



CONVENTION CENTER PROJECT

# LANCASTER COUNTY

MAY 2025



May 6, 2025

Nebraska Department of Revenue  
301 Centennial Mall South  
Lincoln, Nebraska 68509, USA



Attn: James R. Kamm - Tax Commissioner

Email: [James.Kamm@nebraska.gov](mailto:James.Kamm@nebraska.gov)

Subject: Application for State Assistance – Lancaster County Convention Center

Dear Commissioner Kamm,

Pursuant to the Convention Center Facility Financing Assistance Act (Neb. Rev. Stat. §§ 13-2601 to 13-2613), as amended by LB116 passed by the Legislature and approved by the Governor on March 25, 2025 (the "Act"), the County of Lancaster respectfully submits this application for state financing assistance for the Lancaster County Convention Center. We request that a date be set for an appearance before the Board to present our proposal and obtain approval for financial support in accordance with statutory guidelines.

The Lancaster County Convention Center represents a significant investment in Nebraska's economic future, designed to accommodate conventions, trade shows, and regional events that will enhance the State of Nebraska's tourism and business ecosystem. The facility will be a key driver of economic growth, generating substantial state and local tax revenues while reinforcing the position of the State of Nebraska's Capital City as a premier destination for regional, national and international events and conferences.

In accordance with the statutory requirements, we have included the following documentation:

- Certified approval resolution from the County of Lancaster authorizing this application.
- Project description and financing plan, including the estimated principal, interest obligations, and repayment strategy.
- Detailed maps identifying the economic impact zone.
- Economic and fiscal impact analysis, outlining projected job creation, and statewide economic benefits.
- Verification of public hearings and notices conducted in compliance with statutory requirements.

The County hereby respectfully requests the Board approve the enclosed application pursuant to the Act, with such approval specifying the following conditions: (a) the state assistance will only support the eligible facility to the extent the total cost of acquiring, constructing, improving, repairing, replacing, and equipping the eligible facility (the "Construction Costs") does not exceed \$150,000,000; (b) as provided in LB116, the total cost of acquiring, constructing, improving, repairing, replacing, financing, and equipping such facility (the "Total Costs") will be fully eligible for state assistance; (c) the Total Costs, which includes financing costs for payment of both principal and interest, and will vary based on various factors; (d) the Board's approval shall not take effect until after LB116 becomes effective in order for the provisions of LB116 to fully apply to the County's application; and (e) the Total Costs, including financing costs for payment of both principal and interest, are declared eligible and approved for payment from assistance under the Act.

We appreciate your consideration of this request and look forward to discussing the proposal in further detail. Please let us know a suitable date for the County of Lancaster's presentation before the Board.

Sincerely,

A handwritten signature in blue ink that reads 'Rick Vest'.

Rick Vest, Chair  
Board of County Commissioners  
of the County of Lancaster,  
Nebraska

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Architect



**TIM GERGEN, PE**  
Director of Civil  
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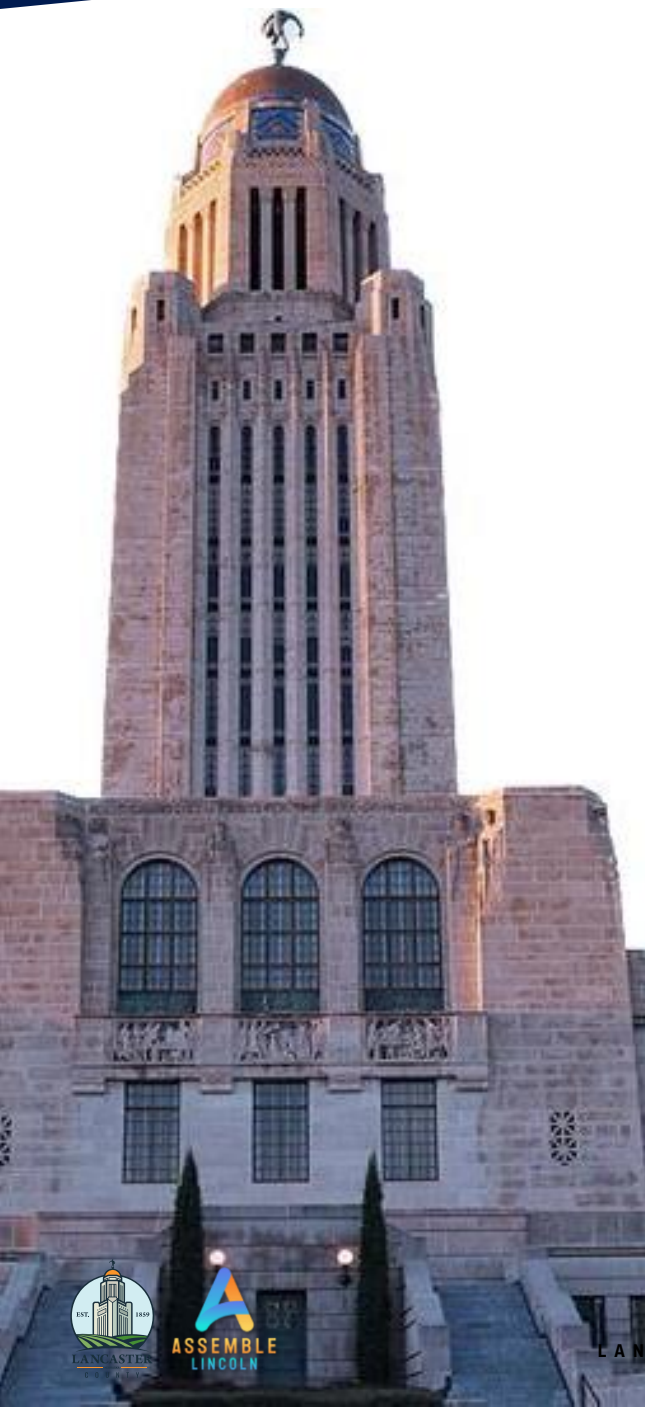
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## PROJECT DESCRIPTION

# LANCASTER COUNTY CONVENTION CENTER PROJECT



# LANCASTER COUNTY CONVENTION CENTER

## A Hub for Statewide Growth and Economic Innovation

The Lancaster County Convention Center is a landmark project set to transform the Capital City's event hosting capabilities, while fueling statewide tourism and economic development. Designed with both versatility and scale in mind, the new convention center will not only meet the immediate needs of local businesses, schools, and organizations but also position Lincoln as a competitive destination for larger regional, national, and international events.

Strategically located in downtown Lincoln, the center will play a pivotal role in revitalizing the area, bringing increased foot traffic to local businesses, restaurants, and hotels, while simultaneously serving as a cultural and economic anchor for the community. The project envisions a state-of-the-art venue that attracts "net new" visitors, inspiring repeat visits and promoting the State of Nebraska's Capital City as a premier event destination through word-of-mouth recommendations and enhanced community engagement.

## Project Goals

- 1. Support State Government and Capitol District:** The Lancaster County Convention Center will support the State of Nebraska's mission by delivering a modern, flexible venue capable of hosting gubernatorial and legislative functions, statewide conferences, and high-profile political events that currently lack adequate space in close proximity to the Capitol. Strategically located within six hundred yards of the Nebraska State Capitol, the center will serve as a vital extension of the Capitol District—offering state-of-the-art spaces that reflect the stature of state government while reinforcing Lincoln's role as a hub for public discourse and statewide engagement.
- 2. Attract "Net New" Visitors:** The Lancaster County Convention Center is projected to bring a new influx of visitors from across the region, generating increased economic activity through hotel stays, retail spending, and tourism-related services. By hosting events that previously bypassed the area due to lack of adequate facilities, Lincoln aims to cultivate long-term relationships with event organizers and visitors alike, encouraging frequent return visits and positive word-of-mouth marketing.
- 3. Support a Diverse Range of Events:** The center is designed to accommodate a wide array of events, including conventions, trade shows, corporate meetings, public exhibitions, educational events, sports tournaments, and community activities. Its versatile spaces can be customized to meet the needs of various groups, from small-scale meetings to large public events, making it a resource for local schools, universities, businesses, religious organizations, and community groups.
- 4. Revitalize Downtown Lincoln:** The convention center will be a catalyst for the continued growth and revitalization of downtown Lincoln and the Capitol District. By drawing thousands of visitors annually, the facility is expected to stimulate the local economy, supporting existing businesses while encouraging new investments in the area. The center will further enhance the Capital City's role as a hub of commerce, culture, and social activity.
- 5. Compete with Regional Markets:** With cities in nearby neighboring states developing their own convention centers and event spaces, the State of Nebraska must meet the challenge of remaining competitive. This project will enable the Capital City to host events that would otherwise be held in neighboring states, preventing economic leakage and fostering local pride. The new facility will be modern, attractive, and on par with—or surpassing—competing venues in the Midwest.
- 6. Redefine Lincoln's Event Hosting Capabilities:** The convention center will dramatically expand the types of events that can be hosted in the city. From large-scale national conventions and sporting events to intimate community gatherings, the facility's design enables Lincoln to cater to an extensive range of events, redefining the types of activities the city can attract and increasing the diversity of its economic drivers.



# SIZED UNIQUELY FOR LINCOLN

## FACILITY FEATURES

To meet the varied demands of event organizers and participants, the Lancaster County Convention Center will offer a mix of flexible, high-quality spaces, designed to accommodate everything from massive conventions to small breakout sessions. Each feature has been carefully planned to offer optimal functionality, comfort, and aesthetic appeal:

### Large Events Hall:

**Size: 36,000 square feet.**

**Specifications:** This column-free space is designed with a minimum ceiling height of 35 feet, offering ample room for large-scale conventions, exhibitions, sports tournaments, concerts, and trade shows. The column-free structure ensures unobstructed views and optimal flexibility in configuring the space to suit diverse event formats. This hall will serve as the centerpiece for major conventions and public shows, accommodating thousands of attendees with ease.

### Breakout Meeting Space:

**Size: 10,000 to 12,000 square feet.**

**Specifications:** These modern, carpeted meeting rooms are designed with a minimum ceiling height of 12 feet and provide a more intimate setting for smaller meetings, workshops, and seminars. The breakout spaces will be ideal for educational sessions, professional training programs, and smaller corporate meetings, offering a flexible environment that can be divided or combined as needed.

### Multi-Use Ballroom:

**Size: 10,000 to 12,000 square feet.**

**Specifications:** The multi-use ballroom is envisioned as a refined, upscale space capable of hosting banquets, galas, weddings, and corporate events. With a minimum ceiling height of 25 feet, this space offers a grand setting while still maintaining flexibility. Its aesthetic appeal and functionality make it an attractive option for high-end gatherings, formal events, and special celebrations.

### Outdoor Event Space:

**Size: Approximately 5,000 square feet of usable outdoor space.**

**Specifications:** This outdoor area will prioritize the creation of a patio or rooftop terrace, providing an elegant setting for outdoor receptions, exhibitions, and social gatherings. With the ability to accommodate 5,000 square feet of event space, it will be perfect for warm-weather events with scenic sightlines of the Nebraska State Capitol and downtown Lincoln, adding a unique dimension to the convention center's offerings.



# SIZED UNIQUELY FOR LINCOLN

## FACILITY FEATURES

The Lancaster County Convention Center Concept Program defines the space allocation for the proposed facility, detailing building and exterior square footage by function. It ensures the center can host a variety of events, from public gatherings and exhibitions to administrative and operational activities.

<b>LANCASTER COUNTY CONVENTION CENTER - CONCEPT PROGRAM</b>	Subtotals	Totals
<b>SUB-TOTAL CLASSIFICATION 1: PUBLIC SPACES</b>		30,623
Main Lobby	3,060	
Prefunction / Registration	14,651	
Vertical Circulation	6,620	
Restrooms	6,292	
<b>SUB-TOTAL CLASSIFICATION 2: ASSEMBLY SPACES</b>		74,804
Exhall	36,385	
Flexhall	7,416	
Exterior Event Space Support Space	721	
Ballroom	15,414	
Meeting Rooms	14,868	
<b>SUB-TOTAL CLASSIFICATION 3: FOOD SERVICE &amp; RETAIL</b>		8,264
Food & Beverage Concessions	2,205	
Kitchen	6,059	
<b>SUB-TOTAL CLASSIFICATION 4: ADMINISTRATION</b>		6,347
Administration Offices	4,982	
Housekeeping Offices	1,365	
<b>SUB-TOTAL CLASSIFICATION 5: OPERATIONS &amp; SUPPORT</b>		24,973
Building Support	7,875	
MEP Spaces	17,098	
<b>TOTAL GROSS BUILDING SQUARE FOOTAGE</b>		<b>145,011</b>

<b>EXTERIOR SPACES</b>		15,010
Exterior Exhibit Space	5,000	
Exterior Loading Dock	10,010	
<b>TOTAL GROSS PROJECT SQUARE FOOTAGE</b>		<b>160,021</b>

Table 1: Convention Center Conceptual Programming

# STRATEGIC IMPORTANCE

The Lancaster County Convention Center holds significant strategic value for the state of Nebraska. It is not only a response to current market demands but also a forward-thinking project designed to position the Capital City as a competitive, attractive destination for events of all scales.

## Strengthening Nebraska's Regional Competitiveness

Lincoln's current convention and event offerings are limited, and the Capital City has historically lost major regional and national events to peer cities like South Bend, IN, Lansing, MI and Lexington, KY. The new convention center is a strategic response to this gap, enabling Lincoln to compete more effectively within the Midwest. By offering a state-of-the-art facility tailored to meet unmet demand for large-scale conventions, exhibitions, sporting events, and meetings, Lincoln will attract more prominent national organizations, trade shows, and events that previously bypassed the city.

