



City of Omaha
Jean Stothert, Mayor

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April 20, 2015

Mr. John Gottschalk, Chairman
Omaha Performing Arts
1200 Douglas Street
Omaha, NE 68102

Dear John,

In recent weeks, the two of us, along with my team, have engaged in a series of discussions centered on my desire to assist HDR build a new office tower complex in our downtown. As you know full well, these skyline-impact project opportunities rarely present themselves. Downtown Omaha has experienced a major transformation over the past 20 years, with the Freedom Center, First National Tower, CenturyLink Center, and Union Pacific all making significant investments. The HDR project offers us the opportunity to propel our downtown forward once again.

To accomplish our goal to bring HDR's headquarters downtown requires a team effort, with support from Union Pacific, First National, World-Herald, Shamrock Development, Lanoha Development and the Greater Omaha Chamber. As you are aware, the OPAS site is the preferred location for the new office tower. We need OPAS' support to make this opportunity a reality. Certainly, in this transaction, you must take measures to ensure OPAS' long term strategies can be achieved, including supplying parking for future events and matinee performances. Over the course of our series of discussions, we believe we have a parking solution for OPAS, the benefits of which include:

- All parking needs met within 2.5 blocks;
- Covered parking provided within HDR, Omaha Park Eight and a new Pinnacle site parking garage;
- Online parking purchase options made available to season ticket holders;
- All of this provided with no parking construction, operation or maintenance costs accrued by OPAS.

Attached you will find a more detailed description of the parking solution we are offering. I am confident this supplies OPAS with the long term parking solution, at no cost to develop.

Thank you for the time and energy you have spent with me and my team to find a solution that meets the needs of OPAS and facilitates the HDR project. Omaha has a long, successful history of public, private partnerships. I ask that you and the OPAS Board continue this tradition and act favorably on this request. We have an imminent deadline to make this project work. Therefore, I am asking that you call a special meeting of your Board this week if at all possible.

Sincerely,

Jean Stothert, Mayor
City of Omaha

Northeast Downtown Parking Alternatives

Omaha Performing Arts Society Parking Proposal

When and if the Holland Center is expanded to include a second performance hall for stage productions and/or an education center, the City of Omaha (City) and Omaha Performing Arts Society (OPAS) will work to develop an agreement based on the following approach.

The City of Omaha agrees to:

- Provide up to 600 daytime garage parking stalls for use by OPAS as follows:
- Include a provision in the TIF agreement with HDR for up to 200 daytime parking stalls in the HDR garage as follows:
 - 100 stalls for use by OPAS on a daily basis upon completion of the HDR garage
 - 100 additional stalls for special event daytime use by OPAS patrons on specific dates as agreed upon yearly between HDR and OPAS
- Provide, operate and maintain 400 public parking stalls for daytime special event use by OPAS patrons on specific dates agreed upon yearly between the City and OPAS:
 - 200 stalls in Omaha Park 8
 - 200 stalls in a new Pinnacle site garage
 - OPAS pays in advance to reserve all 400 stalls at market rate, which are then restricted for use by OPAS patrons only; or
 - The City and OPAS develop a system that allows patrons to individually reserve stalls at market rate

The Omaha Performing Arts Society agrees to:

- Build a new performance hall for stage productions and/or an education center large enough to require the need for up to 600 parking stalls
- Work with HDR and the City to reserve up to 600 parking stalls for use by OPAS and patrons of the Holland Center as outlined above