WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
April 20, 2012

Meeting Began At: 3:00 P.M.

Meeting Ended At: 4:25 P.M.

Members Present: Chris Beutler, Eugene Carroll, Tim Clare

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

Chair Beutler opened the meeting with introductions of the Board members. He advised that the open meetings law posted at the back of the room is in effect.

Item 2 -- Public Comment and Time Limit Notification

Chair Beutler welcomed public comment. He stated that individuals from the audience will be given a total of five minutes to speak on specific items listed on today's agenda. Those testifying should identify themselves for the official record and sign in.

Item 3 -- Approval of the minutes from the JPA meeting held April 6, 2012

Beutler asked for corrections or changes to the minutes of the April 6, 2012 meeting. Hearing no changes, Carroll moved approval of the minutes. Clare seconded the motion. Motion carried 3-0.

Item 4 -- West Haymarket Progress Report

Paula Yancey, PC Sports, distributed the project status update, attached hereto, on the Pinnacle Bank Arena and associated infrastructure projects.

Demolition began on Phase 2 of 'N' Street between 8th and 9th Streets. This work was within the recently awarded contract to Constructors approved at the last JPA Board meeting. Work is expected to be completed in August.

On the USPS Parking Lot Project, 7th and 'R' Street is now open to public traffic. This project is essentially complete and ready to be turned over to the City.

The Amtrak Station Project has shown substantial progress. The interior work has started including electrical rough-ins, wall framing and doorframe installation. Sheathing installation is occurring on the exterior of the building. The Amtrak platform slab is essentially complete. The next phase will be the canopy installation, which will go on top of this platform.

Several pictures are included in today's packet with regard to the Watson Brickson demolition, including the one showing demolition of building 2. They show all the steel, wood and concrete being separated for recycling. The next phase of the Watson Brickson Project will involve more environmental remediation. After the initial testing early on, it will now be followed by more

elevated environmental testing to determine what remediation efforts will be needed ongoing. This site used to have an old coal and gas plant on it, so it is known that there are elevated levels of arsenic and petroleum products in the soil. The extent needs to be determined to know what actions are needed to move forward on this site. This testing will happen as soon as Haes Contracting is out of the site.

Yancey introduced a group of Environmental Studies students from the University of Nebraska at Lincoln who have been working on a project on arena sustainability and recycling. They presented their project called Pinnacle Bank Arena Recycling Program.

Kiana Mathew introduced the project and provided a handout of the attached slides to be used in today's presentation. The students were given a choice of projects by the Cleaner Greener Lincoln Program to research. The projects included: 1) public opinion within Lincoln, 2) funding sources for supporting a recycling program, 3) other Big Ten school recycling programs, 4) other academic arena programs, and 5) vendors.

To gather public opinion, the students surveyed UNL students and surveyed some members of the public at the Iowa vs. Nebraska game. They asked how strongly people support a state of the art recycling program at the new Pinnacle Bank Arena. They asked people to answer on a 1-5 scale with 1 being do not support a recycling program and 5 being the strongest support.
Sixty-nine percent of respondents answered as strongly supporting such a program, with only 3% responding with a 1 or 2. Secondly, they looked at the willingness to pay extra at events to be sure the products are biodegradable or recyclable. Only 70 or 16.3% said they were unwilling to pay more. The majority of the market is willing to pay more to be sure products are sustainable. They took that further and asked the strongest supporters (people who answered 5 on the previous question) how much more they would be willing to pay. Conclusions from the final question show that there is 1) overall support for a recycling program at the new Pinnacle Bank Arena, 2) there are people willing to pay extra to support such a program, and 3) that participation in the program depends on availability and convenience of recycling bins.

Jesy Hansen addressed the funding viability of a recycling and composting program for the arena. The research shows the costs and benefits of recycling versus not recycling are quite substantial, especially when the tipping fees for hauling to the landfill are considered. Recycling creates a possible cash return, especially if you are using a compactor. Recycling 1,000 tons prevents $20,000 in tipping fees. If you have a compactor, you can bail the cardboard, which increases the profit. Looking at funding considerations at other Big Ten schools, Michigan State had $1.6 million in general funding and last year generated over $2.3 million from the sale of unneeded materials. Their billable services are $700,000 and sale of recyclables are over half of that amount. Ohio State has corporate sponsorship and internal grants that help finance their program. Their biggest expense is people standing by recycling containers informing the public. Penn State has alleviated that expense by having volunteers to educate the public at events. They use radio and social media education, as well as other institutions that help public education. Minnesota keeps it simple by using consistent receptacles, the same as used on campus, to aid with familiarity of use. They also save $45/ton by composting.

Local possibilities include use of Industrial Services Waste Management, which hauls to the landfill, to recyclers, and to Prairieland Dairy. They also haul grease. They can donate carts and containers and can provide a compactor. If Prairieland Dairy were involved, they would be interested in donating the mulch back to the Arena for landscape uses. There is also the potential for composting in collaboration with UNL and/or the Bluff Road Landfill.

Other considerations are that musicians prefer sustainable venues, which would increase the number of acts coming to this site. Also, an idea is to utilize past Nebraskans who have some notoriety for professional publicity or as spokespeople for the recycling program. In addition, there are volunteer opportunities for the students. There is such a program at the Ice Box Arena. Finally, they recommend community involvement via social media.

Neil Tabor's project aspect looked at other Big Ten peers to see what they were doing within their athletic facilities in the way of sustainability. Ohio State excelled in waste management at their arena. They implemented a composting program in conjunction with recycling. They established zero waste stations that are color coded to direct the public to the correct station. A volunteer presence is also used to give direction. At their football stadium last year, they were able to reach an average 75% diversion rate at every home game, peaking at 82% diversion during one single game. The two Michigan schools have good programs. They include a post game effort to pick up remaining recyclables left in the stands of their football stadiums. One of the two uses volunteers and the other employs personnel. Illinois does something interesting where they encourage people to bring specialty materials (such as batteries) for recycling in to the basketball arena creating further opportunities.

Other considerations involve adopting LEED and ASHRAE building standards, which have become very commonplace. UNO requires new buildings be built to LEED Silver certification or better. This is easily achievable using Energy Star products. Michigan's roof on Crisler Arena built in 1967 was able to cut power costs during peak hours 10% to 15% by reducing the roof temperature by 100 degrees. This saves on energy and costs. Other resource conservation methods throughout various institutions included occupancy light sensors, use of grey water and runoff for cooling and heating, and reuse of building scrap materials. When Minnesota built the TSF Bank Arena, which was the first LEED certified football stadium of any kind, they were able to recycle 98% of their building materials left behind. In addition, dual flush toilets are something that takes a little bit of education, but can save .5 gallon on each liquid-only flush. The container pictures show the Ohio State bins for composting, recycling and trash that can be used at any site.

The volunteer connection is an important aspect that needs to be integrated into an arena. Michigan, as stated previously, has a volunteer stadium post-game effort. This is a huge effort for the size of their arena. Nebraska has Go Green for Big Red, which has pregame volunteers handing out green bags for recycling purposes. Penn State takes that a step. They have auxiliary sites where fans can grab a trash or recycling bag to limit contamination. The advertisement sign on the box shown in the graphic paid for 25% of the recycling containers and the sign can be moved as needed. Penn State has a tipping cost for waste of $70/ton where ours is $21. Their recycling tipping costs are $5 unbagged and $15 bagged. Although, it is $9,000 to put up each one of the sites with the sandwich boards, they were able to double their recapture rates.

Tom Batter explained that they also looked at arenas outside of the Big Ten footprint to see what was successful in recycling and composting. The first one reviewed was the Rose Garden Arena in Portland, Oregon. This was the first sports arena to achieve LEED Gold certification in 2010. In 2008, they began working with a consulting firm on ways to improve their environmental stewardship. One of the main areas addressed was composting and recycling. They began an in-house program allowing them to increase their waste diversion rate from 30% in 2007 to approximately 90% or essentially zero waste in 2011. They did this through the recycling containers used. They designed them and hired local businesses to construct them out of recycled materials.

As one of the last images shows, each container has four smaller bins split for compostable material, glass, mixed recyclables such as plastic and aluminum, and landfill directed waste. Each one has instructional graphics to guide guests as they presort and dispose. This provides for quick and confident discarding as guests become more familiar with their use, and encourages more waste diversion. Another arena reviewed was the Chesapeake Energy Arena in Oklahoma City, Oklahoma. They started out with a $140,000 recycling grant awarded by the city. They initiated their GreenSpot sustainability campaign. They used social media to communicate with the public. Their RETHINK Campaign is reinforced at every event to keep awareness high and the words appear on their containers. Finally, they looked at the CenturyLink Center in Omaha, Nebraska. Essentially, this is an example of how we can perform better. They have no funding for recycling. They do have a recycling program, but it is at a cost to them and there is little public awareness.

To have a successful recycling/composting program requires some key items. Funding is essential to get things started. Public awareness is key, including clearly labeled recycling containers. The bins need to be located strategically and outnumber or be equal to amount of wastebaskets to facilitate ease of use.

Chevelle Schreiner presented some vendor solutions. Chevelle provided a graph of product costs. The more sustainable products are slightly higher upfront, but will save money long term. To ensure sustainability products, other arenas have provided a list of restricted or allowable materials. Some have provided a directory of approved vendors or distributors, or done custom RFP's prior to bidding. And many arenas just provide materials to all vendors in the arena. Of course, compliance is required by all vendors. This does not just relate to food containers, but to practices (such as grease disposal and cleaning products) and equipment (such as use of Energy Star, fair-trade equipment, or locally-made countertops and seating) as well.

