

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
AUGUST 19, 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 1:00 p.m. on August 19, 2021.

Roll Call:

Present were: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Ben Gray, Mr. Tom Kelley, and Mr. Jay Noddle.

Chairwoman Duren took the opportunity to publicly welcome the newest member to the Board of Directors, Mr. Ben Gray.

Proof of Publication:

Notice of the meeting was published in *The Daily Record* on August 12, 2021, and in the *Omaha World-Herald* on August 12, 2021.

Approval of Minutes:

Mr. Kelley moved for approval of the minutes of the July 13, 2021, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett. Mr. Gray abstained from voting.

Motion carried: 4-0.

President/CEO Report:

Mr. Roger Dixon stated that Ms. Katie Bassett would provide a report for The RiverFront.

Other Business:

Parks Update

Ms. Katie Bassett reported that MECA had received several comments on social media speculating whether The RiverFront project caused recent flooding in the Old Market area. Public Works responded, noting that Gene Leahy Mall Lagoon was never intended to be overflow for storm/rain waters. All construction projects, including The RiverFront, are required to obtain a Storm Water Prevention Permit. This permit requires a weekly walk through to ensure that all the drains are protected from collecting extra debris. The sewers installed required CCTV monitoring and MECA has been diligent keeping the construction site clean. The RiverFront was fortunate that it did not incur a lot of damage from the 5+ inches of rain received in that storm.

Progress continues to be made at Gene Leahy Mall. More trees and decorative concrete have been installed, and the performance pavilion is beginning to take shape. Streetscape work has begun in front of the Burlington and Green House buildings.

As the summer progresses, the team continues to push the schedule and coordinate phasing of the work with subcontractors. Plans are being developed now for winter work to ensure the date of Memorial Weekend 2022 stays on schedule for the Gene Leahy Mall opening.

Construction continues on the sheet pile wall that borders ConAgra Lake in Heartland of America Park, which will continue for at least another week. The fountains were shut down so the lake level could be lowered.

Trees and overgrowth removal east of the flood wall along the Missouri River has begun. This provides an important connection for The RiverFront and will ensure great views of the river.

Demolition efforts continue at Lewis & Clark Landing. Crews are prepping for electrical, telecom and infrastructure installation starting in the fall and winter period. Within the coming weeks, lightweight fill be placed in needed areas along the flood wall.

Meetings continue with program partners as well as parties interested in future events at The RiverFront.

The MECA team continues to keep the community engaged on construction progress, outlining the permanent features and soon to come activation at The RiverFront.

Public Relations Update

Ms. Kristyna Engdahl stated The RiverFront benefited from some publicity this month, with both the *Omaha World-Herald* and WOWT joining the MECA team for tours inside the construction site at Gene Leahy Mall. Each story gave thorough updates on how work is progressing and highlighted the many permanent amenities that are already taking shape. As a reminder, each of those outlets share content with their partners or subsidiaries around the state so there's good reason to believe that these stories had a reach well outside of Omaha. More information will be known when the media monitoring report is received at the end of August.

Another update opportunity presented itself this afternoon, as the *Omaha World-Herald* asked to specially speak on the Gene Leahy Mall Performance Pavilion progress. The March RiverFront Newsletter also featured this topic, and the *Omaha World-Herald* agreed it would make for an even broader story. The tentative publish date is on Monday, August 23.

In early August, Ms. Engdahl provided another stakeholder presentation to Downtown Omaha Inc. MECA continues to seek opportunities to educate the individuals or entities that stand to benefit from this project. On that note, The RiverFront was mentioned in an article about the current state of 16th Street, and the hopes for eventual revitalization – speculating that The RiverFront may be a needed catalyst.

Looking back at earned publicity throughout the month of July, MECA reached about 5.7 million people through a variety of stories, mostly about relocation of large events that previously used Lewis & Clark Landing or Heartland of America Park. Additional stories and citations in the

Omaha World-Herald alone reached about 3.9 million people for a monthly publicity value of \$67.6 thousand with reach through both traditional and social media outlets.

Contract Approvals:

Chairwoman Duren indicated there are two contracts 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 Ms. Buffett seconded by Mr. Gray.

Motion carried: 5-0

Mike Klug

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Mike Klug to provide consulting services related to the events of the re-opening of Gene Leahy Mall at The RiverFront, as more specifically set out on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized to execute the Agreement 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. Gray seconded by Mr. Kelley.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, September 14, 2021, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 1:14 p.m. and invited a Motion to adjourn. A motion to adjourn was made by Ms. Buffett seconded by Mr. Gray.

Motion carried: 5-0.

Adjournment 1:14 p.m.