

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
DECEMBER 2, 2020**

A meeting of the Board of Directors of MECA Tri-Park Complex, LLC, a Nebraska limited liability company, was virtually called to order by Chairwoman Diane Duren at 1:00 p.m. on December 2, 2020.

**Roll Call:**

Present and participating via teleconference were: Chairwoman Diane Duren, Mr. Thomas Warren, Ms. Susie Buffett, 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 November 26, 2020, and in the *Omaha World-Herald* on November 26, 2020.

**Approval of Minutes:**

Mr. Warren moved for approval of the minutes of the October 13, 2020, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett.

Motion carried: 5-0.

**President/CEO Report:**

Mr. Roger Dixon reported that beginning Friday, November 11, 2020, all employees, contractors and visitors at CHI Health Center Omaha (CHIHCO) and TD Ameritrade Park Omaha (TDAPO) are required to wear masks at all times, in all areas of the buildings, unless alone in a private office or cubicle. Employees are asked to continue hand washing etiquette, keep frequently touched surfaces sanitized, and maintain a social distance of six feet whenever possible.

MECA continues to deal with the fallout of events continuously changing dates and/or canceling. At this time, it is unknown when the entertainment industry will return to normal.

Creighton University is hoping that a percentage of fans will be able to attend the Nebraska game on December 11, 2020. Determination will be made by Creighton's COVID-19 Committee that was established by Father Hendrickson with consideration given to current health and safety restrictions determined by Governor Pete Ricketts. Talks continue regarding the U.S. Olympic Swim Trials and the Men's College World Series; no decision has been made yet as to whether or not fans will be able to attend.

**Other Business:**

### **Parks Update**

Ms. Katie Bassett provided the Board a time-lapse presentation, along with updated layouts and renderings of construction progress on The RiverFront. Work is progressing significantly, despite the changing of seasons.

Mr. Noddle inquired as to what is MECA's role in the Luminarium Science Center project. Ms. Bassett responded that the entities meet bi-weekly to discuss coordination and sequencing between the two projects.

### **Public Relations Update**

Ms. Kristyna Engdahl stated MECA has been able to release some positive news over the past two months. At the end of October, the reopening of 8th Street between Douglas and Farnam Streets to southbound traffic (returning to two-way traffic upon project completion) was announced. A press release was issued outlining upcoming milestones that will be completed by the end of the year, to include the removal of a handful of trees within Gene Leahy Mall, electrical and telecommunication conduit installation and outlining exciting progress with the performance pavilion, playground and water feature foundational necessities. Project progress has been apparent.

In November, MECA had the opportunity to share some updated renderings of all three parks (Gene Leahy Mall, Heartland of America Park and Lewis & Clark Landing) with the *Omaha World-Herald* and *KETV*. These renderings provided a realistic depiction of what The RiverFront's features and amenities will look like and where exactly they will be located. Among the exciting views included a snapshot of the park's connectivity looking westward from the Missouri River, a first glance at the Farnam Pier and the robust 11th Street Promenade. These images have also been updated online so this information is publicly accessible at [RiverFrontRevitalization.com](http://RiverFrontRevitalization.com).

After those articles were printed, the *Omaha World-Herald* Editorial Board followed up with an opinion piece, praising the project and its steady progress. They wrote, "it's [...] important to appreciate positive factors that will help our metro area achieve post-virus growth and progress." Calling "this [...] a remarkable transformation of the downtown area, creating new energy and excitement." When MECA speaks about keeping the community excited for this project and 'forward-looking,' certainly reminders such as this article will continue to play an important role.

Two newsletters were issued in the past two months; in late-October the public was given an inside look at the thought process behind the decorative concrete that will be used in the parks as a demonstration of attention to detail, and discussed the reopening of 8th Street. In November, those exciting renderings were revisited and outreach was issued to potential program partners. After November's newsletter MECA has heard from, so far, another half dozen (or so) program partners and the email distribution list has grown to 415 – a number that grows every week.

MECA has also worked in coordination with Luminarium Science Center's announcement and has actively shared their messaging, starting off the partnership strong.

According to media monitoring efforts, this calendar year MECA has reached nearly 8 million people online with stories about The RiverFront, and accumulatively 1.3 million local TV viewers. That's a significant jump from last month, likely due to the positive publicity associated with updated renderings and general project excitement. That's a publicity value of about \$260 thousand (since the beginning of the year).

Lastly, in an effort to connect with some of the individuals The RiverFront parks are intended to serve, MECA has recently learned that its application to participate and lead a session at next year's Omaha Chamber YP (Young Professionals) Summit has been approved. This is easily one of the largest gatherings of desired demographics. Ms. Bassett and Ms. Engdahl look forward to engaging with them, educating them on the project, and learning what type of programming insight they might provide. It's still to be determined if next year's event will be back in person or virtual participation.

### **Contract Approvals:**

Chairwoman Duren indicated there is only 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 Ms. Buffett.

Motion carried: 5-0

### **Contracts Recently Awarded:**

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 submitting 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:

- Gene Leahy Mall Performance Pavilion & Trellis Structure, New Contractor; and
- Gene Leahy Mall Restroom, Electrical Building & Greenhouse MDF, New Contractor.

### **Next Board Meeting**

The next Board of Directors Meeting is scheduled for Wednesday, January 13, 2020, at 1:00 p.m. in the MECA Board Room.

**Adjournment**

Chairwoman Duren stated the time is 1:17 p.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Noddle seconded by Mr. Warren.

Motion carried: 5-0.

Adjournment 1:17 p.m.