## Economic Diversification and Long-Term Growth

The Lancaster County Convention Center is expected to have a profound and long-lasting impact on the state economy by attracting "net new" visitors, increasing tourism, and generating significant direct and indirect spending. The construction and operation of the convention center will boost local employment, with over **230 full- and part-time jobs** projected once the facility enters its stabilized years of operation. Additionally, the center will create an ongoing stream of revenue from event-related spending on hotels, restaurants, transportation, and retail. By doing so, the convention center will diversify Lincoln's economic base, reducing reliance on existing sectors like government, education, and healthcare, and fostering the State of Nebraska's sustained economic resilience.

## A Catalyst for Downtown Development

The location of the Lancaster County Convention Center in the heart of downtown and in close proximity to the Capitol, serves as a strategic anchor for the continued revitalization of the area. The facility will generate significant foot traffic, which in turn will support local businesses and incentivize further private-sector investment in the Capital City. With thousands of visitors expected annually, the center will stimulate demand for new hotels, restaurants, and retail, creating a thriving ecosystem around the convention center that benefits the entire community.

## Elevating Nebraska's National Profile

Nebraska's visibility on the national stage will increase substantially as a result of the new convention center. As a venue for high-profile events, such as national conventions, trade shows, and conferences, the Capital City will have a platform to showcase its other attractions, culture, and hospitality to a wider audience. Moreover, the convention center will enhance Lincoln's reputation as a desirable destination for both business and leisure, potentially attracting future investment in tourism and related industries. This improved perception will also lead to increased tourism from visitors who first experience the State of Nebraska through events at the convention center.

## Enhancing Community Engagement and Quality of Life

Beyond its economic and business benefits, the Lancaster County Convention Center will play a crucial role in enhancing community engagement and improving the quality of life for local residents. By hosting local cultural, educational, and community-focused events, the center will serve as a central gathering place for the people of Lincoln. From public expos to educational fairs and charity events, the center will provide a space where local residents can connect, celebrate, and engage with their community. Additionally, the presence of a world-class facility will foster a sense of civic pride and contribute to Lincoln's image as a vibrant, growing capital city.



## ECONOMIC IMPACT

# LANCASTER COUNTY CONVENTION CENTER PROJECT



# ECONOMIC IMPACT

The Lancaster County Convention Center is projected to have a significant and lasting positive impact on the local and statewide economy. The facility will serve as a key driver for new business, tourism, and job creation, making it a cornerstone for the State of Nebraska's future growth.

## Construction Period Impact

- The construction phase alone is expected to generate approximately **\$57.4 million in total economic output** for the state.

## In-Facility Economic Impact

- Once operational, the convention center is projected to generate over **\$2.7 million in annual economic output** once it reaches its stabilized years.

## Out-of-Facility Economic Impact

- Operations of the Convention Center will generate significant patronage and spending at area restaurants, shops, hotels, and other businesses, resulting in an **economic impact of \$18.5 million annually** for these establishments.

## Job Creation

- The development and operation of the convention center will create both temporary and permanent jobs for Nebraskans.
- During the **construction phase**, the project is estimated to generate over **440 full- and part-time jobs**.
- Once operational, the convention center will support approximately **230 full- and part-time jobs** each year, including positions in hospitality, event management, maintenance, and local service industries.

## Long-Term Economic Growth

- Beyond its immediate financial benefits, the convention center will enhance Nebraska's long-term economic outlook by making its Capital City more attractive to national and regional event organizers. This will result in recurring revenue streams, ensuring sustained economic activity year after year.
- The center will also serve as a catalyst for new private investments, such as the development of nearby hotels, restaurants, and retail spaces, further bolstering the State's economic ecosystem.

## Indirect Economic Benefits

- In addition to direct spending, the convention center will stimulate indirect spending as employees and local businesses reinvest their earnings into the local economy.



# ECONOMIC IMPACT

	Construction			Opening			Stabilized
	0	1	2	3	4	5	6
	2025	2026	2027	2028	2029	2030	2031
<b>A) Construction Impacts</b>							
Net New Hotel Room Nights	0	0	0	0	0	0	0
Total Attendee Days	0	0	0	0	0	0	0
Net New Non Local Visitor Days	0	0	0	0	0	0	0
<b>Direct Spending</b>	<b>\$11,091,282</b>	<b>\$12,422,395</b>	<b>\$10,544,042</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Indirect/Induced Spending	\$7,615,475	\$8,529,442	\$7,239,731	\$0	\$0	\$0	\$0
<b>Economic Output</b>	<b>\$18,706,757</b>	<b>\$20,951,837</b>	<b>\$17,783,773</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Personal Income	\$6,299,543	\$7,055,579	\$5,988,726	\$0	\$0	\$0	\$0
Employment (full & part-time jobs)	133	149	126	0	0	0	0
<b>B) In-Facility Impacts</b>							
Net New Hotel Room Nights	0	0	0	0	0	0	0
Total Attendee Days	0	0	0	0	0	0	0
Net New Non Local Visitor Days	0	0	0	0	0	0	0
<b>Direct Spending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,024,461</b>	<b>\$1,227,288</b>	<b>\$1,429,529</b>	<b>\$1,580,005</b>
Indirect/Induced Spending	\$0	\$0	\$0	\$711,141	\$851,250	\$990,973	\$1,095,036
<b>Economic Output</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,735,602</b>	<b>\$2,078,538</b>	<b>\$2,420,502</b>	<b>\$2,675,041</b>
Personal Income	\$0	\$0	\$0	\$709,936	\$850,957	\$991,487	\$1,095,603
Employment (full & part-time jobs)	0	0	0	22	27	31	34
<b>C) Out-of-Facility Impacts</b>							
Net New Hotel Room Nights	0	0	0	16,372	20,160	23,917	25,817
Total Attendee Days	0	0	0	80,350	93,675	106,250	112,625
Net New Non Local Visitor Days	0	0	0	37,760	45,349	52,788	56,256
<b>Direct Spending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,524,304</b>	<b>\$8,227,877</b>	<b>\$10,007,361</b>	<b>\$11,033,416</b>
Indirect/Induced Spending	\$0	\$0	\$0	\$4,430,353	\$5,586,816	\$6,794,774	\$7,491,238
<b>Economic Output</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,954,657</b>	<b>\$13,814,693</b>	<b>\$16,802,135</b>	<b>\$18,524,654</b>
Personal Income	\$0	\$0	\$0	\$4,447,524	\$5,607,998	\$6,820,101	\$7,518,890
Employment (full & part-time jobs)	0	0	0	138	173	211	232
<b>TOTAL NET NEW IMPACTS</b>							
Net New Hotel Room Nights	0	0	0	16,372	20,160	23,917	25,817
Total Attendee Days	0	0	0	80,350	93,675	106,250	112,625
Net New Non Local Visitor Days	0	0	0	37,760	45,349	52,788	56,256
<b>Direct Spending</b>	<b>\$11,091,282</b>	<b>\$12,422,395</b>	<b>\$10,544,042</b>	<b>\$7,548,765</b>	<b>\$9,455,165</b>	<b>\$11,436,890</b>	<b>\$12,613,422</b>
Indirect/Induced Spending	\$7,615,475	\$8,529,442	\$7,239,731	\$5,141,494	\$6,438,066	\$7,785,747	\$8,586,273
<b>Economic Output</b>	<b>\$18,706,757</b>	<b>\$20,951,837</b>	<b>\$17,783,773</b>	<b>\$12,690,259</b>	<b>\$15,893,231</b>	<b>\$19,222,637</b>	<b>\$21,199,695</b>
Personal Income	\$6,299,543	\$7,055,579	\$5,988,726	\$5,157,459	\$6,458,955	\$7,811,588	\$8,614,492
Employment (full & part-time jobs)	133	149	126	160	200	242	266

Table 2: Convention Center Economic Impact

# CONVENTION CENTER LANCASTER COUNTY

## Projected Income Statement

The projected income statement for the Lancaster County Convention Center shows how revenues, expenses, and debt service are expected to shape its financial performance over time.

FINANCIAL OPERATIONS	Opening Year 1	Year 2	Year 3	Stabilized Year 4
<b>OPERATING REVENUES</b>				
Event Revenue				
Rental Income	\$1,298,119	\$1,550,613	\$1,802,005	\$2,000,754
Service Income (Loss)	(\$305,144)	(\$363,258)	(\$418,788)	(\$461,203)
Subtotal - Net Rental Income	\$992,975	\$1,187,356	\$1,383,217	\$1,539,551
Ancillary Revenue:				
Concessions (net)	\$626,460	\$767,484	\$905,973	\$997,631
Parking (net)	\$0	\$0	\$0	\$0
Subtotal - Ancillary Revenue	\$626,460	\$767,484	\$905,973	\$997,631
Other Revenue				
Advertising/Sponsorship (net)	\$88,000	\$90,640	\$93,359	\$96,160
Subtotal - Other Revenue	\$88,000	\$90,640	\$93,359	\$96,160
<b>Total Operating Revenues</b>	<b>\$1,707,435</b>	<b>\$2,045,480</b>	<b>\$2,382,549</b>	<b>\$2,633,342</b>
<b>OPERATING EXPENSES</b>				
Personnel	\$1,361,750	\$1,436,980	\$1,506,646	\$1,575,552
Utilities	\$222,222	\$243,148	\$261,875	\$280,000
Operations	\$320,962	\$340,430	\$358,244	\$375,776
General & Administrative	\$389,156	\$404,626	\$419,697	\$434,905
Insurance	\$70,000	\$70,000	\$75,000	\$75,000
<b>Total Operating Expenses</b>	<b>\$2,364,090</b>	<b>\$2,495,184</b>	<b>\$2,621,462</b>	<b>\$2,741,233</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(\$656,655)</b>	<b>(\$449,704)</b>	<b>(\$238,913)</b>	<b>(\$107,891)</b>

Table 3: Project Projected Income Statement

# PROJECTED LOCAL ECONOMIC DEVELOPMENT

**To: the Honorable Members of the Lancaster County Board of Commissioners**  
**From: Capital City Convention Center Coalition**

Date: April 21, 2025

The Capital City Convention Center Coalition writes to express our strong support for the proposed development of the Convention Center on Block 90 in downtown Lincoln. Following Assemble Lincoln's recent designation of Block 90 as the most advantageous site, our Coalition has advanced collaborative planning efforts for a transformational redevelopment vision that extends far beyond the Convention Center itself.

Such redevelopment planning efforts and visions have identified the following potential businesses:

- The Lincoln Marriott Cornhusker Hotel renovation into a first-class convention center hotel
- New hotel and lodging sites
- Retail and service specialty markets and pop-up stores (gift shops, and travel accessories, athletic wear, outdoor gear, fitness, shoes, electronics, mobile phones, bookstore, jewelry, accessories, health & beauty, salons/spas, and kitchenware)
- Restaurants (sit-down, cafes & dessert shops, quick service, specialty foods)
- Coffee houses
- Libation lounge/tasting room
- Housing (lofts, condominiums and apartments)
- Office (corporate, technology, HQs, legal, financial services)
- Drugstore/pharmacy
- Bakery/ice cream
- Recreation/gyms
- Entertainment
- Grocery and food products
- Primary health care and urgent care
- Library
- Pedestrian plazas

**Twenty-One Proposed Redevelopment Project Sites:** Last August, the Capital City Convention Center Coalition identified 21 strategic redevelopment projects surrounding the newly selected Block 90 site. Collectively, these projects represent a projected \$271.4 million in private-sector investment over the next five years. Coalition members themselves own or control 42% of these properties, ensuring a high level of coordinated planning, readiness, and execution capability. These potential developments—ranging from hotel renovations and new residential units to mixed-use commercial projects—are directly influenced by the Convention Center's site selection. Several properties have seen new leasing activity, tenant interest, and conceptual design work since the announcement. While many projects are contingent on the Convention Center's advancement, the momentum is clear. A formal commitment from the County will be a critical step needed to unlock and accelerate this substantial wave of economic development. See attached Convention Center Potential Spin-Off Developments Chart.

# PROJECTED LOCAL ECONOMIC DEVELOPMENT

**Coalition-Led Opportunities:** With Assemble Lincoln's recent announcement of Block 90 as the favored Convention Center site, below is an updated Coalition summary of current vision and commitments:

- a. **Cornhusker Hotel/Office Building, 333 S. 13<sup>th</sup> Street:**
  - i. A substantial investment is planned to elevate the hotel to Marriott's latest brand standards, aligning it as a first-class convention center headquarters hotel.
  - ii. The ownership has expressed willingness to:
    - Enter a room block agreement in support of Convention Center operations;
    - Explore a potential skywalk connection to the Convention Center;
    - Discuss the sale or lease of existing hotel meeting space, which may allow for reduced construction of new meeting rooms within the Convention Center itself.
- b. **Miller & Paine, 121 S. 13<sup>th</sup> Street:**
  - i. Nelnet has committed to bringing 1,000 employees back into the building, now branded as the "Nelnet Center."
  - ii. Major renovations are underway, including comprehensive upgrades to four floors and enhancements to two additional floors.
- c. **Atrium/McGee's, 1200 "N" Street/1201 O Street:**
  - i. Since the site announcement:
    - A new-to-Lincoln tenant has executed a letter of intent for an entire upper floor of the Atrium Building (25,000 SF).
    - A new law firm is leasing one-half of the McGee's first floor space, further activating this strategic corner.
- d. **Star Building, 301 S. 12<sup>th</sup> Street:**
  - i. The western portion of the Star Building, historically known as "the Stables," has recently secured a new tenant.
- e. **Sharp Building, 200 S. 13<sup>th</sup> Street:**
  - i. Coalition member Sharp Building, LLC, continues to market and lease remaining space in the 16-story tower:
    - A major law firm has signed a lease and will relocate its offices to this central financial district.
- f. **NEBCO's NW Block 97, 1301 & 1317 L Street:**
  - i. Currently, the quarter of the block due south of Block 90 is being used as a construction staging site for the new League of Municipalities building under construction to the east.
  - ii. NEBCO is actively evaluating future development options for the site, including:
    - A specialty hotel;
    - Restaurant/bar concepts;
    - Retail and residential mixed-use.
  - iii. Comparative convention center benchmarking with peer markets is currently underway to align program offerings.