The conclusion is that a 75% diversion rate is achievable here, as long as the recycling program includes an in-house composting program.

Clare asked what the implementation cost would be to enable them to achieve the 75% diversion rate. Jesy replied with an in-house composting program, you would have to decide whether to use a local composter and consider the hauling fees of $100/ton. If it were to be dropped off at Prairieland Dairy, it is about $30/ton without the compost (with an option to negotiate to $20/ton). Bluff Road only does yard waste composting currently and it is $15/ton. Depending on how many recyclables and whether you have a composter on site makes a difference. Clare asked that they put the figures together for both options.

Beutler asked if the handout today comprised the totality of the results accumulated or if they will see a more comprehensive report. Jesy responded that there is a more detailed report to come. The Board thanked the students for their efforts and organization.

Beutler asked for public comment on any of the progress report items.

Jane Kinsey, Lincoln Watchdogs, came forward requesting clarification on a past newspaper article regarding the cost of the canopy. She said the newspaper reported the cost in the millions of dollars and questioned the source of that funding. Yancey explained that there are two canopies. There will be a new canopy on the Amtrak Station and Platform construction. Also, an existing historical canopy will be taken down, restored and reinstalled. Although not bid until summer, the estimate for this historical rehab is $1.6 million. Both are part of the existing budget.

On the sustainability plans, Kinsey wondered if plans would be requested from anyone else. Beutler explained that they would probably be entering into a contact with SMG for management in which they will be addressing sustainability to some degree. The students were engaged as part of a public education process, as well as with the intent of them being tremendously helpful for us. The Board is certainly willing to listen to all input on sustainability ideas. The contract is yet to be negotiated with SMG. They run the current auditorium and would likely be the ones in charge of the new arena. Kinsey mentioned that recycling is a big business, and she can provide names of people who pick up recyclables free. They had two garbage haulers in a townhouse setting fighting for the recycling business free without doing any bids. The bins are good reminders and, because of the recycling business appeal, you may not even need to raise the price to divert those materials. Beutler asked Kinsey to pass along information to Tom Lorenz with SMG directly, or to Paula Yancey, or himself. If SMG is awarded the contract, Lorenz will be charged with the responsibility of doing these things as cheaply as possible.

Peter Bleed, 1315 N. 37th, came forward to speak on cultural resources. Bleed has been a supporter of the arena and believes it is good for the State. However, he is unsettled by recent events in the development that show what he believes is a disregard for the cultural resources of the area. His intent today is to urge the JPA Board to be aware of the situation.

Block 51 is where the Watson Brickson lumberyard was previously. On an isolated corner on the south side of the block is where the gasification factory sat. About two years ago, for three weeks, he directed an archeological field school of students in this area. It is an interesting area and shows an early part of Lincoln. It is an isolated area literally on the wrong side of the tracks and was an important part of the depot district. A hotel in the 1880's housed single men who were laborers. After about 1903, the area was changed into the lumberyard that became the Watson Brickson factory.

On the margins of this area, there was subsurface material that clearly reflected Lincoln's history. The demolition of Watson Brickson involved 90% recycling of materials and documentation of the outside of the structures. However, there was little attention to the inside. The buildings were chipped or shredded. There was no systematic or professional recovery of historic business records. The demolition was only to be surface level demo. But there was subsurface impact. Bleed was well treated and respected the demolition workers who were on site. They were doing a good job with what they were charged. But they went down below surface. There was evidence of an 1872-73-74 residence foundation. The building was gone before 1903, but the archeological potential to learn and document life, landscape, activities, and lifestyle of people that made our town is being compromised very dramatically. There are other areas in this project as well.

Bleed believes the JPA Board should recognize and speak for cultural resources and should receive a systematic standing during the planning process. He does not believe that it is systematically happening now. The Nebraska Historical Society Historic Preservation Office is not empowered or involved in a systematic way.

Beutler asked for clarification that Bleed does not believe anything illegal is being done, but with regard to cultural history of the City, we could do a better job. Bleed thought others could better address legalities. As an archeologist, he is concerned that someone decided that what is called a Section 106 process was not appropriate. That is the device used by the Federal government to set in process a systematic evaluation.

The Archaeological Resources Protection Act of 1979 (ARPA) says if something is there, we have to protect it. So, someone decided something was not there. He is not trying to say something was illegal, but to say this is our history and we should want to protect it.

Beutler reminded everyone that there was an archeological survey on the railroad land. Bleed, in fact, volunteered his labor in the process. They systematically looked for what was called the immigrant hotel and they became reasonably convinced that the history of that hotel simply does not survive. In that same process, they came up with a clearer statement to say that there was archeological history on the Block 51 area. Beutler believed we had covered what should have been, and today was the first time he was told there was a hotel in the Block 51 area. It is very important to bring this type of information forward. He questioned if there are other blocks within the development that we should be cognizant of this same concern. Bleed responded that agencies such as the Nebraska Historical Society Historic Preservation Office would be the appropriate contact. The information he is bringing forward today he believes was conveyed to the project managers and the City staff involved. He also has done a brown bag presentation on Channel 5, but he has not published much on this. He senses that the agency mentioned believes they should be a more regular partner in the planning process. The management of issues and timing are not systematically being discussed and worked through. There is great expertise even within the County-City Building.

Beutler reported that the location of a parking garage was changed due to historic preservation issues so some attention is being given. Bleed believes there is some attention and feels blessed to live in a community where those types of conversations happen and honored to be involved in those. The conversation that needs expansion on this project is the management and importance of these issues. He does not know what that process is right now. Beutler thanked Mr. Bleed for his comments and encouraged him to send any of the Board members a note if further comments.

Coby Mach, representing LIBA, came forward to express how impressed he was with the UNL students reporting today. He would encourage the students to reach out to the private sector to see if someone might provide the signage and bins that are needed in return of the recyclables. The People's City Mission in Lincoln has started an extensive recycling program. They are recycling cloth material and using the proceeds to fund the homeless in our community. They also have an extremely large volunteer donor base. There may be a partnering opportunity to save money as well and avoid increasing individual item cost. Beutler confirmed that Tom Lorenz with SMG was absorbing all the cost saving management ideas.

Dan Marvin spoke on the historic process to date. The Section 106 process is required when you have a federal action. That process was pursued during 2009-2010 through the Corps of Engineers. Also, there were conversations with Nebraska Historic Preservation Office, in particular Mr. Puschendorf. There as a 404 Permit related to the railroad track movement. This was considered a nationwide wetlands permit that required a 404 Permit. We felt we had entered into a process where the Historic Preservation communicated with the Corps and the Corps said the book was closed and there was no ongoing process needed to involve federal offices in a 404 Permit Section 106. That process closed in approximately February of 2010. There has not been any further federal action pending that required us to be involved with Nebraska Historic Preservation.

Leading up to that we engaged and paid the University some modest amount, around $30,000, to do some work in that area. This included work on Watson Brickson and north of 'O' Street. This all lead up to the Judds contract involving a tremendous amount of earth movement that was needed to prepare the site north of 'O' Street for development. There were trenches dug in the

"hole of the donut" and the "Y" areas before the tracks were relocated to determine if there were any historic materials. We got what we thought was a green light to move forward with development. Not having a Section 106, we still felt it was our duty to do what we could, so Sinclair Hille was engaged to do a full recordation of Watson Brickson. It has not been posted on the HaymarketNow website as it is a huge .pdf file. It does talk about the history of the site, Block 51, back to about 1880.

Once we had the contract to do the demolition of the Watson Brickson building, they checked internally within the City to be sure we were following procedures. Everyone thought we were good to go. Marvin did communicate to Mr. Bleed that if the opportunity presents itself we may be able to reintroduce people back into the area. It is sad if something we did would destroy the material prior, but it has rained with water standing previously at some point over the past 100 years. We felt we followed what was needed and had paid for a recordation of the building. The historic canopy asked about earlier is one of the most historic items we have in the area, and we are paying a significant amount to restore the historical value of that canopy. We will continue to investigate areas in a respectful way. We are working with the guidance of Mr. Ed Zimmer also, who has great credentials and interest in preserving and conserving historic items. Beutler thanked Marvin for his report.

Item 5 – Approval of Payment Registers

Steve Hubka, City Finance Director, brought forward the payment registers for the month of March for Board approval. With the increased activity on the site, there is a total of approximately $7.640 million, including the payment to Engineering Revolving. Most notably is the payment to Mortenson for over $5 million. All the vendors have appeared on past registers. In responding to Clare, Hubka confirmed that all the costs are within the budget, and that he is confident we are following audit procedures.

Being no public comment, Carroll made a motion to approve the payment registers. Clare seconded the motion. Motion carried 3-0.

Item 6 – Review of the March 2012 Expenditure Reports

Hubka explained that these reports reflect the amended budget. Being no public comment, the Board moved to the next agenda item.

Item 7 -- WH 12-24 Resolution approving the West Haymarket Redevelopment Agreement by and between the City of Lincoln, Nebraska, TDP Phase One, LLC, and the West Haymarket Joint Public Agency, relating to the redevelopment of property generally located between 7th Street and the future Pinnacle Arena Drive and Q and R Streets and authorizing certain administrative actions on behalf of the JPA in accordance with the terms and conditions in said Redevelopment Agreement. (Rick Peo/Hallie Salem)

Rick Peo, City Attorney's Office, explained that this agreement is for the first phase in the redevelopment area. This agreement was previously on the City Council agenda and was approved by them following a public hearing. It has also been executed by TDP Phase One. It provides for certain activities to take place. The first involves the properties purchased by the JPA pursuant to the movement of the railroads and redevelopment. Part of that property is to be sold to TDP Phase One for redevelopment activities consisting of two aspects. One is the residential/retail/office area on Redevelopment Area A south of the arena and second is some additional retail on what is called The Yard on the Festival Block to the east.

