

9/25/2018 11:19am From Brian Smith

NEWSPAPER ARTICLES WRITTEN ABOUT JUVENILE JUSTICE CENTER EMINENT DOMAIN USE

8/10/2017	OWH	One stop juvenile justice Added judge has county leaders considering a new center for youth, family cases Study proposals sought, but building no certainty With another judge on the way, Douglas County considers new home for juvenile justice
8/11/2017	OWH	Potential home for juvenile justice center emerges Downtown site draws attention of public building panel, which plans a special meeting want this ball roll long now," Melton says Douglas County officials may have site for new juvenile justice center
8/23/2017	OWH	Editorial: Douglas County juvenile court needs adequate space to do its job
8/25/2017	OWH	MUD site is possibility for juvenile justice center Architecture firm hired to study court's needs; county and utility have had talks MUD is across Harney Street from the courthouse MUD headquarters is possible site for new Douglas County juvenile justice center
9/19/2017	OWH	Editorial: Public needs to know facts about juvenile probation
10/4/2017	OWH	HDR will study whether MUD headquarters is a good fit for Douglas County juvenile justice center
1/21/2018	OWH	Experts say new juvenile justice center is needed Facilities could cost \$87 million, but questions remain on where to build and how to pay Buildings would include mediation rooms, waiting areas Experts endorse new juvenile justice center for Douglas County, estimate \$87 million price tag
4/19/2018	OWH	County looks at 18th and Harney spot for juvenile justice center Old library, also on the block, would remain County to consider \$3.65 million plan to buy space for new downtown juvenile justice center
4/22/2018	US NEWS	County Considers Juvenile Justice Center in Downtown Omaha
4/25/2018	OWH	Buildings, lot eyed for juvenile justice campus Douglas County will offer \$3 million for Housing Authority HQ and other properties County to offer over \$3 million for Housing Authority, other buildings for new juvenile justice center
5/2/2018	OWH	OHA conditionally agrees to sale of downtown HQ Housing agency would move to historic library in deal brokered by County Board member Morgan's firm Agency says it could move to 1823 Harney St. by fall Omaha Housing Authority agrees to sell downtown HQ to Douglas County; OHA to move to historic library building
5/7/2018	OWH	One building County wants isn't for sale, owner says A legal fight may ensue in effort to acquire property for juvenile justice center County thought it was vacant; owner says it isn't Douglas County wants his building for a juvenile justice center. But he says it's not for sale.
5/10/2018	OWH	Building commission votes today on a step toward juvenile justice center Unknown how much would come from property taxes First vote is Thursday on borrowing \$120 million to build a new juvenile justice center downtown
5/11/2018	OWH	1st step taken in funding juvenile justice center Commission declares intent to issue up to \$120 million in bonds first vote is Thursday on borrowing \$120 million to build a new juvenile justice center downtown
5/23/2018	OWH	Purchase of OHA building advances, but not quietly Other members defend purchase Douglas County Board OKs \$2.75 million building buy for juvenile hall despite criticism that it would lead to tax hike
6/5/2018	OWH	After sale to county, OHA may rent building back for \$1 a month After sale to Douglas County, Housing Authority may rent its building back for \$1 a month
6/21/2018	OWH	County may tap nonprofit for juvenile justice center Using UNMC cancer center model, private entity would develop project with oversight from officials Private donations will be sought, official says Building Commission may use a nonprofit corporation to develop juvenile justice center
6/21/2018	US NEWS	Omaha juvenile justice center may be developed by nonprofit
6/27/2018	OWH	Sharing vision for new center to serve 'kids and families better' Proposed \$120 million Douglas County justice complex would raise taxes Proposal would downsize youth detention center Proposed \$120 million Douglas County justice complex would shrink youth detention center, raise taxes
7/8/2018	OWH	Eminent domain weighed for downtown site Douglas County Boards wants to acquire a building in the path of a proposed juvenile justice center Buildings to be torn down under County's plans Douglas County may use eminent domain to acquire building for juvenile justice center
7/10/2018	OWH	Building eyed for demolition 'an absolute gem,' owner says Today, County will consider eminent domain to make way for juvenile justice center Owner found 'history and magnificence' inside Building owner implores Douglas County not to tear down 'absolute gem' for juvenile justice center
7/11/2018	OWH	Board moves forward on seizing property Board members say County is in dire need of new center Owner says he'll sue over Douglas County's plan to seize building for juvenile justice center
7/12/2018	OWH	Public Pulse: Eminent domain shouldn't be used
7/12/2018	OWH	Early Steps on justice center on agenda today Omaha-Douglas Public Building Commission will consider early steps on justice center today
7/12/2018	OWH	Harding tapped to replace Gray on Public Building Commission Gray 'OK with the change' Building Commission to consider juvenile justice center minus one of its biggest advocates -- Ben Gray

