

**JUSTICE CENTER DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 21, 2019, Room 903, Civic Center**

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

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

**I. APPROVAL OF THE MINUTES 12/10/18**

Motion by Gray to approve the 12/10/18 Meeting Minutes, second by Morgan. Motion carried 5-0.

**II. BOARD COMMENTS**

None.

**III. PROJECT UPDATE**

*Juvenile Programs:* County Commissioner Chris Rodgers presented an update on youth programs. As background, Commissioner Rodgers explained that due to LB 1112, effective July 1, 2019, the Douglas County Youth Center will not legally be able to hold a juvenile who is awaiting placement. He stated there are several community programs that are proceeding. First, CHI, UNMC and Charles Drew have entered into a services agreement to better expedite mental health evaluations of juveniles at the Youth Center. Second, the Child Savings Institute has a new reception program to provide crisis stabilization services and to connect youth with services, in lieu of admitting them to the Youth Center. Third, Uta Halee Academy has housing available (up to 18 beds) as a detention alternative for girls. Fourth, there are discussions with the Omaha Home for Boys to develop a new day reporting program for boys. In addition, the County has engaged the company *Promise* to assist the County, Probation and the Courts to better manage our data. George Achola stated that the building design is part of the programming piece because the collocation of services is an essential part of better serving the youth and their families.

*Design:* Bruce Carpenter, HDR, stated that the youth programs, along with a trauma informed building design, assist in reducing Youth Center population and length of stay. With the approval of the purchase of the "MUD Site", HDR will modify plan designs for the new site location. The Justice Center Tower will be an 8-story building that will house the Juvenile Court system, some community programs and attorneys (County Attorney and Public Defender). The existing MUD building is a 4-story building that will house Juvenile Probation and community programs. The Youth Center remains as a 4-story building, located on the south side of the Justice Center. There is an internal connector from the Youth Center to the Courts. At this time, the design includes 64 beds. The Skywalk connects the Tower to the Hall of Justice so that the attorneys can move efficiently from the Tower offices to the Hall of Justice. There is a public courtyard between the MUD building and Justice Center. See the attached slides of the HDR plans.

*Control Budget:* Don Mohlman, Burlington Capital, discussed each part of the attached Control Budget document. The project cost is \$114,000,000 and will be funded through a Public Building Commission

(PBC) bond issue. There was a separate PBC bond issue to procure the MUD site. The budget reflects the Sherwood Foundation's donation of \$5,000,000 toward the cost of the Youth Center; conditional upon a consolidated project which is comprised of the Justice Center Tower/MUD Building and the connected Youth Center. The team will make every effort to ensure that the project stays within the budget.

*Next Steps:* Joel Pedersen summarized the Development Corporation's next steps. As background, the following four documents, executed in July of 2018, approved the project structure and process; Owner Representative Agreement, Ancillary Services Agreement, Memorandum of Understanding and Reimbursement Agreement. After the project funding is approved through the PBC bonding authority, the Development Corp. will execute agreements with Kiewit, Burlington Capital and HDR. These three agreements have been in draft form since last December. The agreements will be amended to include a risk management and insurance provision and to account for the change in site location to the MUD block. There have been additional project costs as a result of having to change the location, such as additional architectural design fees, soil testing and property surveys.

*Board Comments:* Commissioner Morgan reiterated that the estimated cost to the County for the Youth Center -- \$27,500,000 -- has been reduced to \$22,500,000 due to the Sherwood Foundation's donation. Commissioner Morgan stated there will need to be decisions about which offices will occupy the existing Courthouse and Civic Center building when the Juvenile Courts and attorneys move out. Commissioner Borgeson stated that the Public Building Commission plans to conduct such a space study. She reminded everyone that the Nebraska Legislature recently approved an additional district court judge and that she is aware of discussions to add more district court judges in the near future.

#### **IV. PUBLIC COMMENTS**

The following citizen appeared and provided comments at the meeting: Luis Jimenez.

#### **V. ADJOURN**

Motion to adjourn by Gray, second by Levy. Motion carried 5-0.