# PROJECTED LOCAL ECONOMIC DEVELOPMENT

- g. **Centre Terrace Building and Parking Areas, 1225 & 1201 L Street and 1202 & 1216 K Street:**
  - i. Coalition Member, Tom Smith has engaged DLR Group to develop several mixed-use concepts for the redevelopment site(s) that he owns or knows that he is able to acquire. Like other Coalition members, Tom is waiting for approval of the Convention Center project before he can finalize and market the concepts.

## **Additional Developments.**

The announcement of Block 90 as the Convention Center site has already triggered measurable economic activity and renewed interest from key downtown stakeholders, even beyond Coalition membership. Notable developments include:

- a. **Financial Sector Expansion** - A large regional bank has accelerated its planning for a new financial facility within the Convention Center district. This interest—reinvigorated by the site selection—signals growing confidence in the district’s commercial viability.
- b. **Federal Trust Building** - Steve Kunkel and Jason Reinke, principals of Old Fed, LLC and Stonebrook Companies, along with the Nebraska Hospital Association and other partners, are the new owners of the 12-story Federal Trust Building, located at 134 S. 13th Street.

Kunkel and Reinke have reached out to the Coalition to express heightened interest in the transformation and modernization of the Federal Trust Building—balancing the preservation of its historic architecture with strategic upgrades to amenities and building systems.

- i. Earlier this year, the Nebraska Hospital Association acquired four floors of the building and is now a new building partner.
  - ii. Following the site announcement, the building owners are doubly committed to restoring the building’s historical architecture features, while completing some new and exciting modern touches and amenities to this iconic building that reflect the forward momentum of this part of downtown Lincoln.
- c. **The site selection announcement has already had a positive impact on economic development in the broader South of O Street Downtown area:**
  - i. Two tenants who had previously been undecided have since renewed their leases, citing the announcement as a decisive factor.
  - ii. A separate, large-scale development is now exploring relocation to the area—an opportunity directly attributed to the renewed confidence sparked by the site selection.
- d. **Downtown Library Sites.** The City of Lincoln’s Capital Improvement Budget for the next fiscal year shows a new downtown Library. It is anticipated that a new downtown Library site will be announced this summer. In turn, this announcement will accelerate reuse planning of the current downtown Library at S. 14<sup>th</sup> & N Street and the SW quarter block of the former Pershing Block.

# PROJECTED LOCAL ECONOMIC DEVELOPMENT

## **Strategic Redevelopment Opportunities.**

Block 65 represents one of the most transformative redevelopment opportunities in downtown Lincoln, particularly given its proximity to Block 90 and the future Convention Center. Coalition members already have a foothold on 20% of the block through the ongoing Sharp Building revitalization. The remaining 80% of the block is now owned by the City of Lincoln and is slated for a significant public investment in the form of a 700–900 stall downtown parking garage.

The planned garage will not only support new development on Block 65 but will serve as a key infrastructure amenity for the Convention Center and surrounding businesses. Its construction will unlock a range of high-value development sites around and above the structure, including:

- Active ground-floor liner buildings that could animate the street edge;
- Adjacent development parcels that benefit from structured parking;
- Air rights over the garage for vertical mixed-use or specialty developments.

Coalition members have expressed interest in participating in the future redevelopment of Block 65, recognizing its potential to extend the Convention Center district's economic and civic impact. While current public policy requires these sites to be competitively offered, Coalition stakeholders stand ready to respond to upcoming RFPs and contribute to a coordinated, high-quality vision for this catalytic block.

## **Capital City Convention Center Coalition**

#	Property Name	Address/Name	Current Property Owner	Vacancy SF	Current property valuation	Future Invested Dollars	NOTES
1	Block 90	Block 90	New Generation Properties, LLC, Agee Partners LLC & RH Rogers Investment Co			\$ 150,000,000	
2	Sharp Building	200 S. 13th Street	Sharp Building LLC	46,559	\$ 3,690,000	\$ 9,422,196	
3	Block 65, North 1/2	206 S. 13th Street	City of Lincoln		\$ 1,069,700	\$ 71,000,000	Argent Redevelopment Agreement; construction pending
4	Block 65, SE Quarter	1318 M Street	City of Lincoln		\$ 3,412,900	\$ 30,966,786	Building similar to Larson Building on Block 38 (630 stalls)
5	Block 65, SW Quarter	1340 M Street	City of Lincoln		\$ 522,880	\$ 28,198,192	Retail, housing or potential 125 room hotel; similar to Scarlet Hotel
6	Pinnacle Bank	1401 N Street	Pinnacle Bank		\$ 986,800	\$ 13,800,000	Similar to 1/3 of Canopy Park (\$46 million)
7	Alltel Building	1440 M Street	Alltel Communications		\$ 766,800	\$ 7,900,000	Similar to LES 1040 O Street
8	Block 97, NW Quarter	1301 & 1317 L Street	NEBCO Inc.		\$ 679,800	\$ 28,198,192	Retail, housing or potential 125 room hotel
9	Centre Terrace Building	1225 L Street	Centre Terrace LTD Partnership	9,900	\$ 4,781,400	\$ 346,500	Vacancy Tenant Improvements
10	Centre Terrace & Parking Area	1216 K Street, 1202 K Street, 1201 L Street	Centre Terrace LTD Partnership, Farmers Mutual Insurance Co of NE, Henry Cannon		\$ 1,362,800	\$ 18,117,542	Similar to Telegraph Loft West
11	Cornhusker Hotel & Office Building	333 S. 13th Street	Marcus Lincoln Hotel LLC	16,204	\$ 20,470,000	\$ 15,567,140	Complete renovation of 300 rooms and hotel common areas; Vacancy Tenant TI Improvements to office building;
12	Star Building	301 S. 12th Street	B & J Partnership LTD	32,237	\$ 5,510,000	\$ 1,128,295	Vacancy Tenant TI Improvements
13	Federal Trust	134 S. 13th Street	Triad Investments LLC	45,275	\$ 3,788,600	\$ 4,527,500	Major Rebhabilitation Costs; Building for sale
14	US Bank	233 S. 13th	Nebraska-Map LLC	30,165	\$ 8,972,700	\$ 1,055,775	Vacancy Tenant TI Improvements
15	Center On N	1221 N Street	Center on N LLC	38,751	\$ 10,983,400	\$ 12,339,685	Vacancy Tenant TI Improvements
16	Atrium	1200 N Street	Atrium Building LLC	125,528	\$ 5,579,000	\$ 19,849,000	Atrium Redevelopment Agreement; future phase construction pending
17	Miller & Paine	1215 O Street	Nelnet Real Estate Ventures Inc	20,000	\$ 11,873,200	\$ 700,000	Vacancy Tenant TI Improvements
18	Magee's	1201 O Street	B & J Partnership LTD	17,419	\$ 2,139,700	\$ 609,665	Vacancy Tenant TI Improvements
19	SCC Education Square	1111 O Street	SCC	57,129	\$ 7,519,600	\$ 5,712,900	Major Rehabilitation Costs
20	YWCA	1432 N Street	Centennial Place LLC	15,000	\$ 770,000	\$ 1,500,000	Major Rehabilitation Costs
21	Lincoln Federal	1101 N Street	1101 N LLC	12,668	\$ 1,822,600	\$ 443,380	Vacancy Tenant TI Improvements
22	432 S 11th	432 S 11th Street	Douglas & Nicole Schmidt	1,843	\$ 690,900	\$ 64,505	Vacancy Tenant TI Improvements
	SUMMARY						
1	Block 90					\$ 150,000,000	
2 - 22	Surrounding Area			468,678	\$ 97,392,780	\$ 271,447,253	
	Total Economic Development					\$ 421,447,253	



## PROJECT TIMELINE

# LANCASTER COUNTY CONVENTION CENTER PROJECT





# PROJECT TIMELINE

## Project Approval

Q3 2025

The project will receive formal approval from county leaders and funding partners, allowing all necessary agreements to be finalized. This is the official start of the Lancaster County Convention Center project. A project manager will be hired to oversee the development and construction process. This person will be responsible for coordinating all aspects of the project to ensure it remains on schedule and within budget.

## Procurement of Consultants

Q3 2025 – Q4 2025 (3 months)

Procuring the right consultants will begin in 2025 and take about three months. This phase includes:

- Owner's Representative Engagement
- Procurement of Designer
- Procurement of Construction Manager

## Design Phase

Q3 2025 – Q3 2026 (1 Year)

Architects and engineers will develop the plans for the convention center, including detailed blueprints and technical specifications. This design work will take approximately one year.

## Site Acquisition & Demolition

Q4 2025 – Q1 2026 (6 Months)

The project team will acquire the site and begin demolition of any existing structures to clear the land for development. This phase will take approximately three months to ensure the site is prepared for the construction phase.

## Preparation for Construction

Q1 2026 – Q2 2026 (6 Months)

In this phase, the project team will hire a construction manager, finalize contracts with builders, and secure all necessary building permits. The project budget will be confirmed, and preparations will be made to ensure everything is in place for the start of construction.

## Construction Phase

Q3 2026 – Q3 2028 (2 Years)

Construction will begin in 2026 and will take about two years. This phase includes:

- Preparing the site and laying the foundation.
- Building the main structure and completing the exterior.
- Installing interior systems such as plumbing, electrical, and HVAC, etc

## Commissioning

Q3 2028 (2 months)

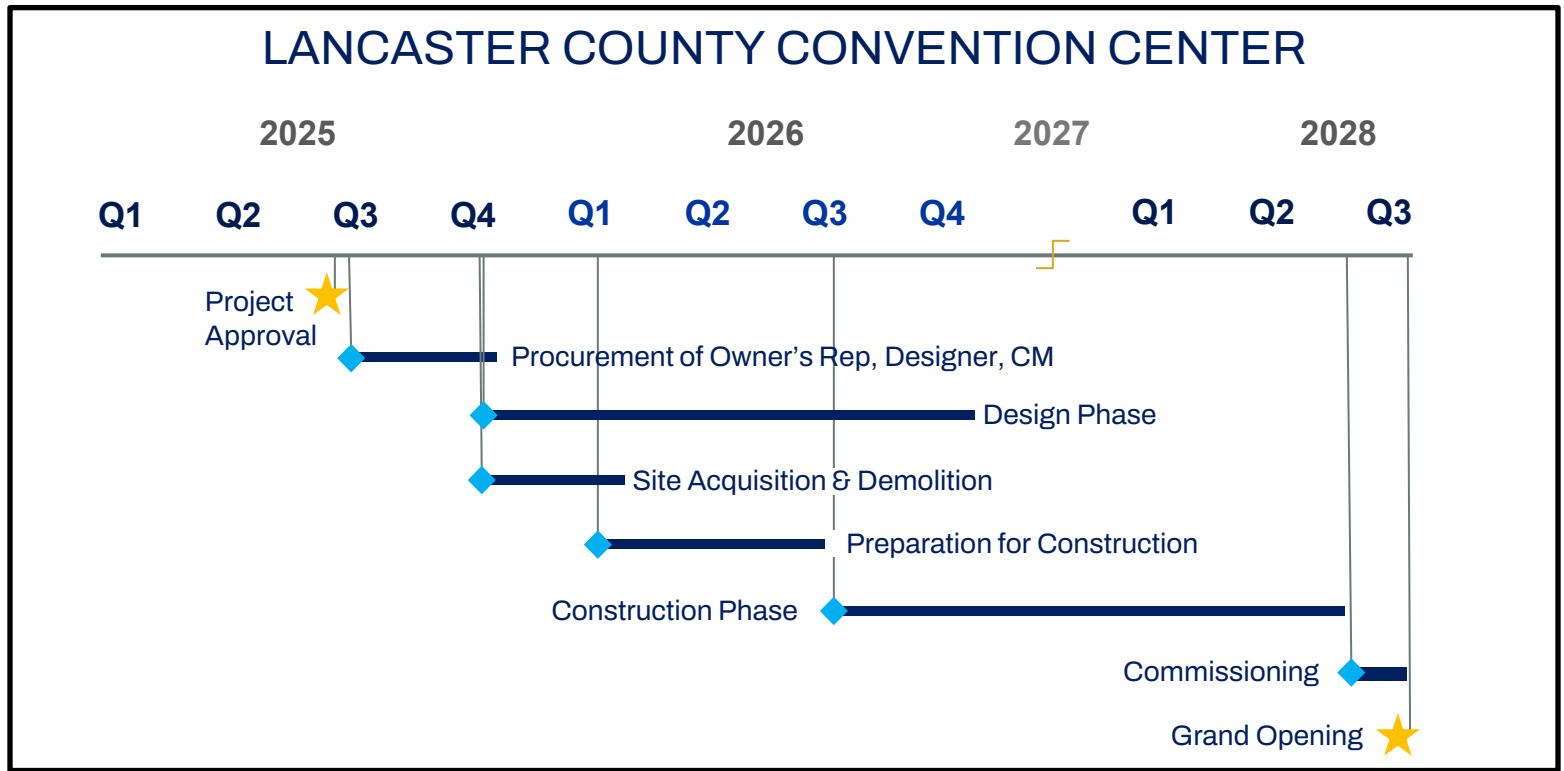
During this phase, all building systems will be tested, calibrated, and inspected to ensure they meet operational standards, and staff will be trained for smooth facility operations. This final step ensures the Lancaster County Convention Center is fully prepared to host its first events.

