

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
OCTOBER 15, 2019**

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 8:30 a.m. on October 15, 2019, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10<sup>th</sup> Street, Omaha, Nebraska.

**Roll Call:**

Present: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Tom Kelley, Ms. Dana Washington, and Mr. Jay Noddle.

**Proof of Publication:**

Notice of the meeting was published in *The Daily Record* on October 8, 2019, and in the *Omaha World-Herald* on October 8, 2019.

A copy of the Open Meetings Law was posted on the table near the side entrance to the MECA Board Room.

**Approval of Minutes:**

Ms. Buffett moved for approval of the minutes of the September 16, 2019, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Noddle.

Motion carried: 5-0.

**President/CEO Report:**

Mr. Roger Dixon stated that work continues to move forward on The RiverFront with meetings occurring nearly daily.

Discussions regarding a new restaurant building for The RiverFront are under way. Mr. Dixon believes that this building, along with the performance pavilion and some of the playground equipment, will end up being the park cornerstone and will make this an iconic area for downtown Omaha.

**Other Business:**

**Parks Update**

Ms. Katie Bassett provided a visual presentation of time lapse photos so the Board could review the demolition status of the Gene Leahy Mall. The progress camera at Gene Leahy Mall is updated continuously on the website and another camera has been added for the Heartland of America Park on top of the Greenhouse Apartment Building. The new camera is currently focused on 8<sup>th</sup> Street demolition and reconstruction, but it is also in preparation to monitor the work that will begin on the Heartland of America Park.

Construction crews continue to make progress with The RiverFront despite the weather, specifically heavy rain fall. In the last month, multiple, multi-inch rain events have caused water to collect within the parks. It also made the site muddy and difficult for the heavy equipment to maneuver.

Efforts continue on the wood lagging and securement of the former pump house so that the grading process can be completed within the 14<sup>th</sup> – 13<sup>th</sup> Streets block.

Utility duct bank work continues in preparation of the 13<sup>th</sup> Street Bridge removal, which will happen later this year. OPPD is currently working on relocating utilities and tying them back into existing manhole positions within Douglas and Farnam Streets. Additional lane closures can be expected on Douglas Street with sporadic lane closures on Farnam Street as that work continues.

The 8<sup>th</sup> Street reconstruction project continues with installation of the storm sewers that will run underneath. MECA is striving to reopen 8<sup>th</sup> Street later this year, but again have run into some challenges with the weather, as well as discovering surprise utilities. It has been a process to determine who the utilities belong to and if they are abandoned, etc.

Additionally, closure of Heartland of America Park is currently scheduled for December 2 for early demolition work which include: fence installation, erosion control and tree removal. Completion of this work will put the project on track to continue in the spring.

Chairwoman Duren inquired as to when crews will begin working on Conagra Lake in Heartland of America Park. Ms. Bassett responded that the lake project will not start until spring. MECA is currently engaged with the Army Corp of Engineers and the EPA to achieve the Section 408 Submittal, which should arrive in February. Once received, crews can begin to build the causeway that will cut off the part of the lake and fill it up to grade.

In addition to these construction activities, the Design Team is working diligently on design concepts. Upcoming packages include Lewis & Clark Landing demolition, grading and paving package is due on October 21, and Gene Leahy Mall amenities with value engineering efforts are due on October 23. Both of these packages are at the 60% milestone. Heartland of America Park demolition and grading will be due on November 12 at the 90% milestone.

Ms. Bassett had the opportunity to visit Klyde Warren Park located in Dallas, Texas last week. This park, which is built over a freeway in downtown Dallas, is comparable to what Gene Leahy Mall will resemble with a performance pavilion, a restaurant lawn, children's playground and attractive seating areas. Ms. Bassett enjoyed speaking with operations, activation, and the special events employees to gain insight on how the park is managed.

### **Public Relations Update**

Ms. Kristyna Engdahl stated that The RiverFront has received an exciting amount of press coverage over the past couple weeks; including a front-page article and a couple editorials touting the progress in downtown Omaha.

Just last week, the *Omaha World Herald* ran a front-page article about Omaha's "forgotten park", Heartland of America Park. This article highlighted the goals of this project, which are to reactivate the space and encourage people back down to the riverfront. The article highlighted some of the park's most anticipated features, such as botanical gardens and amphitheater style seating, while addressing some of the most notable, upcoming changes and speculating about potential, year-round activation.

Also, within the last week, *Omaha World Herald* columnist Erin Grace did an interesting and informative story about the vibration monitoring technology that's helping to preserve the historical buildings surrounding the Gene Leahy Mall work-site. Along with HDR experts, the reporter also spoke with Burlington Building management and Greenhouse Apartment tenants who reported minor inconveniences. And, most importantly, these people expressed appreciation for consistent communication on behalf of the project team. That is a standard MECA plans to maintain.

In conjunction with those articles, the *Omaha World Herald* also ran a handful of editorials celebrating the work in downtown Omaha and subsequent optimism for the City's future. By finding opportunities to share these intimate glimpses and careful considerations that go into each step of this project, the public repays MECA with a renewed sense of appreciation – which will be important as the work days start to add-up.

There was also a shorter update featured on the Omaha News last month, the University of Nebraska-Omaha's student-run newscast.

As it was mentioned by Ms. Engdahl last month, another hurdle was cleared with "The RiverFront" name, brand and logo; however, final approval is still required from the Omaha City Council. It is Ms. Engdahl's understanding that the resolution will be added at Council's first availability. However, at this time a definitive timeline has not been set.

Chairwoman Duren asked if there was a regular cadence used with the *Omaha World Herald* in terms of reporting. Ms. Engdahl responded, that no, it's whenever MECA discovers something that may be a good feature or news story. Story ideas often come from meeting involvement and determining if there are qualified people who are comfortable speaking about it. There are also many experts at HDR who speak eloquently on the projects, and Ms. Bassett just participated in a front-page article that was very informative. That is the recipe for a good news story, and sometimes they happen organically, especially because it is such a huge public interest.

### **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 for 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 Amendment following its finalization in a form reasonably approved by MECA's counsel.

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

Moved by Ms. Washington seconded by Ms. Buffett.

Motion carried: 5-0

### **Contracts Recently Awarded:**

Chairwoman Duren indicated there is one contract that was recently awarded by Kiewit Infrastructure Company, the Board-appointed construction managers.

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:

- **Dewatering Sample Collection**  
Awarded to GHD for an estimated cost of \$85,644.

Subcontractor to collect dewatering samples within Gene Leahy Mall as required under the General National Pollutant Discharge Elimination System Permit.

### **Next Board Meeting**

The next Board of Directors Meeting is scheduled for Wednesday, November 13, 2019, at 8:30 a.m. in the MECA Board Room.

### **Adjournment**

Chairwoman Duren stated the time is 8:43 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Noddle seconded by Ms. Washington.

Motion carried: 5-0.

Adjournment 8:43 a.m.