com; eandersen@journalstar.com; pbeutler@journalstar.com; voicenews@inebraska.com; dennis.buckley@lee.net; rc34712@windstream.net; chicksdigdeals@gmail.com; ddwinell@klkntv.com; nfinken2@unl.edu; guide@todointhistown.com; troy.frankforter@kolnkgin.com; mhaggar@klkntv.com; njenkins@ap.org; k.jeune@lincolnlibraries.org; johnsong@wowt.com; rjohnson@threeeagles.com; p.jorgensen@mail.lcl.lib.ne.us; calendars@journalstar.com; jkirkpatrick@mchenrylaw.com; clangekubick@journalstar.com; p.leach@lincolnlibraries.org; randy.lube@kolnkgin.com; gm@kzum.org; lincolnkids@diodecom.net; newsdesk@cretenews.net; g.mickells@mail.lcl.lib.ne.us; rmoody@klkntv.com; johanlon1@unl.edu; events@Lincoln55Plus.com; news@owh.com; news42@kptm.com; citydesk@nebweb.com; dn@unl.edu; rshannon@hearst.com; april@eagleprinting.biz; erictaylor@clearchannel.com; lvanhoosen@klkntv.com; maja@nebheavyindustries.com
Cc: v.wood@lincolnlibraries.org
Subject: Read to a Dog @ the library

FOR IMMEDIATE RELEASE: January 7, 2010
CONTACT: Vicki Wood, Youth Services Supervisor
PHONE: 402-441-8565
E-MAIL: v.wood@lincolnlibraries.org

Lincoln City Libraries is again providing an opportunity for children to "Read to a Dog @ the Library." Local therapy dog organization, Healing Heart Therapy Dogs, provides this wonderful opportunity for children ages 6 to 12 who have experienced reading difficulties or who just need to practice their reading. Therapy teams are partnered with children who polish their skills by reading aloud to a dog. Children read to dogs in 20-minute shifts, once a week for six weeks.

Beginning the week of January 23rd, children may read to a dog at the following locations and times. Pre-registration is required. Call Marla at 450-1081 to register.

Walt Branch Library, 6701 S. 14th Street
Sundays, 6-8:00 p.m.

Gere Branch Library, 2400 S. 56th Street
Saturdays, 1-3:00 p.m.

Eiseley Branch Library, 1530 Superior Street
Thursdays, 6-8:00 p.m.

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Submitted by:
Barbara Hansen
Administrative Aide
Lincoln City Libraries
402-441-8512

City of Lincoln
Planning

Urban Design Committee Agenda

URBAN DESIGN COMMITTEE

Notice is hereby given that the **URBAN DESIGN COMMITTEE** will hold a meeting on Wednesday, January 6, 2010 at **3:00 p.m.**, **County-City Building**, 555 S. 10th Street, Lincoln, Nebraska, in Room 106 on the 1st Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department, 441-7491.

AGENDA
January 6, 2010

1. Approval of meeting notes from joint meeting of December 2, 2009.
2. Streetscape improvements for Color Court project, M Street between 8th and 9th Streets (Gill Pearce, BVH)
3. Landscape/streetscape improvements for Block 68 redevelopment project, bounded by 10th, 11th, M and N Streets (Gill Pearce, BVH)
4. New Bus Shelters, StarTran
5. Miscellaneous

History List

CITY OF LINCOLN
NEBRASKA

PUBLIC WORKS & UTILITIES
ADVISORY

MAYOR CHRIS BEUTLER

lincoln.ne.gov

American Recovery and Reinvestment Act Projects

Proposed Arterial Rehabilitation Projects

"O" St. from Centennial Mall to 17th St. and 22nd St. to 25th St.,

"O" St. from 29th St. to 44th St., and

"O" St. from Wedgewood Dr. to 84th St.

The City of Lincoln proposes to mill and overlay the sections of street listed above. The existing pavement will be milled 2" and overlaid with 2 1/2" of asphalt. Sub-standard ADA facilities (i.e. curb ramps and truncated domes) will be reconstructed to meet minimum requirements at all intersections. "O" Street from 16th Street to 17th Street and 22nd Street to 25th Street will need to be widened 2 feet and 1.5 feet, respectively, to meet current minimum design standards for lane width. There will also be areas of concrete base repair and curb and gutter replacement throughout the project. The majority of the work will be completed between the hours of 7:00 PM and 7:00 AM, however some work will be completed under lane closures between the hours of 8:30 AM and 3:30 PM. Detours for through traffic will be required during milling and overlay operations. The City will work with local businesses regarding access during construction. Access to local residences will be restricted at times.

The plans and specifications for these projects are currently being reviewed by the Nebraska Department of Roads and Federal Highway Administration and are tentatively scheduled for construction in 2010 and 2011. If you have questions or comments, please contact Erika Nunes in Engineering Services at 441-7711 or e-mail enunes@lincoln.ne.gov. Information on all City of Lincoln Recovery Act Projects is available on the City's Web site at lincoln.ne.gov (keyword: recovery).

City Project Number 701812 State Project Number LCLC – 34-6(140), CN 13037

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER
lincoln.ne.gov

Urban Development Department
David Landis, Director
808 "P" Street
Suite 400
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

To: Lincoln City Council Members
From: David Landis, Director
Date: January 7, 2010
Subject: Catalyst One/Civic Plaza Redevelopment Project Amendment to the Lincoln Center Redevelopment Plan

Submitted for your review is an amendment to the Lincoln Center Redevelopment Plan to reflect the Catalyst One/Civic Plaza Redevelopment Project.

Section 18-2113, of the Community Development Law requires the City to review the project and find that the proposed land uses and building requirements in the Project Area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the City and its environs, which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development. On December 16, the Project Area and project components, including proposed land uses and building footprint were found to be in conformance with the Comprehensive Plan, the City's guiding plan for the protection of public health and safety and sound planning. The Urban Development also finds that the project is in conformance with the existing Lincoln Center Redevelopment Plan, which outlines the redevelopment goals and activities planned for the prevention and elimination of blight in Downtown Lincoln, and Downtown Master Plan.

Section 18-2114 of the Community Development Law requires that proposed amendments to the plan be accompanied with a statement that addresses the following areas: 1) Proposed method and costs of acquisition, 2) proposed methods and costs of redevelopment of the project area; 3) estimated proceeds or revenue from disposal to developers; 4) methods proposed for financing projects; and 5) feasible method proposed for relocating families to be displaced by the project.

1. If this project requires the City to acquire property, the funding source for this acquisition would be tax increment financing generated within the project area and/or parking revenue funds. The City would not use eminent domain to acquire property.

2 & 3. The total estimated public cost for the project is approximately $1.5 million This may be a more conservative estimate than a financing entity may calculate on the developer's behalf. The total public cost will be funded through tax increment financing generated by the private development within the project area.

4. Following City Council approval of the redevelopment agreement negotiated between the City and developer(s), the City will either issue and sell Community Improvement Financing bonds or notes to fund the public improvements related to these projects, or permit the developer to finance the project through a Developer-Purchased debt instrument.

LINCOLN
The Community of Opportunity

5. There is expected to be no relocation of families as a result of the project.

In addition, Section 18-2116 of the Community Development Law requires the City Council to make the following findings before authorizing the use of Community Development Financing:

- the redevelopment project and plan would not be economically feasible without the use of Tax Increment Financing; and,
- the redevelopment project would not occur in the Community Development area without the use of Tax Increment Financing.

Per Section 18-2116, the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and found to be in the long-term best interest of the City. The Urban Development Department believes that the public improvements proposed in this plan amendment would not occur "but for" the Tax Increment Financing generated by private redevelopment within the project area. The attached cost benefit analysis of the Catalyst One/Civic Plaza Redevelopment Project shows the TIF funds estimated to be generated by the project.

The revitalization of Downtown Lincoln is in the best interest of the entire Lincoln community. The public investments in parking, infrastructure, amenities, and other public enhancements will complement and encourage future redevelopment projects. The Urban Development Department recommends your approval of the Catalyst One/Civic Plaza Redevelopment Project Amendment to the Lincoln Center Redevelopment Plan.

Following the approval of the Plan Amendment, the following steps will occur in the implementation of the project:

- Negotiate redevelopment agreement with the developers and submit to City Council for approval.
- Request approval from City Council for the issuance of Community Improvement Financing bonds or notes, and issue and sell bonds or notes, if needed.
- Select architects/engineers pursuant to city standard practice to design public improvements.
- Approve the public improvement design.
- Competitively select primary contractor to construct public improvements.
- Construct public improvements and enhancements.

The City may consider alternatives to managing the construction project, including hiring a "Construction Manager At-Risk," should the City have the authority to do so.

encl.

Cost Benefit Analysis
Catalyst One/Civic Plaza Redevelopment Project

As required by Nebraska Community Development Law (Nebr. Res. Stat # 18-2147), the City has analyzed the costs and benefits of the proposed Catalyst One/Civic Plaza Redevelopment Project including:

A. Property Tax Revenues

The Catalyst One/Civic Plaza Redevelopment Project Area is located between 13th, 14th, P, and Q Streets, and includes adjacent right-of-way. The area has a 2009 assessed value of just over $4.46 million. The parcels to be redeveloped are owned by the City (the existing parking lots) and the developer (previously owned by SAM Properties).

The assessed value of the property within the project area will increase by an estimated $9.5 million as a result of a projected $16 million private investment. This will result in an estimated increase of $193,553 in property tax collections starting in year three that will be available for the construction of public improvements related to these projects during the 15-year TIF period.

Tax Increment Finance Analysis - Catalyst One/Civic Plaza

Description		Amount
Base Value	*Assessed Value*	$4,461,600
Construction/Land Acquisition Costs	*Land Value and Cost to Construct Project*	$15,661,600
Estimated New Assessed Value	*New Assessed Value (90% of Construction Costs plus Assessed Value minus Value Diminished)*	$13,998,500
Increment Value	*= New Assessed Value - Base Assessed Value*	$9,536,900
Annual TIF Generated	*= Increment x 0.020295140 (2008 Tax Rate)*	$193,553
Funds Available - Dev Purchased	*= Annual TIF Generated x 13.5 years @ 6.5%*	**$1,510,187**

As shown in the table below, the City will forgo 14.18 percent of these collections (or approximately $27,446 per year). The tax increment gained from this redevelopment project area would not be available for use as City general tax revenues over that time, but would be used for eligible public improvements to enable the project to be realized.

Tax District 1, Property Tax Allocations as a Percentage of All Allocations, 2008

Description	Percentage
Lancaster County	13.22
Public Building Commission	.84
City of Lincoln	14.18
Lincoln Public Schools	62.42
Educational Service Unit 18	.74
Lower Platte South NRD	2.02
Railroad Trans. Safety District	1.28
Southeast Community College	4.79
LC Agricultural Society	.07
LC Agricultural Society JPA	.19
Lanc Co Correctional Facility JPA-Co	.52
Lanc Co Correctional Facility JPA-Linc	.96

B. Other Revenues

A public parking garage will be constructed as a result of this project, generating parking revenue funds that will be used toward the repayment of the parking revenue bond issued to construct the garage, as well as the management and maintenance of the city-wide parking system. The number of stalls to be built in the garage is currently being examined. At this time, it is estimated that a garage of 450 to 550 stalls, will cost between $7 and $10 million to construct and $63,000 to $78,000 to operate, not including financing, and initially generate between $350,000 and $428,000 in annual parking revenues.

C. Public Infrastructure and Community Public Service Needs

Public infrastructure will be enhanced to support the continued redevelopment of Downtown Lincoln. City involvement may include property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public right-of-way and streetscape improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements. The improvements will be financed with tax increment financing generated from the project area.

The Civic Plaza is expected to be redeveloped, in part, with the use of TIF, as well as private donations. The Plaza could not reach its full potential for revitalization without the commitment of adjacent private redevelopment and generation of TIF funds. The Civic Plaza, including design and construction is expected to cost between $3 and $4 million.

The use of TIF is being pursued, because the developer is choosing to redevelop in an area with existing blighted and substandard conditions. Without the use of TIF, the City feels that a developer would not choose to construct private improvement above the public parking facility and take on the additional costs of needed public improvements.

D. Employment within the Project Area

In 2007, there were approximately 18,222 persons employed by 889 non-governmental establishments (not including federal, state, local government or the University) within the Downtown and Haymarket (68508 zip code area) according to the Census, County Business Patterns, North American Industry Classification System.

In total, the project is expected to generate 27 to 42 full-time equivalent (FTE) positions. Employment in the residential component of the project will be approximately five FTEs. Additional employment, in the range of 20 to 35 additional FTEs, is expected to result from the estimated 20,000 square feet of retail space. Employment related to the parking facility will be approximately two FTEs housed at the garage, with additional maintenance and management employee oversight. Construction employment will also be related to the construction and renovation of the parking facility, private property, and related public improvements.

E. Employment in City outside the Project Area

Approximately 142,145 were employed in private business establishments in the City of Lincoln, Metropolitan Statistical Area, according to the 2007 Census, County Business Patterns, North American Industry Classification System. The 2006 median household income for the City was $45,982, according to the American Community Survey.

The impact of an additional 27 to 42 employees directly related to the project equates to less than one-tenth of a percent increase in the total jobs in Lincoln. The project is expected to increase overall employment in the retail sector, as this project furthers the goal of the P and Q Street retail corridors. The residential portion of the project is also expected to enhance the retail services and other employment sectors Downtown. We also expect to see an increase in future private sector employment as a result of other redevelopment or new business growth encouraged by the provision of public parking Downtown. Finally, the construction of the Civic Plaza should not only be a gathering place for existing employees and residents in the Downtown area, but should support and enhance the existing entertainment and tourism industry by offering an additional venue for events.

F. Other Impacts

There are expected to be many district- and city-wide benefits resulting from the Catalyst One/Civic Plaza Redevelopment Project. The redevelopment projects will strengthen Downtown, and encourage redevelopment of surrounding blocks. More specifically, the combination of private investment in retail and housing, the construction of a new parking facility, and development of the Civic Plaza should:

- **Support the Downtown Master Plan goals of the revitalization of P and Q Streets and vibrant retail corridors.** The Civic Plaza will enhance the ambience of P Street and encourage pedestrian activity along P and 13th Streets. The parking facility will provide the necessary transient parking, as well as monthly parking that will free up on-street parking to encourage shopping and other activities Downtown. The on-street retail will bring the Q Street retail corridor further east, helping to further connect the Haymarket with Antelope Valley.
- **Support the civic infrastructure of Downtown.** The development of the Civic Plaza will create a central, easily identifiable focal point for civic activities Downtown. The plaza will provide a daily gathering place for employees and residents. The block's strategic location will strengthen connections between the University of Nebraska and Downtown.
- **Support residential growth and the 24-hour livable community.** Downtown Lincoln is not only the City's commercial center, but a growing residential neighborhood. A major housing project will encourage retail development and the expansion of additional services that support all who live, work, and play Downtown. The experiences of other mid-sized communities suggest that a strong downtown residential presence makes for a more successful Downtown, which further encourages new residential and commercial redevelopment.