## Grand Opening

Q3 2028

The Lancaster County Convention Center is expected to open its doors in early 2028. After final inspections and testing, the facility will be ready to host its first events, marking the completion of the project.

# PROJECT TIMELINE



Label	Start	End	Duration
Project Approval	Q3 2025		Milestone
Owner's Rep Engagement	Q3 2025	Q3 2025	1 Month
Procurement of Designer	Q3 2025	Q4 2025	3 Months
Procurement of Construction Manager	Q3 2025	Q4 2025	3 Months
Design Phase	Q4 2025	Q4 2026	1 Year
Site Acquisition & Demolition	Q4 2025	Q1 2026	6 Months
Preparation for Construction	Q1 2026	Q2 2026	6 Months
Construction Phase	Q3 2026	Q3 2028	2 Years
Commissioning	Q3 2028	Q3 2028	2 Months
Grand Opening	Q3 2028		Milestone

Table 4: Project Timeline



## PROJECT GOVERNANCE

# LANCASTER COUNTY CONVENTION CENTER PROJECT



# PROJECT GOVERNANCE

**Assemble Lincoln, a Standing Committee of the Lancaster County Board of Commissioners**, will serve as the organization providing immediate, day-to-day oversight of the development, construction, and operations of the Lancaster County Convention Center, with the County Board providing ultimate project governance. Comprised of a coalition of local, state, and federal policymakers, business leaders, and community representatives, Assemble Lincoln has been instrumental in advancing the project from its early planning stages to the present.

With five of the Committee's nine total voting members appointed by the Governor of the State of Nebraska, the leadership of Assemble Lincoln is a diverse team, representing interests from both the public and private sectors, including members of the Lincoln Chamber of Commerce, Visit Lincoln, and the Downtown Lincoln Association.

## Construction Phase Governance

During the **construction phase**, Assemble Lincoln will act as the central oversight body, ensuring that the project remains on track in terms of budget, schedule, and quality. The following key subcommittees will operate under its oversight:

- **Project Steering Subcommittee:** This subcommittee will manage overall progress, provide high-level decision-making, and coordinate between the project's architects, contractors, and stakeholders. The Project Steering Subcommittee will be responsible for resolving any issues and ensuring the project is executed according to plan.
- **Financial Oversight Subcommittee:** Responsible for monitoring project finances, approving expenditures, and ensuring that all financial resources are properly managed. This subcommittee will also work to ensure the availability of contingency funds and manage any financial risks that may arise during construction.
- **Design and Construction Subcommittee:** This technical subcommittee will ensure that the architectural plans developed by the design team are implemented effectively, working closely with contractors and overseeing quality control on the construction site.
- **Risk Management and Legal Team:** Charged with managing legal compliance and identifying risks throughout the construction process, the County's in-house risk and legal teams, supported by contracted counsel as appropriate, will handle public lettings, contracts, and insurance and address any regulatory or legal challenges.

## Operational Phase Governance

Once the construction is complete and the facility is operational, Assemble Lincoln will continue to oversee facility through key operational subcommittees and advisory committees to ensure its long-term success:

- **Operations Management Subcommittee:** This subcommittee will oversee the day-to-day operations of the convention center, ensuring that it meets its financial and operational targets. This includes managing event bookings, facility maintenance, and the overall guest experience.
- **Strategic Planning Advisory Committee:** Assemble Lincoln will establish a Strategic Planning Advisory Committee to inform recommendations from Assemble Lincoln to the County Board regarding long-term strategic guidance for the facility. This Advisory Committee will consist of key leaders from the public and private sectors and will be responsible for supporting Assemble Lincoln's recommendations to the County Board regarding significant operational decisions, reviewing the center's performance, and setting strategic goals for the future.

The County Board and Assemble Lincoln are committed to transparency and will continue to engage with the community throughout the construction and operational phases. Regular updates and public forums will ensure that the project remains aligned with the community's needs and expectations, while the governance structure will provide the oversight necessary for the facility's success for years to come.





## **PROJECT COST MODELING & FINANCING OPTIONS**

# **LANCASTER COUNTY CONVENTION CENTER PROJECT**



# PROJECT COST MODELING

## Introduction & Purpose

The Lancaster County Convention Center project team has undertaken a rigorous cost modeling and risk evaluation process to ensure financial discipline, transparency, and confidence in planning.

Understanding the volatility of today's construction markets, a tiered estimate strategy was established in parallel with a Monte Carlo simulation (10,000 trials) to forecast a range of probable project costs.

The result is a set of cost estimates designed to support budgeting, funding applications, and risk-informed decision-making.

## Methodology Overview

Three estimates were developed to capture a range of realistic outcomes:

- **Low Estimate:** The Low Estimate was developed by a professional cost estimating firm with deep expertise in large-scale capital projects, including convention centers, stadiums, and arena developments. Their methodology reflects current market pricing and industry-standard assumptions for projects of this type and scale.
- **Neutral Estimate:** Represents the most probable outcome, derived through data modeling and a 10,000-trial Monte Carlo simulation using a Beta Distribution.
- **High Estimate:** While the Low and Neutral Estimates account for escalation, scope evolution, and inflationary pressures, the High Estimate reflects a more conservative outlook. It incorporates the most comprehensive set of upper-bound risk factors, including increased pricing volatility, scope expansion, and sustained inflationary trends.
- Each estimate includes:
  - **Hard Costs** (construction and site)
  - **Soft Costs** (design, permitting, FF&E, legal, etc.)
  - **Land Acquisition**
  - **Owner Contingency**
  - **Tariff/Market Volatility Factors**

### Hard Costs

- 3 **Convention Center - Base Building**
- 4 **District Signage**
- 5 **Sub Total**

### Hard Cost Activity Breakdown

- 6 **CM Fee**
- 7 **Site Work Cost**
- 8 **Project Staff & General Conditions**
- 9 **Mid-Point Escalation**
- 10 **Base Building Cost**
- 11 **Hard Cost Sub Total**

### Soft Costs

- 12 **Architecture & Design Consultants**
- 13 **Conceptual**
- 14 **Schematic**
- 15 **Design**
- 16 **Construction**
- 17 **Bid Docs**
- 18 **CPS**
- 19 **Owner's Consultants - Project Management**
- 20 **Owner's Consultants - Reimbursables**
- 21 **Permits**
- 22 **3rd Party Inspection & Testing**
- 23 **Branding & Wayfinding**
- 24 **Owner FF&E**
- 25 **Audio Visual / Technology Allowance**
- 26 **Insurance**
- 27 **Legal & Public Relations**
- 28 **Pre-Opening Expenses**
- 29 **Soft Costs Sub Total**

### Land

- 30 **Land Acquisition**
- 31 **Land Sub Total**
- 32 **Pre-Contingency Total**
- 33 **Owner's Contingency**
- 34 **Tariff Impact to Construction Industry**
- 35 **Total**

Figure 1: Project Cost Categories

# PROJECT COST MODELING

## Monte Carlo Simulation & Risk-Based Cost Planning

To support the rigorous financial planning for the Lancaster County Convention Center, the project team conducted a Monte Carlo simulation using 10,000 trials to model potential project costs. It simulates thousands of potential outcomes by varying key cost drivers—such as escalation, material pricing, design scope, and contingency—based on defined distributions.

## Neutral Scenario – Planning Baseline

For the neutral scenario, the simulation was built using a Beta distribution with a normal skew, modeling a balanced range of outcomes. This approach provides a probabilistic view of total cost exposure, allowing the team to plan with a high level of confidence in an uncertain construction market.

The distribution chart below visualizes the frequency of simulated outcomes.

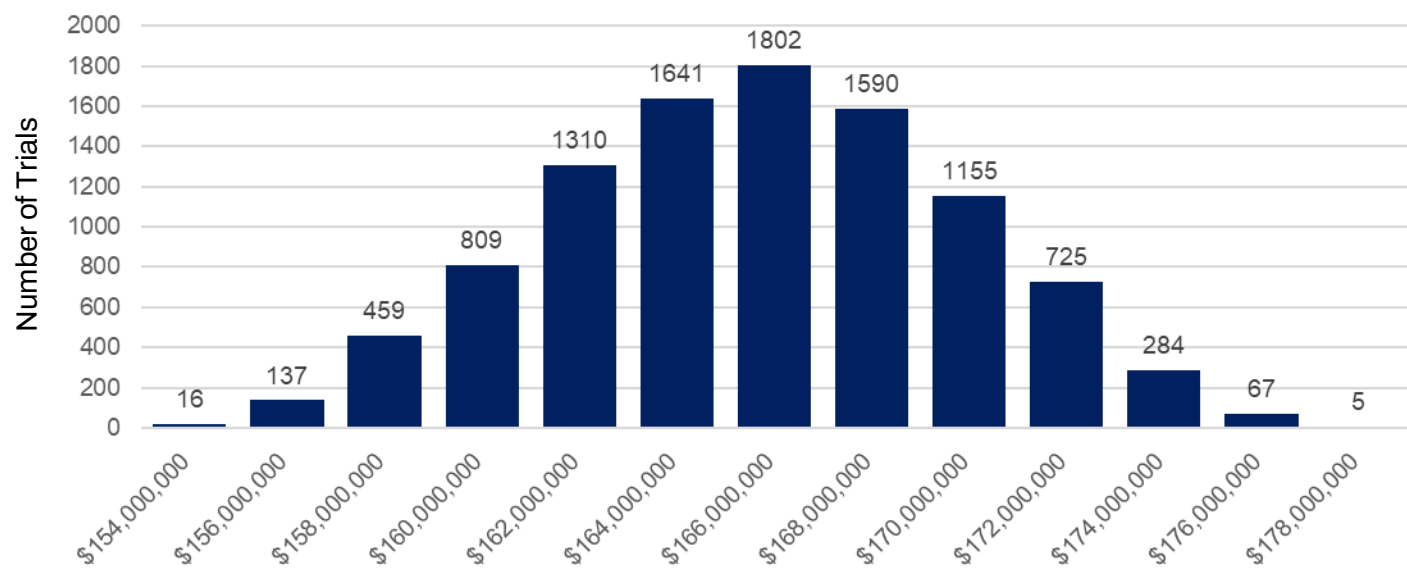


Figure 2: Monte Carlo Simulation – Neutral Project Cost Range

### Key Outputs

- **Mean Value:** \$165.6 million
- **Standard Deviation:** ±\$4.2 million
- **Simulated Range:** \$151.6M – \$176.5M
- **68% Band (1σ):** \$160.4M – \$168.8M

The **Neutral Estimate** used in this application is aligned with the **mean value** of the simulation.

# PROJECT COST MODELING

## Conservative Scenario – Upper-Bound Risk Analysis

To explore the upper bounds of potential project cost, the Lancaster County Convention Center team ran a second Monte Carlo simulation using a conservative skew. This version places more weight on higher-cost outcomes, reflecting the potential impacts of persistent inflation, escalation, and scope variability. This approach helps stress-test the project's budget against volatile market conditions and ensures that planning efforts are equipped to address worst-case cost pressures if they materialize.

The distribution chart below visualizes the frequency of simulated outcomes.

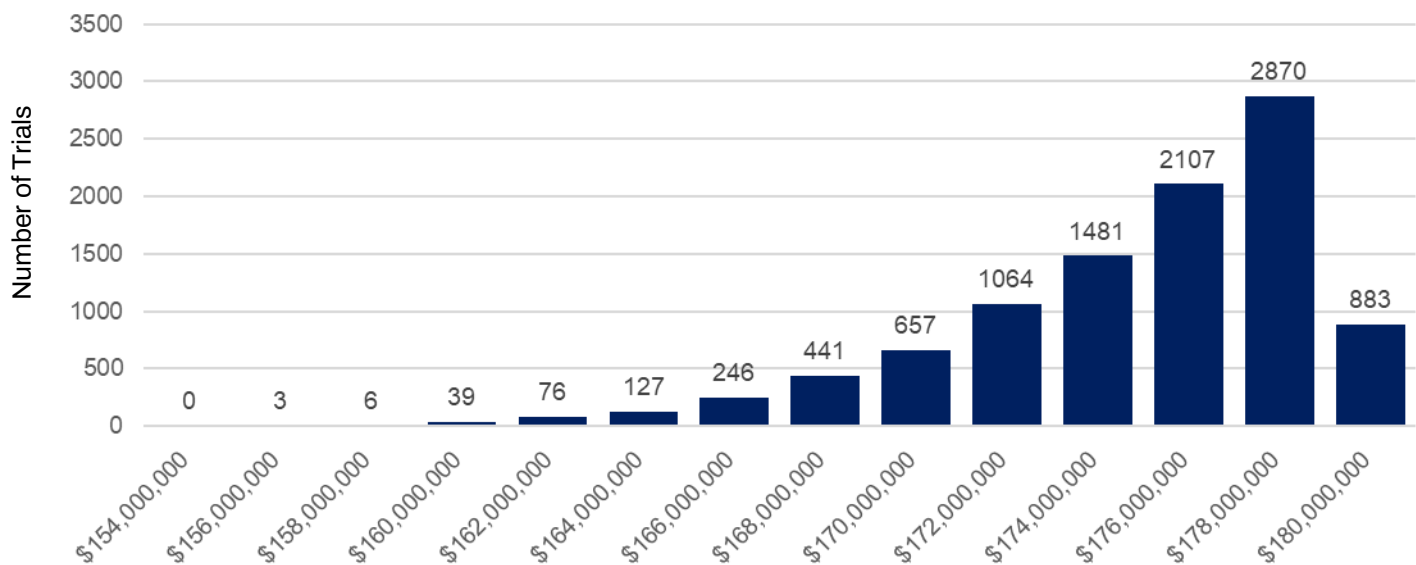


Figure 3: Monte Carlo Simulation – Conservative Project Cost Range

### Key Outputs

- **Mean Value:** \$174.9 million
- **Standard Deviation:** ±\$3.89 million
- **Simulated Range:** \$152.3M – \$178.5M
- **68% Band (1σ):** \$171.1M – \$178.8M

The resulting **Conservative Estimate of \$174.9 million** represents a realistic high-end planning figure—useful for stress-testing budgets and ensuring the project remains viable even in unstable market conditions.



