

**MEETING MINUTES  
ASSEMBLE LINCOLN STANDING COMMITTEE  
THURSDAY OCTOBER 5, 2023, AT 12:00 NOON  
555 SOUTH 10<sup>TH</sup> STREET, LINCOLN, NE  
ROOM 112**

*Advance public notice of the meeting was posted on the County-City Building bulletin board and posted to the Lancaster County Nebraska website on October 3, 2023, and published in the Lincoln Journal Star print and digital editions on October 4, 2023.*

Members present: Beau Ballard, Eliot Bostar, Carolyn Bosn, Sean Flowerday, Lynn Rex, Deb Schorr, and Kenneth Zoeller

Members absent: Rich Herink and Anna Wishart

Others present: Ex-Officio Members Jeff Maul and David Derbin; Adjunct Advisor Eric Gerrard; and Matt Hansen, Lancaster County Clerk

Bostar called the meeting to order at 12:00 p.m. and noted the location of the Nebraska Open Meetings Act.

**1) APPROVAL OF THE MINUTES FROM SEPTEMBER 28, 2023**

**MOTION:** Rex moved and Flowerday seconded approval of the minutes.

Bosn noted the agenda lists the minutes as from September 26 when the minutes are from September 28.

Rex withdrew her motion.

**MOTION:** Bosn moved and Flowerday seconded to correct the agenda to list Item 1 as "Approval of the Minutes from September 28, 2023". Ballard, Bosn, Flowerday, Rex, Schorr, Zoeller, and Bostar voted yes. Herink and Wishart were absent. Motion carried 7-0.

**MOTION:** Rex moved and Schorr seconded approval of the minutes. Zoeller, Ballard, Bosn, Flowerday, Rex, Schorr, and Bostar voted yes. Herink and Wishart were absent. Motion carried 7-0.

**2) ESTABLISHMENT OF SUBCOMMITTEES PURSUANT TO ARTICLE 6 OF THE BYLAWS**

Bostar described a proposal for three subcommittees: Public Engagement, Partnership Development, and Internal Finance. He listed the planned functions of each subcommittee.

**MOTION:** Rex moved and Bosn seconded to create the three subcommittees.

Rex asked Bostar to repeat the purposes of the Internal Finance subcommittee. Bostar explained the Internal Finance subcommittee will identify immediate resources for short-term needs for the development of the project, which will help meet deadlines for funding.

Bosn said the committee would create additional subcommittees in the future.

Zoeller asked if the County can accept private funding, and Flowerday answered yes. Derbin agreed.

**ROLL CALL:** Zoeller, Ballard, Bosn, Flowerday, Rex, Schorr, and Bostar voted yes. Motion passed 7-0 (Exhibit 1).

### 3) CHAIR'S APOINTMENT OF SUBCOMMITTEE CHAIRS AND MEMBERS PURSUANT TO ARTICLE 4 OF THE BYLAWS

Bostar distributed a list of subcommittee assignments (Exhibit 2). Bostar noted not all preferences could be accommodated but that members could change subcommittees in the future. He encouraged subcommittees to involve the committee's advisors and ex officio members. Schorr said the subcommittees should meet prior to the next committee meeting.

Rex asked if subcommittees do not have independent authority and therefore will not be subject to requirements under the Open Meetings Act. Bostar said that was correct and that subcommittees will provide reports at the regular meetings.

### 4) CONSULTANT NEXT STEPS

Bostar shared that he and Zoeller had met with a potential consultant. Zoeller estimated that there would be \$500,000 in expenses prior to the turnback tax application being submitted to the State but that he had a goal of reducing that cost. He shared that several groups had responded to the Request for Letters of Interest (RFLI). Bostar stated he wanted to cover as many costs as possible by the turnback tax funding because of a limit on access to funds. There will, however, be costs before those funds are available.

Zoeller said the potential consultants have agreed to a transparent process.

Committee members discussed the process for ex-officio members to speak.

Maul reported that during the meeting with the potential consultant, that full-service project management and renderings of the selected site were stressed. He said that the Assemble Lincoln email address had received multiple inquiries from interested parties regarding site selection.

Ballard asked what the \$500,000 in planned costs includes. Bostar answered the current estimate includes the consultant, architect costs, traffic assessments, site evaluation, and other costs prior to groundbreaking. The consultant will soon solicit estimates for architect costs. He said the committee will select the architect with the assistance of the consultant.

Rex asked if the interested parties to the RFLI were for different locations, and Maul answered they are multiple sites.

Bosn asked what the deadline is for the RFLI, and Maul answered the third week of October.

### 5) PUBLIC COMMENT

No one appeared to speak.

### 6) ADJOURNED

**MOTION:** Schorr moved and Rex seconded to adjourn at 12:26 p.m. Schorr, Zoeller, Ballard, Bosn, Flowerday, Rex and Bostar voted yes. Herink and Wishart were absent. Motion carried 7-0.



Matt Hansen  
Lancaster County Clerk



**EXHIBIT 1**

**BEFORE THE ASSEMBLE LINCOLN STANDING COMMITTEE**

**IN THE MATTER OF THE ESTABLISHMENT OF )  
SUBCOMMITTEES PURSUANT TO ARTICLE 6 )  
OF THE BYLAWS )**

**WHEREAS**, pursuant to Neb. Rev. Stat. §§ 22-155, 23-104, 23-103, 23-120, 23-2902, 23-2903, and the Convention Center Facility Financing Assistance Act, Neb. Rev. Stat. §§ 13-2601 through 13-2613, the Board of County Commissioners of the County of Lancaster, Nebraska (“Board”) has established the Assemble Lincoln Standing Committee (“Assemble Lincoln”) to provide recommendations to the Board regarding the development and operation of a convention center in the City of Lincoln, in the County of Lancaster, Nebraska (“Convention Center”);

**WHEREAS**, Article 6 of the Assemble Lincoln Bylaws (“Bylaws”) provides for Assemble Lincoln to establish subcommittees consisting of less than a quorum of the Committee Members for the purpose of addressing specific matters; and



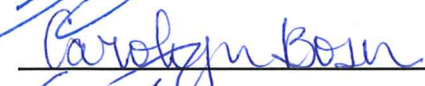


**WHEREAS**, Assemble Lincoln desires to establish the following subcommittees: Public Engagement Subcommittee; Partnership Development Subcommittee; and Internal Finance Subcommittee;



**NOW, THEREFORE**, Assemble Lincoln, pursuant to Article 6 of the Bylaws, does hereby establish the following subcommittees:

1. Public Engagement Subcommittee;
2. Partnership Development Subcommittee; and
3. Internal Finance Subcommittee.

**DATED this 5th day of October, 2023.**

**BY THE ASSEMBLE LINCOLN STANDING COMMITTEE**

  
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**Lancaster County  
Assemble Lincoln Standing Committee**

Subcommittee Assignments:

Public Engagement Subcommittee:

Anna Wishart, Chair  
Beau Ballard  
Deb Schorr  
Eliot Bostar (ex officio)

Partnership Development Subcommittee:

Rich Herink, Chair  
Carolyn Bosn  
Anna Wishart  
Eliot Bostar (ex officio)

Internal Finance Subcommittee:

Sean Flowerday, Chair  
Lynn Rex  
Kenny Zoeller  
Eliot Bostar (ex officio)