The residential phase of that project will include an expenditure on TDP's part of $21-$30 million. The hotel would involve another $20 million investment by TDP. In return, the JPA will be constructing some parking improvements. One is probably Parking Deck A to provide parking for retail, office, and the tenants within the TDP properties.

Another aspect of the agreement is the issuance of City TIF bonds to help fund the improvements. The JPA would be buying Series A bonds for approximately $6 million. TDP would purchase Series B bonds for another amount of about $2 million. JPA would be funding 78% of the purchase price with 22% from the developer. The primary purpose for that is to generate more "bang for your buck" since the JPA can purchase the bonds at a lower interest rate than the developer could, allowing more money to be spent on eligible TIF improvements. The JPA will make a little bit of return on its investment since the interest rate would be in excess of what would occur under normal investment policies. The reimbursement of the TIF bonds is guaranteed in several ways. One is the repayment from tax increments that are generated on the project; and, secondly, the redeveloper would be responsible for any shortfall in TIF taxes that would come in. The third assurance is the personal guarantees of the underlying members of this organization (WKR and Chief Industries) that they will cover any other type of deficiency. Because the JPA is only buying 78%, we feel that is a sufficient safeguard in itself. So, we do not feel there is any risk to the JPA to purchase the TIF bonds.

Carroll asked if the expenditure use and prioritization of TIF money is specifically spelled out in the contract, and believes all of the improvements give value to the entire area. Peo confirmed that is the case. Provisions for use of TIF funds have those requirements, and we feel those requirements are being meant.

Clare has received some questions regarding the entertainment district, and wants to make sure a family atmosphere and a safe area is maintained. There are concerns it not become a wild bar scene in this area, but be a family environment. The representations thus far have provided that assurance, but it is the duty of the Board to ensure that this develops as a fun, safe, and family area. Peo believes the reputations of those involved and restrictions in the agreement give those assurances. Recognizing that, if there were to be a sale, someone else follows up on the business; we tried to include restrictions to maintain the level above a bar atmosphere. The goal is to make it family oriented, and the City will still have some control of The Yard.

The entertainment district concept still has elements to work out that will include further regulations and restrictions as that moves forward. Clare is pleased about the sale being included. Definitely, the current owners have their heart in the right place. But, if sold, we need some assurances any new owners would have the same level of commitment to the community. He believes we are lucky to have the Scott brothers here in Lincoln, Nebraska. Peo thinks we have a balance between protecting the environment and allowing a private developer to make a living.

Marvin invited Brett West of WRK to give a short presentation on what is being constructed. This has been a process involving the public, Urban Design, Planning, and Historic Preservation. It has also been through City Council. It amounts to about half the amount of investment dollars that we told the public it would cost with the vote. It is the first phase and still leaves two additional blocks on which to build. Director Landis told the Council we have exceeded where we thought we would be at this time, and Marvin thinks that is a fair assessment. This includes 288,000 square feet of development.

West displayed slides, attached hereto, outlining the project. The first part of the project is the Canopy Street Lofts with five floors of housing and the first floor of retail. The contemplated hotel next door to the south includes three floors of hotel and two floors of higher end housing or office space. The Yard is across the street to the east of the lofts. They have tried to blend in with the historic context and scale of the area. To allow people to walk around, a public market is introduced into the design, which was part of the redevelopment agreement. There is seating to extend that experience and is in keeping with the family atmosphere.

Another slide with the view from the arena northeast to southwest begins to show the concept of The Cube, which also is heavily discussed in the redevelopment agreement. This allows creation of the wow factor to get people on site. It is an art installation, but has some functionality to project information on sponsored events, a pregame show, or even a concert or movie night. It has flexibility to draw all types of people to the area. On The Yard slide, you can see the concept of a rooftop garden or deck. There is also one behind The Cube for the public. In the current plan, The Cube can be accessed and experienced by the public from the inside as well. The Yard can house up to 1,000 people.

The Canopy Street Hotel is being contemplated as a future project. Things are going well on this, and there is a signed letter of intent. The financing package is in development now. The hotel is coming quickly and ideally, the goal is to complete construction all at once in order to avoid conflicts such as tenants dealing with construction while they are moving in. The first floor plan shows the Phase I north half retail, housing entrance, a leasing area, The Yard, The Cube, and large space for the public market capturing a benefit for the City. Also, there is a public courtyard in response to feedback, especially at the Urban Design group who wondered where the urban park was located. West stated that this was a tough document to get through, but believes they have created a win-win for everybody. The Board members thanked Mr. West.

Jane Kinsey came forward to express concern over comments WRK made during the City Council testimony. They stated they wanted this to appeal to young people and to young professionals because they are the future of the City. Nothing was said about being family friendly, leaving the impression that they were wanting the young people. Kinsey stated that, for the most part, young people do not pay the most taxes here in town. She wanted to encourage the JPA Board members to keep discussing with WRK the importance of a family-friendly environment in this area. Families usually do not take their children downtown to places where people will be walking around with drinks in their hands. In Lincoln, the law is that you cannot take a child into a bar, so she is concerned how this will be controlled. The public needs some assurance that this will be controlled in some way, and right now, the plan is nebulous. As far as the TIF is concerned, the Watchdogs would like to protest use of additional TIF and, as requested several times, they would request an audit of all TIF monies.

Mach came forward stating that just prior to this meeting there was a meeting to review the contracts and language, which raised some questions. He apologized for not having those questions earlier. On March 4, the Journal Star did an article about Woodbury and WRK using $2.7 million in City tax funds for specific extras including an arts and humanities plaza, public art outside the building, and improvements to the building's facade from stucco to brick. Today's contract is with TDP Phase One LLC and there is reimbursement in here for art as well. Mach asked if this is the same pool of money or if the TIF financing for art in this agreement is additional funding.

Beutler thinks the numbers quoted are high. He asked for the questions to be submitted, and they would be glad to get back to LIBA with a response. Peo responded that the arts and humanities

project is separate and distinct from this particular development. Each will have their own TIF and expenditures. Mach requested a delay if this expenditure on art is in addition to the $2.7 million reported, and would like to know how much additional money is involved. Also, he questioned if the plan is to purchase art locally. It would be important to spend those dollars locally.

Carroll explained that in the contract on page 66 it spells out the TIF dollars for each priority. Maybe the fourth priority is the one Mach is discussing. It is the only TIF amount listed where art is referenced. Beutler explained that the project referenced in the paper is east of the project being discussed today. Mach then asked for clarification that these dollars are in addition to the $2.7 million reported in the paper. Since he was not familiar with the figure in the paper, Beutler asked Peo to get together with Mach and sort through the questions. Peo again said it is available on the City Clerk's website by contract and they can provide that information.

Clare moved approval of the resolution. Carroll seconded the motion. Being no further discussion, motion carried 3-0.

Item 8 -- WH 12-25 Resolution approving a Contract Agreement between Evan Corporation d/b/a Evan Fall Protection Systems Inc. and the West Haymarket Joint Public Agency for construction of the Fall Protection Systems for the Pinnacle Bank Arena. (Paula Yancey)

Yancey introduced this resolution for approval of this contract with Evan Corporation. They provide fall protection systems for arenas and building such as arenas. This is an additional rigging tie off system to be used once the building is open – not during construction. It is a cabling system used by stage handlers during the rigging of things such as lighting, sound, and staging equipment. It is an engineered, OSHA approved system to be safe as they walk through the catwalks up in the high ceilings of those buildings. The contract was put out for bid, and we had two bidders.

Evan Corporation was the most responsive and complete bid for the system we needed. The total contract value, with the insurance that we needed, was $142,870. There was an option to increase the coverage to extend it over further bays of the arena floor. A total of $18,635 was added for that extended coverage for a total contract price of $161,505. This is well below the budgeted amount that was within the furniture and fixtures line item. Clare asked why we were buying this now. Yancey explained that they work with the structural engineers through the engineering of the catwalks to create the system that will be installed next year. They will supply attachment point details to the structural engineer and steel suppliers to avoid having to retrofit later.

Lorenz reiterated that this is an important system for the safety of the stagehands who work above when shows are booked in the arena. They will have safety harnesses and fall protection tie offs. This company is very reputable. They work with them across the country and appreciate their efforts in the arena.

Being no public comment, Carroll made a motion to approve Resolution WH12-25. Clare seconded the motion. Motion carried 3-0.

Item 9 -- Set Next Meeting Date

The next regular meeting date is Friday, May 4, 2012 at 3:00 p.m. in City Council Chambers Room 112. Due to a conflict for Clare with UNL graduation being the same date and time, he requested a reschedule to move the meeting up a couple of hours on the same date. The meeting will be moved to Friday, May 4, 2012 at 1:00 p.m.

Item 10 -- Motion to Adjourn

Carroll made a motion to adjourn the meeting. Clare seconded the motion. Motion carried 3-0. The meeting adjourned at 4:25 P.M.

Prepared by: Pam Gadeken, Public Works and Utilities

West Haymarket JPA Meeting

Date 4/20/2012

Page 1

Name (Please Print)	Address	Phone/E-Mail
Jane Kimsey	6703 Hawkins Blvd	
Cody [illegible]		

Pinnacle Bank Arena

PINNACLE BANK ARENA

& Associated Infrastructure Projects

Project Status Update
April 20th, 2012

N STREET

PHASE 2

Demolition on Phase 2 of N Street began between 9th & 8th on Tuesday, April 17th.