# PROJECT COST MODELING

## Tiered Cost Estimate Summary

The estimates below represent a structured view of total project costs under three scenarios. Each includes all major components—hard and soft costs, land, and risk allowances—scaled for varying market conditions. The Neutral Estimate, based on the Monte Carlo analysis, anchors our planning efforts.

Category	Low Estimate	Neutral Estimate	High Estimate
Hard Costs	\$ 97.1M	\$ 107.2M	\$ 112.7M
Soft Costs	\$ 27.0M (27.8%)	\$ 30.2M (28.1%)	\$ 32.2M (28.5%)
Land Acquisition	\$ 9.0M	\$ 9.0M	\$ 9.0M
Owner Contingency	\$ 13.3M (10%)	\$ 14.7M (10%)	\$ 15.4M (10%)
Tariff/Market Adjustment	\$ 1.9M (2%)	\$ 4.4M (3%)	\$ 5.6M (5%)
<b>TOTAL PROJECT COST</b>	<b>\$ 148.3M</b>	<b>\$ 165.6M</b>	<b>\$ 174.9M</b>

Table 5: Summary - Project Cost Models

## Discussion & Planning Considerations

The three cost scenarios presented here reflect a comprehensive and disciplined approach to financial planning. The Neutral Estimate of \$165.6 million, which serves as the project’s working baseline, incorporates industry-standard contingencies and market escalation assumptions. The Low and High Estimates bracket the planning range, offering tools for both cost control and risk management.

In today’s unpredictable construction market—impacted by tariffs, inflation, supply chain constraints, and labor volatility—pricing can shift quickly. These scenarios help protect against budget shortfalls by embedding flexibility and fiscal safeguards within the planning process. This approach reduces exposure, supports defensible funding decisions, and allows the County and its partners to move forward confidently, even amidst economic uncertainty.

# PROJECT FUNDING STRUCTURE

## Two-Phase Structure Supported by State Assistance

Lancaster County will finance the \$150 million Lancaster County Convention Center through a two-phase debt strategy, structured to maximize flexibility during construction and minimize the burden on local taxpayers over the long term. The County will issue bonds backed by revenues from the State Turnback Tax program, enabled through the Nebraska Convention Center Facility Financing Assistance Act. This program redirects a portion of existing sales tax revenue generated within a designated project area to provide a dedicated, project-based revenue stream for bond repayment—with no new or increased local taxes required..

- **Phase 1: Short-Term Construction Financing (2025–2027)**

Lancaster County will issue **Bond Anticipation Notes (BANs)** in December 2025 to fund project construction with notes maturing in December 2027. This approach enables the County to move forward with construction immediately while deferring long-term borrowing until market conditions are better understood.

- **Phase 2: Long-Term Bond Issuance (2027 Onward)**

In December 2027, the County will refinance the BANs with long-term bonds. Piper Sandler has provided modeling across eight amortization scenarios, assuming AA-rated interest rates and based on Annual Available Turnback Tax Revenues of \$10,320,000. The following table illustrates the estimated number of years such Annual Available Turnback Tax Revenues would be needed to cover differing amounts of total project costs. Please see the Financial Details tab of these application materials for detailed information regarding estimated total financing costs for the project, which includes estimated principal and interest payments. The first page of the Financial Details tab includes estimated total financing costs (referred to as total debt service) for the figures in the following table.

	5 Years	10 Years	15 Years	20 Years	25 Years	30 Years	35 Years	40 Years
Total Construction	43,894,343	79,808,843	107,097,613	127,094,098	141,371,349	150,000,000 *	150,000,000 *	150,000,000 *

Table 6: Summary – Total Project Cost for Indicated Term of Turnback Tax

PIPER | SANDLER

## State Assistance Contribution

- The **State Assistance** will redirect a portion of sales tax revenue generated by events at the convention center and a special sub-area within Lancaster County.
- Importantly, **no new taxes** will be imposed as part of this funding structure. Instead, a portion of the **existing sales taxes** that are already being collected within the designated tax sub-area will be redirected to support the convention center. These redirected tax revenues will be specifically earmarked to repay the bonds issued for the center's construction and development.
- By utilizing this form of State Assistance, Lancaster County can ensure that the necessary funds are available to cover the bond payments without placing additional financial burdens on local taxpayers. The mechanism will provide a consistent revenue stream throughout the bond repayment period, ensuring the project remains financially sustainable and debt obligations are met on time.

\* Represents the maximum project or construction cost which may be supported by turnback tax under the provisions of LB116. Does not include financing costs, including principal and interest payments. Any project costs exceeding this amount must be covered through alternative funding sources.



## **AUTHORIZING LEGISLATION**

# **LANCASTER COUNTY CONVENTION CENTER PROJECT**





**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF LANCASTER, NEBRASKA**

**IN THE MATTER OF APPROVING AN )  
APPLICATION TO THE STATE OF )  
NEBRASKA FOR STATE ASSISTANCE FOR )  
A PROJECT PURSUANT TO THE )  
CONVENTION CENTER FACILITY )  
FINANCING ASSISTANCE ACT )**

RESOLUTION NO. R-25-0025

**WHEREAS**, the Convention Center Facility Financing Assistance Act, Neb. Rev. Stat. §§ 13-2601 through 13-2613, as amended by LB116 passed by the Legislature and approved by the Governor on March 25, 2025 (such statutes as amended by LB116, the “Act”), provides that any political subdivision that has acquired, constructed, improved, or equipped or has approved a bond issue to acquire, construct, improve, or equip eligible facilities may apply to the board for state assistance;

**WHEREAS**, the Act provides that all applications for state assistance under the Act shall be in writing and shall include a certified copy of the approving action of the governing body of the applicant describing the proposed eligible facility and the anticipated financing;

**WHEREAS**, for purposes of the Act, political subdivision means any local governmental body formed and organized under state law and any joint entity or joint public agency created under state law to act on behalf of political subdivisions which has statutory authority to issue general obligation bonds;

**WHEREAS**, for purposes of the Act, general obligation bond means any bond or refunding bond issued by a political subdivision and which is payable exclusively from the proceeds of an ad valorem tax;

**WHEREAS**, for purposes of the Act, convention and meeting center facility means a temperature-controlled building and personal property primarily used as a convention and



meeting center, including an auditorium, an exhibition hall, a facility for onsite food preparation and serving, an onsite, directly connected parking facility for the use of the convention and meeting center facility, a nearby parking facility for the use of the convention and meeting center facility, and an onsite administrative office of the convention and meeting center facility;

**WHEREAS**, for purposes of the Act, eligible facility means any publicly owned convention and meeting center facility acquired, constructed, improved, or equipped after June 1, 2007;

**WHEREAS**, counties have statutory authority to issue general obligation bonds pursuant to, among other statutes, Neb. Rev. Stat. § 23-120 (County Buildings); Neb. Rev. Stat. § 23-3620 (Industrial Sewer Construction); Neb. Rev. Stat. § 23-320.03 (Flood Control); and Neb. Rev. Stat. § 23-397 (Bridge Construction and Repair);

**WHEREAS**, Neb. Rev. Stat. § 22-155 provides that the County of Lancaster, Nebraska (“County”) is a county of the State of Nebraska;

**WHEREAS**, Neb. Rev. Stat. § 23-101 provides that the powers of the county as a body corporate or politic shall be exercised by the County’s Board of County Commissioners (“County Board”);

**WHEREAS**, the County has approved a bond issue to acquire, construct, improve, or equip a convention and meeting center facility, owned by the County, a copy of which approval is attached hereto as Exhibit “A” to this Resolution and is incorporated herein by this reference;

**WHEREAS**, the County Board desires to approve the County’s application for state assistance under the Act to acquire, construct, improve, or equip a convention and meeting center facility, owned by the County, which application describes the proposed convention and meeting

center facility and the anticipated financing therefor ("Application"). A copy of said Application is attached hereto as Exhibit "B" to this Resolution and is incorporated herein by this reference;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of the County of Lancaster, Nebraska, that the County Board hereby approves the County's Application for state assistance under the Act to acquire, construct, improve, or equip a convention and meeting center facility, owned by the County, which Application describes the proposed convention and meeting center facility and the anticipated financing therefor.

DATED this 6 day of May, 2025, in the County-City Building, Lincoln, Lancaster County, Nebraska.

APPROVED AS TO FORM

this 6<sup>th</sup> day of May, 2025.

[Signature]

Deputy County Attorney

for PAT CONDON

Lancaster County Attorney

BY THE BOARD OF COUNTY  
COMMISSIONERS OF THE COUNTY  
OF LANCASTER, NEBRASKA

[Signature]  
Christa Spakum  
Rick VEDT

[Signature]  
Chelsea Jalmon

ATTEST:

[Signature]  
(Deputy)  
MATT HANSEN

Lancaster County Clerk

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF LANCASTER, NEBRASKA**

**A RESOLUTION AUTHORIZING THE COUNTY )  
TO APPLY FOR ASSISTANCE UNDER THE )  
CONVENTION CENTER FACILITY FINANCING )  
ASSISTANCE ACT; PRELIMINARILY )  
APPROVING FINANCING FOR THE PROJECT; )  
APPROVING AND AUTHORIZING THE )  
EXECUTION AND DELIVERY OF CERTAIN )  
DOCUMENTS IN CONNECTION WITH THE )  
APPLICATION; MAKING CERTAIN FINDINGS )  
AND DETERMINATIONS WITH RESPECT TO )  
THE APPLICATION; AND RELATED MATTERS.)**

**RESOLUTION NO. R-25-0024**

**WHEREAS**, The County of Lancaster, Nebraska (the “County”) is a county and political subdivision of the State of Nebraska (the “State”);

**WHEREAS**, the County intends to acquire, construct, and equip an eligible facility under and as defined in the Convention Center Facility Financing Assistant Act Section 13-2602 through Section 13-2613, inclusive, Reissue Revised Statutes of Nebraska, as amended by LB116 passed by the Legislature and approved by the Governor on March 25, 2025 (such statutes as amended by LB116, the “Act”);

**WHEREAS**, the Act permits political subdivisions such as the County to apply for state assistance (as defined in the Act) to assist with financing an eligible facility under the Act;

**WHEREAS**, state assistance under the Act, after the effective date of LB116, is limited to an aggregate amount of not more than the maximum aggregate appropriation, as defined in LB116, which for an eligible facility located within six hundred yards of the State Capitol, is the total cost of acquiring, constructing, improving, repairing, replacing, financing, and equipping such facility, but only to the extent the cost of acquiring, constructing, improving, repairing, replacing, and equipping such facility does not exceed \$150,000,000. Prior to the passage and approval of LB116, the Act limited state assistance to not more than \$150,000,000 in the aggregate for any one approved project;

**WHEREAS**, the County desires to apply for state assistance under the Act, and that such application for state assistance be considered under the provisions of the Act after the effective date of LB116; and

**WHEREAS**, in order to apply for state assistance under the Act, the County must approve a bond issue to acquire, construct, improve, or equip eligible facilities;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, NEBRASKA AS FOLLOWS:**

**ARTICLE I**

**LEGAL AUTHORIZATION**

The County is a county and political subdivision of the State and is authorized under the Act approve the matters herein for the purposes, in the manner and upon the terms and conditions set forth in the Act and in this Resolution. Such actions are approved as set forth herein.

## ARTICLE II

### APPROVAL OF APPLICATION SUBMISSION; FURTHER AUTHORIZATION

**Section 2.01. Approval of Application Submission.** The County hereby approves the preparation and submission of an application pursuant to the Act but conditioned on such application being considered and approved pursuant to the terms of the Act in effect after the effective date of LB116. The County further approves financing the eligible facility on such terms and conditions to be finalized in connection with the approval of a bond resolution. As provided in LB116, the state assistance will support the eligible facility to the extent the total cost of acquiring, constructing, improving, repairing, replacing, and equipping the eligible facility (the “**Construction Costs**”) does not exceed \$150,000,000. Any Construction Costs in excess of \$150,000,000 shall not be pursued by the County without the County identifying and approving the source of funding for such excess Construction Costs. Further, as provided in LB116, the County expects the total cost of acquiring, constructing, improving, repairing, replacing, financing, and equipping such facility (the “**Total Costs**”) will be fully eligible for state assistance. The Total Costs, which includes financing costs for payment of both principal and interest, will vary based on various factors, and a variety of potential financing cost scenarios based on current market data and subject to change are set forth in full in the Financial Details portion of the County’s application for assistance under the Act. The County’s application for state assistance under the Act is hereby explicitly conditioned on the Total Costs, including financing costs for payment of both principal and interest, being eligible and approved for payment from assistance under the Act and the County will receive the approval of such application as acceptance of such condition. The Chair, Vice Chair, County Clerk, or Chief Administrative Officer of the County (each, an “**Authorized Officer**”) are each separately and individually hereby authorized and directed to finalize, execute, acknowledge, and deliver the application and related documentation, including counterparts thereof, in the name and on behalf of the County.

**Section 2.02. Authority To Execute and Deliver Additional Documents; Further Authorizations.** Each officer of the County severally is hereby authorized to execute and deliver for and on behalf of the County any and all additional certificates, documents and other papers and to perform all other acts as the party signing may deem necessary or appropriate to implement and carry out the purposes and intent of this Resolution.

## ARTICLE III

### MISCELLANEOUS

**Section 3.01. Prior Resolutions.** If the provisions of this Resolution conflict with provisions of prior resolutions, or parts thereof, the provisions of this Resolution shall control, to the extent of such conflicts.