City-wide benefits also include the generation of additional sales tax and other revenues to the City as a whole.

Tammy J. Grammer

From: Tammy J. Grammer
Sent: Wednesday, January 06, 2010 11:25 AM
To: Adam A. Hornung; Doug Emery; Eugene W. Carroll; Jayne L. Snyder; John Spatz; Jon Camp; Jonathan A. Cook
Subject: FW: Catalyst Project

Council,

FYI - This will be listed on the Directors Agenda for 01/11/10. Thanks.

Tammy Grammer
City Council Secretary
441-6867

From: David Landis
Sent: Tuesday, January 05, 2010 10:04 AM
To: Jon Camp; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

City Council Members:

Please find the answers to Councilman Camp's questions sent to us last week. We appreciate receiving these questions early enough to answer them before next Monday's public hearing.

Dave

From: Jon Camp
Sent: Sunday, December 27, 2009 4:17 PM
To: Dallas A. McGee; Tammy J. Grammer
Cc: David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe; Doug Emery; John Spatz; Jonathan A. Cook; Adam A. Hornung; Jayne L. Snyder; Eugene W. Carroll; joncamp@lincolnhaymarket.com
Subject: RE: Catalyst Project

Dallas:

Thanks for your response on December 18th to my November questions.

A few clarifications will be helpful:

The Urban Development Department will answer as many of the questions below as we can. However, we have just begun discussions with the developer on the proposed project. Most of our discussions have revolved around the processes for conducting meetings and determining costs. The City is just beginning to ask ourselves some of the very questions you have asked. Many of the questions asked are based upon estimates provided by the developer, not the City. We may not have these answers until the agreement has been presented to Council.

1. Will the developers "own" the underlying land? The ownership structure has not yet been determined. We will discuss the various land ownership options with the developers once the City Council has created the project area. In the past, the City has set up condominium regimes for projects (i.e., The Cornhusker) that shared ownership within the same land area. The retail and floors above the garage could be owned, leased, or have some other contractual arrangement

with the City for private use. We expect that the City will own a portion, if not all of the land on which the garage is located. We will have an appraised value of the air rights and any land the City intends to sell as part of the negotiation process.

a. If not, what amount of "rent" is anticipated to be paid annually by the developers for their use of the land?

b. Conversely, if the developers own the land, what annual rent is anticipated to be paid by the City to the developers for their use of the land?

2. Assuming the developers will own the land, what price is being paid to the City for the land it has already acquired, namely the Starship theater, two restaurant properties and any other property? Please see number 1. We will evaluate the various ways of dividing ownership and calculate land values once the project area has been created. Also, the City will construct a public parking garage on the land already acquired whether or not a redevelopment agreement to construct the private portions of the project is completed. The Urban Development Department expects that the City will own the garage, at least in part, if not in its entirety.

a. If the price is less than the $4.5 million the City has already paid for land, what City accounts will be charged for this "loss"? For clarification, the land on which the public garage will be located was just under $3.3 million to acquire, relocate tenants, demolish existing buildings, excavate, and remediate existing environmental issues. The land on which the Civic Plaza is planned to be constructed was just over $1.1 million to accomplish the same. The total price of the land was just under $4.4. million.

As for accounting methods, we would ask you to direct your question to Don Herz once the division of ownership has been agreed upon.

b. Which City funds were used for the initial purchase? TIF, Parking, and Advanced Land Acquisition.

c. How much property tax revenue has been lost during the years the City has owned this property? The property tax paid on the Catalyst One property in 2006 was $51,840.12. In 2007 and 2008, the "Taste of China" property provided property tax revenues of $6,767.82. If the property was not acquired for the parking garage, the revenue generated would have been $149,252.54 between 2007 and 2009. The City portion of the property tax revenue would have been approximately $21,164. The parking revenue generated on the site through December 13, 2009 was $429,449.

The property tax paid on the Grand Theatre property in 2004 was $17,426.02. In 2005, the property taxes paid increased to $130,429.66. The increase in property taxes accrued as a result of the Grand Theater Project was $631,908.86 between 2005 and 2009, $544,778.76 of which went toward the repayment of the TIF bond and expenses. The City portion of the property tax revenue will be restored to approximately 14.18 percent of the property taxes, currently $132,767.06 or $18,826.37 (up from $2,471.00), after the 15 year period or before. (The acquisition of the Douglas 3 and Starship 9, enabled the Douglas Theatre Company to create an Entertainment Complex in Downtown. Without this, we would not necessarily have seen the redevelopment of Block 41.)

After the construction of the private portions of the Catalyst One project, the Catalyst One site will generate property tax revenue, and not solely be used as a public parking facility.

i. Total property tax (including all entities)
ii. City portion of the property tax

3. Does the $1.1 million for the two restaurants include the amount paid to Monte Froehlich? Yes.

4. What is the square footage of the restaurants in the existing Carper Building (Chipotle and Valentino's)? The SAM property is a total of 6,440 square feet according to Lancaster County Assessor/Register of Deeds records.

5. How much square footage is estimated to be used on the first floor/ground floor, to accommodate parking ramps and pay stations and any other logistical facility? The parking garage has not been engineered. Once the project area has been created, we anticipate working with an engineer to determine the most feasible way of designing the garage. There are several possibilities on the locations of ramps, pay stations, elevator and stair towers, and other elements related to the garage.

a. Would this be approximately 22,000 SF, leaving 20,000 SF for the other ground level commercial space?

6. You mentioned there will be approximately $3.1 million in soft costs. What comprises these soft costs? The soft costs were estimated by the developer for the entire project for design, legal, management, financing, etc. The City has not yet hired a parking consultant to determine the City's estimated share of soft costs.

a. The developers are estimating expenditure of $15.8 million with $11.2 million "hard construction".

b. Does that mean the remaining $4.6 million will be "soft costs"? Other developer cost estimates included a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment that do not get included as part of the assessed value.

c. Please define applications of the $4.6 million A total of $3.1 for soft costs and $1.5 for a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment.

7. Will CVS Pharmacy be part of this project? As mentioned in the previous e-mail, the City will not be targeting occupants of the retail space. The developer will be responsible for finding tenants. The developers have stated that they have already talked to possible tenants. Whether or not they have contacted CVS or vice versa, we do not know. While the City will encourage the developer to seek tenants that will meet the retail needs of the Downtown community, the developer has the right to seek and keep private any tenants that do not violate the terms of the redevelopment agreement.

8. TIF: You mentioned the usual "standard categories" for use of TIF monies. Would you please "prioritize" this list and itemize the allocation of the anticipated $1.5 million TIF to each category, in order of priority? The list will be prioritized as part of the negotiation for the redevelopment agreement. Once a project area has been created by City Council, we will begin our focus on crafting the terms of the redevelopment agreement. Typically, the agreement identifies the repayment of the administrative expense of the financing of the TIF bond as the City's first priority, followed by utility and right-of-way improvements, then any additional improvements.

9. When will your economic analysis be distributed to the City Council? The cost benefit analysis for the project will be completed and distributed to the City Council the week prior to public hearing.

10. What timelines are being required of the developers to start and complete this project? The timeline will be negotiated as part of the redevelopment agreement.

a. If performance is not done on a timely basis, what are the consequences? Those consequences will be discussed as part of the redevelopment agreement.

11. The total cost is projected to be $27.1 million, but NOT including costs for public improvements like utilities, public plaza, and public right-of-way. The cost projected was projected by the developer and not by the City. The City has not proceeded with the engineering for the project; therefore we do not have estimates for the public improvements like utilities or streetscape. Previous estimates for the plaza included area outside of the scope of this project. Once the Council has approved the project area, we will be working to refine estimates on the public improvements, including the plaza.

a. What are these additional costs estimated to total

b. What is the source for these funds? Sources will include TIF, parking revenue funds (for the garage construction), private donations, and possibly other sources of funding, depending upon the reasons for the improvements.

12. You noted TIF $1.5 is not part of the $27.1 million.

a. Will the developer use the TIF as part of its contribution? The use of TIF will be negotiated as part of the redevelopment agreement.

b. Or, if TIF is not part of the $27.1 million, does that mean the project overall costs can be defined as follows:

1) $27.1 million
2) $4.5 million--City's previous acquisition of land
3) Unknown amount for lost tax revenue these past several years
4) $1.5 million TIF
5) Costs for public improvements-utilities-plaza-public right-of-way
6) Other that I may be missing.

c. I am trying to understand the "total" amount estimated to be expended for this project and to quantify the CIty's public dollars portion. This project is in the project amendment stage. We expect to have a more accurate estimate of the private and public cost of this project as we complete engineering studies and near the agreement stage.

1) It would appear that this City will ultimately be contributing over 50% and perhaps more than 60% of the cost of this project.

Since a 2003 parking study identified a parking need in this area of the Downtown and the 2005 Downtown Master Plan recommended this underutilized site for the garage, the City has actively pursued this site to construct a new parking facility. Additionally, the Downtown Master Plan recommended that the garage be combined with active street level and other uses. Therefore, the City has pursued additional redevelopment on this site. The City will be constructing a garage that serves the Downtown area using parking revenue funds to support the bond. If this site was not considered an ideal location for addressing additional parking needs of the Downtown, this should have been discussed as part of the Downtown Master Plan planning process. If the City is able to encourage a developer to invest further in the redevelopment of this site, this will not only generate property tax revenue, but create additional retail services and residential opportunities in the Downtown.

A final portion of this project area will be the construction of the Downtown Civic Plaza, also developed as part of the 2005 Downtown Master Plan. Once again, discussions on the need of a public space in Downtown at this location should have been part of the Downtown Master Plan planning process.

Thank you for reviewing these questions and providing answers as soon as possible.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: Dallas A. McGee
Sent: Friday, December 18, 2009 1:48 PM
To: Tammy J. Grammer
Cc: Jon Camp; David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

Members of the City Council

Below is our response to questions raised by Councilman Camp concerning the Block 38 development proposed by the Urban 38 Group. An amendment to the Lincoln Center Redevelopment Plan is scheduled for public hearing on your agenda for January 11, 2010.
Please email me if you have any questions.

Dallas McGee

Director Landis:

Mayor Beutler announced the Catalyst project last week and awarded the project to WRK LLC. The Lincoln Journal article mentioned $27.1 million dollars for the project.

Would you please provide a breakdown of the $27.1 million?

Total Cost - $27.1 million
Total Parking - $11.3 million
Total Private - $15.8 million
($11.2 m Hard Construction)

Costs:
Total Cost - $27.1* million
Construction Cost - $21.1 million
Contingencies, FF&E, Other - $1.6 million
Land and Tenant Reloc. Costs - $1.3 million
Soft Costs - $3.1 million

*Costs do not include expected costs for public improvements (i.e., utilities, public right-of-way, plaza)

Sources:
Total Sources - $27.1 million
Private Investment $15.8 million
Equity - $4.0 million (25%)
Debt - $11.9 million

City - $11.3 million
Bond - $11.3 million (Parking Structure)

TIF - Estimated at $1.5 million - not included as part of the $27.1 million

1. How much is the private developer committing? $15.8 million

2. How much TIF is projected? $1.5 million
   a. Are the TIF funds part of the $27.1 million? no

3. How much will the City pay for the parking garage? Initial estimates are $11.3 million. The cost of the garage will be dependent on the size of the garage. The size of the garage will be determined as we identify the parking needs of the surrounding area and project.
   a. Is this part of the $27.1 million? yes

4. How much is the developer committing to invest? $15.8 million

5. Please identify the City's costs to acquire the land
   a. 2 restaurant properties - $1,116,034
   b. Starship Theatre - $2,167,361
   c. Douglas Theatre - $1,102,542 (Civic Plaza)
   d. Projected/negotiated cost for the remaining building on 13th Street - The developers expect to close on the building this year. The city has not directly been involved in the negotiation of the purchase of the building.

6. The LJS article indicate there would be 20,000 Square Feet of commercial space - The City will not be targeting occupants of the retail space. The developer will be responsible for finding tenants. The developers have stated that they have already talked to possible tenants. Whether or not the existing restaurants on 13th will locate in the new building has not been determined.
   a. Please identify targeted users
   b. There have been rumors of a CVS Pharmacy locating here. Is that correct?
   c. Will the restaurants located in the existing building on 13th Street occupy part of the 20,000 SF?
   d. If #b and #c are correct, will there be any remaining commercial space?

7. Tax Increment Financing--TIF
   a. Again, how much is projected? $1.5 million
   b. What are the proposed uses of the TIF? The plan amendment states proposed uses of the TIF, including property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public right-of-way and streetscape improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements. This will be part of the agendas for the redevelopment agreement negotiations.
   c. Please identify the estimated TF amounts to be used for each aspect The specific TIF uses and amounts will be negotiated as part of the redevelopment agreement.

8. When the former Chinese restaurant property was acquired, US Properties assisted in the purchase.
   a. Please explain how that transaction occurred Monte Froehlich acquired the Taste of China property. The City paid Monte the appraised value for right-of-entry to demolish the property. When the Synergy redevelopment negotiations ended, the City paid Monte a final fee to make him whole.
   b. Has US Properties been reimbursed for its expenditure? Yes.
   c. Any other consideration given in this transaction? No.

9. Since the City will build the parking garage, how will the property be allocated for property tax purposes? We expect to have long-term leases for the garage stalls required by the developer and negotiated in the redevelopment agreement. The garage is expected to be public, and, therefore, not provide property tax revenue to the City. If the City transfers ownership of the space above the garage and/or commercial space to the developer, we expect the developer to pay taxes on what they own. This revenue will generate the increment needed for the public portions of the project.
   a. Residential units
   b. Commercial space

10. Residential units--noted these will be 2 and 4 bedroom units--what is the expected price range for the condos? The units are expected to be rentals. The rental rate will be discussed as part of negotiations.

11. Are there any other financial details I am omitting in my questions that are significant in this project? Additional financial information is expected to be prepared with the cost benefit analysis presented to council, and with the redevelopment agreement.

Thank you in advance for your response.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

Tammy J. Grammer

From: Tammy J. Grammer
Sent: Wednesday, January 06, 2010 11:30 AM
To: Adam A. Hornung; Doug Emery; Eugene W. Carroll; Jayne L. Snyder; John Spatz; Jon Camp; Jonathan A. Cook
Subject: FW: Catalyst Project

Council,

FYI - This will be listed on the Directors Agenda for 01/11/10. Thanks.

