

The regular meeting of the Seward Civic Center Commission of the City of Seward, Nebraska was held on Monday, January 22, 2024 at 5:00p.m. at the Civic Center, 616 Bradford Street, Seward. Present: Rick Endicott, Mark Suhr, Jan Matzke, Pat Sanley, Ken Morgan, Mark Kolterman and Sandy Wright. Also in attendance: Erin Wiseman, Megan Kahler. Absent: Betty Jean Kolterman.

Notice of the meeting was given in advance thereof by posting in the following places: City Hall, Civic Center and Seward Memorial Library. Availability of the agenda was communicated in the advance notice of this meeting. All proceedings, hereafter, shown were taken while the convened meeting was open to the attendance of the public inspection.

President Rick Endicott called the meeting to order, mentioning that a copy of the Open Meetings Act is posted in Room Three for public inspection.

1. MANAGER'S REPORT

Erin reported that almost all of the organizations have moved out of the building with no problem. Everyone will be out by mid-February, now the process of moving the City's things out of the building into next door. Bob Core has offered their services in this process.

2. LANGWORTHY TRUST REPORT

Ken reported a balance of \$1,589,189.10 after paying the November billings.

3. UPDATE ON COURT CASE RE: SCCDP

There is a court date scheduled for January 23, 2024 at 10:00 AM. The appropriate parties were expected to be at the hearing. Ken Morgan had sent an email to SCCDP with a solution, using a formula of square footage being used average per month times 12 months, a sum of \$12000. a year seemed fair. The court appearance will help everyone come to a conclusion on this matter.

4. DISCUSS RENOVATION OF BUILDING

M Kolterman, Matzke and Endicott met with Greg Butcher (City Administrator) and walked through the building agreeing on the Phase 1 improvements. The shortfall (for Phase 1) will be assisted by Langworthy Trust, with these funds being repaid in future income. The improvements in no particular order are to improve accessibility, plumbing, addition of restrooms, HVAC, technology improvements, tenant improvements, ADA ramp, sprinklers, east half of building, open gallery, entrance, women's club wishes, chamber economic development improvements, LED and lighting, electrical panels, update finishes, fire alarm updates, and elevators. This figure is \$2,176,000. Phase 2 will be later. The anticipated start date for this project is for March 1 .

5. ART APPRAISAL

The appraiser has finished and will be in touch with the completed figures soon. The figures will indicate the work's value piece by piece.

6. OTHER NEW BUSINESS

None at this time.

7. CONSENT ITEMS

Endicott made a motion to accept the consent items, Matzke made a motion to approve and M. Kolterman seconded, all voted in favor.

8. ADJOURNMENT

Endicott adjourned meeting at 6:03pm.

9. Next meeting is scheduled for March 13, 2024.

Respectfully submitted,

Sandy Wright