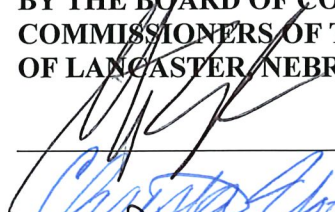

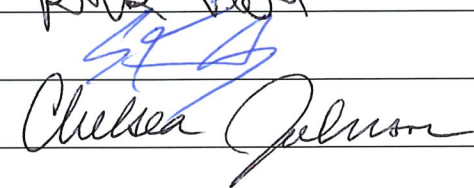
**Section 3.02. Electronic Transactions.** The transactions described herein may be conducted and this Resolution and related documents may be sent, received and stored by electronic means. All closing documents, certificates, and related instruments may be executed by electronic transmission. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents (or documents executed by electronic transmission) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

**Section 3.03. Effective Date.** This Resolution shall be in full force and effect immediately upon its passage by the Board of Commissioners of the County.




DATED: May 6, 2025, in the County-City Building, Lincoln, Lancaster County, Nebraska.

BY THE BOARD OF COUNTY  
COMMISSIONERS OF THE COUNTY  
OF LANCASTER, NEBRASKA

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

APPROVED AS TO FORM  
This 6<sup>th</sup> day of May, 2025.

  
\_\_\_\_\_  
Deputy County Attorney for  
PAT CONDON, Lancaster  
County Attorney

ATTEST:

By:

  
\_\_\_\_\_  
MATT HANSON  
Lancaster County Clerk

**CONVENTION CENTER FACILITY  
FINANCING ASSISTANCE ACT BOARD**

In the matter of the Application of the       )  
County of Lancaster, Nebraska, for State    )  
Assistance, pursuant to the Convention     )  
Center Facility Financing Assistance Act,    )  
As amended by LB116 ("LB116") passed    )  
By the Legislature and approved by the     )  
Governor on March 25, 2025 (the "Act")    )

Pursuant to the authority granted the Convention Center Facility Financing Assistance Act Board (the "Board") by the Act, the Board hereby finds, determines and resolves as follows: The County of Lancaster, Nebraska, (the "County") submitted an application for state assistance under the Act dated May \_\_, 2025 (the "Application") for a convention and meeting center facility as described in the Application (the "Project"). After considering the fiscal and economic capacity of the County to finance the Project, and other factors determined appropriate by the Board, state assistance to the County for the Project is in the best interests of the State of Nebraska; and the Project described in the Application is eligible for state assistance under the Act.

In accordance with the foregoing, and pursuant to the Act, the Board hereby approves state assistance under the Act for the Project, subject to the following conditions: (a) state assistance under the Act shall only support the Project to the extent the total cost of acquiring, constructing, improving, repairing, replacing, and equipping the Project (the "Construction Costs") does not exceed \$150,000,000; (b) as provided in LB116, the total cost of acquiring, constructing, improving, repairing, replacing, financing, and equipping the Project (the "Total Costs") shall be and is hereby declared fully eligible for state assistance under the Act; (c) the Total Costs, which includes financing costs for payment of both principal and interest on bonds or other obligations to be issued by the County to pay the Construction Costs of the Project, are eligible for and shall be fully paid from assistance under the Act to the extent the Construction Costs of the Project does not exceed \$150,000,000; and (d) this approval by the Board shall not take effect until after the effective date of LB116 in order for the provisions of LB116 to fully apply to state assistance for the Project.

Dated as of: September \_\_, 2025

**Convention Center Facility Financing Assistance  
Act Board**

By: \_\_\_\_\_  
Jim Pillen, Governor of the State of Nebraska



# **STATE ASSISTANCE REVENUE AREA DETERMINATION**

## **LANCASTER COUNTY CONVENTION CENTER PROJECT**

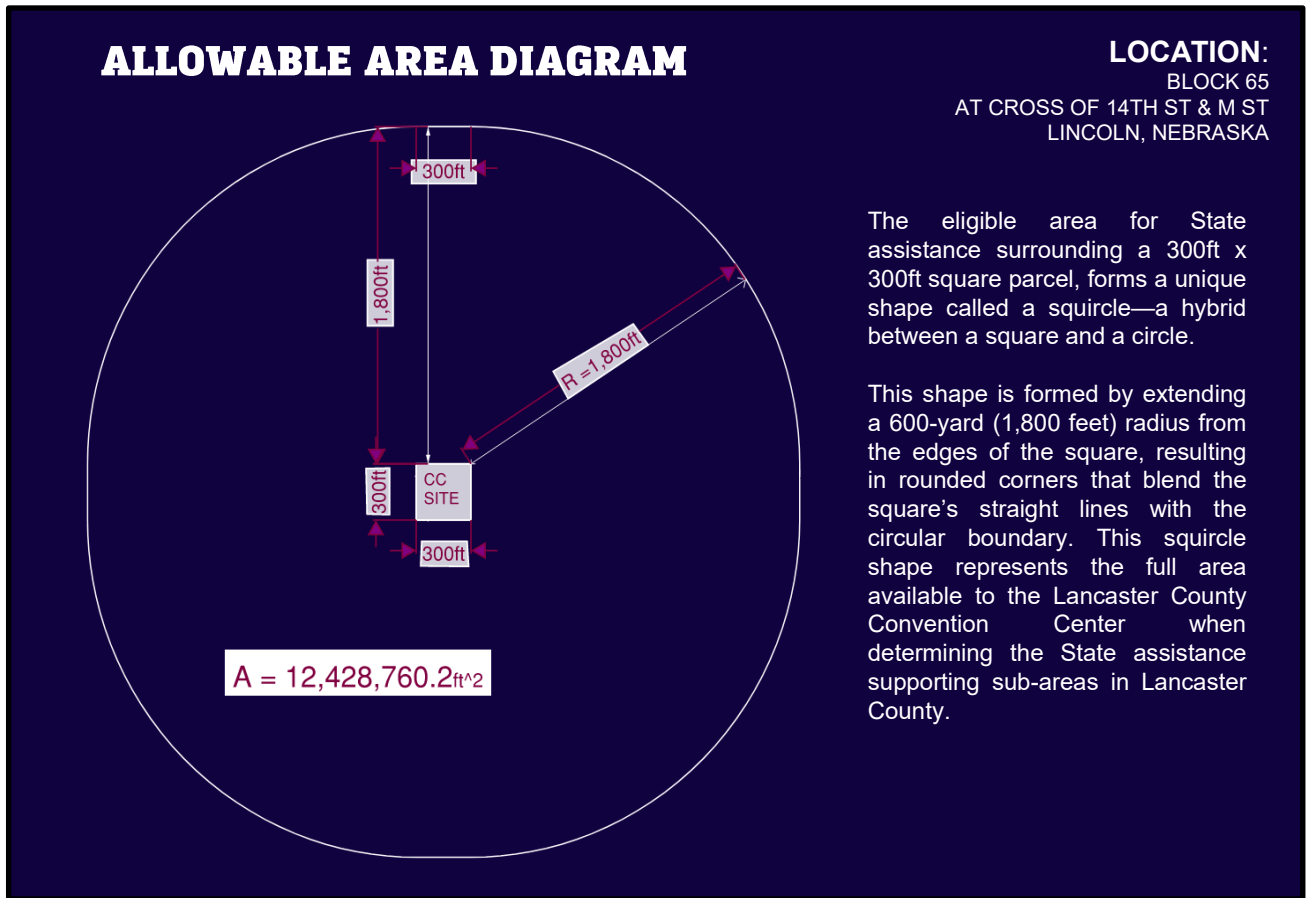


# LANCASTER COUNTY CONVENTION CENTER

## STATE ASSISTANCE AREA DETERMINATION

This report presents the designated area eligible for **State Assistance** in funding for a convention center within a political subdivision in the State of Nebraska. This area has been calculated in accordance with the requirements set forth in the Convention Center Facility Financing Assistance Act. Under section 13-2605(6) of the Nebraska Revised Statutes, eligible facilities are permitted to draw a boundary with a 600-yard radius extending from the outer perimeter of the facility.

This facility is within six hundred yards of the State Capitol; therefore, the area used in determining associated retailers shall consist of one or more areas selected by the applicant. These areas will in aggregate be the same total amount of square footage that would have been included had the eligible facility not been located within six hundred yards of the State Capitol. The area designated for associated retailers will be depicted on a map submitted pursuant to section 13-2605 of the Nebraska Revised Statutes.



The calculated shape defines the total area eligible for state assistance, which has subsequently served as the foundation for delineating the project-supporting sub-areas across Lancaster County. Existing tax revenues from these sub-areas will be directed to support the convention center, with the sub-area boundaries carefully mapped to maximize eligible revenue, ensuring a sustainable funding source for the facility that aligns with statutory requirements and local economic objectives.



# STATE ASSISTANCE AREA

In accordance with the provisions of the Convention Center Facility Financing Assistance Act, specifically under section 13-2605(6) of the Nebraska Revised Statutes, eligible facilities are empowered to create and submit their own map to the Department of Revenue.

The map below provides an overview of the sub-areas established throughout Lancaster County that fall within the total designated area for State Assistance revenue. This map serves as the foundation for the project's funding strategy, illustrating the eligible zones across the county. The following pages include illustrative maps of each sub-area, accompanied by an itemized list of parcels and their respective identification numbers, and parcel square footage, that comprise each sub-area.

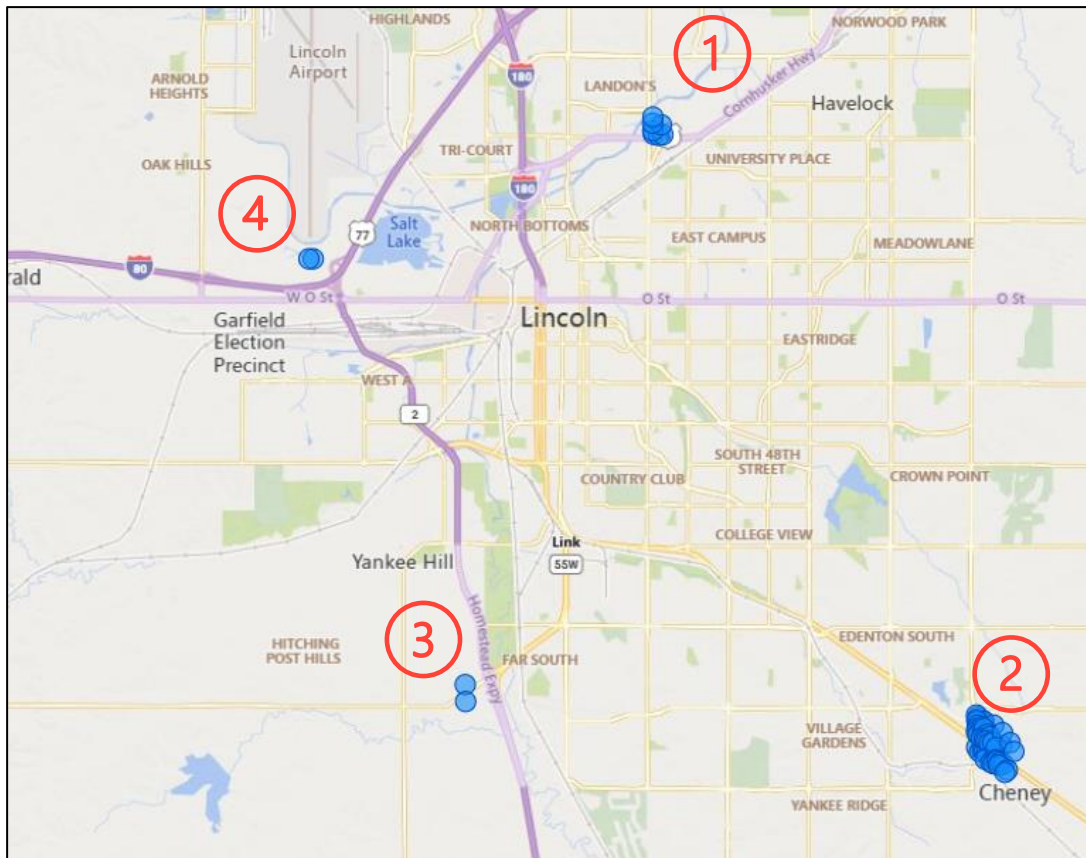


Image 1: Overview of State Assistance Sub-Areas in Lancaster County

Table 1: Total Area of State Assistance Sub-Area

Location	Area (SF)
Sub-Area 1 - Total Area	1,620,908
Sub-Area 2 - Total Area	5,234,060
Sub-Area 3 - Total Area	3,703,944
Sub-Area 4 - Total Area	1,457,593
<b>Total</b>	<b>12,016,505</b>
<b>Allowable</b>	<b>12,428,760</b>
	97% Utilization

This map has been prepared in full compliance with the statutory guidelines outlined in subdivision (1) of section 13-2603, thereby facilitating the Department's review and approval of the designated area as required by law.

# STATE ASSISTANCE SUB-AREA 1

North of Downtown, State Assistance Sub-Area 1 includes the commercial area near Menards.

