

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
APRIL 13, 2020**

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 9:07 a.m. on April 13, 2020, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10th Street, Omaha, Nebraska.

Roll Call:

Present: Chairwoman Diane Duren. Participating via teleconference were Ms. Susie Buffett, Mr. Tom Kelley, and Mr. Jay Noddle.

As a reminder, both the City and State had waived applicability of the ‘public meeting’ requirements that would otherwise apply, and therefore the three 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 April 6, 2020, and in the *Omaha World-Herald* on April 6, 2020.

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

Approval of Minutes:

Mr. Noddle moved for approval of the minutes of the March 17, 2020, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett.

Motion carried: 4-0.

President/CEO Report:

Mr. Roger Dixon deferred to Ms. Katie Bassett for an update on the RiverFront.

Other Business:

Parks Update

Ms. Katie Bassett announced work has begun on early utilities in Gene Leahy Mall with the construction team excavating the work site and placing sewer lines deep in the ground. Work on 13th Street continues as back-fill placement comes to an end and sub-grade preparation begins. Steps are being taken to connect existing utilities along Farnam and Douglas Streets with future utilities along the reconstructed street.

Demolition has begun at Heartland of America Park with structure removals on the west side of the park along 8th Street. The lake was lowered four feet, and the turbidity curtain is being installed in preparation for an earthen berm to be built for ConAgra Lake reconstruction. The U.S. Army Corp of Engineers approved MECA’s Section 408 Permit, which allows demolition activities to begin on the east side of the park in the coming weeks.

In addition to the construction work occurring in the Heartland of America Park, the RiverFront team continues to work alongside the ConAgra Campus Development team as their project is heavily underway too.

The Gene Leahy Mall amenity package (largest bid package to date) will be put out for public bid in the next coming weeks. The team has displayed careful consideration for how to structure the bid package in order to obtain the most competitive bids from the market. The team has also put together an upcoming contractor connection virtual event which will take place on April 22 to inform potential bidders about the scope of the project, outline timelines and gain interest. The design team continues to advance the design in careful consideration of value engineering opportunities and feedback from the construction team.

Chairwoman Duren inquired if fish needed to be removed from the lake. Ms. Bassett responded that MECA will need to relocate some of the fish, and that wildlife concerns are always carefully considered with this project.

Public Relations Update

Ms. Kristyna Engdahl announced that the *Omaha World-Herald* featured a RiverFront update story to mark the one-year start date of construction at Gene Leahy Mall. It discussed the milestones achieved and featured a few new renderings which showed three areas approaching refinement including: the Gene Leahy Mall slides, their preservation and updated surroundings to accommodate children of all ages and abilities; the Heartland of America Park skate ribbon and its transformation into a wintertime ice-skating rink; and the children's play areas which will give kids the opportunity to explore, play and be creative.

A similar story showcasing the updated renderings also received some airtime on KMTV after the *Omaha World-Herald*'s story went to publication.

After the update story ran, the *Omaha World-Herald*'s editorial board wrote an opinion piece, praising the project for pushing forward – giving the community something to look forward to, in times of uncertainty. Similarly, their cartoonist Jeff Koterba, authored an illustration, showing construction downtown with one character who says, "I'm grateful the City isn't distancing itself from its future!"

Nebraska's Governor Pete Ricketts encouraged construction endeavors around the state to continue as planned for as long as possible. Ms. Engdahl noted that it is heartening to see this project is already achieving its intended purpose, which is to bring the City together, and give the community collectively something to be excited about.

The RiverFront e-newsletter continues to gain momentum with an ever-growing list of subscribers. In March, MECA featured a 'design spotlight' which highlighted the lighting consultants – a worldwide organization who happens to employ a Nebraska native, helping to lead The RiverFront efforts. Last month's newsletter received a lot of positive feedback due to providing real, substantive 'insider' information.

Lastly, as work progresses at Gene Leahy Mall and Heartland of America Park, preparations are being made for a handful of upcoming lane closures. Last month MECA sent a press release informing downtown stakeholders of an increase in truck traffic along Dodge and Douglas Streets.

Questions are periodically received from downtown residents, and MECA strives to provide timely and helpful responses.

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

HDR Engineering, Inc.

RESOLVED, that the Agreement Amendment between MECA Tri-Park Complex, LLC and HDR Engineering, Inc. for the architectural and engineering services 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. Noddle.

Motion carried: 4-0

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:

- Heartland of America Park Demolition and Grading - awarded to Kiewit Infrastructure Company to oversee all aspects of the work associated with the demolition and grading of Heartland of America Park.

Next Board Meeting

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

Adjournment

Chairwoman Duren stated the time is 9:16 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Kelley seconded by Ms. Buffett.

Motion carried: 4-0.

Adjournment 9:16 a.m.