04/18/2012

7TH & R STREET / USPS PARKING LOT

7th & R Street is now open to public traffic

04/18/2012

AMTRAK STATION

Amtrak interior work has started including electrical rough-ins, wall framing and door frame installation.

AMTRAK
EXTERIOR SHEATHING INSTALLATION

AMTRAK PLATFORM

The platform slab is substantially complete.

WATSON BRICKSON DEMOLITION

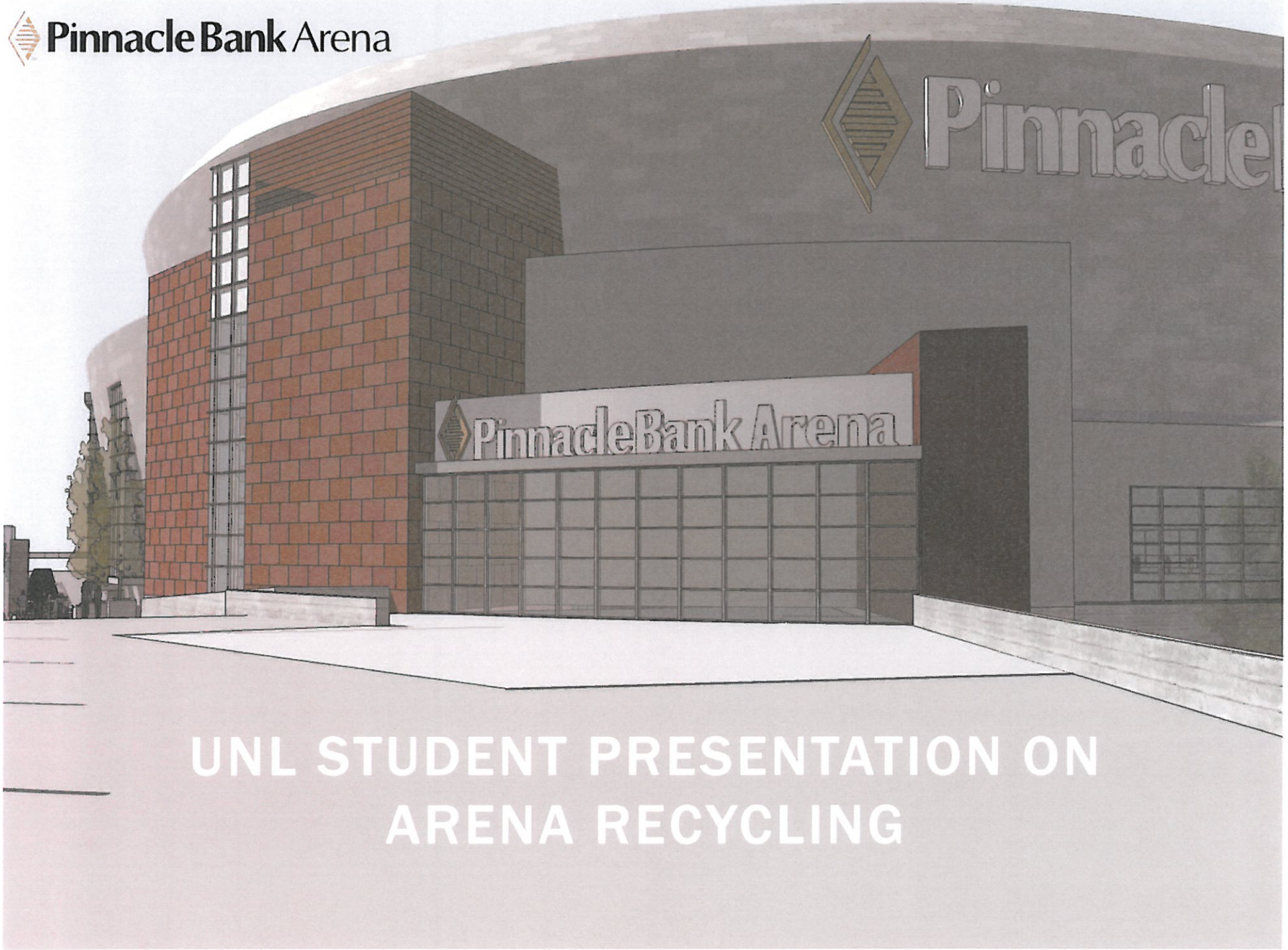
Demo of building two. Steel, wood and concrete are being separated for recycling.

04/19/2012

WATSON BRICKSON

WATSON BRICKSON

Pinnacle Bank Arena



UNL STUDENT PRESENTATION ON ARENA RECYCLING

Pinnacle Bank Arena Sustainability Program

PRESENTATION BY ENVIRONMENTAL STUDIES STUDENTS AT THE UNIVERSITY OF NEBRASKA AT LINCOLN

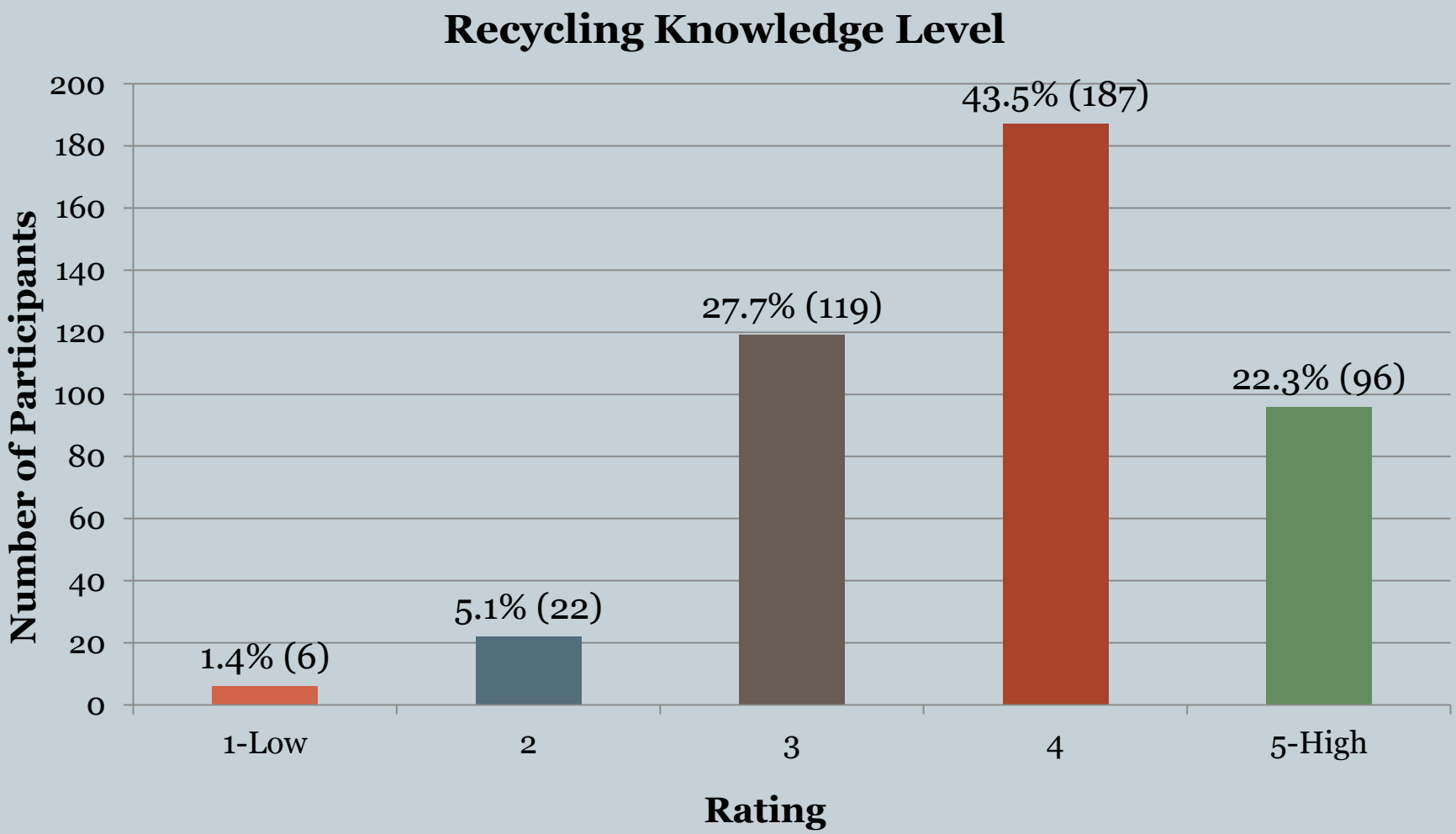
Overview

- Public Opinion
- Funding
- Big Ten Schools Recycling Programs
- Other Academic Arenas
- Vendors

