

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
NOVEMBER 16, 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 1:00 p.m. on November 16, 2021.

**Roll Call:**

Present or participating via teleconference were: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Ben Gray, 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 9, 2021, and in the *Omaha World-Herald* on November 9, 2021.

**Approval of Minutes:**

Ms. Buffett moved for approval of the minutes of the October 19, 2021, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 5-0.

**President/CEO Report:**

Mr. Roger Dixon deferred to Ms. Katie Bassett to provide a progress report for The RiverFront.

**Other Business:**

**Parks Update**

Ms. Katie Bassett reported that Gene Leahy Mall continues to take shape as crews race against frost and colder temperatures with the continued installation of trees, plants, and the most temperature sensitive item, decorative concrete. Crews have applied decorative coating on existing stairs and concrete elements that remained from the previous park design. The first play arch within the playground area has been set and installation of limestone walls continues in that area. Two more arches that will complete the playground are scheduled to arrive after Thanksgiving and should be installed by mid-December.

With the arrival of colder temperatures work is being scheduled on a day-by-day basis. The team has planned how to be the most efficient during the winter months with cold weather work and is looking at some innovative ways to continually pour concrete through temperature sensors. In the coming weeks a large tent will go up over the Cascades area, which will allow work to continue in a heated space.

Work has progressed in Heartland of America Park and Lewis & Clark Landing with the installation of sewers and some electrical/telecommunication infrastructure. Mat slabs in both parks are being installed. Heartland of America Park will start seeing some of the first trees go in by the end of the year, and work has begun east of the flood wall, progressing over the next several months. Pile driving will soon begin on the Farnam Street Pier.

Work continues with potential events and program partners to build out the event calendar.

Last month The RiverFront was verified as a Platinum Envision Project for sustainable infrastructure which was an exciting milestone for the park.

To ensure the park is ready to open on time next summer, there are some Board approvals today for fixtures and equipment. These items need to be ordered now as lead time and shipping challenges continue to affect progress.

### **Public Relations Update**

Ms. Kristyna Engdahl stated that October was a good month for The RiverFront, especially with the unveiling of the project's Platinum Envision Verification. MECA, Mayor Jean Stothert, representatives from HDR, and the Institute for Sustainable Infrastructure made the announcement to local media. This is the first project in the State of Nebraska to receive an Envision Verification, and only the 38th project in the world to qualify for Platinum status. Certainly, MECA has a lot to be proud of in this endeavor, but it is exciting that downtown Omaha has an award-winning park.

Mentions were up last month because of this news. Stories about the Envision Verification alone had 14 placements, contributing to an overall publicity value of about \$50 thousand in October. In total, coverage of The RiverFront reached about 4.4 million people with 53 different mentions. This was about double the pickup from the previous month, all with positive and well-received stories. Along with all the local outlets, there has been some trade publication pickup of this story.

Also, earlier this month, the placement of the first of three play arches in Gene Leahy Mall sparked curiosity from both the public and media, and caused quite a spectacle in downtown Omaha. Next month's media monitoring report will reflect how many people saw the stories about that installation.

For future story opportunities, the possibility of one final 2021 Gene Leahy Mall walk-through for the Omaha World-Herald to showcase progress heading into the winter months is being continued.

MECA continues to seek speaking opportunities to educate people on the project, and there are some great leads for groups. Ms. Engdahl, along with Ms. Bassett, interviewed with the Omaha Chamber Young Professional Summit selection committee for the opportunity to address their membership again. This year there were hundreds of virtual attendees, and there's hope for continued interest at next year's Summit which returns to in-person meeting in 2022.

The subscriber list to The RiverFront's monthly e-newsletter continues to grow. Last month covered the prospective sod installation in Gene Leahy Mall, and provided more, direct context about the Envision Verifications. MECA is also tracking growth of social media presence, while exploring additional ways to continually keep this project in front of the public.

Mr. Jay Noddle asked if a user's guide of marketing material was available to educate different entities on what opportunities within the parks might be available. Ms. Bassett responded that a brochure is available and it will be provided to the Board.

### **Contract Approvals:**

Chairwoman Duren indicated there are four contracts requiring approval.

#### **Bigbelly Solar, LLC**

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and Bigbelly Solar, LLC to purchase a waste and recycling system for 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. Ben Gray inquired about the procedure MECA uses if only one company bids. Mr. Dixon responded that in some cases MECA must use a single source. There is no requirement to rebid.

Moved by Mr. Gray seconded by Mr. Noddle.

Motion carried: 5-0

#### **Merchandising Frontiers, Inc.**

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and Merchandising Frontiers, Inc. to purchase an art cart, two ambassador kiosks, and a book cart for 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.

Chairwoman Duren inquired where these items will be stored. Ms. Bassett responded that they will be stored in a covered and enclosed area beneath the 10<sup>th</sup> Street Bridge.

Moved by Ms. Buffett seconded by Mr. Gray.

Motion carried: 5-0

#### **Gallery Carts**

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and Gallery Carts to purchase two game carts for 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. Noddle asked how the carts would be used. Ms. Bassett responded that these carts will be used to store all sorts of yard games for The RiverFront.

Moved by Mr. Kelley seconded by Mr. Noddle.

Motion carried: 5-0

#### KANEKO

**RESOLVED**, that the Amendments to the Agreements between MECA Tri-Park Complex, LLC and KANEKO for signature art pieces at Gene Leahy Mall, as more specifically set out on the attached summary, are hereby approved, and Roger Dixon as President/CEO is authorized to execute the Amendments following their finalization in a form reasonably approved by counsel.

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

Ms. Bassett noted that the amendment is for two white papers previously approved.

Moved by Mr. Gray seconded by Mr. Kelley.

Motion carried: 5-0

#### Next Board Meeting

The next Board of Directors Meeting is scheduled for Monday, January 10, 2022, at 1:00 p.m. in the MECA Board Room.

#### Adjournment

Chairwoman Duren stated the time is 1:19 p.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Mr. Gray.

Motion carried: 5-0.

Adjournment 1:19 p.m.