

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
OCTOBER 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 9:00 a.m. on October 19, 2021.

Roll Call:

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

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.

Proof of Publication:

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

Approval of Minutes:

Mr. Noddle moved for approval of the minutes of the September 14, 2021, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon stated he and Ms. Bassett had an opportunity to meet and tour the job site with Ms. Silva Raker, the new CEO for the Kiewit Luminarium. They walked through most of Gene Leahy Mall, Heartland of America Park and Lewis & Clark Landing to view the connectivity of the area. Mr. Dixon is excited to have the opportunity to work together with Ms. Raker on future endeavors.

Other Business:

Parks Update

Ms. Katie Bassett reported that Gene Leahy Mall continues to take shape and the public can start to envision what the final park will look like. Some of that progress includes: installation of foundations for artwork and dog play elements; continued installation of decorative concrete throughout the site, with crews racing against frost and colder temperatures; completion of the limestone cladding on the outside restroom building and installation of decorative tile on the interior; installation of decomposed granite in specified areas throughout the park; and, the continued installation of trees and plants in several areas including around the lawn, pond, and the east side of Gene Leahy Mall.

The team has been diligently planning for a drop in temperature and getting some cold weather items in place, such as filling up the pond which will freeze over the winter and protecting the clay liner. In the coming weeks a large tent will go up over the Cascades area, which will allow work to continue over the colder months in a heated space.

Another item that has required a significant amount of attention and planning is the receipt of shipments such as granite for the Cascades, the arches for the playground area, and the light poles throughout the park. Some of these items are coming from overseas. There have been significant delays with anticipation of products sitting in port for quite some time. This has provided an opportunity to engage the logistics teams of both the suppliers and Kiewit Corporate.

Work has progressed in Heartland of America Park and Lewis & Clark Landing with the installation of sewers and some electrical/telecommunication infrastructure.

In Heartland of America Park the rebar was placed and two of three pours for the skate ribbon mat slab have been completed. The final pour will be done tomorrow. The bulkhead wall along the lake edge has progressed with some concrete pours being finalized and infrastructure placement in the southeast corner. Trees are expected to be planted in the area within the next couple weeks.

A significant amount of time over the last month has been spent coordinating with various agencies such as the City of Omaha, the State of Nebraska Department of Environment and Energy (NDEE), Union Pacific and BNSF Railroads, and the Corps of Engineers to progress and work towards finalization of all permitting for Heartland of America Park and Lewis & Clark Landing.

There is a lot of development occurring in downtown Omaha right now. The RiverFront continues to coordinate with those around the area, including the Kiewit Luminarium and The Mercantile. Work activities are phased to increase efficiency and minimize public impact as much as possible.

As the timeline and budget have been solidified, the working group has collaborated with the design team to ensure a full and complete design within each park. Some shade areas and a few other amenities were added to guarantee that each park is a comfortable destination from day one. In addition to that, the construction and design teams have been working closely to redesign and minimize impacts to the overall design due to varying site conditions in Heartland of America Park from the original as-built drawings. The teams have done a great job coming together to find the best path forward.

Work continues with potential events and program partners to build out the event calendar. Several program partners have signed agreements and a few rentals have been confirmed.

Public Relations Update

Ms. Kristyna Engdahl stated MECA welcomed KETV for another media tour of Gene Leahy Mall to showcase the strides that have been made in this area. Between the trees, perennials and permanent amenity foundations that are all taking shape, this story also gave the team an opportunity to emphasize the goal of connectivity – not only between all parts of downtown

Omaha, but with the Missouri River and ultimately within the community. Media monitoring efforts show that this story had significant reach and provided an important update for the people who don't live or work downtown.

Permanent amenities were one of the subjects in the September newsletter, reminding readers about signature features to include the skate ribbon at Heartland of America Park, the destination playground in Lewis & Clark Landing and the numerous installations going into Gene Leahy Mall. The public also got a peek inside the addition of pickleball courts in Lewis & Clark Landing along with statistics about its growing popularity.

The subscriber list for the newsletter continues to grow. The team is also collaborating on website content, ensuring it stays fresh and relevant while also continuously updating the online progress cameras.

In September The RiverFront had 33 mentions on a variety of platforms, reaching about 2.9 million people with stories about the project, translating into about \$26.2 thousand in publicity value. The highest traffic placement last month was an article detailing the Gene Leahy Mall Performance Pavilion's progress, which also listed out some of the activations people might expect within this amenity. Additional stories about general downtown Omaha improvement also made mention of The RiverFront and placed it in front of more readers.

Contract Approvals:

Chairwoman Duren indicated there are four contracts requiring approval.

KANEKO

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and KANEKO for a signature art piece at Gene Leahy Mall, 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.

Mr. Kelley inquired if this piece of art would be owned by MECA. Ms. Bassett confirmed that it would be. Mr. Noddle noted that art purchases would be funded by the art fund.

Moved by Mr. Kelley seconded by Ms. Buffett.

Motion carried: 5-0

Site Pieces

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Site Pieces to provide site furnishings 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 Agreement following its finalization in a form reasonably approved by counsel.

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

Mr. Noddle asked if this was a local company. Ms. Bassett responded that Site Pieces and Midwest Storage Solutions were both local companies.

Moved by Mr. Noddle seconded by Mr. Gray.

Motion carried: 5-0

Midwest Storage Solutions

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Midwest Storage Solutions to provide site furnishings 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 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. Kelley seconded by Mr. Noddle.

Motion carried: 5-0

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. Gray.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, November 16, 2021, at 1:00 p.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 9:15 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Ms. Buffett.

Motion carried: 5-0.

Adjournment 9:15 a.m.