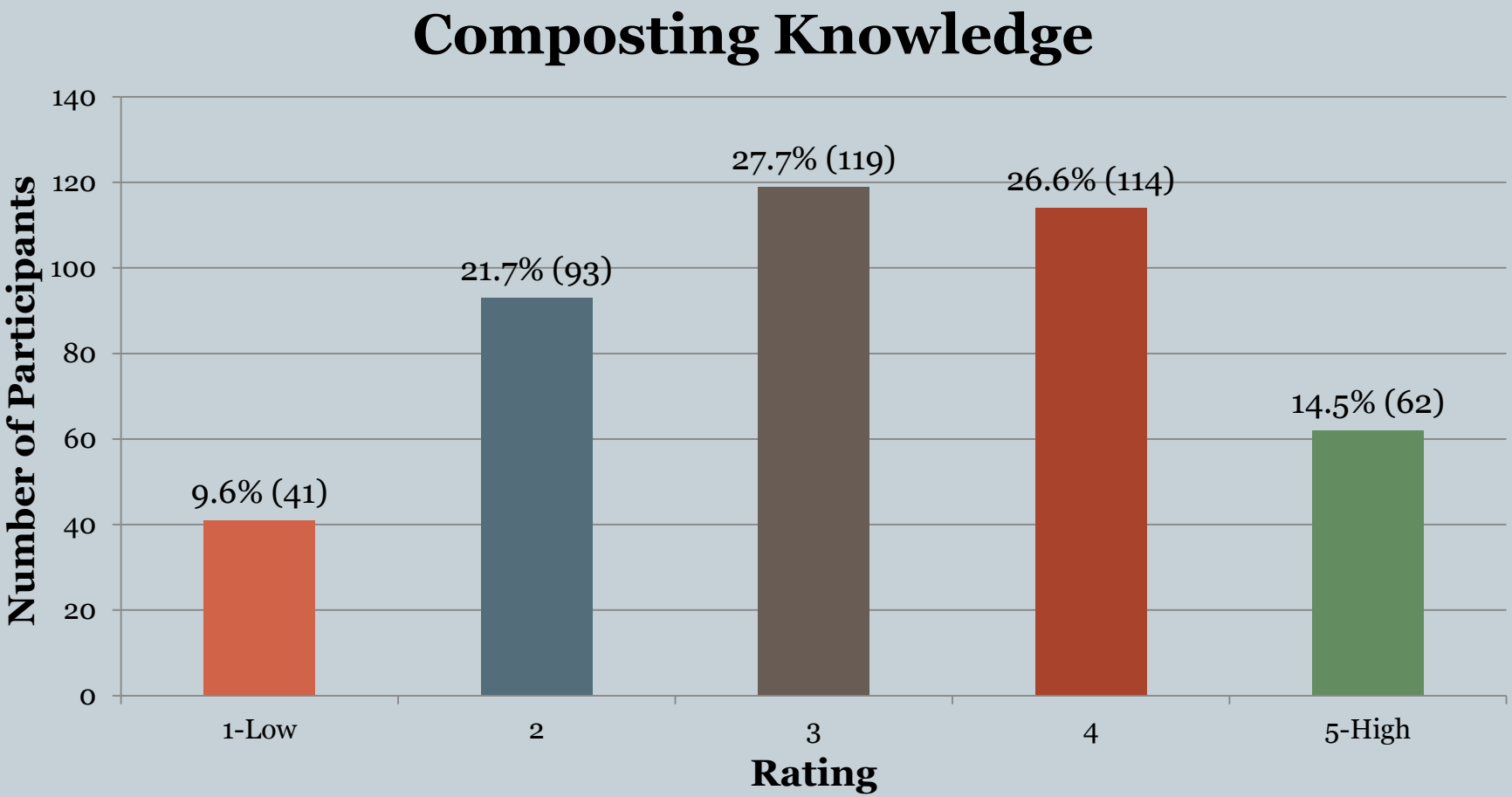
Public Opinion

AN INSIGHT INTO THE CURRENT ATTITUDES OF THE GENERAL PUBLIC ON IMPLEMENTING A RECYCLING PROGRAM IN THE ARENA

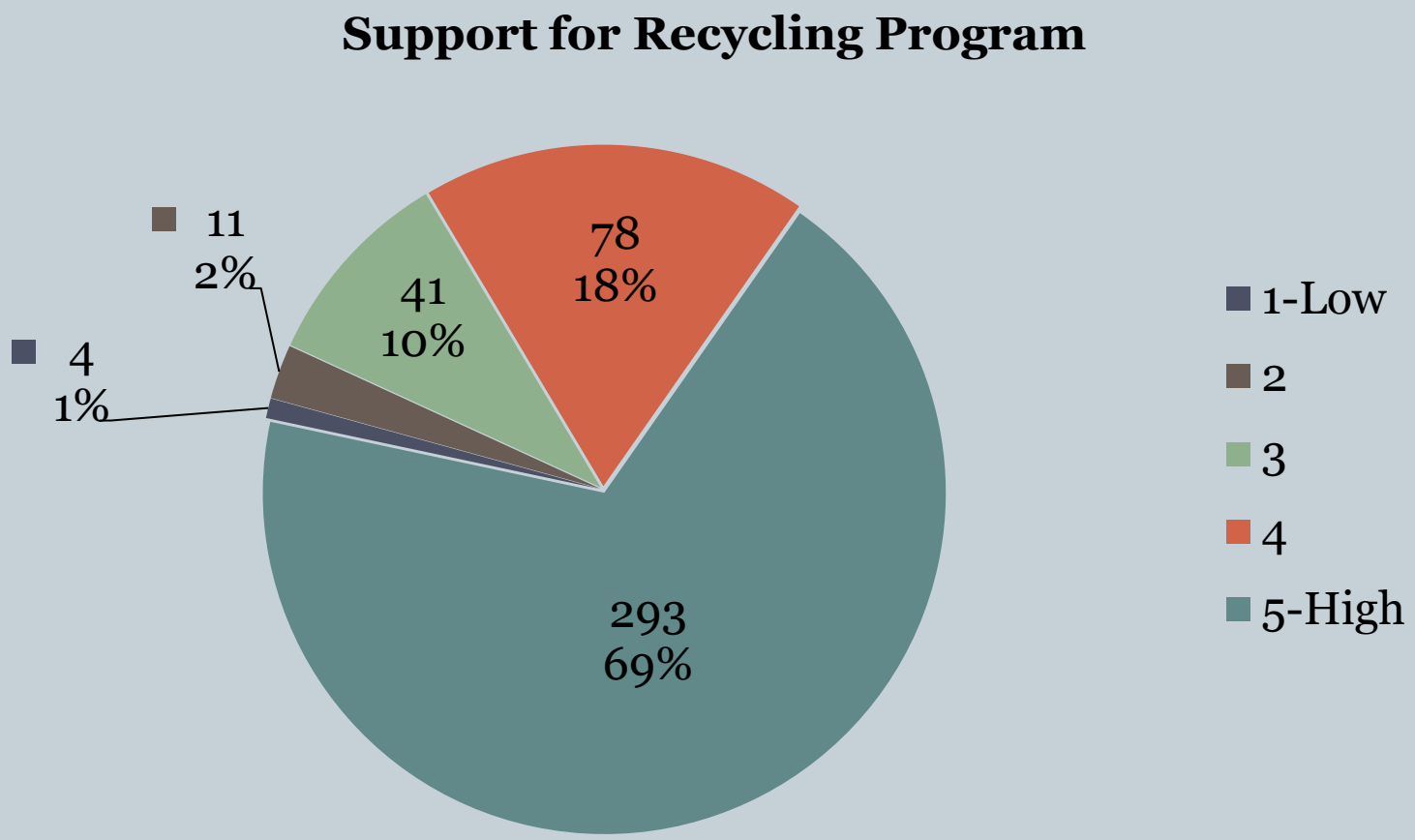
Please rate your personal knowledge about recycling



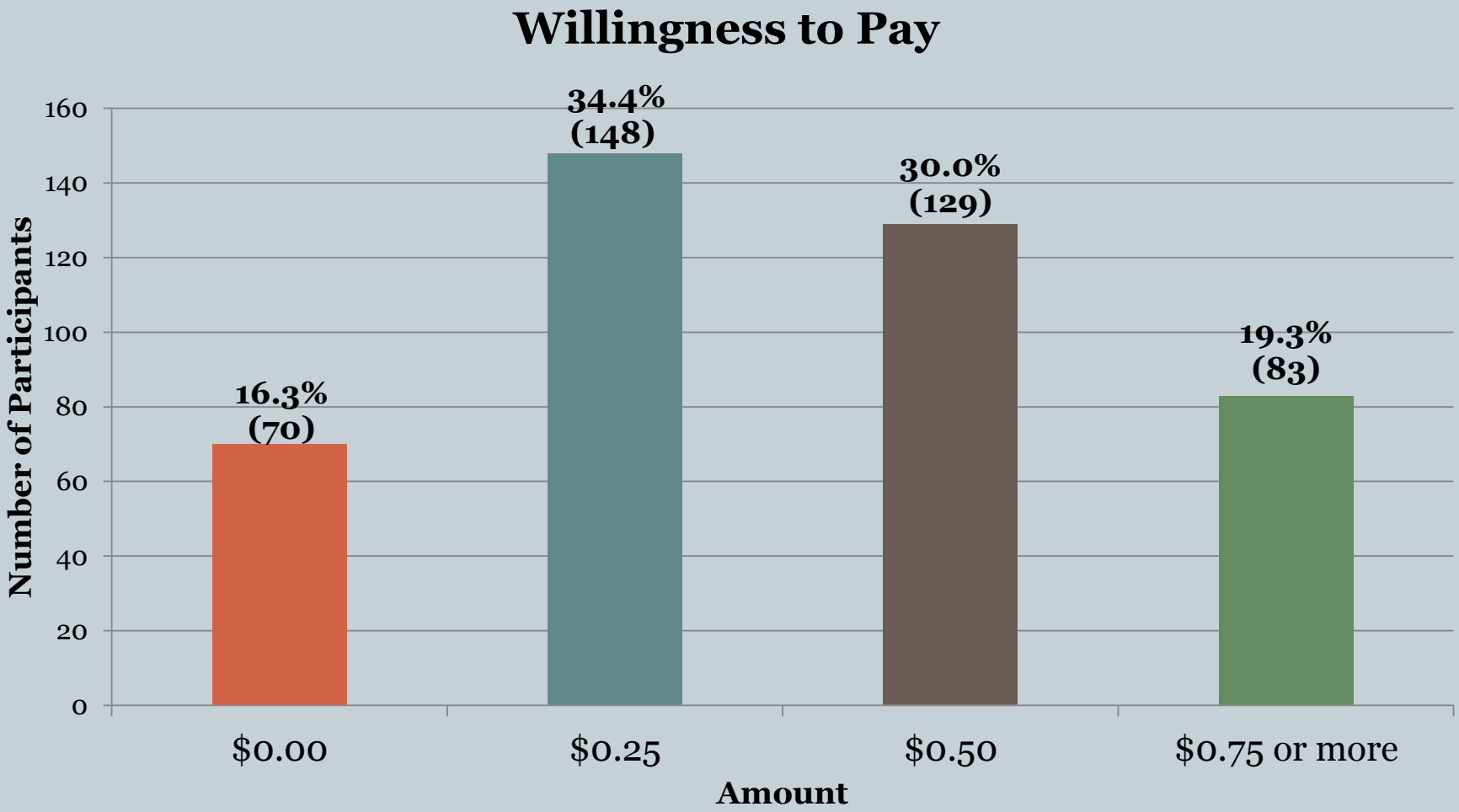
Please rate your knowledge about composting



How strongly do you support having a state of the art recycling program at the new Pinnacle Bank Arena?