Tammy Grammer
City Council Secretary
441-6867

From: Jon Camp
Sent: Wednesday, January 06, 2010 10:20 AM
To: David Landis; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe; John Spatz; Jayne L. Snyder; Doug Emery; Jonathan A. Cook; Adam A. Hornung; Eugene W. Carroll; joncamp@lincolnhaymarket.com
Subject: RE: Catalyst Project

Dave:

Thank you for answers to my second set of questions.

I would like to clarify Question 2 and your answers concerning the Grand Theatre, property taxes and the City's purchase of the Starship and Douglas property:

Question 2 clarifications:

1. The Grand, as was noted toward the end of your answer, although paying higher property taxes, is not benefitting the taxing authorities, e.g. City, LPS, County, etc., for approximately 15 years since it is under a TIF agreement.

2. The purchase of the Starship and Douglas Theatres occurred "substantially after" the Grand project was started and completed. Thus, the loss of taxes on those properties during the City's ownership, should not be considered "offset" by the Grand's increased tax base, even if it was not TIF neutralized.

Other Questions:

3. Please provide greater detail on the time periods over which the $429,499 was earned for parking on the 2 surfaces lots (former Starship and Douglas Theatre properties).

   a. How many surface spaces are located on each property?

   b. How many "monthly" spaces are rented and at what rate?

   c. What was the cost to pave the lots?

   d. What is the administrative cost to monitor the lots? Empty the coinboxes?

   e. How many vehicles are towed on average during a month for non-payment?

f. What is the hourly coinbox rate?

4. Who were the other developers who made proposals for the Catalyst block?

5. It appears that most items in the redevelopment agreement have yet to be negotiated and finalized. If this is the case, how was a decision made by Mayor Beutler to award the project to WRK/Woodbury?

Thank you,

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

ec: Lincoln City Council

From: David Landis
Sent: Tuesday, January 05, 2010 10:03 AM
To: Jon Camp; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

City Council Members:

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Cc: David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe; Doug Emery; John Spatz; Jonathan A. Cook; Adam A. Hornung; Jayne L. Snyder; Eugene W. Carroll; joncamp@lincolnhaymarket.com
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ii. City portion of the property tax

3. Does the $1.1 million for the two restaurants include the amount paid to Monte Froehlich? Yes.

4. What is the square footage of the restaurants in the existing Carper Building (Chipotle and Valentino's)? The SAM property is a total of 6,440 square feet according to Lancaster County Assessor/Register of Deeds records.

5. How much square footage is estimated to be used on the first floor/ground floor, to accommodate parking ramps and pay stations and any other logistical facility? The parking garage has not been engineered. Once the project area has been created, we anticipate working with an engineer to determine the most feasible way of designing the garage. There are several possibilities on the locations of ramps, pay stations, elevator and stair towers, and other elements related to the garage.

a. Would this be approximately 22,000 SF, leaving 20,000 SF for the other ground level commercial space?

6. You mentioned there will be approximately $3.1 million in soft costs. What comprises these soft costs? The soft costs were estimated by the developer for the entire project for design, legal, management, financing, etc. The City has not yet hired a parking consultant to determine the City's estimated share of soft costs.

a. The developers are estimating expenditure of $15.8 million with $11.2 million "hard construction".

b. Does that mean the remaining $4.6 million will be "soft costs"? Other developer cost estimates included a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment that do not get included as part of the assessed value.

c. Please define applications of the $4.6 million A total of $3.1 for soft costs and $1.5 for a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment.

7. Will CVS Pharmacy be part of this project? As mentioned in the previous e-mail, the City will not be targeting occupants of the retail space. The developer will be responsible for finding tenants. The developers have stated that they have already talked to possible tenants. Whether or not they have contacted CVS or vice versa, we do not know. While the City will encourage the developer to seek tenants that will meet the retail needs of the Downtown community, the developer has the right to seek and keep private any tenants that do not violate the terms of the redevelopment agreement.

8. TIF: You mentioned the usual "standard categories" for use of TIF monies. Would you please "prioritize" this list and itemize the allocation of the anticipated $1.5 million TIF to each category, in order of priority? The list will be prioritized as part of the negotiation for the redevelopment agreement. Once a project area has been created by City Council, we will begin our focus on crafting the terms of the redevelopment agreement. Typically, the agreement identifies the repayment of the administrative expense of the financing of the TIF bond as the City's first priority, followed by utility and right-of-way improvements, then any additional improvements.

9. When will your economic analysis be distributed to the City Council? The cost benefit analysis for the project will be completed and distributed to the City Council the week prior to public hearing.

10. What timelines are being required of the developers to start and complete this project? The timeline will be negotiated as part of the redevelopment agreement.

a. If performance is not done on a timely basis, what are the consequences? Those consequences will be discussed as part of the redevelopment agreement.

11. The total cost is projected to be $27.1 million, but NOT including costs for public improvements like utilities, public plaza, and public right-of-way. The cost projected was projected by the developer and not by the City. The City has not proceeded with the engineering for the project; therefore we do not have estimates for the public improvements like utilities or streetscape. Previous estimates for the plaza included area outside of the scope of this project. Once the Council has approved the project area, we will be working to refine estimates on the public improvements, including the plaza.

a. What are these additional costs estimated to total

b. What is the source for these funds? Sources will include TIF, parking revenue funds (for the garage construction), private donations, and possibly other sources of funding, depending upon the reasons for the improvements.

12. You noted TIF $1.5 is not part of the $27.1 million.

a. Will the developer use the TIF as part of its contribution? The use of TIF will be negotiated as part of the redevelopment agreement.

b. Or, if TIF is not part of the $27.1 million, does that mean the project overall costs can be defined as follows:

1) $27.1 million
2) $4.5 million--City's previous acquisition of land
3) Unknown amount for lost tax revenue these past several years
4) $1.5 million TIF
5) Costs for public improvements-utilities-plaza-public right-of-way
6) Other that I may be missing.

c. I am trying to understand the "total" amount estimated to be expended for this project and to quantify the CIty's public dollars portion. This project is in the project amendment stage. We expect to have a more accurate estimate of the private and public cost of this project as we complete engineering studies and near the agreement stage.

1) It would appear that this City will ultimately be contributing over 50% and perhaps more than 60% of the cost of this project.

Since a 2003 parking study identified a parking need in this area of the Downtown and the 2005 Downtown Master Plan recommended this underutilized site for the garage, the City has actively pursued this site to construct a new parking facility. Additionally, the Downtown Master Plan recommended that the garage be combined with active street level and other uses. Therefore, the City has pursued additional redevelopment on this site. The City will be constructing a garage that serves the Downtown area using parking revenue funds to support the bond. If this site was not considered an ideal location for addressing additional parking needs of the Downtown, this should have been discussed as part of the Downtown Master Plan planning process. If the City is able to encourage a developer to invest further in the redevelopment of this site, this will not only generate property tax revenue, but create additional retail services and residential opportunities in the Downtown.

A final portion of this project area will be the construction of the Downtown Civic Plaza, also developed as part of the 2005 Downtown Master Plan. Once again, discussions on the need of a public space in Downtown at this location should have been part of the Downtown Master Plan planning process.

Thank you for reviewing these questions and providing answers as soon as possible.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: Dallas A. McGee
Sent: Friday, December 18, 2009 1:48 PM
To: Tammy J. Grammer
Cc: Jon Camp; David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

Members of the City Council

Below is our response to questions raised by Councilman Camp concerning the Block 38 development proposed by the Urban 38 Group. An amendment to the Lincoln Center Redevelopment Plan is scheduled for public hearing on your agenda for January 11, 2010.
Please email me if you have any questions.

Dallas McGee

Director Landis:

Mayor Beutler announced the Catalyst project last week and awarded the project to WRK LLC. The Lincoln Journal article mentioned $27.1 million dollars for the project.

Would you please provide a breakdown of the $27.1 million?

Total Cost - $27.1 million
Total Parking - $11.3 million
Total Private - $15.8 million
($11.2 m Hard Construction)

Costs:
Total Cost - $27.1* million
Construction Cost - $21.1 million
Contingencies, FF&E, Other - $1.6 million
Land and Tenant Reloc. Costs - $1.3 million
Soft Costs - $3.1 million

*Costs do not include expected costs for public improvements (i.e., utilities, public right-of-way, plaza)

Sources:
Total Sources - $27.1 million
Private Investment $15.8 million
Equity - $4.0 million (25%)
Debt - $11.9 million

City - $11.3 million
Bond - $11.3 million (Parking Structure)

TIF - Estimated at $1.5 million - not included as part of the $27.1 million

1. How much is the private developer committing? $15.8 million

2. How much TIF is projected? $1.5 million
   a. Are the TIF funds part of the $27.1 million? no

3. How much will the City pay for the parking garage? Initial estimates are $11.3 million. The cost of the garage will be dependent on the size of the garage. The size of the garage will be determined as we identify the parking needs of the surrounding area and project.
   a. Is this part of the $27.1 million? yes

4. How much is the developer committing to invest? $15.8 million

5. Please identify the City's costs to acquire the land
   a. 2 restaurant properties - $1,116,034
   b. Starship Theatre - $2,167,361
   c. Douglas Theatre - $1,102,542 (Civic Plaza)
   d. Projected/negotiated cost for the remaining building on 13th Street - The developers expect to close on the building this year. The city has not directly been involved in the negotiation of the purchase of the building.

6. The LJS article indicate there would be 20,000 Square Feet of commercial space - The City will not be targeting occupants of the retail space. The developer will be responsible for finding tenants. The developers have stated that they have already talked to possible tenants. Whether or not the existing restaurants on 13th will locate in the new building has not been determined.
   a. Please identify targeted users
   b. There have been rumors of a CVS Pharmacy locating here. Is that correct?
   c. Will the restaurants located in the existing building on 13th Street occupy part of the 20,000 SF?
   d. If #b and #c are correct, will there be any remaining commercial space?

7. Tax Increment Financing--TIF
   a. Again, how much is projected? $1.5 million
   b. What are the proposed uses of the TIF? The plan amendment states proposed uses of the TIF, including property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public right-of-way and streetscape improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements. This will be part of the agendas for the redevelopment agreement negotiations.
   c. Please identify the estimated TF amounts to be used for each aspect The specific TIF uses and amounts will be negotiated as part of the redevelopment agreement.

8. When the former Chinese restaurant property was acquired, US Properties assisted in the purchase.
   a. Please explain how that transaction occurred Monte Froehlich acquired the Taste of China property. The City paid Monte the appraised value for right-of-entry to demolish the property. When the Synergy redevelopment negotiations ended, the City paid Monte a final fee to make him whole.
   b. Has US Properties been reimbursed for its expenditure? Yes.
   c. Any other consideration given in this transaction? No.

9. Since the City will build the parking garage, how will the property be allocated for property tax purposes? We expect to have long-term leases for the garage stalls required by the developer and negotiated in the redevelopment agreement. The garage is expected to be public, and, therefore, not provide property tax revenue to the City. If the City transfers ownership of the space above the garage and/or commercial space to the developer, we expect the developer to pay taxes on what they own. This revenue will generate the increment needed for the public portions of the project.
   a. Residential units
   b. Commercial space

10. Residential units--noted these will be 2 and 4 bedroom units--what is the expected price range for the condos? The units are expected to be rentals. The rental rate will be discussed as part of negotiations.

11. Are there any other financial details I am omitting in my questions that are significant in this project? Additional financial information is expected to be prepared with the cost benefit analysis presented to council, and with the redevelopment agreement.

Thank you in advance for your response.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

Tammy J. Grammer

From: Tammy J. Grammer
Sent: Wednesday, January 06, 2010 11:34 AM
To: Barbara Hansen; Beau A. Wolfe; Bruce D. Dart; Chad E. Blahak; Cheryl L. Eno; Cindy Wallman; Dallas A. McGee; Dave B. Norris; David Landis; Debbie Engstrom; Denise K. Pearce; Diane K. Gonzolas; Don R. Herz; Don W. Taute; Donna Barrett; Elaine L. Severe; Fred A. Hoke; Gwen K. Thorpe; Jamie Phillips; Jean Preister; Jeanne Bowling; Jerry J. Shorney; JJ Mayer; Joan E. Ross; John Huff; June Pederson; Karen Eurich; Karen K. Sieckmeyer; Kathleen M. Chadwick; Kerry P. Eagan; Kit M. Boesch; Kristi K. Nydahl; Lana T. Tolbert; Larry D. Worth; Lawrence W. Williams; Lin Quenzer; Lynn Johnson; Mark A. Koller; Marvin S. Krout; Mary M. Meyer; Mayor; Melissa M. Ramos-Lammli; Miki Esposito; Milo D. Mumgaard; Niles R. Ford; Pat Leach; Randy W. Hoskins; Rick D. Hoppe; Rick R. Peo; Rodney M. Confer; Roger A. Figard; Sandy Yost; Steve D Hubka; Steve M. Hiller; Steve Masters; Steve R. Beal; Teresa Meier; Terri Storer; Tom K Casady; Trish A. Owen; Trish J. Babb; William Luxford
Subject: FW: Permit Chart Since 1975 in Lincoln NE
Attachments: image001.png

Please see email below from Councilman Jon Camp. This will be listed on the Directors Agenda for 01/11/10 under Jon Camp's name. Thanks.

Tammy Grammer
City Council Secretary
441-6867

From: Jon Camp
Sent: Wednesday, January 06, 2010 9:56 AM
To: Tammy J. Grammer
Subject: RE: Permit Chart Since 1975 in Lincoln NE

yes

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: Tammy J. Grammer
Sent: Wednesday, January 06, 2010 9:41 AM
To: Jon Camp; 'Jon Camp'
Subject: RE: Permit Chart Since 1975 in Lincoln NE

Jon,

Do you want this listed on the Directors Agenda for 1/11/10? Please let me know. Thanks.

