

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
MARCH 21, 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 March 21, 2019, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10th 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 March 14, 2019, and in the *Omaha World-Herald* on March 14, 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 February 26, 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 Agreement with HDR Engineering, Inc. to provide architectural and engineering professional services for the design and construction of the Omaha Tri-Park Complex has been finalized.

The Company is in the process of reviewing an owner controlled insurance program (OCIP), which is an insurance policy held by a property owner during the construction or renovation of a property. Comparisons are still being made, but Mr. Dixon believes there will be significant savings with that type of insurance coverage.

Other Business:

Parks Update

Ms. Katie Bassett reported that they have removed approximately 75% of the trees in the last couple of weeks from the Gene Leahy Mall area. Trees still remain on the block of 13th Street to 14th Street, and Farnam Street to Douglas Street.

Fences will begin to go up next week to secure the park from the public as work begins. In April, the utility studies will begin to see what is found during demolition and grading.

The Chairwoman inquired as to when the artwork will be moved from Gene Leahy Mall, and when construction will begin on the bridge. Ms. Bassett stated that the City will move the artwork in April, and work on the bridge will begin in May.

Public Relations Update

Ms. Kristyna Engdahl stated that on Thursday, February 28th the Company organized an official “groundbreaking” at Gene Leahy Mall, signifying to the media and public that construction is beginning in downtown Omaha.

The turnout was beyond expectation, speakers and their comments were wonderful; and with some help from the City Parks Department, as well as J&S Audio Visual, the event went off without issue. There were several key stakeholders in attendance who gave an abundance of positive feedback, which also reflected in the media coverage. An opportunity was presented to invite and host Brian Leahy, Gene Leahy’s grandson.

The design process has begun for specialized signage to be displayed on the fences at the Gene Leahy Mall. It will feature contact information for questions and renderings, in hopes of keeping the public’s “eyes on the prize”.

Talks are beginning regarding the Parks overall “branding” process; which will be useful when discussing a new website, and any other steps needed further down the road.

Recently the riverfront renderings were featured in American Airlines inflight magazine in an article entitled “Progress in Omaha.”

Ms. Engdahl is confident that the overall project is favorably viewed by the public; and to keep that sentiment, we are diligently and thoroughly answering questions from those who contact us in search of feedback, or whose opinions might be waning. Every time there is an opportunity and necessity to engage directly with those individuals, they’ve been appreciative of our response.

The Chairwoman inquired about how we are dealing with the homeless population who sometimes occupied areas of the Gene Leahy Mall. Mr. Dixon stated that we have met with the Sherwood Foundation and the Mayor’s office, who are diligently working to address the situation.

Contract Approvals:

Chairwoman Duren indicated there was only one contract requiring approval.

Downtown Riverfront Trust.

RESOLVED, that the Supplemental Agreement between MECA Tri-Park Complex, LLC and Downtown Riverfront Trust defining the fees and providing an estimate of the reimbursable expenses of Heritage Services, 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.

Moved by Mr. Noddle seconded by Mr. Kelley.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, April 9, 2019, at 8:30 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 8:38 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Ms. Washington seconded by Ms. Buffett.

Motion carried: 5-0.

Adjournment 8:38 a.m.