How much more would you be willing to pay for a beverage at the Pinnacle Bank Arena to ensure the container would be recycled or composted?



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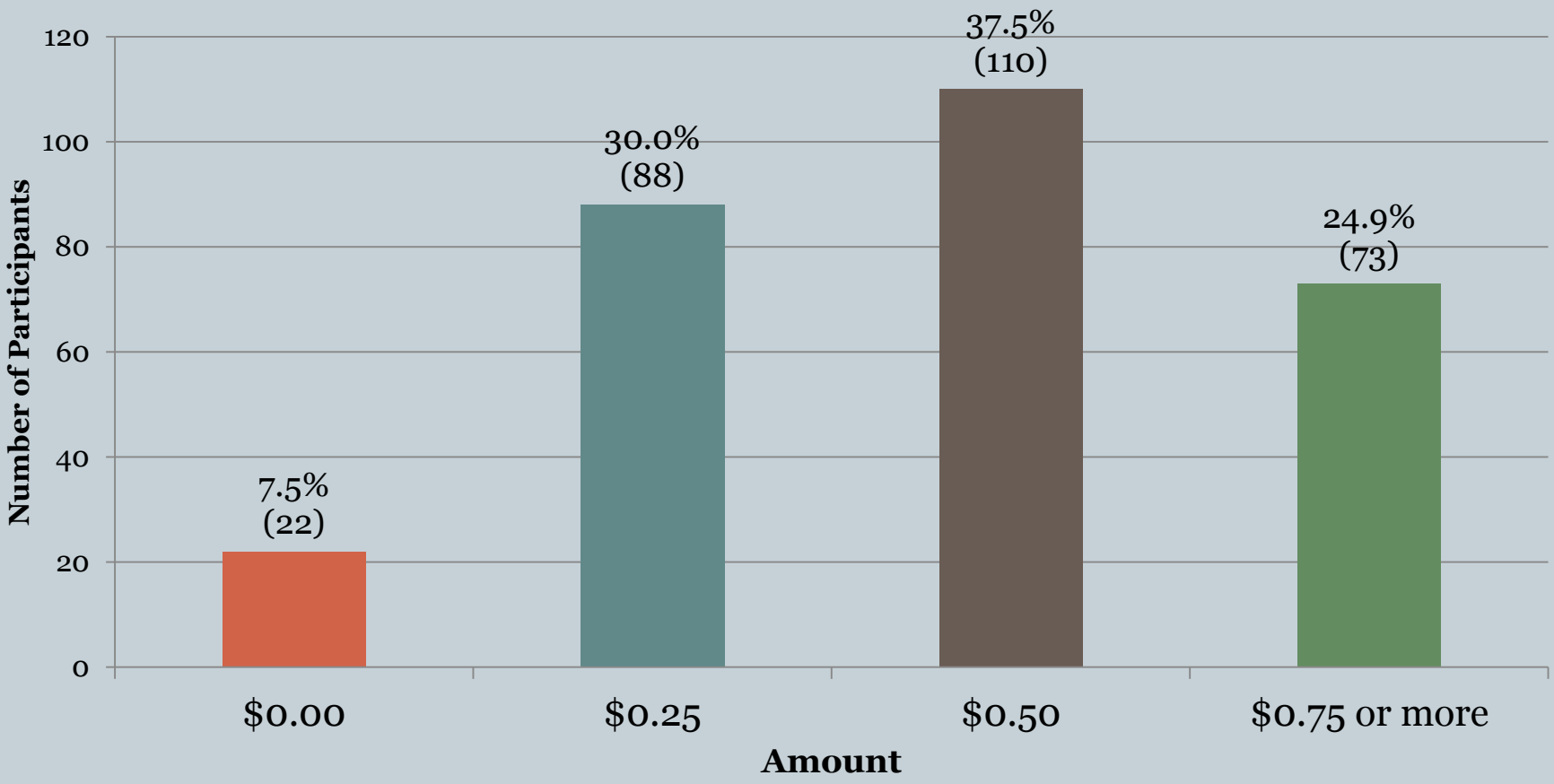
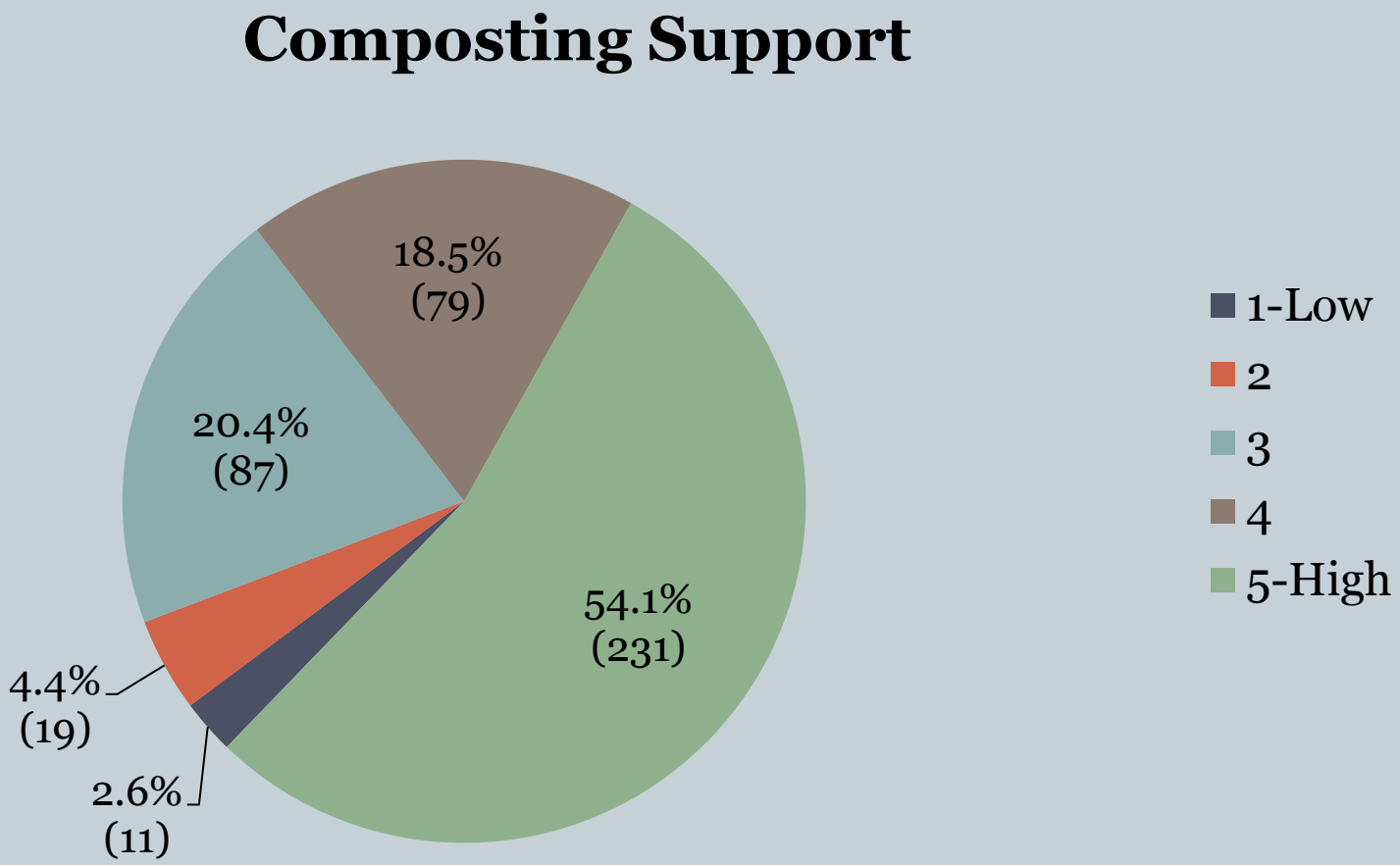


How strongly do you support having a composting program at the new Pinnacle Bank Arena?



Conclusions

- Overall support of a recycling program and composting program at the new Pinnacle Bank Arena
- Willing to pay extra fees to ensure container is recycled or composted
- Participation in the program is pending on the availability and convenience

Economic Sustainability: Funding the Pinnacle Bank Arena Recycling & Composting Program

TO SEEK OUT POSSIBLE SOLUTIONS FOR ENSURING FUNDING FOR THE RECYCLING PROGRAM IN THE FUTURE.