Tammy Grammer
City Council Secretary
441-6867

From: Jon Camp
Sent: Tuesday, January 05, 2010 2:08 PM

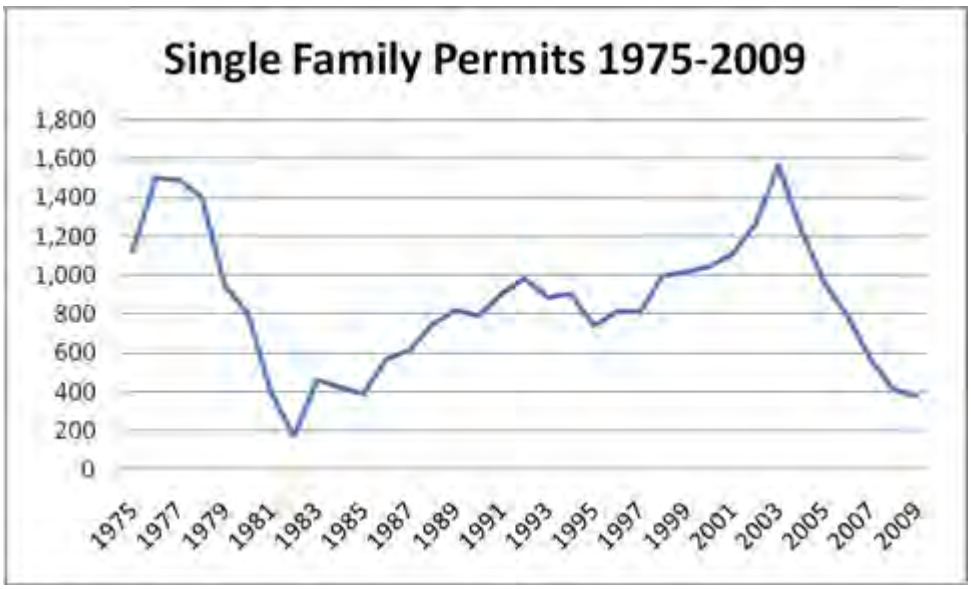
To: Tammy J. Grammer
Subject: FW: Permit Chart Since 1975 in Lincoln NE

Please put this in our folders. Share with City directors, etc.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: Nadine Condello [nadine@hbal.org]
Sent: Tuesday, January 05, 2010 10:53 AM
To: Adam A. Hornung; Doug Emery; Eugene W. Carroll; John Spatz; Jon Camp; Jonathan A. Cook; Jayne L. Snyder
Subject: Permit Chart Since 1975 in Lincoln NE



35 YEARS OF SINGLE FAMILY PERMITS IN LINCOLN, NE

YEAR	SINGLE FAMILY
1975	1,125
1976	1,500
1977	1,491
1978	1,402
1979	947
1980	805
1981	394
1982	169
1983	459
1984	423
1985	389
1986	568
1987	613
1988	749
1989	817
1990	793

1991..... 902
1992..... 986
1993..... 886
1994..... 902
1995..... 741
1996..... 812
1997..... 814
1998..... 996
1999 1,015
2000 1,041
2001 1,108
2002 1,261
2003 1,566
2004 1,227
2005 958
2006 794
2007 569
2008 410
2009..... 378

Nadine

Nadine S. Condello
Executive Vice President
Home Builders Association of Lincoln
6100 South 58th Street, Suite C
Lincoln, NE 68516
Phone: 402-423-4225 -- Fax: 402-423-4251
www.hbal.org

Tammy J. Grammer

From: Tammy J. Grammer
Sent: Wednesday, January 06, 2010 11:40 AM
To: Adam A. Hornung; Doug Emery; Eugene W. Carroll; Jayne L. Snyder; John Spatz; Jon Camp; Jonathan A. Cook
Subject: FW: Article for distributions
Attachments: 2010-1 Financial Times Article on Pension Deficits.doc

Please see email and attachment from Jon Camp. This will be listed on the Directors Agenda for 01/11/10. Thanks.

Tammy Grammer
City Council Secretary
441-6867

From: Jon Camp [mailto:JonCamp@lincolnhaymarket.com]
Sent: Tuesday, January 05, 2010 4:19 PM
To: Tammy J. Grammer
Subject: Article for distributions

Tammy:

Please put this in materials with HIGH priority.

You may wish to include the following message:

> City Council Colleagues:
>
> Please read this article. This is the message I have been preaching in recent years. While our City of Lincoln Police and Firefighters Pension Plan may not have lost and/or be as underfunded as much as other jurisdictions, there are troubling times ahead.
>
> Jon

Jon

JON A. CAMP
Haymarket Square/CH, Ltd.
200 Haymarket Square
808 P Street
P.O. Box 82307
Lincoln, NE 68501-2307

Office: 402.474.1838
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FT.com
FINANCIAL TIMES

US

Economy & Fed

US public pensions face $2,000bn deficit

By Francesco Guerrera and Nicole Bullock in New York
Published: January 4 2010 23:01 | Last updated: January 4 2010 23:01

The US public pension system faces a higher-than-expected shortfall of more than $2,000bn that will increase pressure on many states' strained finances and crimp economic growth, according to the chairman of New Jersey's pension fund.

The estimate by Orin Kramer will fuel investors' concerns over the deteriorating financial health of US states after the recession. "State and local governments are correctly perceived to be in serious difficulty," Mr Kramer told the Financial Times.

"If you factor in the reality of these unfunded promises, their deficits will rise exponentially."

Estimates of aggregate funding requirement of the US pension system have ranged between $400bn and $500bn, but Mr Kramer's analysis concluded that public funds would need to find more than $2,000bn to meet future pension obligations.

A shortfall of that size could force state governments to take unpalatable decisions such as pouring more public money into their funds or reducing pension benefits. State and local governments have already cut spending to close budget deficits.

The Pensions crisis

FT multimedia feature: The dilemmas faced by individual savers, companies and governments and offers potential solutions to the pensions time bomb

Mr Kramer, chairman of New Jersey's investment council and also a senior partner at the hedge fund Boston Provident, warned that outdated accounting models and unrealistic expectations of future returns had led states to underestimate their pension requirements.

Public pension funds do not use mark-to-market accounting, relying instead on actuarial numbers that average out value of assets and liabilities over a number of years – a process known as "smoothing". Mr Kramer's analysis used the market value of the assets and liabilities of the top 25 public pension funds at the end of the year.

He also looked at market interest rates, which are used by corporate pension funds and are lower than the rate of return of about 8 per cent employed by public funds, to calculate future returns. Using the 8 per cent rate of return, the funding requirement of the US public pension system would still be about $1,000bn.

Mr Kramer, a power broker in the Democratic party, criticised the financial metrics used by public funds and argued that his assumptions were more realistic.

“The accounting treatment of public retirement plans is the political leper colony of government accounting. It is a no-go zone,” he said.

Pension funds’ requirements are expected to compound the pressure on local finances. Thirty-six of the 50 US states, including California and New York, have plunged into budget deficits since fiscal year 2010 began, which for most states was July 1 2009, according to the National Conference of State Legislatures.

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Tammy J. Grammer

From: Sara Friedman [sfriedman@neb.rr.com]
Sent: Monday, January 04, 2010 10:29 PM
To: Tammy J. Grammer
Subject: selling liquor at Walgreens

There is no reason for Walgreen's to sell any alcoholic beverages.
There are many independent liquor stores that do not need any more competition.
Grocery stores sell alcoholic beverages 24 hours day.
Lincoln is a city of bars (too many).
Why do we need another source for purchasing alcoholic beverages?

Respectfully,

Sara Friedman
1990 Ryons St
Lincoln, NE 68502-3863

Tammy J. Grammer

From: Stephanie Harley [stephanie@chelincoln.ccsend.com] on behalf of Stephanie Harley [stephanie.harley@chelincoln.org]
Sent: Tuesday, January 05, 2010 3:51 PM
To: Tammy J. Grammer
Subject: News from Community Health Endowment of Lincoln

E-Vision of Health

Newsletter of the Community Health Endowment of Lincoln

Winter 2009/10 Edition

In This Issue

Project A.L.L. Seeking Applicants

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Healthcare Safety Net Task Force

CHE Applications Due 1/15/10

100 Day Wellness Challenge

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CHE Website

Past Newsletters

Mayor's Blue Ribbon Task

Project A.L.L. Seeking Applicants for Class III

Applications are being sought for the third class of **Project A.L.L.: *Academy for Local Leadership*** to begin in February, 2010. Sessions will focus on learning and leadership styles, health and human service agencies, the roles and responsibilities of board service, and an expanded network of personal and professional contacts.

What is Project A.L.L.?

Project A.L.L. is a local effort to include more racial and ethnic minority individuals on non-profit and governmental boards and commissions. The project is also committed to providing education to community boards and agencies about the recruitment and retention of traditionally underrepresented groups and the benefits of diverse and inclusive leadership. Project A.L.L. is a project of the Community Health Endowment of Lincoln (CHE), Leadership Lincoln, Inc., and Mayor Chris Beutler's Office.

How to Apply

Application forms can be found HERE, or requested from Leadership Lincoln. Please submit applications by January 22, 2010 to: Project A.L.L., 920 O Street, Suite 300, Lincoln, NE 68508.

For Additional Information

An Informational Session will be held on January 12, 2010 at 5:30 p.m. at Leadership Lincoln, 920 O Street, Suite 300, for those interested in applying. For further information, please contact Leadership Lincoln 402.441.4661 or CHE

Force on the Healthcare Safety Net

CHE Annual Report

Current Project Partners

Abiding Grace Community Church

American Red Cross

ARC of Lincoln/Lancaster County

Center for People In Need

Centerpointe, Inc.

Child Advocacy Center

City of Lincoln - Emergency Communications Center

Clyde Malone Community Center

Community Mental Health Center

Cornhusker Place, Inc.

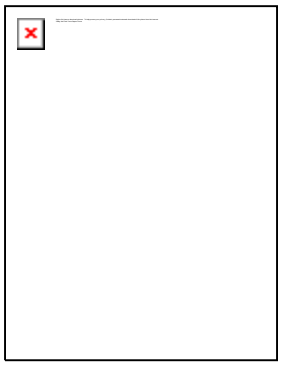
E.D. Connections (BryanLGH Health System & St. Elizabeth

402.436.5516.

Legislative Update - Putting LB128 into Action

During the 101st session of the Nebraska legislature a voter-approved constitutional amendment was ratified to allow for the diversified investment of public endowment funds. Since taking effect, CHE, a public endowment fund, has diversified its investment portfolio. This change will give CHE greater opportunity to increase the size of its fund and provide more support to the Lincoln community. The CHE Board of Trustees and staff appreciate the efforts of Senator Bill Avery, who sponsored the legislation, and to everyone who supported the passage of this important bill.

Mayor's Task Force on the Healthcare Safety Net



At a press conference December 10, 2009 Mayor Chris Beutler announced the release of the final report of the Mayor's Blue Ribbon Task Force on the Healthcare Safety Net. The Mayor was accompanied by Kim Russel, President/CEO of BryanLGH Health System, who served as Chair of the Task Force, and Bob Rauner, M.D., a member of the Task Force and incoming President of the Nebraska Academy of Family Physicians.

The final report details 23 recommendations to improve Lincoln's healthcare safety net, Lincoln's network of community health centers, free clinics, hospitals, private physicians, and local government, who provide healthcare to uninsured and low-income individuals. Two recommendations that received highest priority include:

1. Assuring that People's Health Center completes a strategic plan to increase capacity through relocation to a larger facility and/or expanding to satellite clinics; and
2. Explore ways to integrate eligibility assessment, form preparation, and the collection of supporting documentation and the development of a "hub" of patient advocates to personally assist uninsured individuals in appropriately navigating the health/human services system.

Other recommendations involve strategies related to: medical home; safety net efficiencies and enhancements; healthcare volunteers; health information technology; prevention, wellness, and health education; resource development; and implementation. A second phase of work is beginning and CHE is currently accepting applications for funding to help implement the recommendations.

Center)

Food Bank of Lincoln

Fresh Start Home

Friendship Home

Houses of Hope

Indian Center Inc.

Lancaster County Medical Society

Leadership Lincoln, Inc.

Lincoln Council on Alcoholism & Drugs, Inc.

LPS/Elliott Elementary

Matt Talbot Kitchen & Outreach

Milkworks, Inc.

Mourning Hope Grief Center

People's Health Center

Region V Systems

Saint Elizabeth Foundation

St. Monica's

Teach a Kid toFish

CHE Currently Accepting Grant Proposals

During FY2009-10, CHE will make nearly $1.5 million available to improve community health in Lincoln and to achieve CHE's vision of "making Lincoln the healthiest community in the nation." A portion of this funding is available through a competitive grant process in three funding categories: open funding; SPARK! funding; and for projects related to the implementation of recommendations from the Mayor's Task Force on the Healthcare Safety Net. CLICK HERE for more information about CHE's current funding priorities.

As a part of the funding process, CHE staff conducted two workshops during December for individuals interested in applying and learning more about CHE. The workshops were well attended with approximately sixty attendees over the two sessions.

Stage I applications are due Friday, January 15, 2010 by 5:00 p.m.. Interested individuals can find application information and access the online application system through the CHE website.

100 Day Wellness Challenge Begins January 14, 2010

The Nebraska Sports Council is helping to bring a bigger and better wellness challenge to Nebraskans. The N-Lighten Nebraska Challenge is now the Live Healthy Nebraska - 100 Day Wellness Challenge! The Live Healthy 100 Day Wellness Challenge is a team centric weight loss and physical activity program that will assist you and your teammates in making positive changes that lead to a healthier lifestyle. By competing in Live Healthy you will begin to form healthy habits through physical activity and improved nutrition.

Through this program, the Nebraska Sports Council and their sponsors aim to increase awareness of obesity and associated conditions, and to provide the tools, resources, and technology to assist individuals in creating a culture of wellness.

Registration is currently underway for the challenge, which runs from January 14 through April, 23, 2010. Visit LiveHealthyNebraska.org to register and for more information.

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Rick Boucher - Vice Chair

Kim Russel - Secretary

Mike Tavlin - Treasurer

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Staff

Lori Seibel, President/CEO

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P.O. Box 81309
Lincoln, NE 68501
402-436-5516
www.CHELincoln.org

Forward email

Email Marketing by

This email was sent to tgrammer@lincoln.ne.gov by stephanie.harley@chelincoln.org.
Update Profile/Email Address | Instant removal with SafeUnsubscribe™ | Privacy Policy.
Community Health Endowment of Lincoln | P.O. Box 81309 | Lincoln | NE | 68501

Tammy J. Grammer

From: Russell Miller [neb31340@windstream.net]
Sent: Wednesday, January 06, 2010 7:28 PM
To: Tammy J. Grammer
Subject: impact fee comments

Russell Miller
341 S. 52
Lincoln, NE. 68510

5 Jan. 2010

Subject : Impact Fee hearing of 4 Jan. 2010

Dear City Council,

After participating in and reviewing the Impact Fee testimony and comments given last Monday, I will make the following statements about the comments that a better system needs to be found for financing growth infrastructure.

The Mayor's Impact Fee Task Force Committee Phase I Report of 14 January 09 ((http://lincoln.ne.gov/city/pworks/ifs/taskforc/index.htm) should be a "must read" document for any meaningful discussion of impact fees.

This task force of four very capable persons representing the Chamber of Commerce, Realtors Association, Home Builders Association and LIBA plus the appropriate City staff devoted many hours for 9 months in 2008 to develop their report referred to above.