NEWSPAPER ARTICLES WRITTEN ABOUT JUVENILE JUSTICE CENTER EMINENT DOMAIN USE

7/13/2018	OWH	Legal groundwork is laid for justice center With aim to complete juvenile justice center by 2022, Building Commission lays legal groundwork
7/19/2018	OWH	Public Pulse: Preserve historic building
7/19/2018	OWH	Public Pulse: Why destroy old building?
7/19/2018	OWH	Midlands Voices: Let the people decide
7/19/2018	OWH	Another hurdle for County's chosen site: divorce dispute Woman argues that divorce wasn't valid, so she has a stake in building Sides appear to have reached a deal, so sale will proceed Prospective County justice center site gets tied up in divorce case
7/21/2018	OWH	Public Pulse: Save Omaha Building: Find another building site
7/22/2018	OWH	County Board member seeks to trim plan for justice center Cavanaugh: County Board member wants public vote County Board Member calls for scaling down of \$120 million juvenile center, wants public vote
7/24/2018	OWH	Public Pulse: Expensive center, less capacity
7/25/2018	OWH	Cavanaugh seeks input on cheaper, 'more common-sense' justice center Project's lone opponent on County Board plans more hearings Youth center director on plans for new justice facility: "I have no idea what's being proposed"
7/29/2018	OWH	Editorial: Douglas County needs to provide full details about justice-center proposal
8/2/2018	OWH	Critics of new justice center meet, ask for vote Parts of \$120 million project, including cost, assailed at public meeting Alternative is proposed "Let's get a vote": Critics speak out against \$120 million justice center plan, offer alternatives
8/6/2018	OWH	Public Pulse: Better Spots for justice center
8/7/2018	OWH	Public Pulse: County Board ignores the people
8/9/2018	OWH	Commission urges local landmark status for 98-year old building Commission urges local landmark status for downtown building eyed for County justice center
8/12/2018	OWH	Public Pulse: Not in juveniles' best interests
8/13/2018	OWH	Public Pulse: County Board lacks transparency
8/13/2018	OWH	Non-profit developer plans public meetings County attorney, a board member, says 'people need to know what's going on' Board will vote in public on contract, but no taxpayer vote on bonds Douglas County attorney says juvenile justice center meetings will be public
8/14/2018	OWH	Competing justice center plans will go head-to-head today Alternative plan could cost half as much, backer says in a clash of plans. Douglas County Board will air competing justice center proposals on Tuesday
8/15/2018	OWH	Debate lines are drawn at public hearing Emotions run high as backers defend \$120 million plan and opponent presents less-expensive alternative Critic says public should have the chance to vote on bonds Debate lines are drawn in emotional public hearing on proposed \$120 million justice center
8/15/2018	US NEWS	Official suggests alternative to \$120 million Omaha justice center
8/24/2018	OWH	Cavanaugh, Gray at odds on justice center plans County official, city official differ over juvenile center's cost, size, and tax effect Debate on competing plans Ben Gray, Jim Cavanaugh clash over Douglas County justice center plans at forum
8/24/2018	OWH	Public Pulse: Options to tearing down building
8/25/2018	OWH	Midlands Voices: Juvenile justice system requires thoughtful investment
8/29/2018	OWH	Boyle now against downtown youth detention center A resolution to put a bond issue on the ballot fails At tense Douglas County Board meeting, Mike Boyle joins opposition to youth detention center
9/2/2018	OWH	Pointed questions about future of emerging district "What's old is new again," area's investors say A new downtown retail and residential district was forming, but now its future is up in the air
9/7/2018	OWH	Openness tops agenda for justice center board Nonprofit corporation will vote on 'public information commitment' on proposed downtown complex Agenda items follow criticism of entity's private status Board of nonprofit developing Douglas County justice center held first meeting Friday
9/8/2018	OWH	1st meeting focuses on youth center proposal Nonprofit corporation hopes to shore up support for project Douglas County justice center board tries to boost support for plan in first public meeting
9/11/2018	OWH	Boyle will try to stop use of eminent domain County Board won't consider resolution today because it won't pass, chair says, but it could Sept. 25 Boyle softens opposition Mike Boyle wants to stop eminent domain proceeding on downtown building, but vote won't come this week
9/16/2018	OWH	Public Pulse: Juvenile justice needs reform
9/19/2018	OWH	Judge's order slows county's eminent domain effort Restraining order prevents county from taking building tabbed for project until owner's lawsuit is considered Owner's lawyer says price can't yet be set Judge taps brakes on Douglas County's eminent domain proceedings for downtown building