Costs & Benefits

LANDFILL	RECYCLED
$21/ton tipping fees & tax No cash return ↑Environmental impact ↓Community image	No tipping fee Cash return* Increased with compactor* ↓ Environmental impact ↑ Community image *1000 tons recycled=$20,000 saved in tipping fees *Cardboard $90 ton, 1 pull ($100) 2 tons bailed cardboard =$80 profit

Funding in the Big Ten

-$700,000 (Billable services)
+$400,000 (Sale of recyclable materials)

•Corporate sponsorship & Internal Grants
•Athletic & Sustainability Department
•Information/education most costly aspect

•Volunteers to educate at events
•Signage & digital display
•Radio, social media, other institutions

•Same receptacles as campus for familiarity
•$60/ton to incinerator vs. $15/ton to composting

Local Possibilities

INDUSTRIAL SERVICES, INC.
The Waste Management "Professionals"

- Haul to landfill
- Haul recyclables , compost, grease
- Donate carts/containers
- Provide compactor

Prairieland Dairy

- Provide bags for compost stations
- Donate mulch to arena for landscape

- Potential compost use on UNL east campus

Local Possibilities

- Musicians prefer sustainable venues

- Professional publicity

- Volunteer opportunities for students

- Community Involvement

Big Ten Athletics

EXISTING SUSTAINABLE FEATURES IN BIG TEN ATHLETIC FACILITIES

Waste Management

- **Ohio State**
  - In-stadium composting, zero-waste stations
  - Near zero-waste football stadium
    - Avg 75% diversion rate
  - Organics recycling programs & pilots
- **Michigan**
  - Vendor Recycling
  - Post game in-stadium recycling
- **Michigan State**
  - Post game in-stadium recycling
- **Illinois**
  - Specialty materials recycling inside arena

Other Considerations

- Energy Efficiency
  - Adopting LEED and ASHRAE building standards
  - Energy Star rated building products
- Resource Conservation
  - Occupancy light sensors
  - Use of runoff and grey water
  - Dual flush toilets (.5 gallon difference)
  - Reuse of building material scraps

Volunteer Connection

- Michigan
  - Post game in-stadium recycling
- Nebraska
  - Go Green for Big Red 3rd year
- Penn State
  - Student volunteers help tailgaters recycle prior to every game

Other Arenas

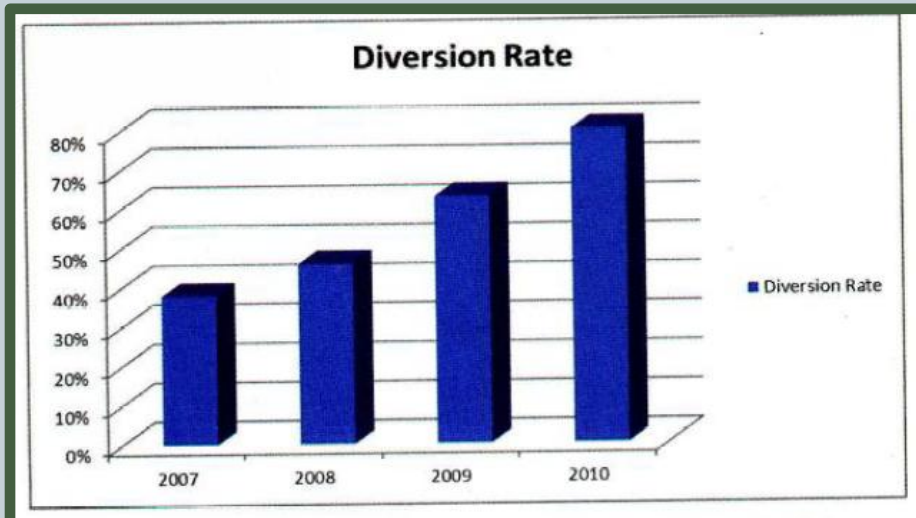
LOOKING AT ACADEMIC INSTITUTIONS AND ARENAS OUTSIDE OF THE BIG TEN AND WHAT THEY HAVE DONE TO BECOME MORE SUSTAINABLE.

Rose Garden Arena

Photo courtesy of greensportsalliance.org

- Portland, OR
- Home to NBAs Portland Trailblazers
- First sports arena to achieve the LEED Gold certification on January 25th, 2010

Image courtesy of NBA.com



The Rose Garden Arena's waste diversion rate rises has generated a three-year savings of $180,000.

Photo courtesy of greendroprecycling.com

Other Arenas

- Chesapeake Energy Arena (Oklahoma City, OK)
  - $140,000 recycling grant
  - GreenSpot: sustainability initiative
  - RETHINK! Campaign
    - RETHINK Bins

- CenturyLink Center Omaha (Omaha, NE)
  - No recycling funding
  - Little public awareness

Keys to a successful recycling/composting program

- Secure funding
- Initiate a campaign to raise public awareness
- Clearly labeled recycling bins
  - Greendrop recycling bins
- Recycling/composting bins should outnumber or be equal in amount to waste baskets
  - Placed near or in same locations as waste baskets

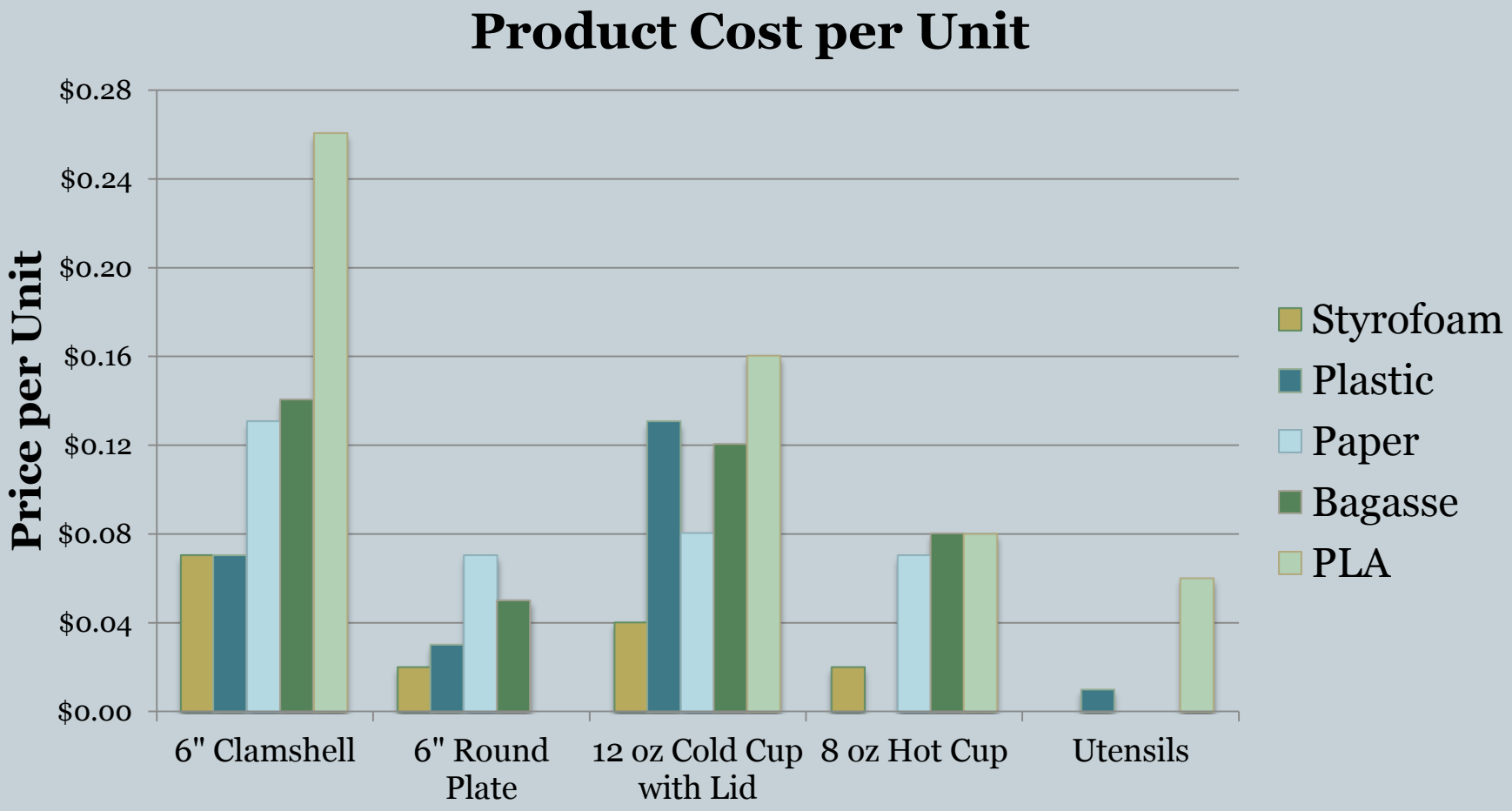
Pinnacle Bank Arena Sustainable Vending Solutions

LOOKING AT THE VIABILITY OF A VENDOR IMPLEMENTING SUSTAINABLE FOOD SERVICE MATERIALS

Food Service Product Materials

- Polystyrene: a.k.a Styrofoam
  - Classified by the EPA as a possible human carcinogen
  - Manufacturing creates chemical biohazards
  - Non-biodegradable
- Plastic
  - Manufactured with petroleum
  - Harmful to animals that ingest
  - Non-biodegradable
- Paper
  - 100% Compostable and recyclable when not dyed or bleached
  - Made from renewable resources but at a faster rate than can be remediated
  - No known health threats or environmental hazards
- Bagasse
  - Made from byproducts, sugar cane stalks are ground up after juices are extracted
  - 100% compostable
  - Non-recyclable
  - No know health or environmental risks
- PLA
  - Derived from corn starch
  - 100% compostable
  - Non-recyclable