They were charged by the Mayor to develop new revenue sources for the reduction of impact fees and the new revenue must be politically realistic and actively supported by the represented groups.

Page 6 of their Report lists the various sources of potential revenue for infrastructure needs.

Page 10 of their Report gives "Consensus Summary" which consists of 9 points. To me the most pertinent points are :
a. While investment in infrastructure in Lincoln generates additional City tax receipts that ultimately exceed the cost of those investments, Lincoln has chosen to use this incremental income to reduce the property tax levy since 1993 instead of reinvesting it in future growth. Lincoln's 2009 levy is 0.28788 compared to a 1993 levy of 0.51990 per $100 valuation.

b. One citizen's critical priority is another citizen's wasteful expenditure. Neither is necessarily wrong or right.

c. Because of City commitments made in various annexation agreements, Directed Impact Fee agreements, completion of the Antelope Valley Project, unfunded arterial streets both within and outside the current City limits, current street maintenance costs, prior commitments on Wheel Tax revenues, current revenue bond indebtedness and current funding sources, Lincoln is on a collision course for arterial street infrastructure construction to reach dangerously low levels in the near future.

Page 11 of the Report lists "Other Revenue or Funding Recommendations" which has 7 areas of recommendations, but most of them will not pass the "politically realistic and actively supported by the represented groups" test.

There was supposed to be a "Phase 2" report focusing on infrastructure funding models in peer cities to be published by this time, but I am not aware of that task force even being formed.

It is my opinion that all of the special interest groups must realize that there is NO hidden 'pot of gold' waiting to be found. The benefiting groups will have to pay their full share and Impact Fees were specifically designed to keep that money in the district that generates it.

The bad thing for the established neighborhoods is that we suffer from dramatically increased water and sewer rate increases (41% and 62%) that fund infrastructure growth but none of the money is replacing our ancient water lines. Yet we cannot tap into the impact fee money.

Thank you

Tammy J. Grammer

From: WebForm [none@lincoln.ne.gov]
Sent: Wednesday, January 06, 2010 1:37 PM
To: Tammy J. Grammer
Subject: InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Nicholas Sweet
Address: 3227 Nw 50th
City: Lincoln, NE 68524

Phone: 4024702972
Fax:
Email: nickypitbull@yahoo.com

Comment or Question:
I have been RAPED of my unemployment and can not get answers I have been an upstanding member of this "city" and my kindness has been taken advantage of. I have a family who is going to be freezing if the payments OWED dont get paid. Please help I am out of options and a dog backed in a corner is gonna bite, Please Help me get this figuried out. I understand this is a state issue but I hope you all have some sort of pull and can at the very least get me a call back from the dept of labor!!

ADDENDUM
TO
DIRECTORS' AGENDA
MONDAY, JANUARY 11, 2010

I. CITY CLERK - None

II. CORRESPONDENCE FROM THE MAYOR & DIRECTORS TO COUNCIL -

MAYOR -

1. NEWS RELEASE - RE: Sunday Is Last Day To Recycle Trees At City Sites - Hofeling Enterprises to continue tree collection through January.

2. NEWS ADVISORY - RE: Mayor Beutler's Public Schedule for Week of January 9 through 15, 2010 - Schedule subject to change.

3. NEWS RELEASE - RE: Nominations For Mayor's Arts Awards Due In One Week.

4. NEWS RELEASE - RE: LWS Offers Tips To Help Prevent Frozen Pipes.

5. E-Mail Response from Lin Quenzer, City Ombudsman to Nicholas Sweet - RE: Unemployment benefits.

DIRECTORS -

HEALTH -

1. NEWS RELEASE - RE: Public Encouraged to get their H1N1 Flu Immunization.

PUBLIC WORKS & UTILITIES -

1. E-Mail Response from Scott Opfer to Karen Jensen listed under "IV. - #1" - RE: Snow Complaint.

URBAN DEVELOPMENT -

1. Response E-Mail from David Landis to Councilman Jon Camp listed under "III. #1" - RE: Catalyst Project.

III. COUNCIL RFI'S & CITIZENS CORRESPONDENCE TO INDIVIDUAL COUNCIL MEMBERS -

JON CAMP -

1. E-Mail to David Landis, Urban Development Director - RE: Catalyst Project.

2. E-Mail from Kim Christensen sent to Scott Opfer, Public Works & Utilities Dept. - RE: The City of Lincoln's snow removal process for the past 2 storms.

IV. CORRESPONDENCE FROM CITIZENS TO COUNCIL -

1. E-Mail from Karen Jensen - RE: Improve road conditions during and following winter storms - (Forward to Scott Opfer, Public Works & Utilities Dept./Snow Center on 01/08/10).

2. E-Mail from Richard Bagby, President, Witherbee Neighborhood Association - RE: NO liquor license for Walgreens at 48th & "O" too close to school & daycare.

daadd011110/tjg

NEWS RELEASE

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT
Recycling Office, 2400 Theresa Street, Lincoln, NE 68521, 441-7043, fax 441-8735

FOR IMMEDIATE RELEASE: January 7, 2009
FOR MORE INFORMATION: Gene Hanlon, Recycling Coordinator, 441-7043
Scott Hofeling, Hofeling Enterprises, 432-0806

SUNDAY IS LAST DAY TO RECYCLE TREES AT CITY SITES

Hofeling Enterprises to continue tree collection through January

Sunday, January 10 is the last day the City will collect trees for recycling. However, due to the recent inclement weather, Hofeling Enterprises has graciously agreed to accept Christmas trees at their facility at no cost through the end of January. Trees can be dropped off at Hofeling Enterprises, 2200 South Folsom Court, during normal business hours (7:30 a.m. to 5 p.m. Monday through Friday) where they will be chipped. The mulch will be distributed at no cost to Lincoln residents on a first-come, first-served basis.

Through Sunday, residents can drop off trees at any of these seven City tree recycling locations:

- Ballard Park, 3901 N. 66th St.
- Oak Lake Park, 1st and Cornhusker Highway, three blocks south of Cornhusker on 1st Street
- University Place Park, 50th and Garland streets
- Holmes Lake Park, parking lot west of the north softball field
- Sawyer-Snell Park, 2nd and South streets, west of the Fire Department Building
- Tierra Park, 29th and Tierra Drive
- Woods Park, 31st and "J" streets, southeast corner of the parking lot

Those with questions regarding the tree recycling program or the City's recycling program in general, are urged to call the City Recycling Information Hotline at 441-8215 or visit the City Web site, lincoln.ne.gov (keyword: recycle).

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CITY OF LINCOLN
NEBRASKA

NEWS ADVISORY

MAYOR CHRIS BEUTLER lincoln.ne.gov

Date: January 8, 2010
Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Beutler's Public Schedule
Week of January 9 through 15, 2010
Schedule subject to change

Sunday, January 10
- Westminster Presbyterian Church Adult Sunday School, remarks - 9 a.m., Sheridan Blvd. and South Street

Monday, January 11
- Mayor's Award of Excellence presentation - 3 p.m., Council Chambers, County-City Building, 555 S. 10th St.
- Mayor's Neighborhood Roundtable meeting - 5:30 p.m., Mayor's Conference Room, County-City Building

Tuesday, January 12
- Mayor's Multicultural Advisory Committee - 4 p.m., Mayor's Conference Room.

Wednesday, January 13
- "Taking Charge" program prioritization meeting, topic: Safety and Security - 1 p.m., County-City Building, room 113
- "Taking Charge" program prioritization meeting, topic: Identity Lincoln - 3:45 p.m., County-City Building, room 113

Thursday, January 14
- KFOR Morning Show - 7:45 a.m.
- Leadership Lincoln Government Day, remarks - noon, Hruska Law Center, 635 S. 14th St.
- "Taking Charge" program prioritization meeting, topic: Economic Opportunity - 1:30 p.m., County-City Building, room 113
- "Taking Charge" program prioritization meeting, topic: Environmental Quality - 3:30 p.m., County-City Building, room 113

Friday, January 15
- Martin Luther King Jr. Freedom Breakfast - 7:30 a.m., Embassy Suites, 1040 "P" St.
- Martin Luther King Jr. Ceremony - 11:30 a.m., State Capitol Rotunda
- "Taking Charge" program prioritization meeting, topic: Healthy and Productive People - 1 p.m., County-City Building, room 113
- "Taking Charge" program prioritization meeting, topic: Effective Transportation - 3:45 p.m., County-City Building, room 113

NEWS RELEASE

MAYOR CHRIS BEUTLER lincoln.ne.gov

CITY OF LINCOLN
NEBRASKA

OFFICE OF THE MAYOR
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: January 8, 2010
FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831
Deb Weber, Lincoln Arts Council, 434-2787

NOMINATIONS FOR MAYOR'S ARTS AWARDS DUE IN ONE WEEK

Nominations are due **January 15** for the 32nd annual Mayor's Arts Awards. The awards will be presented by the Lincoln Arts Council (LAC) Monday, June 7 at the Lied Center for Performing Arts. The Mayor's Arts Awards program formally recognizes artistic contributions and achievements in the Lincoln area.

Nomination forms are available by calling the LAC at 434-2787or printing a form from the LAC Web site: www.artscene.org. A list of previous winners also is available at that Web site.

Winner in the following categories will be selected by a panel of arts professionals:

- The **Arts Organization Award** recognizes an arts group that has made significant contributions to Lincoln's arts community over a period of years.
- The **Artistic Achievement Award - Visual Arts** recognizes excellence and accomplishment in any of the visual arts.
- The **Artistic Achievement Award - Youth** recognizes excellence and accomplishment in any arts discipline by a young person age 18 or younger.
- The **Artistic Achievement Award - Performing Arts** recognizes excellence and accomplishment in any of the performing arts.
- The **Gladys Lux Education Award** recognizes special initiatives or dedication to arts education and is endowed by the Gladys Lux Foundation.
- The **Heart of the Arts Award** recognizes an individual or organization for outstanding volunteer dedication to the arts or for making a major overall impact on the arts in Lincoln.
- The **Outstanding Event Award** recognizes a performance, exhibition or project in the previous year that will be notable in the community memory for years to come because of its content or cultural significance.
- The **Halcyon Allsman Benefactor of the Arts Award** honors an individual, family, organization or business making significant financial contributions to the arts in Lincoln.
- The **Oliva "Arts for Kids" Award** honors an individual from outside of the arts professions whose leadership has enhanced arts activities and experiences for children. The award is sponsored by the Oliva Family.

- more -

Three other awards also are presented at the event::

- The **Literary Heritage Award** recognizes a writer or individual who promotes excellence in writing and literature in Nebraska. The winner is chosen by the Nebraska Literary Heritage Association, which also sponsors the awards.
- The **Larry Enersen Award** recognizes outstanding urban design in Lincoln. It is chosen by the Urban Design Committee and sponsored by Clark Enersen Partners.
- Mayor Beutler will select the recipient of the **Mayor's Choice Award.**

Nominations from the previous year are automatically resubmitted, and updates to the 2009 nominations will be accepted.

The public also is encouraged to submit names of members of the Lincoln arts community who have died since the last awards ceremony in June 2009 for memorial recognition at the event.

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NEWS RELEASE

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT
Lincoln Water System, 2021 N. 27th St., Lincoln, NE 68503, 441-7571, fax 441-8493

FOR IMMEDIATE RELEASE: January 8, 2010
FOR MORE INFORMATION: Steve Owen, Lincoln Water System, 441-5925, cell: 499-4058

LWS OFFERS TIPS TO HELP PREVENT FROZEN PIPES

With the recent cold temperatures, Lincoln Water System (LWS) has seen an increase in calls about frozen pipes in homes and businesses. Most problems occur in unheated areas such as basements, crawl spaces, cabinets or pipes along exterior walls and in poorly insulated structures.

Property owners who have experienced problems with frozen pipes in the past should take extra precautions. LWS recommends these tips to help protect pipes from freezing:

- Make sure that all areas with plumbing are heated. Often times heat is shut off to basements or unused rooms. If using a space heater, it should be listed and approved by Underwriters Laboratories Inc. (UL). Space heaters should only be used according to manufacturer instructions and should never be left unattended. Open flame heaters are not recommended.
- Open cabinet doors to allow warmer air to reach concealed pipes.
- UL-listed and approved heat tape should be installed according to manufacturer instructions or by a licensed plumber. It is not recommended as a permanent solution.
- As a last resort, continuously running a small amount of water (slightly more than a drip) from a kitchen or bathroom faucet can keep pipes from freezing. About one cup every minute is sufficient. Depending on water rates, this will amount to less than 50 cents per day per faucet.
- Know where the shut-off valves are located so water can be shut off immediately in case of a leak or break. These valves are usually near the water meter. Even if the water is shut off at the meter, pipes should always be protected from freezing.
- If your pipes do freeze, it's best to contact a licensed plumber who can locate the problem and safely unthaw and repair any pipes. If you decide to do it yourself, always use a safe heat source such as a hair dryer. Using a flame or high heat device can damage piping and cause a fire.

LWS officials also remind residents to clear snow away from fire hydrants and make sure they are accessible from the street. "Minutes count when responding to a fire, and having to find and uncover hydrants can significantly hamper the response effort," said Steve Owen, LWS Superintendent of Water Distribution. "With more than 10,000 fire hydrants throughout the City, LWS crews are able to uncover only a small number. We greatly appreciate the help that our residents provide in keeping themselves and their neighbors safe."

-30-

Tammy J. Grammer

From: Lin Quenzer
Sent: Friday, January 08, 2010 4:50 PM
To: 'nickypitbull@yahoo.com'
Cc: 'ombud@leg.ne.gov'; Council Packet
Subject: Unemployment benefits

Dear Mr. Sweet:

I am in receipt of your plea for assistance with your unemployment benefits. While the City of Lincoln cannot directly assist you in this matter, we can provide you with a referral to the State Ombudsman's office. They can investigate problems with state agencies. You can reach the State Ombudsman's office at 471-2035 or 1-800-742-7690 if you are calling from outside Lincoln. Their email address is ombud@leg.ne.gov. I am copying the State Ombudsman on your request for assistance.

Your time in contacting the City of Lincoln with your issues is appreciated. If you have questions or concerns about Lincoln City government in the future, please feel free to call on me at any time.

Sincerely,

Lin Quenzer
Ombudsman
Office of the Mayor
City of Lincoln, Nebraska
555 South 10th Street, Suite 208
Lincoln, NE 68508
lquenzer@lincoln.ne.gov
402.441.7511

Tammy J. Grammer
From: WebForm [none@lincoln.ne.gov]
Sent: Wednesday, January 06, 2010 1:37 PM

To: Tammy J. Grammer
Subject: InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Nicholas Sweet
Address: 3227 Nw 50th
City: Lincoln, NE 68524
Phone: 4024702972
Fax:
Email: nickypitbull@yahoo.com

Comment or Question:
I have been RAPED of my unemployment and can not get answers I have been an upstanding member of this "city" and my kindness has been taken advantage of. I have a family who is going to be freezing if the payments OWED dont get paid. Please help I am out of options and a dog backed in a corner is gonna bite, Please Help me get this figuried out. I understand this is

a state issue but I hope you all have some sort of pull and can at the very least get me a call back from the dept of labor!!

