

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
JUNE 11, 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 June 11, 2019, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10th Street, Omaha, Nebraska.

Roll Call:

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

Proof of Publication:

Notice of the meeting was published in *The Daily Record* on June 4, 2019, and in the *Omaha World-Herald* on June 4, 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 May 16, 2019, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Washington.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon stated that he was contacted by Ken Stinson to discuss Kiewit's fees for the project. The current fee of 7.2% has been reduced to 5.8%. This change will save an estimated \$4 million dollars over the term of construction. An addendum will be brought back to the Board reflecting this change, as well as include insurance information.

Other Business:

Parks Update

Ms. Katie Bassett presented time lapse photos so the Board may review the demolition status of the Gene Leahy Mall. It has been a very productive month. The water that was still in the lagoon area in April had been completely drained by May. The block from 13th to 14th Street is nearly demolished. The removal of sidewalks, retaining walls and the pump station will be completed within the last three weeks. Yesterday, the remainder of the concrete was removed. In addition to the demolition, efforts are being made to salvage the bricks, pavers and limestone throughout the entire Gene Leahy Mall. The City is reutilizing these items in other parks and areas throughout the City.

Throughout the last few weeks, the sustainability effort has been evaluated and a decision was made to strive for an Envision Certification with the Institute for Sustainable Infrastructure (ISI).

If a certification can be achieved, it will be the first Envision Certification issued in the State of Nebraska which would be substantial for this project, the City of Omaha and the State.

Finally, Ms. Bassett anticipates having the 30% amenities drawing for the Gene Leahy Mall by the end of the week from HDR and the Office of James Burnett (OJB).

Public Relations Update

Ms. Kristyna Engdahl stated that since the May 16, 2019 MECA Board meeting, MECA issued another press release outlining upcoming construction impacts and changes – namely during the College World Series. MECA is dedicated to keeping the project on schedule but understands the significance of the Series. For that reason, beginning Saturday, June 15 MECA will begin temporarily staggering haul times so as not to introduce noise confliction during game times; truck traffic will also be re-routed to bypass CWS traffic during peak times. This information has been distributed to local media (who've being helpful getting these updates in front of the general public), as well as the downtown residents/tenants and the individuals who take questions at Mayor Stothert's Hotline.

Construction crews have been painstakingly removing and stacking bricks and pavers, so that those materials may be reused in other parks throughout the City. MECA has contracted Bailey Lauerman to document some of Kiewit's salvage efforts at Gene Leahy Mall. This information will be used to update the public (and media) on this subject. It will be beneficial to have video and images to illustrate and showcase all the efforts that have gone into reducing overall project waste.

A lot of time has gone into the ongoing discussions about an overarching name and brand for the Riverfront Revitalization Project – a name that the public can connect with, that can grow with the parks and maintain a timelessness. It seems completion is near and a name will be chosen soon.

Ms. Bassett had the opportunity to directly address members of the Old Market Association. The group used this occasion to join the email-update list. Ms. Engdahl hopes by keeping this group informed, they'll have the ability to act as project ambassadors, as it is likely they often get questions themselves.

Although a few hiccups were encountered with the hosting service template for periodic email updates, that process is nearing finalization. Troubleshooting options are being expedited.

Lastly, MECA continues to work on updating and growing the project's presence on social media. Ms. Engdahl feels that the social media will take off once the branding process is finalized

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

Office of James Burnett (OJB)

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and the Office of James Burnett to provide consulting services for the operations, maintenance and programming of

the Omaha Tri-Park Complex, 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 MECA's counsel.

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

Ms. Buffett inquired if it would be a conflict of interest for her to vote on this contract. Mr. Bob Freeman responded that this is not a conflict and it would be appropriate for Ms. Buffett to vote.

Mr. Kelley asked if this contract was separate from the HDR design contract. Ms. Bassett stated it is separate as this contract is specifically for consultation on activation, gaining activation partners and general park maintenance and operation. Mr. Kelley added if MECA envisioned the need for this contract to be ongoing after the park is operating or is this only required to begin the activation. Mr. Dixon responded that this contract was set up to use the professional services of Tara Green, who ran the Clyde Warren Park in Dallas, and will most likely be ongoing since the activation being completed in phases.

Moved by Ms. Washington seconded by Ms. Buffett.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, July 16, 2019, at 8:30 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 8:41 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Ms. Buffett seconded by Mr. Kelley.

Motion carried: 5-0.

Adjournment 8:40 a.m.