

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
MARCH 17, 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 1:00 p.m. on March 17, 2020, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10th Street, Omaha, Nebraska.

Roll Call:

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

The Chair announced that 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 March 10, 2020, and in the *Omaha World-Herald* on March 10, 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 January 14, 2020, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett.

Motion carried: 5-0.

President/CEO Report:

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

Other Business:

Parks Update

Ms. Katie Bassett stated demolition and grading continues within the Gene Leahy Mall. Ongoing efforts to monitor existing buildings for vibrations will conclude tomorrow after the final rounds of removals around the Burlington and Greenhouse are complete.

Crews will begin the process of rebuilding 13th Street in the coming weeks, anticipating to reopen later in June. Warmer temperatures will also allow work on 8th Street reconstruction to continue with completion slated for this summer. Installation of deep utilities, including storm and sanitary sewers, will begin in April. Careful planning of the installation for these utilities will help set the

project ahead, allowing work for site amenities such as special soils, shallow utilities, foundations and minor landscaping to begin in June.

Demolition and grading in Heartland of America Park will begin in April.

The Project Team worked with the U.S. Army Corp of Engineers to get the programmatic environmental assessment signed off, which enables demolition and grading work of Heartland of America Park to begin in April. Due to the earlier than anticipated start date, the team is working to have the fill (including all necessary surcharges) in place by the end of the year. Once the fill is in place, the area will begin the nine-month waiting period before winter sets, which should keep the project on schedule.

The Design Team continues to advance plans for all three parks, and remains cognizant of construction timelines ensuring efficiency.

MECA recently received the 90% Gene Leahy Mall and the 60% Heartland of America Park amenities drawings. Work continues alongside numerous other projects happening in the area including the City's North Pedestrian Bridge and Hines/ConAgra venture with The Mercantile. As many companies shift their workers to remote collaboration, MECA is in an advantage in this project as teleconference meetings were already occurring on a daily basis, with many consultants located across the country. All design and construction work will continue as planned.

Ms. Bassett reported that MECA has had minimal PR opportunities in the last month, but The RiverFront project has been featured in various publications due to The Mercantile's construction, overall cohesiveness of the entire area across Farnam Street and into the Heartland of America Park. The monthly newsletter will continue to be distributed.

Mr. Noddle inquired if MECA had been notified by Kiewit of any disruptions to work on job sites due to precautions for COVID-19. Ms. Bassett responded that although there have been lengthy discussions on the subject and, as of now, construction has not been halted since those working on the field are able to do so while keeping the recommended distance from one another. Meetings by teleconference are replacing in-person meetings as needed.

Public Relations Update

Ms. Kristyna Engdahl did not report due to the recommendation from Governor Pete Ricketts for citizens to avoid gatherings of more than 10 people in response to COVID-19 health concerns.

Contract Approvals:

Chairwoman Duren indicated there are three contracts 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: 5-0

Kiewit Infrastructure Company

RESOLVED, that the Agreement Amendment between MECA Tri-Park Complex, LLC and Kiewit Infrastructure Co. for changes to the Construction Manager individual staff rates and Construction Manager general and administrative fee, 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 Ms. Washington.

Motion carried: 5-0

Bailey Lauerman

RESOLVED, that the Agreement Amendment between MECA Tri-Park Complex, LLC and Bailey Lauerman for consulting services, 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. Washington seconded by Mr. Noddle.

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 Early Utilities**
Awarded to Kiewit Infrastructure Company to oversee all aspects of the work associated with the early utilities for Gene Leahy Mall including storm, sanitary, and sewer.

Next Board Meeting

The next Board of Directors Meeting is scheduled for Monday, April 13, 2020, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 1:09 p.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Noddle seconded by Ms. Buffett.

Motion carried: 5-0.

Adjournment 1:09 p.m.