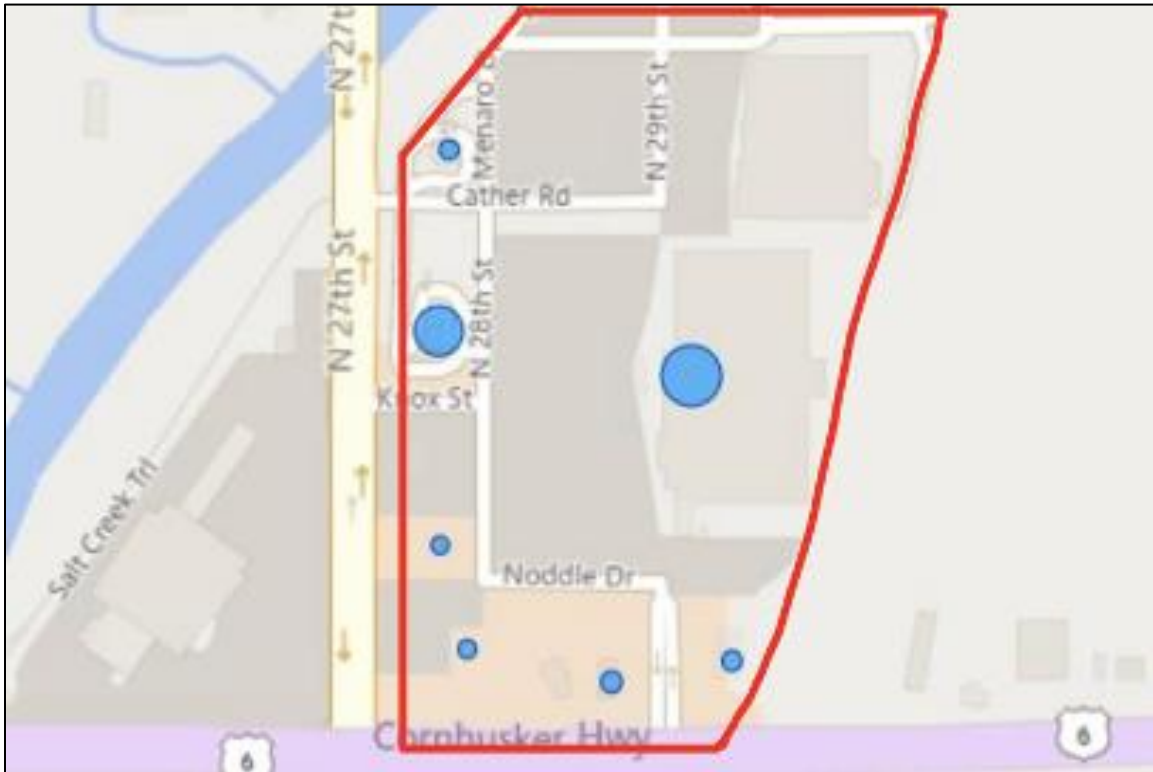


Image 2: State Assistance Sub-Area 3 – Menards, 68504/68521



Image 3: State Assistance Sub-Area 3 – GIS Database Parcel Map

# STATE ASSISTANCE SUB-AREA 2

State Assistance Sub-Area 2 encompasses the commercial area along Nebraska Parkway and intersecting Yankee Hill Road.



Image 4: State Assistance Sub-Area 5 – TBT District 5, 68506



Image 5: State Assistance Sub-Area 5 – GIS Database Parcel Map



# STATE ASSISTANCE SUB-AREA 3

State Assistance Sub-Area 3 covers undeveloped land around WarHorse Casino and the eligible existing tax contributions from this significant retail area.

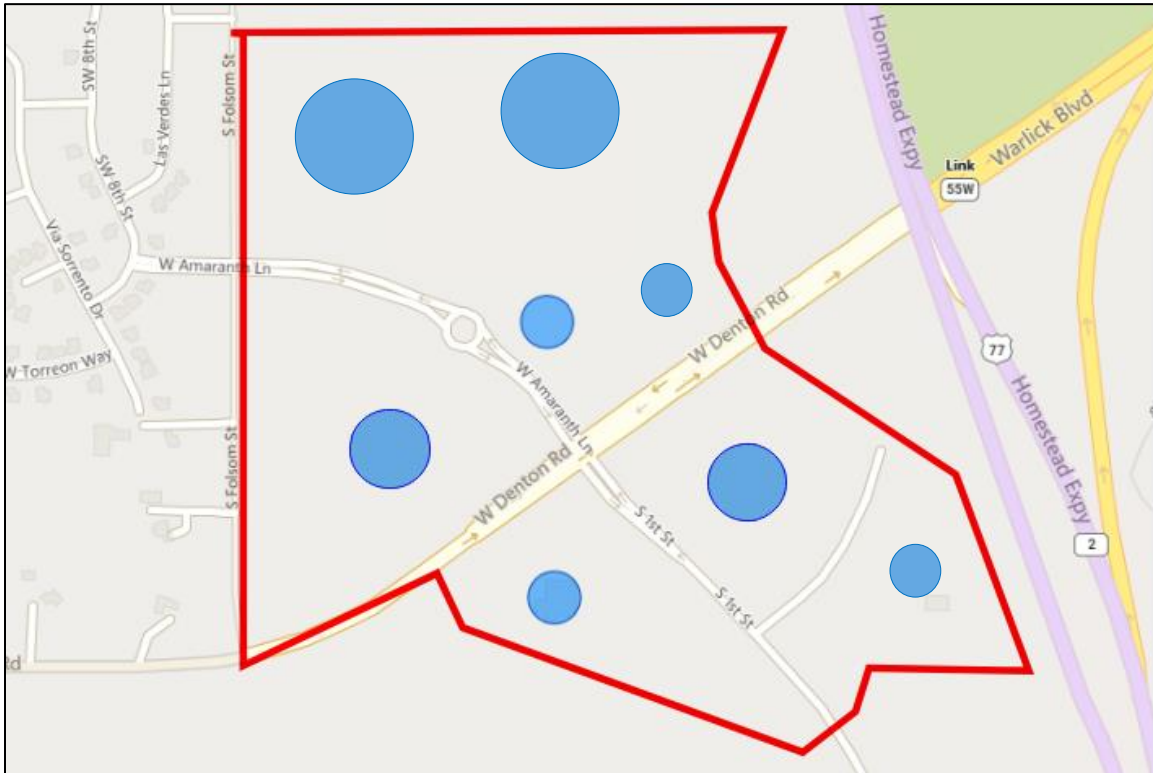


Image 6: State Assistance Area 4 – Southpoint Mall, 68516

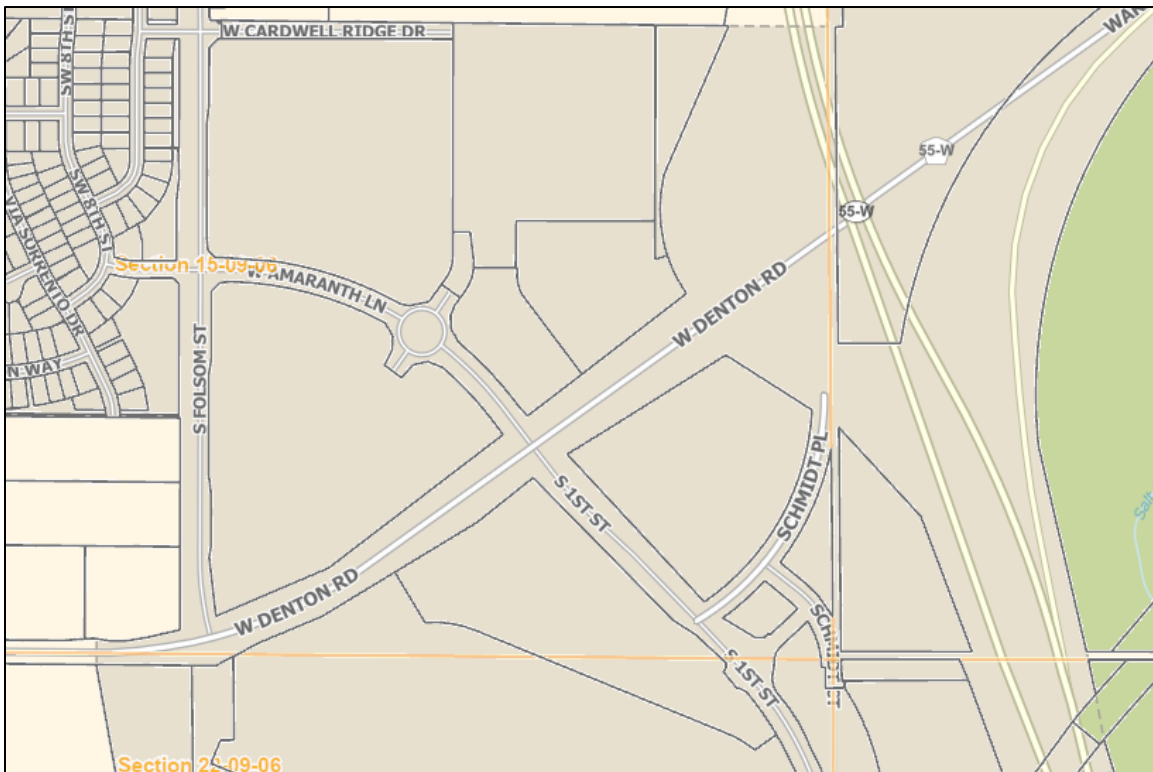


Image 7: State Assistance Sub-Area 4 – GIS Database Parcel Map



# STATE ASSISTANCE SUB-AREA 4

State Assistance Sub-Area 4 covers West Vine Street and the eligible existing tax contributions from this future retail area.

