

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
JUNE 9, 2021**

A meeting of the Board of Directors of MECA Tri-Park Complex, LLC, a Nebraska limited liability company, was called to order by Chairwoman Diane Duren at 9:00 a.m. on June 9, 2021.

Roll Call:

Present or participating via teleconference were: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Tom Kelley, Mr. Jay Noddle, and Mr. Thomas Warren.

As a reminder, during the continuing pandemic, both the City and State had waived applicability of the 'public meeting' requirements that would otherwise apply, and therefore all Board members who were attending the meeting by telephone were eligible to participate.

Chairwoman Duren and the Board of Directors congratulated Mr. Thomas Warren on his recent appointment by Mayor Jean Stothert as the City of Omaha's next Chief of Staff. Effective tomorrow, Mr. Warren will resign from MECA's Board of Directors. Mr. Dixon and the Board thanked Mr. Warren for his knowledge and dedication while serving on MECA's Board of Directors.

Proof of Publication:

Notice of the meeting was published in *The Daily Record* on June 2, 2021, and in the *Omaha World-Herald* on June 2, 2021.

Approval of Minutes:

Mr. Kelley moved for approval of the minutes of the April 13, 2021, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Noddle.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon reported that the Farnam Hotel has officially opened across the street from the Gene Leahy Mall. This hotel is a great addition to downtown Omaha and is expected to change the dynamics of Farnam Street, as more development is expected.

Other Business:

Parks Update

Ms. Katie Bassett provided a visual presentation to the Board of progress at The RiverFront.

Gene Leahy Mall has most of the foundation and underground work completed and is beginning to resemble a park with the addition of trees, flatwork and landscaping. Destination names are being given for specific features within the park for ease of use.

Dirt work continues at Heartland of America Park, as trucks are busy hauling off the surcharge.

The focus at Lewis & Clark Landing is on continued demolition and the installation of access points for subdrains. MECA, with continued coordination with Corp of Engineers, is close to finalizing permits so work may begin.

Public Relations Update

Ms. Kristyna Engdahl stated MECA's social media continues to grow and pique the interest of individuals following along with the project as many of Gene Leahy Mall's permanent features start to fall into place within the park.

The monthly newsletter reach has surpassed 600 subscribers as of this week. In May, much of the work not necessarily seen, such as the team's checks and balances for quality assurance and the lower needs work that can still occur even when rain starts to fall was highlighted. The open rate continues to consistently perform well.

MECA met with the *Omaha World-Herald* in April to discuss the long-term vision for The RiverFront. The reporter was balancing the new with a look at the past of Gene Leahy Mall. The publish date is unknown for the article, but the interview provided an opportunity to talk about the importance of transforming the area into an activatable space.

Ms. Engdahl presented a project update to board members with Omaha Downtown Improvement District (ODID) as well as the Old Market Association in May. A status update discussed work, milestones that had already been achieved, and revisited renders of what features are to come. Ms. Bassett had similar presentations with a couple of rotary clubs. Each of these groups were not particularly large, but they achieve MECA's mission of educating people about the project, arming them with information, and hopefully generating enough excitement to speak about what they have learned with their friends and family.

Ms. Engdahl also conducted an interview that will be aired during the virtual Summer Arts Festival this year – reminding people why it had to relocate in 2019. Project renders were shared for use in that video clip.

Earned publicity throughout the month of April reached about 57.2 million people through a variety of stories, a huge jump from March, mostly thanks to MECA's United Airlines *Hemispheres* article, citing Omaha's riverfront as tentatively one of the best in the country. In May, approximately 103.5 million people were reached. Additional stories and citations in the *Omaha World-Herald* alone reached about 2.8 million people, achieving an accumulative publicity value of \$134,000 with reach through both traditional and social media outlets.

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

HDR Engineering, Inc.

RESOLVED, that the Amendment to the Architectural and Engineering Services Agreement between MECA Tri-Park Complex, LLC and HDR Engineering, Inc. for several additional design elements to the overall project, as more specifically set out on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized to execute the Amendment following its finalization in a form reasonably approved by counsel.

Chairwoman Duren invited public and Board comment and asked for a motion.

Moved by Mr. Noddle seconded by Mr. Warren

Motion carried: 5-0

Contracts Recently Awarded:

Chairwoman Duren indicated that the Construction Manager, Kiewit Infrastructure Company (KIC), has awarded the following bids on the indicated portions of the Tri-Park Complex Project. KIC is following a process to bid out any work over \$20,000 and submit their recommendations from the bids received to MECA management, who will approve same and apprise the Board of all such recent activity.

The following recent Bids have been awarded:

- Heartland of America Park and Lewis & Clark Landing Amenities Quality Control.
- Heartland of America Park and Lewis & Clark Landing Amenities Civil Sitework.
- Heartland of America Park and Lewis & Clark Landing Amenities Soils, Irrigation, and Landscaping.
- Heartland of America Park and Lewis & Clark Landing Amenities Flatwork, Stairs, and Walls.
- Heartland of America Park Amenities Lake Fountain Upgrade.
- Heartland of America Park and Lewis & Clark Landing Amenities Buildings.
- Heartland of America Park and Lewis & Clark Landing Amenities Fencing, Guardrail, and Handrail.
- Heartland of America Park and Lewis & Clark Landing Amenities Playground Equipment.
- Heartland of America Park and Lewis & Clark Landing Amenities Electrical, Lighting, and Telecommunications.
- Heartland of America Park and Lewis & Clark Landing Amenities Signage.
- Site Security – Cameras
- Site Security – On-Site Patrol

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, July 13, 2021, at 1:00 p.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 9:18 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Mr. Warren.

Motion carried: 5-0.

Adjournment 9:18 a.m.