

NorthFork Board of Directors Minutes
June 27, 2008 / Prenger's

Miller called the meeting to order and welcomed everyone including Mayor Adams, city councilmen, planning commission and HDR. Minutes were not reviewed being this was a special meeting with HDR presenting to the board and special guests.

Miller stated the purpose of this meeting has 3 purposes.

- Bring everyone up to date to the ground work by all committees and volunteers
- Take opportunity to share with the elected officials, city staff and members of the planning commission the unique qualities and amenities of the project
- Gain the full support of the city through additional subcommittee meetings.

Miller mentioned the history of the project and why it did not flourish in the past. Miller attributes this to 2 reasons:

- There was not a high enough priority placed on the project
- It was not driven as a public/private partnership as it is today

Miller continued on in his speech by mentioning the RiverWalk Development's mission statement and accrediting those that are involved in making this vision a reality. Miller quoted the Mayor by stating "...thought that this project was needed now, more than ever." Many other nationwide communities are taking on RiverWalk projects, but it is said that few have the advantage that Norfolk, NE has. This has been mentioned by many engineering firms that delivered proposals to the board of directors.

Miller concluded his speech by reading letters to the editor written by Atwood and Baker. Miller states, "A wise man once said that there are 3 things in life that when once are gone never come back; time, words, and opportunity." Miller ends by stating that the RiverWalk project is a rare opportunity to change the landscape for our future generations.

Schommer encouraged any questions that the Mayor, city staff, or anyone else are asked to HDR and hopes that they find the meeting informative to what is trying to be achieved.

Higginbotham gave a brief recent history of the processes that started a year and a half ago, ultimately ending in the choice of using HDR to come to the board with their master plan. The meeting was then turned over to the representatives of HDR, Michael Siedschlag, Vice President, and Doug Bisson, AICP, Vice President Community Planning and Urban Design.

Siedschlag greeted everyone and opened by mentioning his history in Norfolk. Siedschlag stated that his role in this project was to ensure that Bisson's team has all the resources he needs. Siedschlag gives a brief history about HDR. One of the advantages they have for us is the amount of experience that they have, they can bring a lot to the table for this project and they do not like to do a project that "sits on the shelf".

Siedschlag once again encouraged questions to be asked during the presentation then turned things over to Bisson.

Bisson opens by mentioning some of HDR's credentials and leaving a set basis of what HDR is capable of doing for the RiverWalk Development project and why having such a project is a good idea and how to keep it going. Bisson also stated that HDR has the resources to find the solutions and answers to all problems and questions. The planning will be led by James Morris as well as Bisson. There are many teams that will be involved. S.B. Freidman out of Chicago will be set as advisors on making the area marketable, and economical for the goals of this project.

Bisson goes on to emphasize the process of HDR's master plan and how pulling back from the land and looking at the big picture is the best way to see how the area can be best utilized. Bisson also points out how important it is to have the project be a public/private venture to truly be successful.

Bisson lets the group know that there are 4 fundamental elements that are looked at in the Master plan:

- Natural Environment
- Physical Environment
- Social Environment
- Economic Environment

Overall, there is a mix of processes that are used by HDR to produce the best plan. With visualization processes coming from multiple sources, such as business owners, engineers, contractors, elected officials and even the public, HDR is able to produce the best possible solution for the development of the RiverWalk in a green and environmentally friendly manner.

HDR has a 5 phase work effort:

- Project initiation, data collection and analysis
- Visioning process
- Combination of phase 1 and phase 2, analyze market and real estate
- Ultimate master plan for project
- Hands on development of master plan

The floor was then open to questions for HDR.

Miller asked Mayor Adams for his comments. Mayor stated, "I guess it is a great concept, of course there are many many obstacles that can come up, but the idea...certainly a long term project." A few more comments were made and a few more questions were answered.

Miller adjourned the meeting.

Respectfully submitted by Amanda Jones, Administrative Assistant.