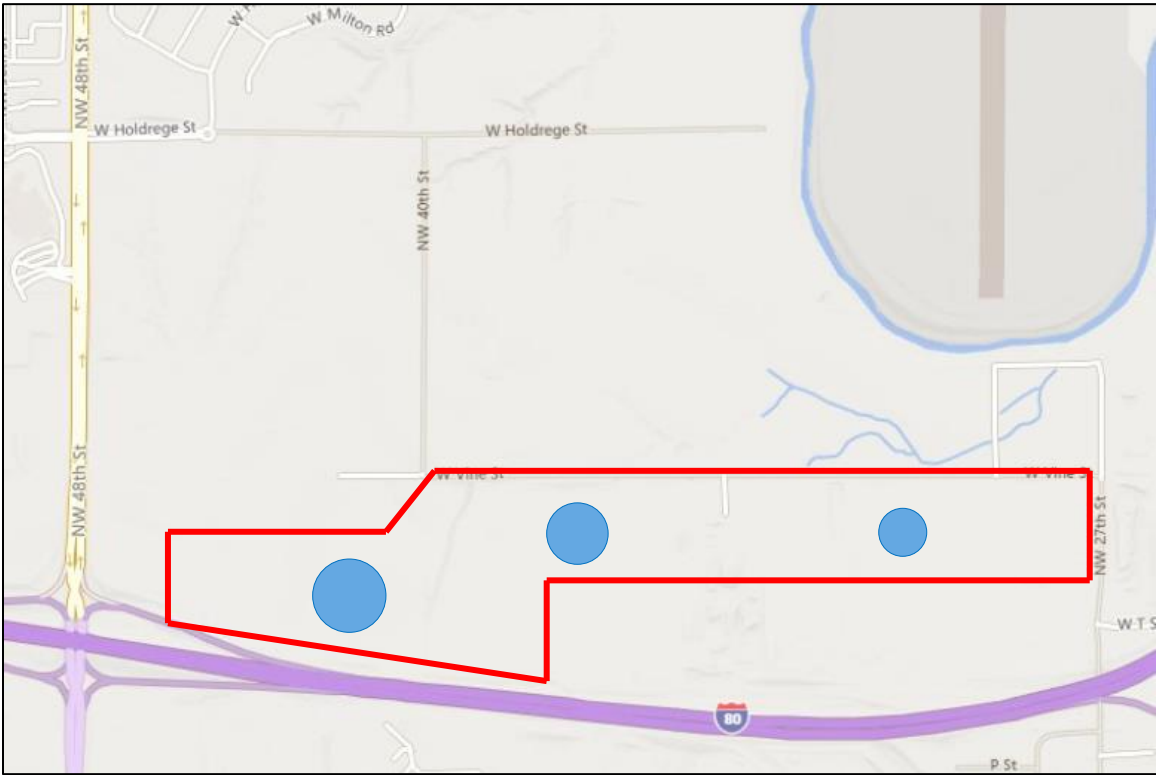


Image 8: State Assistance Area 4 –West Vine Street

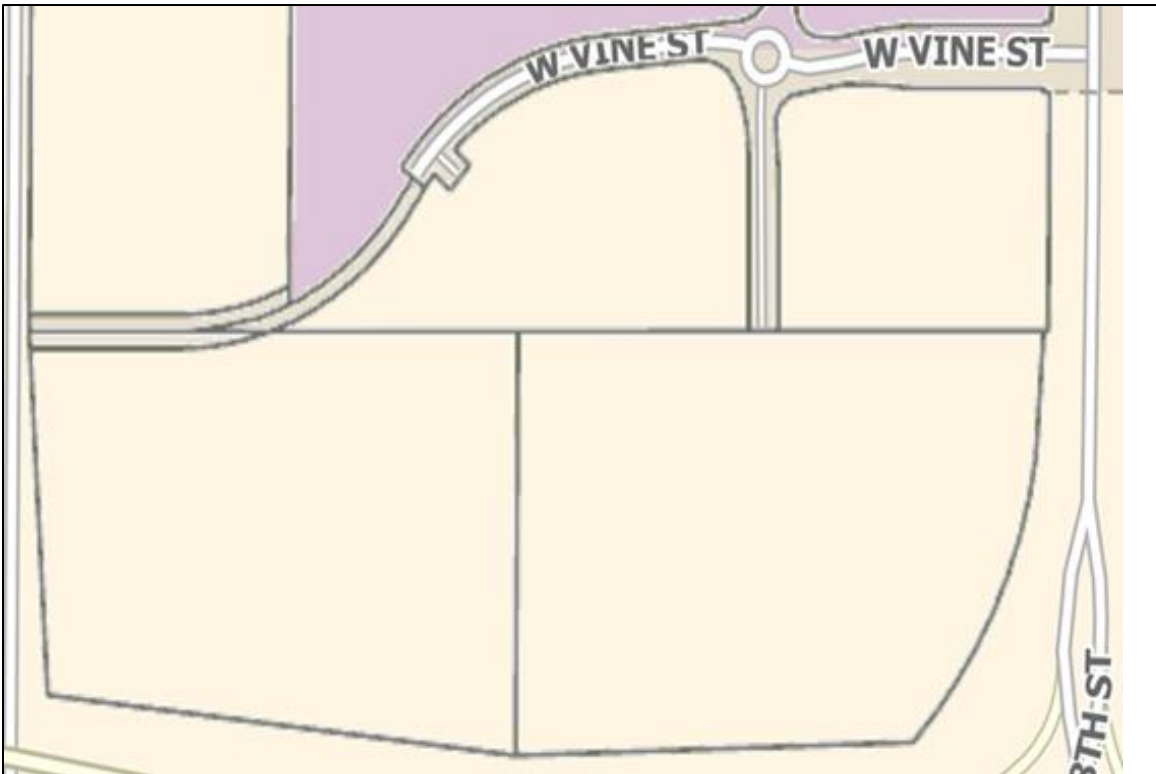


Image 9: State Assistance Sub-Area 4 – GIS Database Parcel Map

Parcel ID	SF	Building Type	Property Address	Name
1707306001000	47,290	Branch Banks	3410 N 27th St, Lincoln, NE 68504	Sub-Area 1
1707304002000	528,444	Fast Food	3310 N 27th St, Lincoln, NE 68504	Sub-Area 1
1707310001000	841,644	Big Box/Fast Food	3300 N 27th St, Lincoln, NE 68504	Sub-Area 1
1707309002000	38,273	Fast Food	3200 N 27th St, Lincoln, NE 68504	Sub-Area 1
1707308002000	43,470	Commercial Strip Center	2712 Cornhusker Hwy, Lincoln, NE 68504	Sub-Area 1
1707300022000	66,805	Fast Food/Reatil, Freestanding	2820 Cornhusker Hwy, Lincoln, NE 68504	Sub-Area 1
1707303001000	54,982	Retail	2904 Cornhusker Hwy, Lincoln, NE 68504	Sub-Area 1
1623122003000	17,812	Retail	8430 EIGER DR, LINCOLN, NE 68526	Sub-Area 2
1623122001000	17,770	Retail	8440 EIGER DR, LINCOLN, NE 68526	Sub-Area 2
1623122002000	18,629	Retail, Freestanding	8420 EIGER DR, LINCOLN, NE 68526	Sub-Area 2
1623118001000	77,294	Car Wash, Auto. & Drive-Thru	8451 EIGER DR, LINCOLN, NE 68526	Sub-Area 2
1623114003000	72,503	Retail	8440 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623113001000	50,887	Medical Office - Single Tenant	8445 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623115001000	89,268	Hotel/Motel	8455 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623112002000	57,875	Fast Food	8510 BOWMAN DR, LINCOLN, NE 68526	Sub-Area 2
1623125001000	28,526	Fast Food	8520 BOWMAN DR, LINCOLN, NE 68526	Sub-Area 2
1623123001000	43,835	Service, Vehicle Repair	8475 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623123002000	30,412	Fast Food	8485 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623105001000	87,087	Fast Food	8500 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623107001000	82,148	Branch Banks	8501 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623105002000	74,494	Commercial Strip Center	8550 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623103001000	51,739	Fast Food	8525 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623105003000	76,769	Commercial Strip Center	8600 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623107002000	61,051	Fast Food	8555 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623102001000	57,580	Fast Food	8601 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623114001000	674,830	Big Box- Sam's Club	8480 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623114002000	995,494	Big Box	8700 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623104001000	62,161	Car Wash, Auto. & Drive-Thru	8635 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623309001000	219,386	Retail	8420 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623106001000	63,426	Restaurant	8701 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623101003000	30,024	Retail	7700 S 89th, Lincoln, NE 68526	Sub-Area 2
1623101002000	800,261	Big Box, Service - Single Tenant	8900 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623109002000	75,233	Retail, Freestanding	9000 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623109001000	75,563	Retail	8690 ANDERMATT DR, LINCOLN, NE 68526	Sub-Area 2
1623302001000	144,649	Medium Box	9000 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623329001000	64,469	Retail	9009 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623324002000	66,586	Retail, Gymnastics Center	8900 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623324001000	63,121	Retail	8860 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623303001000	60,035	Hotel/Motel	8801 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623323001000	64,705	Service, Vehicle Repair	8820 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2

Parcel ID	SF	Building Type	Property Address	Name
1623317001000	64,977	Auto Dealerships	8740 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623119001000	82,289	Restaurant	8933 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623307002000	79,424	Hotel/Motel	8701 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623305002000	32,587	Retail	7920 S 87th, Lincoln, NE 68526	Sub-Area 2
1623305001000	43,294	Restaurant	7900 S 87th, Lincoln, NE 68526	Sub-Area 2
1623307001000	77,476	Retail, Freestanding	8655 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623306003000	93,171	Convenience Store	8600 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623306002000	33,699	Mini-Lube Garage	8500 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623306001000	28,300	Flex Space	8480 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623309001000	219,386	Retail	8420 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
1623308003000	23,835	Retail, Freestanding	8450 Amber Hill Ct, Lincoln, NE 68526	Sub-Area 2
0915404001000	1,027,853	CLTR - Large Tract Retail	400 W Amaranth Ln, Lincoln, NE, 68523	Sub-Area 3
0915403003000	743,503	CLTR - Large Tract Retail		Sub-Area 3
0915401006000	118,349	NBD - Non-Buidable Outlot		Sub-Area 3
0915403001000	181,240	Convenience Store & Car Wash, Auto. & Drive-Thru	200 W Amaranth Ln, Lincoln, NE, 68523	Sub-Area 3
0915401004000	1,078,487	CLTR - Large Tract Retail		Sub-Area 3
0915400004000	591,372	CLTRF - Large Tract Retail, Flood		Sub-Area 3
0922201004000	39,695	CRF - Retail, Flood		Sub-Area 3
0922201005000	269,516	CLTRF - Large Tract Retail, Flood		Sub-Area 3
0922201001000	681,782	Club, Social/Fraternal & Paving - Concrete	7055 S 1st St, Lincoln, NE 68512	Sub-Area 3
1019300011000	804,193	G-Grassland/Pasture	3999 W Vine St, Lincoln, NE 68528	Sub-Area 4
1019100013000	653,400	D1 - Tier 1 - Priority Zone A	3693 W Vine St, Lincoln, NE 68528	Sub-Area 4
Location		Area (SF)		
TBT Sub-Area 1 - Total Area		1,565,926		
TBT Sub-Area 2 - Total Area		5,265,207		
TBT Sub-Area 3 - Total Area		3,045,997		
TBT Sub-Area 4 - Total Area		2,139,375		
<b>Total</b>		<b>12,016,505</b>		
<b>Allowable</b>		<b>12,428,760</b>		
Utilization		97%		



## LETTERS OF SUPPORT

# LANCASTER COUNTY CONVENTION CENTER PROJECT





# LETTERS OF SUPPORT



10/30/24

Visit Lincoln  
1128 Lincoln Mall, Suite 100  
Lincoln, NE 68508  
402-434-5343

**Lancaster County Board of Commissioners**  
555 S 10th St  
Lincoln, NE 68508

Dear Commissioners,

I am writing to express my support for the Lincoln Downtown Convention Center project as it represents a significant step in advancing Lincoln's competitive tourism edge. This state-of-the-art facility will serve as a hub for business, culture, and tourism, positioning our city as a state-regional -national destination for conferences, trade shows, and major events.

The project will strengthen Lincoln's ability to attract new visitors and host prestigious events, which will boost our local economy, foster business growth, and improve the overall quality of life for our residents. As Lincoln continues to grow, the convention center will be a key asset in ensuring that our city remains competitive in the regional and national landscape.

I strongly encourage the Lancaster County Board of Commissioners to approve this transformative project. It will solidify Lincoln's place as a leader in the Midwest and bring long-term economic and cultural benefits to our community.

Sincerely,

Jeff Maul  
Vice President/Executive Director  
Visit Lincoln

# LETTERS OF SUPPORT



**Jason Hoehne**

President  
Lincoln Lodging Association  
8701 Amber Hill Court  
Lincoln, NE 68526  
jason@lodgingne.com  
(402) 420-0027

October 28, 2024

**Lancaster County Board of Commissioners**

555 S 10th St  
Lincoln, NE 68508

Dear Commissioners,

The Lincoln Downtown Convention Center is not just another development project—it is an investment in the future of our city, one that will serve as a catalyst for growth and prosperity. This project has the potential to stimulate long-term economic growth, create job opportunities, and enhance the overall vitality of downtown Lincoln.

With its potential to attract national and regional events, the convention center will significantly increase tourism and generate revenue for local businesses, especially hotels in Lincoln and Lancaster County. In addition, the center will provide a space for our community to gather, connect, and celebrate our shared successes. It will be a symbol of Lincoln's commitment to progress and prosperity for years to come.

The Lincoln Lodging Association fully support the Lincoln Downtown Convention Center and encourage the Lancaster County Board of Commissioners to move forward with the approval of this visionary project. This project will serve as a key driver of Lincoln's continued growth, ensuring our city's future is bright and prosperous.

Sincerely,

Jason Hoehne  
President  
Lincoln Lodging Association

# LETTERS OF SUPPORT



**Jason Ball, President & CEO | L.G. Searcy, 2024 Board Chair**

Lincoln Chamber of Commerce  
1128 Lincoln Mall, Suite 100  
Lincoln, Nebraska 68508  
JBall@LCOC.com | 402-436-2350

November 4, 2024

**Lancaster County Board of Commissioners**

555 S 10th St  
Lincoln, NE 68508

Dear Commissioners,

We are writing to express our strong support for the Lincoln Downtown Convention Center project. This project represents a transformational investment in our community, with the potential to significantly enhance economic development, attract new visitors, and provide a world-class venue for events, conferences, and exhibitions. As a key part of the ongoing revitalization of downtown Lincoln, the convention center will stimulate job growth, increase local business activity, and strengthen Lancaster County's reputation as a destination for tourism and commerce. The need to establish a Downtown Convention Center in our city featured prominently in the Vitality Lincoln strategic plan which has guided all aspects of our program since its release in 2023.

The innovative financing plan, including the use of the State Turnback Tax, ensures that this project will be funded in a fiscally responsible manner without imposing any new taxes on local residents. By redirecting a portion of the sales tax revenue already being generated within the designated tax district, Lancaster County can secure the necessary funds to finance the convention center's construction while benefiting from the increased economic activity the center will generate.

We fully support this project and urge the Lancaster County Board of Commissioners to move forward with the approval of the bonds required to fund the convention center's construction. This project promises to deliver long-term benefits for our community, including increased tourism, local job creation, and a substantial boost to local businesses. I am confident that the Lincoln Downtown Convention Center will serve as a catalyst for continued economic growth and an enduring asset for our city.

Thank you for your consideration and your leadership in advancing this important initiative. We look forward to seeing the positive impact this project will have on our community for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "J. M. Ball".

Jason M. Ball, President & CEO

A handwritten signature in black ink, appearing to read "L.G. Searcy".

L.G. Searcy, 2024 Board Chair

3 LANDMARK CENTRE | 1128 LINCOLN MALL, SUITE 100 | LINCOLN NEBRASKA, 60508  
402.436.2350 | WWW.LCOC.COM



# LETTERS OF SUPPORT



**Jason Ball, President & CEO | Terry Heimes, 2024 Board Chair**

Lincoln Partnership for Economic Development  
1128 Lincoln Mall, Suite 100  
Lincoln, Nebraska 68508  
JBall@LCOC.com | 402-436-2350

November 4, 2024

**Lancaster County Board of Commissioners**

555 S 10th St  
Lincoln, NE 68508

Dear Commissioners,

We are writing to express our enthusiastic support for the Lincoln Downtown Convention Center project. This ambitious initiative will provide a significant boost to Lincoln's economic development, generating new opportunities for local businesses, creating jobs, and attracting a wide range of visitors to our city. As Lincoln continues to grow, it is crucial that we invest in infrastructure that positions our community as a regional hub for commerce, culture, and tourism. The need to establish a Downtown Convention Center in our city featured prominently in the Vitality Lincoln strategic plan which has guided all aspects of our program since its release in 2023.

The convention center will serve as a key asset in driving sustained economic activity in the heart of Lincoln. It will bring in major conferences, events, and exhibitions, drawing visitors from across the Midwest and beyond. These visitors will contribute to the local economy by staying in our hotels, dining in our restaurants, and shopping at our local businesses. This increased foot traffic will have a ripple effect, benefiting not only the hospitality and retail sectors but also providing indirect benefits to countless other businesses and services.

In addition, the construction and operation of the convention center will create new jobs for Lincoln's residents, both during the construction phase and in the long-term operation and maintenance of the facility. This project represents a significant investment in the future of our city, one that will ensure Lincoln remains a competitive destination for business, tourism, and community events for decades to come. We strongly encourage the Lancaster County Board of Commissioners to approve this important project. The Lincoln Downtown Convention Center will be a cornerstone of our city's ongoing growth, fueling local businesses, attracting new investment, and enhancing the quality of life for all residents.

Thank you for your leadership and commitment to our community's future. I look forward to seeing the Lincoln Downtown Convention Center come to life and become a vital part of our city's economic engine.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ball".

Jason M. Ball, President & CEO

A handwritten signature in black ink, appearing to read "Terry Heimes".

Terry Heimes, 2024 Board Chair

3 LANDMARK CENTRE | 1128 LINCOLN MALL, SUITE 100 | LINCOLN NEBRASKA, 60508  
402.436.2350 | WWW.LCOC.COM







## FINANCIAL DETAILS

# LANCASTER COUNTY CONVENTION CENTER PROJECT