LOCAL NEWS REPORTS ON TELEVISION ABOUT JUVENILE JUSTICE CENTER AND EMINENT DOMAIN

1/10/2018	Douglas County board considers \$87 million juvenile court project	KETV
5/10/2018	New juvenile justice center takes step forward: Commission approves idea of bonds to build new Douglas County facility	KETV
7/9/2018	Douglas County wants to take a historic building with eminent domain for new juvenile justice center	KETV
7/9/2018	Building owner fears history will be lost in plans for juvenile justice center	KETV
7/9/2018	Douglas County looks to relocate youth center	KMTV
7/9/2018	Look inside: 1920s building considered for juvenile detention center	KMTV
7/10/2018	Eminent domain to be used to acquire 98-year-old Omaha building	KETV
7/10/2018	Douglas County Commissioners approve to use eminent domain for property near 18th, Howard	KETV
7/11/2018	Douglas County to move forward with eminent domain for downtown building County commissioners vote to use eminent domain for downtown building	KMTV
7/12/2018	Owner says he'll fight to save historic building after eminent domain vote	WOWT
7/24/2018	Residents fear Douglas Commissioners Board will bring juvenile justice center to town Residents fear for juvenile justice center proposal downtown	KMTV
7/25/2018	Commissioner wants public to be heard on eminent domain case	WOWT
7/30/2018	Public meeting on juvenile justice center Monday	KMTV
7/31/2018	Citizens call for justice center transparency	KMTV
8/1/2018	Alternative plan for juvenile justice center would save historic building at 18th, Howard	KETV
8/2/2018	Douglas County juvenile justice center hearing	KETV
8/2/2018	Retired juvenile judge to County on new justice center: 'Make it kid-friendly'	KETV
8/8/2018	Juvenile justice center site recommended for historical designation	KMTV
8/10/2018	Landmark status recommended for historic building at the center of eminent domain dispute	WOWT
8/12/2018	Owner of 1920s building opens doors to public amid County's plans to tear it down	KETV
8/12/2018	Residents fight to preserve history of downtown building	WOWT
8/13/2018	Public tours building at 18th, Howard amid plans to tear it down for juvenile justice center	KETV
8/14/2018	Douglas County board considers 2 plans for juvenile justice center	KETV
8/14/2018	Douglas County board hears dueling proposals for juvenile justice center	KMTV
8/20/2018	Still no consensus on juvenile justice center	KMTV
8/21/2018	Advocates speak up on juvenile justice center	KMTV
8/23/2018	Effort to save historic downtown building running out of time	WOWT
8/30/2018	Douglas County Board limits comments on juvenile justice center at meeting <i>Members of the public removed from the meeting</i>	KMTV
9/5/2018	Flatiron District redevelopment projects on pause awaiting decision on juvenile center	KETV
9/6/2018	Complaints filed against Juvi Center board members	KMTV
9/7/2018	Transparency promised as new juvenile justice center moves forward	KETV
9/7/2018	Juvenile justice center meeting productive, contentious at times	KMTV
9/11/2018	City groups express frustration over juvenile justice center	KMTV
9/18/2018	Judge halts county plan to take building for new justice center	KETV
9/19/2018	Eminent domain for juvenile justice center paused	KMTV

