DID YOU KNOW?

• In 2016 the County Board voted to increase their salaries by 34% over two years.

• The $120 million project will raise your property taxes by 3 cents per $100 of valuation – that means the owner of a $150,000 house would pay an extra $50 a year, based on projections from County Finance Director Joe Lorenz.

• Although paid for with taxpayer-funded bonding, the financing would be through the Omaha-Douglas Building Commission, which wouldn't require a vote of the people.

• Demolition/construction has been projected to begin as early as Sept. 2018 but the project is still unfunded.

• The demolition of the three properties removes them from the tax rolls while the replacement facility will be tax exempt and generate no revenue for the county.

• The new juvenile detention facility could house up to 64, well short of the capacity at the current facility, which can house up to 144 and averages 70.

• Supporters of the project cite a need to act quickly, yet space has been an issue for years for county attorneys, courtrooms and juvenile offices. With $120 million in taxpayer funding at stake, how can the current rush be justified?

• Owner Bob Perrin has been preparing the building for upcoming redevelopment. Plans include ground floor retail/commercial space and residential units on the upper floors. The building is structurally sound, weather tight, is a prime candidate for redevelopment and would be an asset to the changing neighborhood.

• Centralizing all justice services creates disinvestment/disinterest in the neighborhood and creates a dead spot in urban activity. Healthy urban cores have continuous activity at street level at all times of day, if the development is not mixed use, the street becomes inactive and unattractive before 8 am and after 5pm.

• The closing of 18th St. between Howard and Harney makes North/South travel in downtown even more difficult. Decreased connectivity is what led to the economic downturn of North Downtown after the Double Tree Hotel (originally The Hilton) at 16th and Dodge Sts. was built in 1968.

TIMELINE

1920 Architect Joseph G. McArthur designed the building for the Nebraska Oldsmobile Company.

1948 The U.S. Army Corps of Engineers purchased it to use as a laboratory for environmental and materials testing.

1981 During a renovation project, the Corps obscured the building's original windows, which remain in place behind modern window covers.

2009 The Corps sold the building at auction.

2018 Bob Perrin, an architect and current owner of the property, hopes to convert the warehouse space into mixed-use retail and housing with the former first floor showroom space utilized as retail and the upper floors utilized as housing and loft apartments.