

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
APRIL 13, 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 April 13, 2021.

Roll Call:

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

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 April 6, 2021, and in the *Omaha World-Herald* on April 6, 2021.

Approval of Minutes:

Mr. Noddle moved for approval of the minutes of the March 16, 2021, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Warren.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon reported on his involvement in several working group meetings for The RiverFront to discuss the challenges within the parks and different communities. The budget was an issue but is coming back in line. The RiverFront project continues to move forward as planned.

Other Business:

Parks Update

Ms. Katie Bassett reported that favorable spring weather has the project moving forward with plenty to accomplish.

Work within Gene Leahy Mall in the last couple weeks includes pouring sections of decorative concrete along Douglas Street, planting dozens of trees, the placement of decorative boulders and limestone walls, installing additional conduit in the restroom area, pouring the vegetation edge within the pond for the aquatic plants, and pouring pedestals in the performance pavilion.

The settlement is complete in Heartland of America Park and crews will begin removing surcharge fill within the next two weeks. Some minor demolition has also been completed. Upcoming work activities include additional trees and plants going in specifically within the sculpture garden area. Demolition of the former streetscape along Farnam Street has begun which will lead into flat work installation along with some trees and planters.

The bidding phase is open for Heartland of America Park and Lewis & Clark Landing amenities with a handful of bids received and more expected in the next few weeks. The completion of the procurement process will bring additional subcontractors onto the project and start the installation of the critical infrastructure. Coordination meetings continue around programming for The RiverFront, and discussions with potential program partners have progressed over the last month. MECA held two potential program partner meetings, which opened the door for additional partnership opportunities.

Public Relations Update

Ms. Kristyna Engdahl stated MECA met with the *Omaha World-Herald* in late March to discuss the definition of a ‘highly activated park’ as an effort to generate some additional interest in MECA’s virtual program partner outreach. During that interview, Ms. Bassett outlined the variety of activations and events that may utilize the space upon reopening, as well as the necessary planning and coordination that would make this inherently complicated process a possibility. The article even offered examples of parks across the country that successfully utilize these same strategies to activate their spaces. It was discussed how activated parks create a sense of connectivity, community, and spur future development. In order to ensure a diverse and robust growing program partner list, future meeting times were shared with the public to offer an opportunity for direct connection with The RiverFront staff.

Keeping with program partner outreach, the March e-newsletter focused on virtual outreach opportunities and promoted a survey, which provided a platform to give input about potential activation readers would like to see within the parks. MECA also previewed assembly of the Gene Leahy Mall performance pavilion and the subcontractor, Architectural Wall Systems LLC of Gretna, who is helping to make it happen. The list of subscribers to the newsletter continues to grow.

Also in Gene Leahy Mall, social media posts about the installation of trees and boulders within the future sculpture garden and an up-close look at the playground’s site wall gave the public a transparent look at progress within the jobsite, and also demonstrated how the area is gradually transforming.

Earned publicity throughout the month of March reached about 1.3 million people through a variety of stories. Between social media and traditional media stories, MECA achieved a publicity value of about \$20,000. The RiverFront project continues to increase in mentions, especially with the mayoral race picking up, but the bulk of that total came from the park activation overview story in the *Omaha World-Herald*.

Contract Approvals:

Chairwoman Duren indicated there are two contracts 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 Mr. Warren

Motion carried: 5-0

AmpThink

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and AmpThink to provide all network equipment for a fully operational Network within 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. Warren inquired if AmpThink had previously done any comparable projects with MECA. Mr. Raymond responded that MECA has worked with them in the last several years. AmpThink installed the Wi-Fi at CHI Health Center Omaha in the arena as well as the convention center. MECA also worked with them on core networking. The company is based out of Texas but has a local presence and a lot of experience in large scale projects like this.

Moved by Ms. Buffett seconded by Mr. Kelley

Motion carried: 5-0

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:

- Gene Leahy Mall Playground Equipment
 - Awarded to Outdoor Recreation Products

- Gene Leahy Mall Amenities Work Traffic Barriers
 - Awarded to Iowa Plains Signing, Inc.

Next Board Meeting

The next Board of Directors Meeting is scheduled for Wednesday, June 9, 2021, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 9:11 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Mr. Warren.

Motion carried: 5-0.

Adjournment 9:11 a.m.