With another judge on the way, Douglas County considers new home for juvenile justice

By Christopher Burbach / / World-Herald staff writer

Aug 10, 2017

With an additional judge coming to help deal with a high volume of delinquency and family cases, Douglas County leaders are pondering a new home for the county's juvenile court.

That could mean building a new juvenile justice center. Such a center could bring together, under one roof, judges, courtrooms, government attorneys and several agencies that handle juvenile legal matters.

The Omaha-Douglas Public Building Commission is preparing to hire architects to study space needs for the county juvenile justice system. The commission was expected to choose a firm Thursday, but it has delayed a decision until at least September.

"I hope that we end up with a new juvenile justice center at the end of this," said Clare Duda, a Douglas County Board member who also serves on the building commission. "We need one."

How much it would cost and where it would be are yet to be determined. Those questions would be part of the study.

Currently, the Juvenile Court's five judges, courtrooms and offices are squeezed into part of a former jail on the sixth floor of the Douglas County Courthouse in downtown Omaha.

A sixth judge is coming soon. The Nebraska Legislature last session approved adding a judge to help deal with Douglas County's relatively high volume of juvenile delinquency and family permanency cases. A seventh judge is needed and likely, county and court officials say. An eighth is possible.

It's not so much that the number of cases is growing but that the Legislature is finally giving Douglas County help to meet its relatively large caseload, Douglas County Juvenile Court Administrator Ray Curtis said.

In the fiscal year just ended, 2,604 cases were opened in Douglas County Juvenile Court. That's an average of 521 cases per judge. By comparison, Sarpy County's two juvenile court judges handled 626 cases, or 313 per judge.

In Douglas County, officials are scrounging for a place to shoehorn the sixth judge and courtroom space into the courthouse when that person is appointed this fall. They may have to share a courtroom in the City-County Building.

But accommodating the new judge will be a temporary fix, Duda said.

The Public Building Commission oversees the Douglas County Courthouse and the City-County Building. Besides Duda, other members are County Board member Mike Boyle and Omaha City Council members Aimee Melton and Ben Gray. Retired university official Ronald Roskens chairs the board.

"We know that a seventh judge is coming," Duda said. "We can't just keep cramming more and more people into the same space. We have to have more room."

The commission solicited proposals from architectural firms for a study on space needs for courtrooms and offices for judges, plus the juvenile divisions of the Douglas County Attorney's Office and Public Defender's Office. It could also include juvenile probation offices and space for the sheriff's deputies and District Court clerks that deal with juvenile matters.

The selected firm would be expected to submit its report to the commission this winter.

From there, it would be up to the Douglas County Board and Public Building Commission to decide what to do, said Paul Cohen, the commission's administrator.

Some potential locations have been identified. Officials declined to comment on the possible locations, but they are leaning toward downtown near the courthouse.

Who would pay for a new juvenile justice center, and how, also have yet to be determined. It could be a combination of funding from the Public Building Commission, the county and private sources, Cohen said.

A study doesn't necessarily mean a new juvenile justice center will be built. For example, the Public Building Commission hired architects in 2004 to design a two-story addition to the downtown City-County Building. It was not built.

