

**JUSTICE CENTER DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
July 9, 2018, Room 903, Civic Center**

**I. CALL TO ORDER/INTRODUCTIONS**

JCDC Board members in attendance: Mary Ann Borgeson, P.J. Morgan, David Levy, John Christensen, Ben Gray and Don Kleine.

JCDC Board Administration in attendance: Joe Lorenz (Treasurer), Diane Carlson (Secretary), Joel Pedersen (Counsel for the JCDC).

JCDC Guests: Mike Yanney, Don Mohlman, Bruce Carpenter

Commissioner Borgeson told members she met with some MUD Board members about the 18<sup>th</sup> Street corridor. They were receptive to improvements of that area. It would require the vacation of 18<sup>th</sup> Street by the City Council.

**II. PBC UPDATE**

Joe Lorenz stated that they are waiting on final numbers on the cost of the project and then bond documents can be drafted/finalized. Interest rates are doing okay for now.

**III. PROJECT UPDATE**

Don Mohlman reported that over the last two months there have been weekly meetings with Kiewit and HDR to work through logistics and the project design. After the Reimbursement Agreement is signed by the County Board and PBC, they will move forward with soil testing and start the formal survey. It is anticipated that demolition will be underway by the end of the year assuming the eminent domain process is completed.

There is a hearing on 07/13/18 in district court involving the property dispute that has been delaying closing for the Library Building. It is anticipated that this issue will be resolved soon so that the closing may proceed.

HDR has started working with the design of the Library Building for OHA. The Library Building space is close to the same size as the building OHA currently occupies. David Levy said there will be meetings with the current tenants.

**IV. JCDC TALKING POINTS**

Joel Pedersen distributed the attached Talking Points DRAFT document to assist JCDC members in answering questions about the project. The JCDC members emphasized the importance of being transparent. There will be monthly updates/reports to the County Board, PBC and City Council. There was discussion about philanthropic donations.

Joel stated he is available to attend the County Board of Commissioners Meeting, July 10<sup>th</sup>. Ben Gray is also going to attend the meeting.

**V. COUNTY BOARD ITEMS**

There are four agreements before the County Board on July 10, 2018, for consideration; Reimbursement Agreement, Ancillary Services Agreement, Memorandum of Understanding and the Owner's Representative Agreement.

Per bond counsel, the PBC will be the owner of the project. Once the bonds are retired, Douglas County will be the owner. There will still need to be discussion about whether the property will be transferred by deed or retained in the County's name with a "right of entry" and lease.

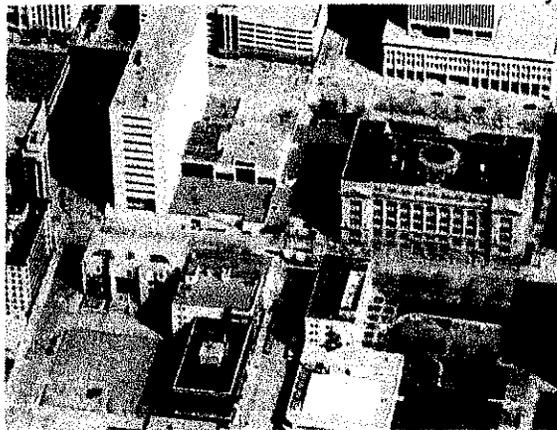
The next meeting is scheduled for Friday, August 3, 2018, at 9:00 a.m.

**Who:** Douglas County and the Omaha Douglas Public Building Commission together are using a non-profit development corporation (JCDC).

**What:** 4 agreements approve the Douglas County Unified Juvenile Justice Center to relocate the Douglas County Youth Center ("DCYC") and the Douglas County Juvenile Court, Douglas County Attorney's Office, Douglas County Public Defender's Office, Douglas County Juvenile Clerk, Douglas County Juvenile Probation, and the Douglas County Juvenile Assessment Center in the Justice Center Tower and skywalk connecting to the Civic Center ("JCT").

**Cost:** The estimated cost of construction for the DCYC and JCT is \$120 million.

**Where:** between 18th and 19th Streets and Howard and Harney Streets:



**Why:** Douglas County last built a courthouse 106 years ago. Upgrades, especially for the DCYC, will be a transformational improvement. Location improves downtown Omaha and optimizes security and efficiency.

**Why JCDC:**

Using the JCDC brings the County and PBC together for this important once-in-a-lifetime opportunity. JCDC:

- Focuses trusted leaders on getting the Project done on time/on budget
- Uses tried and true process (Fred & Pamela Buffett Cancer Center)
- Simplifies the process for contracting
- Improves opportunity for private donations
- Optimizes the Project culture – Commerce over combat
- Ensures accountability –
  - Approximately 80% of the work will be competitively bid
  - Project sources and uses of funds are available in real time to both the County and PBC
  - JCDC will periodically report at public meetings
  - Work will be independently cost verified
  - Project Team commits to ongoing value design and engineering to contain costs
  - Project integration allows real time course corrections