

AGENDA
CITY COUNCIL MEMBERS' "NOON" MEETING
MONDAY, APRIL 16, 2007
(Immediately Following Directors' Meeting)
COUNTY/CITY BUILDING
CONFERENCE ROOM 113

I. MINUTES

1. Minutes from Directors' Meeting of April 9, 2007.
2. Minutes from City Council Members' "Noon" Meeting of April 9, 2007.

II. COUNCIL REPORTS ON BOARDS, COMMITTEES, COMMISSIONS AND CONFERENCES -

1. Public Building Commission (Camp/Cook)
2. Multicultural Advisory Committee (McRoy)
3. Board of Health Meeting (Svoboda)

OTHER MEETINGS REPORTS:

III. APPOINTMENTS/REAPPOINTMENTS - To Be Announced

IV. REQUESTS OF COUNCIL FROM MAYOR - To Be Announced

V. MISCELLANEOUS -

1. Discussion of TIF/Redevelopment Projects.

VI. CITY COUNCIL MEMBERS

VII. MEETINGS/INVITATIONS -

1. Please Join The City of Lincoln & St. Teresa's Grade School Students in Celebrating Arbor Day 2007! On Thursday, April 26, 2007 at 10:00 a.m. (rain or shine!) at Woods Park, Picnic Shelter, S. 31st & "J" Streets (adjacent to open picnic shelter-Park in the Health Dept. lot to the north of the shelter) (If raining, St. Teresa's School Gym, 735 S. 36th Street) - (See Invitation)

2. Asian Community & Cultural Center 2nd Annual Dinner Celebrating Asian Heritage Month on Thursday, May 3, 2007 at the Holiday Inn, 141 N. 9th Street - 5:30 p.m., Doors Open - 6:30 p.m., Dinner/Program - Cost \$40 person - RSVP by April 25th - (See Invitation)
3. Invited to a night of Celebration & Jazz YWCA Lincoln MENtors & Allies on Thursday, April 19, 2007 from 5:30 p.m. to 7:00 p.m. at PO Pears, 322 S. 9th Street - 5:30 p.m., Reception - 6:00 p.m., Meal & Program, Tickets \$15.00 per meal - RSVP by April 16th - (See Invitation)

VIII. ADJOURNMENT

**CITY COUNCIL NOON MEETING
MINUTES
MONDAY, APRIL 16, 2007**

Council Members Present: Patte Newman, Chair; Dan Marvin, Vice-Chair; Jon Camp; Jonathan Cook; Robin Eschliman; Annette McRoy and Ken Svoboda.

Others Present: Mark Bowen, Mayor's Chief of Staff; Ann Harrell, Administrative Aide to the Mayor; Dana Roper, City Attorney; Coby Mach, LIBA; Deena Winters, Lincoln Journal Star; Marvin Krout, Planning Department; Wendy Birdsall, Chamber of Commerce President, Jason Smith, LPED, Vice-President Economic Development; Mary Meyer, Clerk; and other interested parties.

A copy of the Nebraska Open Meetings Act located on the back wall of this room.

Chairman Newman convened the meeting at 11:30 am.

I. MINUTES

1. Minutes from Directors' Meeting of April 9, 2007.
2. Minutes from City Council Members' "Noon" Meeting of April 9, 2007.

Chair Newman called for approval of the minutes.

Correction made to the Noon Meeting Minutes. Under IV, Paragraph 3, the word "or" instead of "of".

Both sets of minutes approved by acclamation.

II. COUNCIL REPORTS ON BOARDS, COMMITTEES, COMMISSIONS AND CONFERENCES

1. **Public Building Commission (Camp/Cook)** Camp stated they received report on the Health Department Building, which had a few change orders. Then had an update on the Hall of Justice and Courthouse Plaza work. The PBC had a discussion on flag displays, which has now been put on hold. Roper stated they are looking at the request for displaying of American flags and plaques, with concerns that other requests could be numerous so decided it might be better not to allow any.

Eschliman asked when the Courthouse Plaza is complete how many departments will be housed? Camp replied the Public Defenders Office and Community Corrections. The building would be owned by the Public Building Commission but agencies would have offices. Eschliman inquired as to how long the renovation process would be with Bowen stating it would be a while, as they are completely renovating the building.