In 2006, an HDR Architecture Inc. master plan recommended building a new courthouse at a cost then estimated at \$169 million.

The courthouse has undergone some renovations since then. Some of those occurred on the sixth floor. The Juvenile Court now shares that floor with holding cells, a new high-security courtroom for arraignments and sentencings in high-profile criminal cases and the juvenile division of the Douglas County Attorney's Office.

Their proximity to the new courtroom is just one of the things that makes the current juvenile court situation less than ideal, in Curtis's view.

On a walk through the sixth floor last week, Curtis said about 60 percent of the cases in juvenile court involve youths accused of misdeeds. The rest deal with children in cases in which parents or guardians are accused of neglect or abuse.

The courtrooms share a narrow hallway. So teenagers in detention are escorted in orange jumpsuits and handcuffs past parents, children and social workers en route to hearings on such matters as foster family placement. That's not good for either group of youths, Curtis said.

The courtrooms are too small for the number of people involved in many family hearings, he said. There's no place for private meetings between lawyers, social workers and families.

Curtis hopes the discussions lead to a new, separate juvenile justice center.

"It could be designed as a juvenile court, not a retrofitted former jail," he said. "This has been a long time coming."

DC-4: Justice Center – Significant development in the Downtown Core stops at Howard Street. This development pattern occurs for a variety of reasons, including the presence of the Douglas County Correctional Center. In order to stimulate new development in this area, a new public open space – Flatiron Park – should be constructed immediately to the south of the Flatiron Building. This park, designed as a canvas for public art, could be developed with below-grade parking, and would be a catalyst for new development.

A prime development opportunity for the site is a new County Courthouse. Two recent studies prepared for Douglas County have identified the need for new criminal courts. Moving the courts to this location would provide a functional advantage over their current location, and allow other uses to back-fill into the space that was vacated by the courts. Another prime

development opportunity is a new Police Headquarters. The existing headquarters has a \$30 million renovation price tag. Instead of renovating it, a new Police Headquarters could be constructed adjacent to the Criminal Courts and form a Justice Center with the Douglas County Correctional Center. Both new uses (County Courthouse and Police Headquarters) could front onto Flatiron Park and buffer adjacent development from the DCCC.

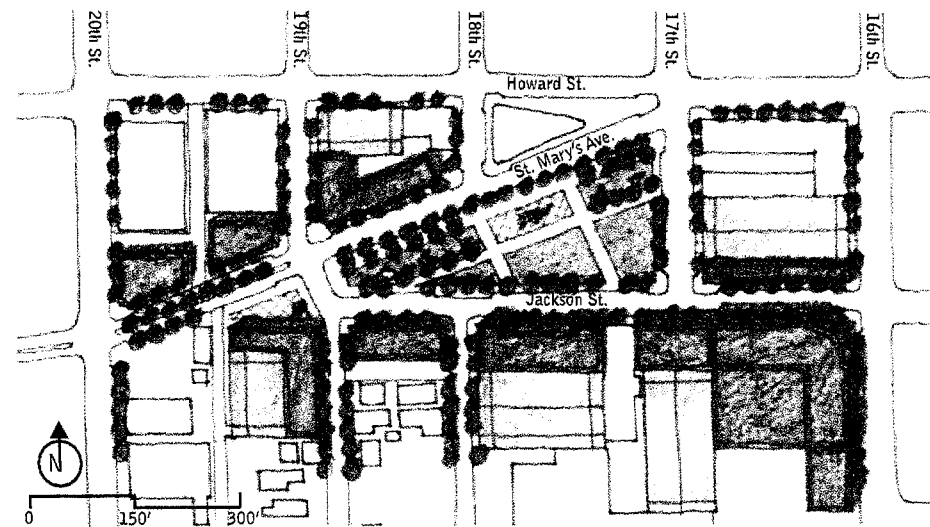


Figure 20: Concept plan for Flatiron Park, a focal point for the Justice Center at the southern edge of the Downtown Core