CITY OF LINCOLN
NEBRASKA

NEWS RELEASE

MAYOR CHRIS BEUTLER

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
3140 N Street, Lincoln NE 68510 • Phone: 441-8000
Fax: 441-6229

LINCOLN LANCASTER COUNTY HEALTH DEPARTMENT
www.lincoln.ne.gov

FOR IMMEDIATE RELEASE: January 11, 2010

FOR MORE INFORMATION: Tim Timmons, Communiciable Disease, 441-8056

Public Encouraged to get their H1N1 Flu Immunization

National Influenza Vaccination Week (NIVW) will be held January 10-16, 2010. This is a national observance that was established to highlight the importance of continuing influenza vaccination, as well as to foster greater use of flu vaccine after the holiday season into January and beyond.

Since the spread of 2009 H1N1 influenza is likely to continue into the new year, It is an important opportunity to promote to individuals not yet vaccinated, to obtain the 2009 H1N1 flu vaccination at a time when demand for vaccine usually drops significantly. While influenza is unpredictable, and while we do not know the likelihood of a future wave of H1N1 influenza, we do know that if more people are vaccinated, the disease is less likely to spread in the coming months.

At this time, the H1N1 vaccine should be easily accessible in the community to all individuals. In addition to the Health Department and an individual's health care provider, the H1N1 vaccine can be obtained at many different locations in the community, including local pharmacies and Urgent Care clinics. Some employers are arranging worksite H1N1 vaccination clinics for their employees.

To make an appointment to obtain the H1N1 immunization at the Lincoln-Lancaster County Health Department call 441-6262 anytime between 8:00 AM and 4:15 PM Monday through Friday to talk to a receptionist.

Tammy J. Grammer

From: Scott A. Opfer
Sent: Friday, January 08, 2010 4:24 PM
To: 'kkjensen@windstream.net'
Cc: Tammy J. Grammer; Trish A. Owen; Greg S. MacLean
Subject: Snow Complaint

Ms. Jensen,

I apologize for the fact that we have not met your expectations for snow removal. Our staff has worked very hard to keep our streets open following the 2nd snowiest month on record. We will continue to work to improve our operations with our limited resources and although it's impossible to meet everyone's expectations, we continue to do our best. Again, I'm sorry for your inconvenience.

Scott A. Opfer, Manager
Street & Traffic Operations

-----Original Message-----
From: WebForm [mailto:none@lincoln.ne.gov]
Sent: Thursday, January 07, 2010 10:04 PM
To: Tammy J. Grammer
Subject: InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Karen Jensen
Address: 1939 SW 33rd Street
City: Lincoln, NE 68522

Phone:
Fax:
Email: kkjensen@windstream.net

Comment or Question:
Hello,
I'm curious if the City Council intends to do anything to attempt to improve road conditions during and following winter storms. I am not at all impressed with the road conditions following storms -- downtown the roads have remained slick and neighborhoods are so rutted and slick that they are dangerous to drive through. I also feel that more people need to be contracted to plow neighborhoods so people can safely get out and get to work -- either that or city employers need to be encouraged to close down for storms. It's not safe to drive to work. I had to wait 3 days after the first storm and the second storm it was a little sooner, but a number of us in the neighborhood started shoveling the streets in advance so that we could hopefully get out. Now, you're not going to even plow neighborhoods unless people complain? That's not at all organized and going to waste a lot of time having trucks randomly drive around. Maybe it's time to get things better organized. I know it's important to have snow routes and arterials plowed, but then they should be a lot better too. I grew up in Milwaukee, WI and apparently got very spoiled with good quality plowing and city that knew how to get things done. Lincoln is a city that gets hit hard with winter, it should be able to handle it. If Grand Island can get their roads plowed and passable, then so should Lincoln. We're larger and the State Capitol after all. Shouldn't we be setting the example?

Tammy J. Grammer

From: David Landis
Sent: Monday, January 11, 2010 9:19 AM
To: Jon Camp; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project
Attachments: flowchart.pdf

Council Members:

You will find answers to Councilman Camp's Questions below. As always, we appreciate these questions ahead of time and will be happy to answer additional questions at the public hearing.

Regarding Jon's latest concerns from a Sunday e-mail on the capacity to build additional parking garages: our projected bond capacity for new parking garages is $23 million, and, yes, we agree that the downtown garage at the Catalyst One site has been promised for many years.

Sincerely,
David Landis

From: Jon Camp
Sent: Wednesday, January 06, 2010 10:20 AM
To: David Landis; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe; John Spatz; Jayne L. Snyder; Doug Emery; Jonathan A. Cook; Adam A. Hornung; Eugene W. Carroll; joncamp@lincolnhaymarket.com
Subject: RE: Catalyst Project

Dave:

Thank you for answers to my second set of questions.

I would like to clarify Question 2 and your answers concerning the Grand Theatre, property taxes and the City's purchase of the Starship and Douglas property:

Question 2 clarifications:

1. The Grand, as was noted toward the end of your answer, although paying higher property taxes, is not benefitting the taxing authorities, e.g. City, LPS, County, etc., for approximately 15 years since it is under a TIF agreement.

Yes, the City will not benefit in terms of higher property taxes, until after 15 years or the bond and district are retired. However, after 15 years into perpetuity or the life of the project, the project will benefit the City to a greater extent than the loss of taxes over the 3 to 5 year period on Douglas 3 and Starship. While not immediate in terms of property taxes, there are other benefits that we tend to see with redevelopment projects in the short term: an increase in the sales tax base, increased employment, improvements to adjacent areas, and improvements to public facilities. We feel it is important to look both at the long-term and short-term benefits and detriments when evaluating a project.

2. The purchase of the Starship and Douglas Theatres occurred "substantially after" the Grand project was started and completed. Thus, the loss of taxes on those properties during the City's ownership, should not be considered "offset" by the Grand's increased tax base, even if it was not TIF neutralized.

It is correct that the purchase of the Starship 9 and Douglas III occurred after the completion of the Grand Theatre. While not specified in the agreement, however, it was the intent of the developer to close the Starship 9 and Douglas III

and sell the properties to the City, creating an additional potential for redevelopment. When the Downtown Master Plan was being developed, these sites were examined for their potential and determined to be the best sites for a parking facility and Civic Plaza. Because of the timing of the completion of the Downtown Master Plan and other planning that needed to be completed before these sites could be purchased, and the delay in the City's acquisition of the other two properties, the sites were not purchased until just under a year after the Grand Theatre was certified completed. Nevertheless, the City's purchase of these sites for redevelopment would not likely have happened had the Grand Theatre not been developed.

Other Questions:

Before answering question 3, it is important to point out that the two surface lots paved on the project site and used for public parking were created temporarily to address an immediate parking need while a redevelopment agreement was being negotiated. We would likely not have paved the lots if the cost was not recoverable within the time expected to negotiate the agreement. Because the project was delayed, the City has received additional parking revenues. However, the amount of revenues gained on these two sites and the expense of managing the lots, should not be used to determine whether or not to move forward with the project area or project itself. The parking facility that will replace the existing Starship 9 lot will be four to six times the capacity, have additional expenses, and a different management and maintenance structure. The need for the parking facility at this site was based upon a 2003 parking study, and further identified in the Downtown Master Plan as the location for a mixed-use parking facility. Additionally, the Douglas III site will no longer operate as a parking lot, but as the Civic Plaza, with a different revenue stream, if any, and different public benefits. With that, we are happy to answer the following questions:

3. Please provide greater detail on the time periods over which the $429,499 was earned for parking on the 2 surfaces lots (former Starship and Douglas Theatre properties). The Douglas III and Starship 9 lots started earning parking revenue in April of 2007.

a. How many surface spaces are located on each property? There are 99 spaces on the Starship 9 lot and 43 on the Douglas II lot for a total of 142 spaces.

b. How many "monthly" spaces are rented and at what rate? Currently, there are 80 monthly parkers between the two lots at $55 per month.

c. What was the cost to pave the lots? The cost to pave the Douglas III and the Starship 9 was $83,603.

d. What is the administrative cost to monitor the lots? Empty the coinboxes? The estimated annual expense manage and maintain both lots together is $24,000, which includes lot enforcement, collection, invoicing, mailing tags, etc. Lighting is provided by the streetlights and surrounding properties, which eliminates that expense.

e. How many vehicles are towed on average during a month for non-payment? Approximately two to four vehicles are towed per month after three non-payments in a calendar year.

f. What is the hourly coinbox rate? The rate is $1.00 per hour up to $5.00 maximum in a 24 hour period.

4. Who were the other developers who made proposals for the Catalyst block? The two development teams were Urban 38 and Synergie (not to be confused Synergy Development, with the original project team name). The Synergie team included Darren Schlapkohl, Kevin Schlueter, Mike Stessman (Block 38), and Keith Weinstein with Greystone Financial Group, as well as, Weitz, BVH Architects, and Olsson and Associates.

5. It appears that most items in the redevelopment agreement have yet to be negotiated and finalized. If this is the case, how was a decision made by Mayor Beutler to award the project to WRK/Woodbury? The redevelopment process flow chart is attached to show the typical process used to select a developer for city-owned property. A similar process was used in the Assurity project, for example. Typically, the project area is created by City Council, the IFRP is issued or the "blanket" IFRP allows for a developer to submit a proposal at any time for a specified area, a developer is selected from the proposals reviewed, and then the redevelopment agreement is negotiated. In this particular case, after one proposal was submitted by Urban 38, the City issued a request for additional proposals.

Regarding the specific selection process: the Urban 38 development team was selected unanimously by the selection committee, which included Marvin Krout, David Landis, Ken Smith, Don Herz, Lynn Johnson, Greg MacLean, Hallie Salem, and Dallas McGee. The committee used four main criteria to rank each team and their proposal: relationship to plan objectives, background and experience of development team, specific project criteria (i.e., quality, economic viability), and financial capability of the developer. The committee then presented its decision to the Mayor, and the Mayor selected the Urban 38 team based upon the recommendations of the committee.

Thank you,

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

ec: Lincoln City Council

From: David Landis
Sent: Tuesday, January 05, 2010 10:03 AM
To: Jon Camp; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

City Council Members:

Please find the answers to Councilman Camp's questions sent to us last week. We appreciate receiving these questions early enough to answer them before next Monday's public hearing.

Dave

From: Jon Camp
Sent: Sunday, December 27, 2009 4:17 PM
To: Dallas A. McGee; Tammy J. Grammer
Cc: David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe; Doug Emery; John Spatz; Jonathan A. Cook; Adam A. Hornung; Jayne L. Snyder; Eugene W. Carroll; joncamp@lincolnhaymarket.com
Subject: RE: Catalyst Project

Dallas:

Thanks for your response on December 18th to my November questions.

A few clarifications will be helpful:

The Urban Development Department will answer as many of the questions below as we can. However, we have just begun discussions with the developer on the proposed project. Most of our discussions have revolved around the processes for conducting meetings and determining costs. The City is just beginning to ask ourselves some of the very questions you have asked. Many of the questions asked are based upon estimates provided by the developer, not the City. We may not have these answers until the agreement has been presented to Council.

1. Will the developers "own" the underlying land? The ownership structure has not yet been determined. We will discuss the various land ownership options with the developers once the City Council has created the project area. In the past, the City has set up condominium regimes for projects (i.e., The Cornhusker) that shared ownership within the same land area. The retail and floors above the garage could be owned, leased, or have some other contractual arrangement with the City for private use. We expect that the City will own a portion, if not all of the land on which the garage is

located. We will have an appraised value of the air rights and any land the City intends to sell as part of the negotiation process.

a. If not, what amount of "rent" is anticipated to be paid annually by the developers for their use of the land?

b. Conversely, if the developers own the land, what annual rent is anticipated to be paid by the City to the developers for their use of the land?

2. Assuming the developers will own the land, what price is being paid to the City for the land it has already acquired, namely the Starship theater, two restaurant properties and any other property? Please see number 1. We will evaluate the various ways of dividing ownership and calculate land values once the project area has been created. Also, the City will construct a public parking garage on the land already acquired whether or not a redevelopment agreement to construct the private portions of the project is completed. The Urban Development Department expects that the City will own the garage, at least in part, if not in its entirety.

a. If the price is less than the $4.5 million the City has already paid for land, what City accounts will be charged for this "loss"? For clarification, the land on which the public garage will be located was just under $3.3 million to acquire, relocate tenants, demolish existing buildings, excavate, and remediate existing environmental issues. The land on which the Civic Plaza is planned to be constructed was just over $1.1 million to accomplish the same. The total price of the land was just under $4.4. million.

As for accounting methods, we would ask you to direct your question to Don Herz once the division of ownership has been agreed upon.

b. Which City funds were used for the initial purchase? TIF, Parking, and Advanced Land Acquisition.

c. How much property tax revenue has been lost during the years the City has owned this property? The property tax paid on the Catalyst One property in 2006 was $51,840.12. In 2007 and 2008, the "Taste of China" property provided property tax revenues of $6,767.82. If the property was not acquired for the parking garage, the revenue generated would have been $149,252.54 between 2007 and 2009. The City portion of the property tax revenue would have been approximately $21,164. The parking revenue generated on the site through December 13, 2009 was $429,449.

The property tax paid on the Grand Theatre property in 2004 was $17,426.02. In 2005, the property taxes paid increased to $130,429.66. The increase in property taxes accrued as a result of the Grand Theater Project was $631,908.86 between 2005 and 2009, $544,778.76 of which went toward the repayment of the TIF bond and expenses. The City portion of the property tax revenue will be restored to approximately 14.18 percent of the property taxes, currently $132,767.06 or $18,826.37 (up from $2,471.00), after the 15 year period or before. (The acquisition of the Douglas 3 and Starship 9, enabled the Douglas Theatre Company to create an Entertainment Complex in Downtown. Without this, we would not necessarily have seen the redevelopment of Block 41.)

After the construction of the private portions of the Catalyst One project, the Catalyst One site will generate property tax revenue, and not solely be used as a public parking facility.

i. Total property tax (including all entities)
ii. City portion of the property tax

3. Does the $1.1 million for the two restaurants include the amount paid to Monte Froehlich? Yes.

4. What is the square footage of the restaurants in the existing Carper Building (Chipotle and Valentino's)? The SAM property is a total of 6,440 square feet according to Lancaster County Assessor/Register of Deeds records.