Material Costs



Ensuring the Use of Sustainable Products

- A list of restricted materials (polystyrene, bleached or dyed paper, petroleum-based plastics)
- Provide a database of approved materials
- Present a directory of approved food service product distributors
- Custom standards on RFP's to be met prior to bidding
- Arena provides all materials to vendors
- Required compliance for all vendors

Not Just Food Containers

- Practices
  - Recycling grease
  - Donating unused products
  - Fewer disposables used in preparation
  - Green cleaning products
- Eco-friendly Equipment
  - Energy Star appliances
  - Fair-trade utensils
  - Locally made countertops and seating

Conclusion

- ACHIEVABLE WASTE DIVERSION RATE WITH AN IN-HOUSE COMPOSTING PROGRAM

75%

Wrap-Up & Questions

- PUBLIC OPINION-KIANA
- FUNDING-JESY
- BIG 10 SCHOOLS RECYCLING PROGRAMS-NEIL
- OTHER ACADEMIC ARENAS-TOM
- VENDORS-CHEVELLE

Canopy Street

Canopy Street Lofts
- Two Story Loft Apartments
- Attached Parking
- First Floor Retail & Restaurants
- Rooftop Deck & Workout Facility

The Yard
- Winter Ice Skating Rink
- Public Market
- Concert Stage
- Retails, Restaurant, & Nightlife

Canopy Street Hotel
- First Floor Retail
- Attached Parking
- Workout Facility & Pool
- Top Floor Apartments/Condos

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the Yard

Features

- Public Ice Rink & Skate Rental
- Outdoor Concerts & Festivals
- The CUBE
- Public Market
- Restaurants & Nightlife
- Outdoor Fire Pit
- Rooftop Seating

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FIRST LEVEL FLOOR PLAN

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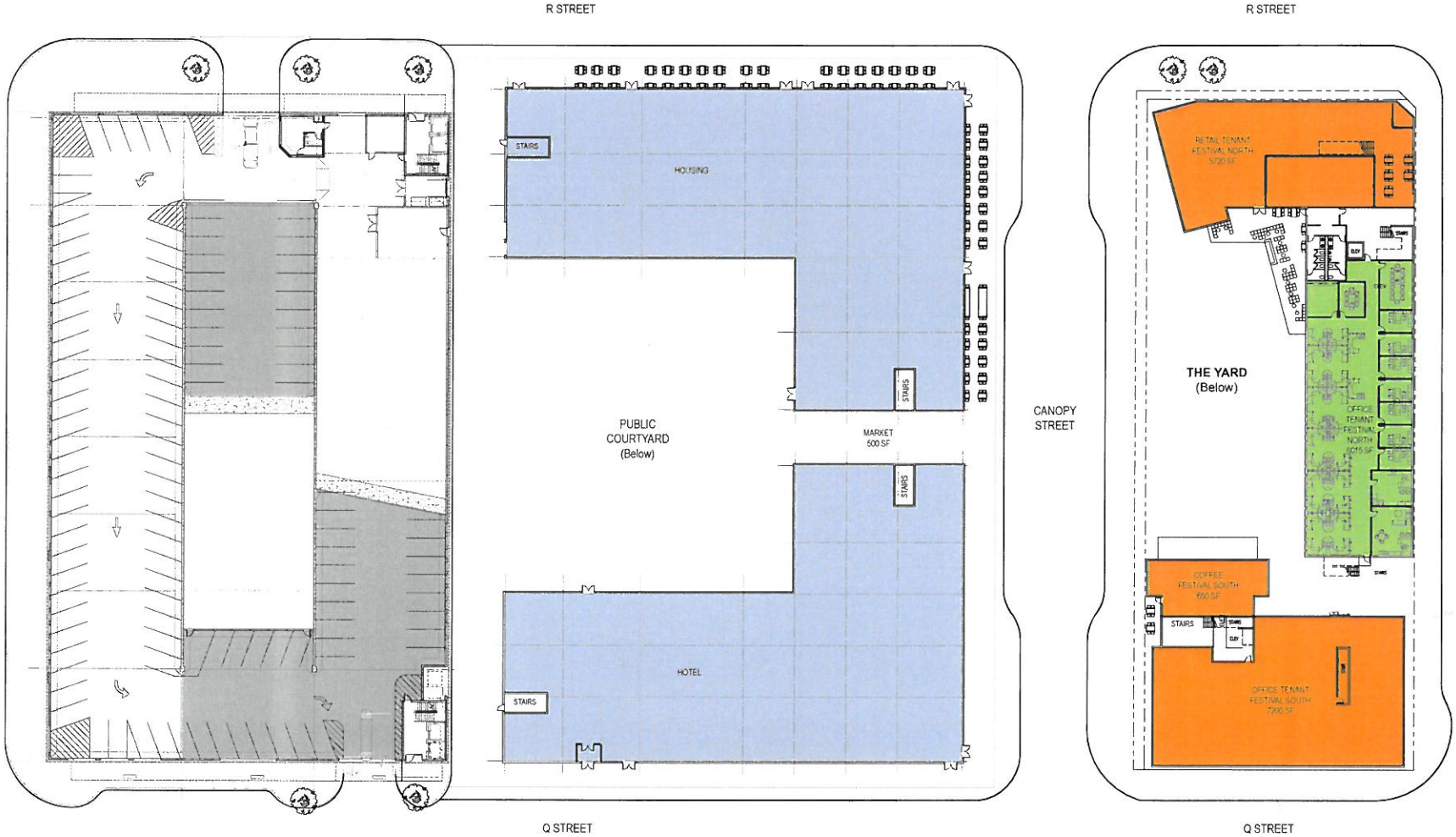
SECOND LEVEL FLOOR PLAN



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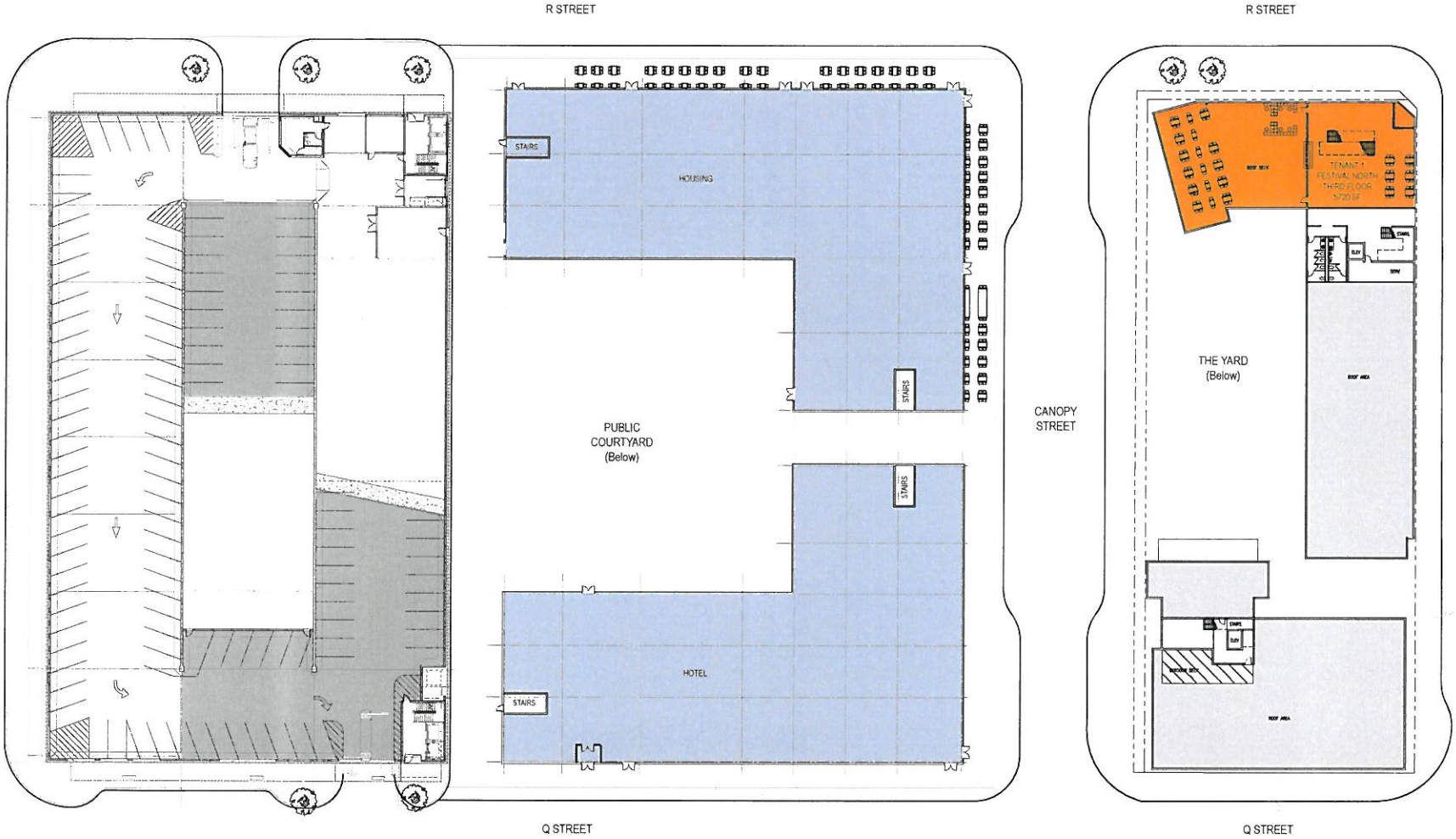
THIRD LEVEL FLOOR PLAN



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