

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
MAY 13, 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 May 13, 2020, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10th Street, Omaha, Nebraska.

Roll Call:

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

As a reminder, both the City and State had waived applicability of the ‘public meeting’ requirements that would otherwise apply, and therefore the two 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 May 6, 2020, and in the *Omaha World-Herald* on May 6, 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 April 13, 2020, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon stated that the Lewis & Clark Landing marina will be incorporated into MECA’s parks project moving forward. The Labor Monument will remain in place, and the City of Omaha intends to use FEMA money for the marina redesign.

Other Business:

Parks Update

Ms. Katie Bassett reported that work continues with the installation of the early utilities west of 11th Street. Concrete has been poured back onto 8th and 13th Streets and both are on schedule to be opened by the end of the month.

Crews continue to make headway within Heartland of America Park with the completion of the earthen causeway and embankment work progressing. Approximately 1500 species of fish were relocated to the south side of ConAgra Lake when the north section was drained. Nearly 200 truckloads of dirt continue to be hauled in daily to level parts of the park. In addition to the construction work occurring in Heartland of America Park, the RiverFront team continues to work alongside the ConAgra Campus Development team as their project is well underway too.

There are currently several bid packages out for public bid for Gene Leahy Mall amenities. These bid packages range from civil site work and electrical, to water features and playground equipment. Work on those amenities will begin in July.

The design team continues to advance the design in both Heartland of America Park and Lewis & Clark Landing with careful consideration of value engineering opportunities and feedback from the construction team.

Chairwoman Duren noted that the RiverFront project is one of the few that continues to make progress. Ms. Bassett stated that the appropriate attention is being given to social distancing and cleanliness within the office and in the field.

Mr. Noddle inquired if the lack of traffic and activity in downtown Omaha has been beneficial to the construction schedule. Ms. Bassett responded that while it hasn't necessarily impacted the construction schedule, it does help limit inconvenience.

Ms. Bassett added that early approval of MECA's Section 408 Permit was received from the U.S. Army Corp of Engineers for demolition and grading to begin within Heartland of America Park. This, along with favorable weather, will help improve the timeline and put the project ahead for the time being.

Public Relations Update

Ms. Kristyna Engdahl announced MECA received positive coverage of The RiverFront over the past month, including a story on KETV with a look at updated project renderings, and a frontpage story from the Omaha World-Herald about the landscaping design planned for the three RiverFront parks. The online version of that article went as far as to list every single planting being planned for the area, as well as discussed the ways that Nebraska's native landscape will be incorporated throughout.

With these recent stories, since the start of the year MECA earned just over \$83,000 in publicity, reaching approximately 3.3 million people online and the Sunday KETV story captured just under 500 thousand local TV viewers.

Last month's RiverFront newsletter featured a construction update, concentrating on the progression of 8th and 13th Streets. It also featured a focus on the sculpture garden planned for Gene Leahy Mall as an effort to keep the community engaged and looking forward. While certainly play areas will be appealing for children and families, the sculpture garden will be designed for more intimate gathering with fire pits and wandering paths suitable for all ages.

The newsletter audience continues to grow monthly by capturing additional views on social media, which is a positive trend. MECA also continues to provide weekly progress updates on social media through use of the Gene Leahy Mall and Heartland of America Park cameras.

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

BEP Greenhouse, LLC

RESOLVED, that the Lease Agreement between MECA Tri-Park Complex, LLC and BEP Greenhouse, LLC for the Greenhouse office space at 900 Farnam Street, Suite 100, Omaha, Nebraska, as more specifically set out on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized to execute the Lease following its finalization in a form reasonably approved by counsel.

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

Mr. Bob Freeman added that this lease is still in draft form, Board approval will give authorization to negotiate and proceed once it is in final form. Mr. Noddle inquired if this lease is intended to be a permanent office for park operations once it is complete. Mr. Dixon responded that it will function as an event office, as well as offer event space for smaller groups when the weather is uncooperative. This office space is currently being utilized by Kiewit, and MECA won't start the lease until 2023. Part of the reason it is being negotiated now is that property value will change dramatically with all the changes downtown, and that it is a great location and rate in the heart of the park. Mr. Noddle noted there are some different options that could be pursued, and Mr. Freeman responded that they could discuss the terms of the prospective lease.

Moved by Mr. Kelley seconded by Mr. Noddle.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, June 9, 2020, at 1:00 p.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 1:11 p.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Jay Noddle seconded by Mr. Tom Kelly.

Motion carried: 5-0.

Adjournment 1:12 p.m.