5. How much square footage is estimated to be used on the first floor/ground floor, to accommodate parking ramps and pay stations and any other logistical facility? The parking garage has not been engineered. Once the project area has been created, we anticipate working with an engineer to determine the most feasible way of designing the garage. There are several possibilities on the locations of ramps, pay stations, elevator and stair towers, and other elements related to the garage.

a. Would this be approximately 22,000 SF, leaving 20,000 SF for the other ground level commercial space?

6. You mentioned there will be approximately $3.1 million in soft costs. What comprises these soft costs? The soft costs were estimated by the developer for the entire project for design, legal, management, financing, etc. The City has not yet hired a parking consultant to determine the City's estimated share of soft costs.

a. The developers are estimating expenditure of $15.8 million with $11.2 million "hard construction".

b. Does that mean the remaining $4.6 million will be "soft costs"? Other developer cost estimates included a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment that do not get included as part of the assessed value.

c. Please define applications of the $4.6 million A total of $3.1 for soft costs and $1.5 for a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment.

7. Will CVS Pharmacy be part of this project? As mentioned in the previous e-mail, the City will not be targeting occupants of the retail space. The developer will be responsible for finding tenants. The developers have stated that they have already talked to possible tenants. Whether or not they have contacted CVS or vice versa, we do not know. While the City will encourage the developer to seek tenants that will meet the retail needs of the Downtown community, the developer has the right to seek and keep private any tenants that do not violate the terms of the redevelopment agreement.

8. TIF: You mentioned the usual "standard categories" for use of TIF monies. Would you please "prioritize" this list and itemize the allocation of the anticipated $1.5 million TIF to each category, in order of priority? The list will be prioritized as part of the negotiation for the redevelopment agreement. Once a project area has been created by City Council, we will begin our focus on crafting the terms of the redevelopment agreement. Typically, the agreement identifies the repayment of the administrative expense of the financing of the TIF bond as the City's first priority, followed by utility and right-of-way improvements, then any additional improvements.

9. When will your economic analysis be distributed to the City Council? The cost benefit analysis for the project will be completed and distributed to the City Council the week prior to public hearing.

10. What timelines are being required of the developers to start and complete this project? The timeline will be negotiated as part of the redevelopment agreement.

a. If performance is not done on a timely basis, what are the consequences? Those consequences will be discussed as part of the redevelopment agreement.

11. The total cost is projected to be $27.1 million, but NOT including costs for public improvements like utilities, public plaza, and public right-of-way. The cost projected was projected by the developer and not by the City. The City has not proceeded with the engineering for the project; therefore we do not have estimates for the public improvements like utilities or streetscape. Previous estimates for the plaza included area outside of the scope of this project. Once the Council has approved the project area, we will be working to refine estimates on the public improvements, including the plaza.

a. What are these additional costs estimated to total

b. What is the source for these funds? Sources will include TIF, parking revenue funds (for the garage construction), private donations, and possibly other sources of funding, depending upon the reasons for the improvements.

12. You noted TIF $1.5 is not part of the $27.1 million.

a. Will the developer use the TIF as part of its contribution? The use of TIF will be negotiated as part of the redevelopment agreement.

b. Or, if TIF is not part of the $27.1 million, does that mean the project overall costs can be defined as follows:

1) $27.1 million
2) $4.5 million--City's previous acquisition of land
3) Unknown amount for lost tax revenue these past several years
4) $1.5 million TIF
5) Costs for public improvements-utilities-plaza-public right-of-way
6) Other that I may be missing.

c. I am trying to understand the "total" amount estimated to be expended for this project and to quantify the CIty's public dollars portion. This project is in the project amendment stage. We expect to have a more accurate estimate of the private and public cost of this project as we complete engineering studies and near the agreement stage.

1) It would appear that this City will ultimately be contributing over 50% and perhaps more than 60% of the cost of this project.

Since a 2003 parking study identified a parking need in this area of the Downtown and the 2005 Downtown Master Plan recommended this underutilized site for the garage, the City has actively pursued this site to construct a new parking facility. Additionally, the Downtown Master Plan recommended that the garage be combined with active street level and other uses. Therefore, the City has pursued additional redevelopment on this site. The City will be constructing a garage that serves the Downtown area using parking revenue funds to support the bond. If this site was not considered an ideal location for addressing additional parking needs of the Downtown, this should have been discussed as part of the Downtown Master Plan planning process. If the City is able to encourage a developer to invest further in the redevelopment of this site, this will not only generate property tax revenue, but create additional retail services and residential opportunities in the Downtown.

A final portion of this project area will be the construction of the Downtown Civic Plaza, also developed as part of the 2005 Downtown Master Plan. Once again, discussions on the need of a public space in Downtown at this location should have been part of the Downtown Master Plan planning process.

Thank you for reviewing these questions and providing answers as soon as possible.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: Dallas A. McGee
Sent: Friday, December 18, 2009 1:48 PM
To: Tammy J. Grammer
Cc: Jon Camp; David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

Members of the City Council

Below is our response to questions raised by Councilman Camp concerning the Block 38 development proposed by the Urban 38 Group. An amendment to the Lincoln Center Redevelopment Plan is scheduled for public hearing on your agenda for January 11, 2010.
Please email me if you have any questions.

Dallas McGee

Director Landis:

Mayor Beutler announced the Catalyst project last week and awarded the project to WRK LLC. The Lincoln Journal article mentioned $27.1 million dollars for the project.

Would you please provide a breakdown of the $27.1 million?

Total Cost - $27.1 million
Total Parking - $11.3 million
Total Private - $15.8 million
($11.2 m Hard Construction)

Costs:
Total Cost - $27.1* million
Construction Cost - $21.1 million
Contingencies, FF&E, Other - $1.6 million
Land and Tenant Reloc. Costs - $1.3 million
Soft Costs - $3.1 million

*Costs do not include expected costs for public improvements (i.e., utilities, public right-of-way, plaza)

Sources:
Total Sources - $27.1 million
Private Investment $15.8 million
Equity - $4.0 million (25%)
Debt - $11.9 million

City - $11.3 million
Bond - $11.3 million (Parking Structure)

TIF - Estimated at $1.5 million - not included as part of the $27.1 million

1. How much is the private developer committing? $15.8 million

2. How much TIF is projected? $1.5 million
   a. Are the TIF funds part of the $27.1 million? no

3. How much will the City pay for the parking garage? Initial estimates are $11.3 million. The cost of the garage will be dependent on the size of the garage. The size of the garage will be determined as we identify the parking needs of the surrounding area and project.
   a. Is this part of the $27.1 million? yes

4. How much is the developer committing to invest? $15.8 million

5. Please identify the City's costs to acquire the land
   a. 2 restaurant properties - $1,116,034
   b. Starship Theatre - $2,167,361
   c. Douglas Theatre - $1,102,542 (Civic Plaza)
   d. Projected/negotiated cost for the remaining building on 13th Street - The developers expect to close on the building this year. The city has not directly been involved in the negotiation of the purchase of the building.

6. The LJS article indicate there would be 20,000 Square Feet of commercial space - The City will not be targeting occupants of the retail space. The developer will be responsible for finding tenants. The developers have stated that they have already talked to possible tenants. Whether or not the existing restaurants on 13th will locate in the new building has not been determined.
   a. Please identify targeted users
   b. There have been rumors of a CVS Pharmacy locating here. Is that correct?
   c. Will the restaurants located in the existing building on 13th Street occupy part of the 20,000 SF?
   d. If #b and #c are correct, will there be any remaining commercial space?

7. Tax Increment Financing--TIF
   a. Again, how much is projected? $1.5 million

b. What are the proposed uses of the TIF? The plan amendment states proposed uses of the TIF, including property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public right-of-way and streetscape improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements. This will be part of the agendas for the redevelopment agreement negotiations.

c. Please identify the estimated TF amounts to be used for each aspect The specific TIF uses and amounts will be negotiated as part of the redevelopment agreement.

8. When the former Chinese restaurant property was acquired, US Properties assisted in the purchase.

a. Please explain how that transaction occurred Monte Froehlich acquired the Taste of China property. The City paid Monte the appraised value for right-of-entry to demolish the property. When the Synergy redevelopment negotiations ended, the City paid Monte a final fee to make him whole.

b. Has US Properties been reimbursed for its expenditure? Yes.

c. Any other consideration given in this transaction? No.

9. Since the City will build the parking garage, how will the property be allocated for property tax purposes? We expect to have long-term leases for the garage stalls required by the developer and negotiated in the redevelopment agreement. The garage is expected to be public, and, therefore, not provide property tax revenue to the City. If the City transfers ownership of the space above the garage and/or commercial space to the developer, we expect the developer to pay taxes on what they own. This revenue will generate the increment needed for the public portions of the project.

a. Residential units

b. Commercial space

10. Residential units--noted these will be 2 and 4 bedroom units--what is the expected price range for the condos? The units are expected to be rentals. The rental rate will be discussed as part of negotiations.

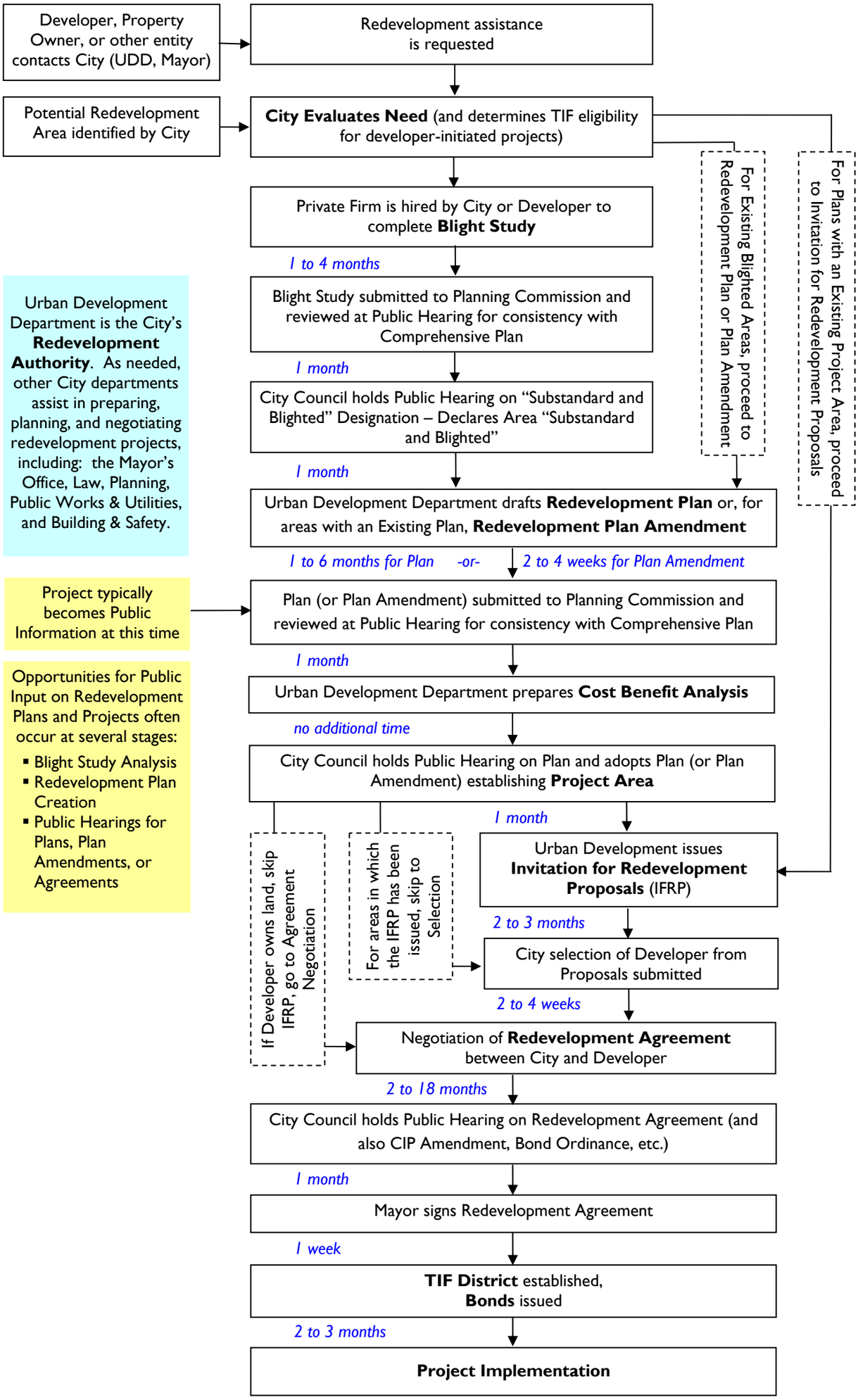
11. Are there any other financial details I am omitting in my questions that are significant in this project? Additional financial information is expected to be prepared with the cost benefit analysis presented to council, and with the redevelopment agreement.

Thank you in advance for your response.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

City of Lincoln, Redevelopment Process Flow Chart for TIF-Funded Projects



Tammy J. Grammer

From: Jon Camp
Sent: Sunday, January 10, 2010 1:22 PM
To: David Landis
Cc: Tammy J. Grammer
Subject: FW: Catalyst Project

Dave:

Will we receive answers to my 3rd set of questions that I emailed on January 6th, prior to the public hearing?

I also want to continue to emphasize my concerns that TIF also be considered for additional parking needs. Today's Lincoln Journal Star had an excellent article on downtown Lincoln projects, which heightens the need for additional parking. The Parking Enterprise Fund, as you know, does not have the financial capability to bond beyond one additional Haymarket facility and the east downtown garage, both of which have been promised for many years.

Thanks,

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: Jon Camp
Sent: Wednesday, January 06, 2010 10:19 AM
To: David Landis; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe; John Spatz; Jayne L. Snyder; Doug Emery; Jonathan A. Cook; Adam A. Hornung; Eugene W. Carroll; joncamp@lincolnhaymarket.com
Subject: RE: Catalyst Project

Dave:

Thank you for answers to my second set of questions.

I would like to clarify Question 2 and your answers concerning the Grand Theatre, property taxes and the City's purchase of the Starship and Douglas property:

Question 2 clarifications:

1. The Grand, as was noted toward the end of your answer, although paying higher property taxes, is not benefitting the taxing authorities, e.g. City, LPS, County, etc., for approximately 15 years since it is under a TIF agreement.

2. The purchase of the Starship and Douglas Theatres occurred "substantially after" the Grand project was started and completed. Thus, the loss of taxes on those properties during the City's ownership, should not be considered "offset" by the Grand's increased tax base, even if it was not TIF neutralized.