Camp said they discussed the conference room, and \$9,000 for a staff truck because of the condition of the current truck. Camp stated the PBC will purchase a spare lag time reader at \$7,000. Cook added they will also purchase a new mail machine and software upgrade for the mailroom department clarifying that everyone in the building uses the mail department.

2. **Multicultural Advisory Committee (McRoy)** McRoy was unable to attend due to a conflict.

3. **Board of Health Meeting (Svoboda)** Svoboda did not attend but had the updates. The first was the kennel facility update. The Health Department hired HDR, a Lincoln group who has the background in kennel locations. There were two other applicants, but neither one had the history or experience in locations. The Board will be reviewing the applicants.

There was a quick update in which Kathy Cook identified the 94% budget. The committee also received a very technical vaccine presentation on the Human Papilloma Virus (guardicil). Harrel added the presentation was very interesting, showing the effectiveness of the vaccine against cervical cancer and under what circumstances it should be used from a medical perspective.

McRoy asked for more explanation on the three applications for the kennel. Svoboda stated these applications were proposals for an actual site, if the City - County actually operated its own kennel, and didn't farm it out. It is a possibility, later on, that we could bring in a private provider that would operate within one of these sites.

Camp questioned if there would be any additional thought to possibly parceling out some of the city's animals? Svoboda said the concern is that people need to be use to going to one location. If not done that way a bureaucracy would be created by the question, where did my dog go? Trying to coordinate everything would be very difficult and people in the private sector may not want to do it on a piece-meal basis. Especially if you collect fines from individuals or don't release them if they're not vaccinated.

OTHER MEETINGS REPORTS:

- III. **APPOINTMENTS/REAPPOINTMENTS(Bowen)** Bowen stated there will be a couple. Additional Cable Advisory Board recommendations, as well as Keno Advisory, Health Services under Kit Boesch.

- IV. **REQUESTS OF COUNCIL FROM MAYOR** - None

- V. **MISCELLANEOUS** -

1. **Discussion of TIF/Redevelopment Projects.** Bowen said Wendy Birdsall, President of the Chamber of Commerce and Jason Smith, LPED, Vice-President Economic Development, are in attendance. Newman invited both to come forward and share their thoughts on the TIF policy, and to alert the Council if there were any red flags from LPED's perspective.

Camp stated he questioned last week the importance and consideration of what we do, what we should be looking at, the procedures which work well, to be out recruiting, and stated he feels it gives a lot of authority to the Mayor to make decisions.

Birdsall stated it is very important that everyone work off of the same document, eliminating any confusion. She thinks there is some confusion particularly for people who haven't been involved in the process.

McRoy asked Smith how many times when working with large projects, do they bring up TIF first? Specifically TIF? She asked if prospective businesses already know about TIF as a tool we utilize? Smith believes the issue is not necessarily TIF, as there are different laws in different states. He gave examples of different states having different programs, such as

TIF, or free land, or a location which would be 20% cheaper. McRoy asked if they express interest about the programs available? Smith replied they do ask what programs are available to offset some of the upfront expenses. McRoy asked if this TIF policy would be brought to the table? Naumann said generally it is usually assumed to be available, if you have a district that is already set up for use if you're in the market. He believes there are 49 states which have TIF.

Marvin stated he appreciates this meeting as he thinks there is a certain amount of confusion locally, with local developers, of where TIF applies and doesn't apply. He thought things could happen in Antelope Valley if they can understand, and can factor into the business model project, what TIF can and cannot do. McRoy added it is important being able to use TIF for small projects, if they qualify, and believes that education within the community is important. Marvin stated we have a small TIF fund also, and believe Lincoln's versus Omaha's is much more competitive. Marvin believes we, Lincoln, are competitive and fund pretty small amounts of money, but questioned how small we can go. Bowen said the project would drive the decision, Marvin agreed adding people need to understand the policy.

Camp suggested perhaps we need to have an economic development presentation to hear what businesses might consider important to locate in a city. Camp said Naumann, with his experience, could list what is considered important such as infrastructures, the education system, wages and other items. What might help the City facilitate economic development and give pointers, presenting the immediate, short and long term issues. Even if it's just authorization procedures to help facilitate the work you're doing.

