

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
MAY 16, 2019**

A meeting of the Board of Directors of the MECA Tri-Park Complex, LLC, a Nebraska limited liability company, was called to order by Chairwoman Diane Duren at 8:30 a.m. on May 16, 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, Mr. Jay Noddle, Mr. Tom Kelley, Ms. Dana Washington, and Ms. Susie Buffett.

**Proof of Publication:**

Notice of the meeting was published in *The Daily Record* on May 9, 2019, and in the *Omaha World-Herald* on May 9, 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:**

Mr. Noddle moved for approval of the minutes of the March 21, 2019, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett.

Motion carried: 5-0.

**President/CEO Report:**

Mr. Roger Dixon stated that the working group is currently performing a branding exercise. The parks will maintain their original names; however, there will be an overriding name that will be used to reference all three parks. Once the committee is comfortable with the new name, Mr. Dixon will present it to the Board, the major donors, the naming committee, and to the City of Omaha. It is somewhat of a drawn-out process.

The Board may need to review and increase the scope of service (professional consultation and marketing services) for Bailey Lauerman and Associates as MECA is running low on hours that were previously approved by the Board of Directors.

Mr. Dixon noted that he and Ms. Katie Bassett will provide an overview presentation to the Board and give an update on construction status with the parks. The project will be transformational for downtown Omaha.

Chairwoman Duren inquired if it would be appropriate to have Mr. Dixon and Ms. Bassett provide a tour of the construction site to the Board. Mr. Dixon confirmed that two directors could be taken through the construction site at a time.

## **Other Business:**

### **Parks Update**

Ms. Katie Bassett reported that they are actively engaged with the working group and architectural committee to look at buildings, children's playparks, water features, lighting – all the exciting features within the parks. As progress continues, Ms. Bassett looks forward to being able to show the Board more detail.

At this time, the Gene Leahy Mall lagoon has been drained and through that de-watering process, thousands of wildlife were relocated with help from the City Parks Department and Kiewit.

A recent utility study has been completed within Gene Leahy Mall and the surrounding streets through potholing to ensure the location of utilities so there are no unexpected outages that occur during the demolition process and grading. Demolition is slated to begin on Monday, May 20, 2019. Grading will begin after the completion of the College World Series.

Chairwoman Duren inquired if there had been any issues with people trying to get into the secured area. Ms. Bassett responded that there was a recovery effort for some geese that was unexpected; however, now that there are more workers in the area and Kiewit has a job trailer on location, it has really tightened down the security and people have not tried to gain entry.

### **Public Relations Update**

Ms. Kristyna Engdahl stated that MECA distributed a press release last week to update local media, downtown businesses and residential tenants (who had previously provided their contact information at riverfront informational meetings) about lane closures, construction noise and the potential for dirt/mud at the start of demolition and grading work at Gene Leahy Mall. It was important to notify people who live or commute downtown, and who will be directly impacted by the upcoming construction.

A couple of weeks ago there was an influx of tree and wildlife concerns. As a reminder, every tree removed will be replaced one-for-one with large, mature trees at the time of planting, which is information Ms. Engdahl has been happy to repeatedly pass along. MECA has also been in consistent communication with both the City Parks Department and the contractors at Kiewit, who've led several wildlife recovery efforts over the past few weeks. Gene Leahy Mall's fish, turtles and clams were relocated to Levi Carter Park and Heartland of America Park. It was determined to leave untouched, a few nests within Gene Leahy Mall until the birds within naturally moved on. Repeated concerns were heard from both downtown residents who overlook the park, and individuals who use the sidewalks on a regular basis that relocating the wildlife should be prioritized, which MECA has ensured.

In about that same timeframe, the *Omaha World Herald* ran a front-page story summarizing the process of draining the Gene Leahy Mall, all the wildlife recovery efforts and outlining some additional next steps the public might anticipate. This information did seem to reach people because inquiries temporarily slowed down.

There have been a lot of stories in the local news and a lot of interest in the project lately. Recently the project has also been featured in a couple of student newspapers, including Creighton

University's *Creightonian* and Bryan High School's *Bryan High Orator*, which seems to demonstrate the vast age range of individuals interested in the park, especially if it achieves the goal of keeping and attracting new, young talent to the City.

Lastly, in the past couple of weeks the Riverfront Revitalization website underwent a recent overhaul, complete with new renderings of Heartland of America Park and Lewis & Clark Landing. Also added was a "progress camera" overlooking the Gene Leahy Mall that's periodically updated. The working group is still in the decision making phase for branding on the overall project, and always strategizing improved ways to get the long-term vision in front of people. Just this week that has included the addition of more fence signage (and renderings) surrounding the Gene Leahy Mall. Check it out at: <https://riverfrontrevitalization.com/>

### **Contracts Recently Awarded:**

Chairwoman Duren indicated there are four contracts that were 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:

- **Gene Leahy Mall Hydro Vacing/Potholing**

Awarded to General Excavating Company for an estimated cost of \$59,804.

Subcontractor to perform potholing for utility investigation as directed by Kiewit for Gene Leahy Mall West and Gene Leahy Mall East demolition packages.

- **Gene Leahy Mall West Demo and Grading**

Awarded to Kiewit Infrastructure Company for an estimated cost of \$6,589,456.

Contractor will perform all aspects of the work associated with grading and demolition of Gene Leahy Mall West as outlined in the drawings provided by the architect.

- **Portable Restrooms**

Awarded to Dale's Trash Service for an estimated cost of \$67,314.

Subcontractor to provide and service portable toilets as directed by Kiewit for the overall tri-park construction project.

- **Trash Dumpsters**

Awarded to Abe's Trash Service for an estimated cost of \$286,550.

Subcontractor to provide and service temporary dumpsters as directed by Kiewit for the overall tri-park construction project.

Chairwoman Duren indicated there are two contracts that were recently awarded by the City of Omaha.

The City of Omaha has awarded the following bids on the indicated portions of the Tri-Park Complex Project. The City of Omaha 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:

- **Gene Leahy Mall and Heartland of America Park Artwork Removal**

Awarded to Viero for an estimated cost of \$745,400.

Subcontractor to remove, refurbish and relocate artwork within Gene Leahy Mall and Heartland of America Park.

- **U.S. Army Corps of Engineers 1156 Agreement**

Awarded to U.S. Army Corps of Engineers for an estimated cost of \$239,000.

Funding for the necessary review of the activities impacting federal flood control and navigation projects requested under Section 408 permitting.

### **Next Board Meeting**

The next Board of Directors Meeting is scheduled for Tuesday, June 11, 2019, at 8:30 a.m. in the MECA Board Room.

### **Adjournment**

Chairwoman Duren stated the time is 8:40 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Kelley seconded by Mr. Noddle.

Motion carried: 5-0.

Adjournment 8:40 a.m.