

**JUSTICE CENTER DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 11, 2018, Room 903, Civic Center**

**I. CALL TO ORDER/INTRODUCTIONS**

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

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

JCDC Guests: Don Mohlman (Burlington), George Achola (Burlington), Bruce Carpenter (HDR), David Lempke (HDR) Theresia Urich (Deputy County Attorney).

**II. DESIGN PRESENTATION**

Bruce Carpenter provided an update/presentation of the design of the project.

**III. BOARD ACTION ITEMS**

a. Motion by Christensen to approve the following items:

- i. Reinstated Articles of Incorporation
- ii. Bylaws
- iii. Required Board Policies: Records Retention, Conflict of Interest, Whistleblower
- iv. Ancillary Services Agreement/Non-Exclusive Trademark Agreement
- v. Owner's Representative Agreement

Motion was seconded by Gray. All members voted in favor.

b. Motion by Christensen to approve commencement of JCDC contract negotiations with Burlington, HDR, and Kiewit. Motion was seconded by Gray. All members voted in favor.

c. Motion by Christensen to approve Conditional Notices to Proceed for the following:

- i. Design, Engineering, Project Management
- ii. Soils and Survey

Motion seconded by Gray. All members voted in favor.

#### **IV. OPEN DISCUSSION**

Joel Pedersen provided/discussed a draft letter to the Nebraska Tax Commissioner relative to the JCDC's request for a sales tax exemption due to its role as agent (Owner's representative) for Douglas County and the PBC.

There was discussion about Douglas County and the PBC entering into a Memorandum of Understanding wherein the PBC will agree to front the fees for design, engineering and project management services, until such time that the funds can be paid back from the proceeds of the bonds.

There was discussion about talking to the County Board in executive session about the various legal documents that will require County Board and PBC approval.

The next meeting date has not yet been set.