Birdsall agreed and stated she would follow up, as they talk about primary jobs. They use economic development as a term, and feels it should be defined as to what it really means, along with what is a primary job. Do we not focus on bringing retail in?

Smith stated first of all is to get it on paper as it is very difficult and complex. Smith noted the policy states the outer area is for primary jobs only. Newman asked if that would be a red flag? Smith stated he thinks it's great but someone may come up, at some point, and say they wanted to locate here and then you'll have to override the policy, so important to include.

Naumann agreed stating it will be an issue. He added this is a flexible document, and would say this is the policy now and if we hear it's not working, we can be flexible.

Eschliman said she was thinking along the lines of entertainment, and if there would be coverage for entertainment, opening up around I-80 or major roads. Any thought toward those?

Smith stated there would have to be modifications. Bowen pointed out this document would be a guide for people walking in the door. We can say, this is where we start, and if it might be a specialized entertainment project, we could work our way through. This is the starting point and by the time it gets to a redevelopment agreement a board can override the policy if deemed worthy based on the numbers. We're willing to work with anyone who walks in the door.

Camp said he suspects the Board would want to know about other communities, and also thinks a developer may have concerns that they would be subject to a City Council action after having spent a year on the development plan. When you do go out prospecting you use the tools at hand, adding he feels the soft dollar component projects in Lincoln, Nebraska seem to go up. We have attorneys and other fees, which don't equate to any process. The rest, besides jobs, is brick and mortar. Smith added the document would decrease time and help the project. Here is the project we're working on and does it qualify if it falls within these perimeters? We can keep everyone informed of what's going on, but not waiting, and this actually helps the process.

Eschliman stated we are working hard on jobs but questions if tourism is something to look at? We are working hard on the overpasses, and the by-passes, and entertainment would be a nod to tourists.

Birdsall said considering projects not included, this will happen and we can work with people who understand the rules. Would take each project separately. She stated the resources are limited, but the key they focus on as a community are those types of items that would bring people in, create jobs, and then other items follow, like retail.

Camp said he heard someone define a primary job as one of 40 to 60 percent of dollars coming into the community from outside. That's part of the definition of tourism, bringing outside dollars into the community. If we come up with an equation to plug in the jobs and then we can make the pot bigger saying, if we create the jobs and the demands, then this is what people are going to see. The economic and job catalyst up front.

Eschliman added there are communities which draw tourists, like around Chicago, how many things are around the smaller communities there? Birdsall stated she doesn't think the policy would take out that idea. Bowen added they would have to prove they could draw in. Birdsall said if 50% of the total sales would be out of county, but then it also states that wages have to be 110%, if we're going to pay somebody would include their cost. And then you could say this is a draw. Bowen said no particular industry is mentioned because we're open to all. If they meet our criteria we're looking forward to helping them, open to everybody.

Newman stated there are two items of concern for the core which don't deal with economic development. Looking at 48th and O she said she hates to reward certain commercial property owners because they didn't care for their property which creates a decline in property assessment. Also in downtown and low to moderate income areas to approve housing complexes as there are so many vacancies right now. Newman stated we should look at them carefully when they come forward on a piece by piece basis.

Newman agreed having a written document would be helpful for everyone to be on the same page. For economic development having a written explanation of exactly what different businesses are looking for in a community, i.e., airport service, quality of life items, utility rates? Would be nice to also have written.

Camp added we would see our strong points and may need to focus on some areas, could really have it black and white. He added he wants to know if we're responsible for jobs and for creating jobs, both internal and external. Thinks that would help tremendously for bringing in business to see more employment, more sales tax, and lower taxes.

Newman thanked Birdsall and Smith.

VI. CITY COUNCIL MEMBERS COMMENTS

Annette McRoy - None

Ken Svoboda - None

Jon Camp - None

Dan Marvin - None

Jonathan Cook - None

Robin Eschliman - None

VII. MEETINGS/INVITATIONS

See Invitation List.

VIII. ADJOURNMENT

Chair Newman called for adjournment of the meeting. Meeting adjourned by acclamation at 11:58 am.

Mary Meyer
Clerk