

Nebraska Innovation Zone Commission
Board of Commission Meeting
May 7, 2009
Red Oak and Cedar Rooms – Mahoney State Park
Ashland, NE.

Draft

Commissioner Attending: Tom DeLong, Tim Gilligan, David Potter, Pete Kotsiopoulos, Dr. Jack Huck, Marlin Petermann, John Plucknett, Jon Camp, Ernie Abariotes, Brad Stauffer, Mark Stursma.
Kathy McKillip – NIZC Director, Richard Baier, NDED Director

Members Excused: Mary Ann Borgeson, Dave Nielsen, Phil Mullin, Jeff Weak, Brenda Gunn, and Marsha Babcock.

Visitors: Randy Lenhoff, Bill Stazzoni, George Schuler, Kevin Anderson, Donna Lyman, James Rughe, Rebecca Horner, Norma Nelson.

NIZC Vice-Chair, Pete Kotsiopoulos, welcomed everyone and called the meeting to order at 7:10 PM.

Kathy McKillip, NIZC Executive Director, then took the Commission roll call at 7:10PM.

Approval of the Agenda

Commissioner Kotsiopoulos asked for approval of the agenda as distributed. *Motion made by Commissioner Plucknett and 2nd by Commissioner Gilligan, to approve the agenda as distributed. Motion approved by consent.*

Approval of Minutes

Commissioner Gunn asked for approval of the minutes from January 8, 2009. *Motion made by Commissioner Abariotes and 2nd by Commissioner Huck to approve the April 2, 2009 minutes. Motion approved by consent.*

Public Comment Period

Public Comment Period opened at 7:15pm.

Bill Stazzoni – Ayars & Ayars, Inc. Mr. Stazzoni wanted to answer any questions that Commissioners or public members may have regarding options for tilt up construction

and the availability of this product and its use as they relate to design standards and guidelines. Information was distributed to the Commission and members of the public in attendance.

Seeing no other interested in speaking at that time, Commissioner Kotsiopoulos asked for a motion to close the public comment period. *Motion made by Commissioner Camp and 2nd by Commission Gilligan to close the public comment period. Motion approved by consent.*

Public Comment period closed at 7:20pm

Executive Director Report

If there are additional correspondences that McKillip needs to be aware of and add to the list please let her know. Hard copies in the mail have been eliminated to only those specifically requesting them.

Remember, if you are a guest, please sign in and provide contact information so that the Commission can keep you updated and informed.

Commission Discussion & Olsson Associates Presentation/Consultant Update

Community input meetings were held April 21, 22. They were held in Lincoln and Gretna, one held during the day and one held during the evening. In addition, Steve Miller, Olsson Associates stated that any group or private land owner that could not attend the meetings and would like to meet to discuss the project details and provide input could meet at other designated times. Mr. Miller met with several additional interested parties.

The Commission is still on schedule to receive a final draft product in June 2009. General discussion and work session began including Commissioners. The “work session” comments are included as an attachment at the end of the minutes for review. NIZC will place the May Olsson & Associates power point presentation on the website for public review. Additional included the topic of how to create a memorandum of understanding to assist everyone to work together. A Request was made by Commissioners to have a “sample” Document of Agreement available for the June NIZC meeting. Expanded discussion occurred regarding a potential “signing day” for communities to come together and sign acceptance of the Regional Design Standards and guidelines, this day could be connected with the Pivotal Fly Back event, on August 20th, 2009, in association with the local and state Chambers.

With NIZC moving into the final 18 months before sunset, and with some much to be accomplished, it was suggested by Commissioners that the July meeting not be canceled as previously voted on, but place on the June agenda for re-scheduling date in mid-July.

Marketing topic discussions included designating a “theme” for the corridor area and look into the branding process. Ms. McKillip will work with NDED Marketing Director,

Patty Wood, to see about meeting and bringing ideas back to the Commission for the June meeting.

The Commission needs to be actively beginning to create/develop an association to hand off the NIZC baton too. This will begin after the Regional Design Standards are completed

Elizabeth Garvin, Clarion & Associates, Steve Miller, Olsson Associates will be presenting the final draft document of the Regional Design Standards at the June 4, 2009 NIZC meeting.

Closing Comments

At this time, seeing that there was no other Commission business. *Motion to adjourn was made by Commissioner Gilligan 2nd by Commissioner Stauffer. Motion approved by consent.*

Meeting adjourned at 9:00 PM.

Respectfully Submitted,
Kathy McKillip
Executive Director - NIZC

May 7, 2009 NIZC Roundtable Discussion Summary

In general, the key phrase that incorporated the most consensus was to promote the development of a “Documented Voluntary Participation” plan. This plan includes a marketing component that serves as the common venue for cooperation. Included would be the following items:

Develop incentives for Green Design and Development “America’s Leading Corridor” which also would support Leed education opportunities and incentives. Also, identify and promote the “benefits” of the regional design standards such as, leveling the playing field, maintaining property values for developers and communities incorporating the “First Principles” from the NIZC Phase I study. Utilizing interlocal agreements as the basis for moving forward, and having a promoted” signing day” for elected officials and community members to come together and promote. This would also create an opportunity for the private sector to provide input and involvement. Highlight the benefits of regional design standards to the Chambers, Industry groups, and existing businesses, demonstrating that this plan and process can be a win/win. This will occur by pulling together the incentives from all parties and developing a regional “view” point which will expose a regional “venue” for united utilities also.

The Accountability mechanism needs to include a Memorandum of Understanding, with common tools to be used in the design review process, such as using a design review board to help those with cost issues. This could also provide the opportunity to develop a “score card matrix” that helps communities determine how the current environment influences the pattern of growth and development. Scorecards also help communities view their current development patterns through a smart growth lens taking into consideration current conditions in the built environment.

Implementation: This can vary from the current, nothing to the other end of the spectrum of a state authority body. How to implement the design standards, possibly target and Interstate Zone 1, communities within the zone are required to be a member. Is it time to create a regional association or authority? It will be critical to “pick-a-lane” as to what mechanism should be used for maintaining continuity or forward progress. Do we consider a Marketing body versus a Governing body or a combination of both? It is important to create a 3rd party association that provides “friendly mediation” and is a mentoring role for the review process. In addition, it is also important for the 3rd party association to incorporate and encourage a “Common Thread” within the zoned, which also addresses the need for native landscape material usage in development and as good practice within the corridor.