Other Questions:

3. Please provide greater detail on the time periods over which the $429,499 was earned for parking on the 2 surfaces lots (former Starship and Douglas Theatre properties).

   a. How many surface spaces are located on each property?

b. How many "monthly" spaces are rented and at what rate?

c. What was the cost to pave the lots?

d. What is the administrative cost to monitor the lots? Empty the coinboxes?

e. How many vehicles are towed on average during a month for non-payment?

f. What is the hourly coinbox rate?

4. Who were the other developers who made proposals for the Catalyst block?

5. It appears that most items in the redevelopment agreement have yet to be negotiated and finalized. If this is the case, how was a decision made by Mayor Beutler to award the project to WRK/Woodbury?

Thank you,

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

ec: Lincoln City Council

From: David Landis
Sent: Tuesday, January 05, 2010 10:03 AM
To: Jon Camp; Tammy J. Grammer
Cc: Dallas A. McGee; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

City Council Members:

Please find the answers to Councilman Camp's questions sent to us last week. We appreciate receiving these questions early enough to answer them before next Monday's public hearing.

Dave

From: Jon Camp
Sent: Sunday, December 27, 2009 4:17 PM
To: Dallas A. McGee; Tammy J. Grammer
Cc: David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe; Doug Emery; John Spatz; Jonathan A. Cook; Adam A. Hornung; Jayne L. Snyder; Eugene W. Carroll; joncamp@lincolnhaymarket.com
Subject: RE: Catalyst Project

Dallas:

Thanks for your response on December 18th to my November questions.

A few clarifications will be helpful:

The Urban Development Department will answer as many of the questions below as we can. However, we have just begun discussions with the developer on the proposed project. Most of our discussions have revolved around the processes for conducting meetings and determining costs. The City is just beginning to ask ourselves some of the very

questions you have asked. Many of the questions asked are based upon estimates provided by the developer, not the City. We may not have these answers until the agreement has been presented to Council.

1. Will the developers "own" the underlying land? The ownership structure has not yet been determined. We will discuss the various land ownership options with the developers once the City Council has created the project area. In the past, the City has set up condominium regimes for projects (i.e., The Cornhusker) that shared ownership within the same land area. The retail and floors above the garage could be owned, leased, or have some other contractual arrangement with the City for private use. We expect that the City will own a portion, if not all of the land on which the garage is located. We will have an appraised value of the air rights and any land the City intends to sell as part of the negotiation process.

a. If not, what amount of "rent" is anticipated to be paid annually by the developers for their use of the land?

b. Conversely, if the developers own the land, what annual rent is anticipated to be paid by the City to the developers for their use of the land?

2. Assuming the developers will own the land, what price is being paid to the City for the land it has already acquired, namely the Starship theater, two restaurant properties and any other property? Please see number 1. We will evaluate the various ways of dividing ownership and calculate land values once the project area has been created. Also, the City will construct a public parking garage on the land already acquired whether or not a redevelopment agreement to construct the private portions of the project is completed. The Urban Development Department expects that the City will own the garage, at least in part, if not in its entirety.

a. If the price is less than the $4.5 million the City has already paid for land, what City accounts will be charged for this "loss"? For clarification, the land on which the public garage will be located was just under $3.3 million to acquire, relocate tenants, demolish existing buildings, excavate, and remediate existing environmental issues. The land on which the Civic Plaza is planned to be constructed was just over $1.1 million to accomplish the same. The total price of the land was just under $4.4. million.

As for accounting methods, we would ask you to direct your question to Don Herz once the division of ownership has been agreed upon.

b. Which City funds were used for the initial purchase? TIF, Parking, and Advanced Land Acquisition.

c. How much property tax revenue has been lost during the years the City has owned this property? The property tax paid on the Catalyst One property in 2006 was $51,840.12. In 2007 and 2008, the "Taste of China" property provided property tax revenues of $6,767.82. If the property was not acquired for the parking garage, the revenue generated would have been $149,252.54 between 2007 and 2009. The City portion of the property tax revenue would have been approximately $21,164. The parking revenue generated on the site through December 13, 2009 was $429,449.

The property tax paid on the Grand Theatre property in 2004 was $17,426.02. In 2005, the property taxes paid increased to $130,429.66. The increase in property taxes accrued as a result of the Grand Theater Project was $631,908.86 between 2005 and 2009, $544,778.76 of which went toward the repayment of the TIF bond and expenses. The City portion of the property tax revenue will be restored to approximately 14.18 percent of the property taxes, currently $132,767.06 or $18,826.37 (up from $2,471.00), after the 15 year period or before. (The acquisition of the Douglas 3 and Starship 9, enabled the Douglas Theatre Company to create an Entertainment Complex in Downtown. Without this, we would not necessarily have seen the redevelopment of Block 41.)

After the construction of the private portions of the Catalyst One project, the Catalyst One site will generate property tax revenue, and not solely be used as a public parking facility.

i. Total property tax (including all entities)
ii. City portion of the property tax

3. Does the $1.1 million for the two restaurants include the amount paid to Monte Froehlich? Yes.

4. What is the square footage of the restaurants in the existing Carper Building (Chipotle and Valentino's)? The SAM property is a total of 6,440 square feet according to Lancaster County Assessor/Register of Deeds records.

5. How much square footage is estimated to be used on the first floor/ground floor, to accommodate parking ramps and pay stations and any other logistical facility? The parking garage has not been engineered. Once the project area has been created, we anticipate working with an engineer to determine the most feasible way of designing the garage. There are several possibilities on the locations of ramps, pay stations, elevator and stair towers, and other elements related to the garage.

a. Would this be approximately 22,000 SF, leaving 20,000 SF for the other ground level commercial space?

6. You mentioned there will be approximately $3.1 million in soft costs. What comprises these soft costs? The soft costs were estimated by the developer for the entire project for design, legal, management, financing, etc. The City has not yet hired a parking consultant to determine the City's estimated share of soft costs.

a. The developers are estimating expenditure of $15.8 million with $11.2 million "hard construction".

b. Does that mean the remaining $4.6 million will be "soft costs"? Other developer cost estimates included a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment that do not get included as part of the assessed value.

c. Please define applications of the $4.6 million A total of $3.1 for soft costs and $1.5 for a contingency budget, tenant improvements (which may or may not be assessed), and furniture, fixtures, and equipment.

7. Will CVS Pharmacy be part of this project? As mentioned in the previous e-mail, the City will not be targeting occupants of the retail space. The developer will be responsible for finding tenants. The developers have stated that they have already talked to possible tenants. Whether or not they have contacted CVS or vice versa, we do not know. While the City will encourage the developer to seek tenants that will meet the retail needs of the Downtown community, the developer has the right to seek and keep private any tenants that do not violate the terms of the redevelopment agreement.

8. TIF: You mentioned the usual "standard categories" for use of TIF monies. Would you please "prioritize" this list and itemize the allocation of the anticipated $1.5 million TIF to each category, in order of priority? The list will be prioritized as part of the negotiation for the redevelopment agreement. Once a project area has been created by City Council, we will begin our focus on crafting the terms of the redevelopment agreement. Typically, the agreement identifies the repayment of the administrative expense of the financing of the TIF bond as the City's first priority, followed by utility and right-of-way improvements, then any additional improvements.

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10. What timelines are being required of the developers to start and complete this project? The timeline will be negotiated as part of the redevelopment agreement.

a. If performance is not done on a timely basis, what are the consequences? Those consequences will be discussed as part of the redevelopment agreement.

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Thank you for reviewing these questions and providing answers as soon as possible.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: Dallas A. McGee
Sent: Friday, December 18, 2009 1:48 PM
To: Tammy J. Grammer
Cc: Jon Camp; David Landis; Hallie E. Salem; Trish A. Owen; Rick D. Hoppe
Subject: FW: Catalyst Project

Members of the City Council

Below is our response to questions raised by Councilman Camp concerning the Block 38 development proposed by the Urban 38 Group. An amendment to the Lincoln Center Redevelopment Plan is scheduled for public hearing on your agenda for January 11, 2010.
Please email me if you have any questions.

Dallas McGee

Director Landis:

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a. Please identify targeted users
b. There have been rumors of a CVS Pharmacy locating here. Is that correct?
c. Will the restaurants located in the existing building on 13th Street occupy part of the 20,000 SF?
d. If #b and #c are correct, will there be any remaining commercial space?

7. Tax Increment Financing--TIF

a. Again, how much is projected? $1.5 million
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Thank you in advance for your response.

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

Tammy J. Grammer

From: Jon Camp
Sent: Sunday, January 10, 2010 1:24 PM
To: Scott A. Opfer
Cc: doggy_dog15@hotmail.com; Tammy J. Grammer
Subject: FW: City Council question

Scott:

Below is an email I received recently from Kim Christensen. Please review this and address her concerns.

Thank you,

Jon

Jon A. Camp
Lincoln City Council
402.474.1838 (personal office)

From: K Christensen [doggy_dog15@hotmail.com]
Sent: Tuesday, December 29, 2009 4:40 AM
To: Jon Camp
Subject: City Council question

Jon Camp,

I live on Union Hill Road...and I would like to express some serious concerns with you regarding the City of Lincoln's snow removal process for the past 2 storms.

First off let me just say for a Capitol City and home of UNL the snow removal simply is an embarrassment for not only Nebraska but as the State Capitol City.

Here are some things I have noticed after both storms.

1. Improper snow clearing on major streets like south 27th, Yankee Hill, south 56th, Pine Lake (mainly east of 56th) and these are just a very few of the major streets. The driving lanes of these streets are not cleared properly and in many cases one of the driving lanes has been reduced to half of a driving lane. Apparently the snow plows can not OR do not know where the curb areas are at on these streets. After the snow is not cleared adequately to begin with the snow freezes and turns to hard ice and then that makes it even harder to remove later, so it simply becomes an increasing problem as the days go by after the first time the streets are cleared. This lack of adequate cleaning by the City of Lincoln creates a Serious Driving Hazard and one that will OR could ultimately create a large liability for the City of Lincoln should an accident take place due to inadequate normal driving lanes.

2. The Snow Removal process in the Residential areas is simply terrible at best. For a City of over 250,000 people the process used for both storms has been lacking miserably. For it to take days and days to have the residential streets cleaned for at least 1 lane is something that Lincoln has had trouble with for many years including this year once again, it never improves. I noticed on the night of Dec 28th 2 road graders in the area of the Yankee hill golf course, these 2 road graders obviously were cleaning City Streets. BUT the interesting thing about how they were doing it was this; instead of clearing the entire street they only worked on half of the street and in most areas east of the Yankee Hill country club the graders simply drove in a single line. It would have been very easy for those 2 graders to stagger and then clean the entire street width all at once. THERE WAS NO CARS PARKED ON EITHER SIDE OF MANY OF THESE STREETS ALONG THESE AREAS, SO THAT CAN NOT BE THE EXCUSE DURING THIS CLEANING

TIME. Then as I mentioned when they did Union hill Road, they ONLY made 1 Clean Lane for traffic to use at best. IF cars met in the street one of them had to pull in a driveway to let the other car pass and so on.

Again there will ultimately be a day when a resident is not able to get to a doctor OR worse yet get a fire truck or ambulance to there home, because of the Crappy job OR NO Job of clearing the snow from the Residential areas.

It is truly amazing how taxes are paid by force BUT yet when it comes to snow cleaning in residential areas there is no hurry and even worse there is nothing a resident can do about it. WE are truly at the complete mercy of the City of Lincoln Street Crew. BUT yet are expected to pay our taxes to the City of Lincoln!!!!

Without much doubt this email will end up in file 13 and will be simply pushed aside as this year is just one more year of lousy snow removal by the City of Lincoln. BUT unfortunately this year we have already had 2 major storms and after the first storm everyone was hoping that the STreet Dept might have learned how to better handle snow storms, but obviously they learned nothing from the first storm and probably will not learn anything from the second storm.

The sad thing about all of this is as I said to begin with....Lincoln is the Capitol City but yet we have not got much more in the way of snow removal when compared to a town of 2,000 people.

The City of Lincoln should be ashamed and embarrassed that Lincoln residents must stay home simply because we can not even get out of our driveways safely and then IF we do get out of the driveway there is no way of knowing IF OR when we will get stuck on a residential street.

Sincerely,

Kim Christensen

Hotmail: Powerful Free email with security by Microsoft. Get it now.

Tammy J. Grammer

From: WebForm [none@lincoln.ne.gov]
Sent: Thursday, January 07, 2010 10:04 PM
To: Tammy J. Grammer
Subject: InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Karen Jensen
Address: 1939 SW 33rd Street
City: Lincoln, NE 68522

Phone:
Fax:
Email: kkjensen@windstream.net

Comment or Question:
Hello,
I'm curious if the City Council intends to do anything to attempt to improve road conditions during and following winter storms. I am not at all impressed with the road conditions following storms -- downtown the roads have remained slick and neighborhoods are so rutted and slick that they are dangerous to drive through. I also feel that more people need to be contracted to plow neighborhoods so people can safely get out and get to work -- either that or city employers need to be encouraged to close down for storms. It's not safe to drive to work. I had to wait 3 days after the first storm and the second storm it was a little sooner, but a number of us in the neighborhood started shoveling the streets in advance so that we could hopefully get out. Now, you're not going to even plow neighborhoods unless people complain? That's not at all organized and going to waste a lot of time having trucks randomly drive around. Maybe it's time to get things better organized. I know it's important to have snow routes and arterials plowed, but then they should be a lot better too. I grew up in Milwaukee, WI and apparently got very spoiled with good quality plowing and city that knew how to get things done. Lincoln is a city that gets hit hard with winter, it should be able to handle it. If Grand Island can get their roads plowed and passable, then so should Lincoln. We're larger and the State Capitol after all. Shouldn't we be setting the example?

Tammy J. Grammer

From: Richard Bagby [witherbeerick@gmail.com]
Sent: Monday, January 11, 2010 9:14 AM
To: Tammy J. Grammer
Subject: Walgreens 48th+ O too close school&daycare
Attachments: WNA logo.jpg

No liquor license for Walgreens at 48th + O please.

Walgreens at 48th + O is too close to Hawthorne Elementary (soon to be the alternative High School) and to a daycare. These two are on the southeast and southwest corners of 48th + M.
No liquor license for Walgreens at 48th + O please.

http://maps.google.com/maps?q=map+48th+%2B+M+Lincoln+nebraska&oe=utf-8&rls=org.mozilla:en-US:official&client=firefox-a&um=1&ie=UTF-8&hq=&hnear=N+48th+St,+Lincoln,+NE&gl=us&ei=Lz9LS4HjEoP-tQOT4dz1Dw&sa=X&oi=geocode_result&ct=image&resnum=1&ved=0CAsQ8gEwAA

Richard Bagby,
President,
Witherbee Neighborhood Association