

**JUSTICE CENTER DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
May 24, 2019, Room 903, Civic Center**

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

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

I. APPROVAL OF THE MINUTES

Motion by Gray to approve the 04/25/19 Meeting Minutes, second by Levy. Motion carried 4-0.

II. BOARD COMMENTS

None.

III. ECONOMIC ANALYSIS – Bruce Carpenter

Bruce Carpenter, HDR, provided a briefing of a report that was authored by Ernie Goss, PhD, Goss and Associates Economic Solutions. The study was previously presented at the Douglas County Board meeting on May 21, 2019, and a copy of the report can be found on the Douglas County Clerk’s website.

The study analyzes the economic impact to the community of reducing the number of youth, and number of days spent, in detention. Mr. Carpenter noted that for purposes of the study, the economists adopted some assumptions. The average daily population at the Youth Center is currently approximately eighty (80) days. To study how a decrease in the average daily population would economically impact the community, the economists assumed an average daily population of forty (40) youth. The economists used a 20-year period to determine the impact to the local economy. The economists also conducted the analysis using a 30-year period. In addition, the study assumed a total bond cost (principle and interest over 20 years), associated with constructing the Youth Center, of \$39.4 million.

The study identifies \$164.5 million in net community benefits over 20 years. This amount increases to \$218.5 million over 30 years. The study estimates a \$4.17 return for every \$1 invested. The study used meta-analysis, based on data from multiple other studies that have been done and then regionalized for Douglas County.

IV. ACTION ITEMS

a. Affirm replacement of PJ Morgan by appointment of Chris Rodgers to the Board.

Joel Pedersen explained the By-laws will be amended to reflect the replacement of PJ Morgan with Chris Rodgers. Motion by Gray, second by Levy. Motion carried 4-0.

b. Approve Professional Services Agreement with Burlington Capital Construction Services, LLC; subject to funding approval. Joel Pedersen explained that the Burlington Capital Agreement, and the two following Agreements, are the same agreements that have been on the County Clerk’s website since December of 2018. There is an Amendment to each Agreement to reflect the change in site location

to the MUD site and to allow for the fact that the Public Building Commission will own the land. In the Burlington Capital Agreement there is also a change to the date (May of 2018 instead of December of 2018) and clarification that this Board is the owner's representative.

Motion by Gray, second by Levy to approve Amendment 1 to the Agreement with Burlington Capital. Motion carried 4-0.

Motion by Gray, second by Levy to approve the Agreement, as amended, with Burlington Capital Motion carried 4-0.

c. Approve Design Services Agreement with HDR Architecture, Inc.; subject to funding approval. Pedersen. Joel Pedersen stated that in addition to the changes stated above, Amendment 1 to the HDR Agreement reflects additional services that are needed as a result of changing the original location of the site to the MUD site.

Motion by Gray, second by Levy to approve Amendment 1 to the Agreement with HDR. Motion carried 4-0.

Motion by Gray, second by Levy to approve the Agreement, as amended, with HDR. Motion carried 4-0

d. Approve Construction Manager at Risk Agreement with Kiewit Building Group, Inc.; subject to funding approval.

Motion by Gray, second by Levy to approve Amendment 1 to the Agreement with Kiewit. Motion carried 4-0.

Motion by Gray, second by Levy to approve the Agreement, as amended, with Kiewit. Motion carried 4-0

IV. PUBLIC COMMENTS

The following citizens provided public comment: Larry Storer, Luis Jimenez, Bob Perrin, Jordan Kermeade and Norma LeClere.

V. ADJOURN

Motion to adjourn by Gray, second by Levy. Motion carried 4-0.