

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
JULY 7, 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 1:02 p.m. on July 7, 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. Tom Kelley. Participating via teleconference were Ms. Susie Buffett, Mr. Jay Noddle 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 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 June 30, 2020, and in the *Omaha World-Herald* on June 30, 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. Kelley moved for approval of the minutes of the June 9, 2020, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett.

Motion carried: 5-0.

Chairwoman Duren announced that Ms. Dana Washington is not seeking reappointment to the MECA Board and thanked her for service and commitment to the organization. Ms. Washington brought her legal knowledge to the Board and was an asset to the Internal Governance Committee.

Mayor Jean Stothert has announced the appointment of Mr. Thomas Warren to join the MECA Board of Directors. This nomination will go before the City Council for approval at the July 14 meeting.

Chairwoman Duren welcomed Mr. Warren to the MECA Board of Directors and asked him to speak.

Mr. Warren stated that he has had the opportunity to work with Mr. Dixon on numerous occasions in the past with logistics and support in his previous roll and capacity with the police department. He is familiar with operations at MECA and is looking forward to joining the Board. Chairwoman Duren stated that the Board is pleased to have Mr. Warren join them and believe his background and experience will be valuable.

President/CEO Report:

Mr. Roger Dixon stated his focus has primarily been on submittals to the Douglas County Health Department in order to move forward with opening the CHI Center Omaha for business.

Other Business:

Parks Update

Ms. Katie Bassett reported work is moving ahead with The RiverFront. The favorable weather with minimal rain has allowed dirt work to continue within the Gene Leahy Mall and Heartland of America Park.

The major focus on the job site has been the embankment and construction of the exploratory trench for a Douglas Street extension within Heartland of America Park. To date the team has hauled over 85k yards or approximately 25% of the dirt that will bring the park to the desired elevations for the surcharge and help minimize settlement.

Work continues within Gene Leahy Mall with the reconstruction of the sediment basin to make way for utilities work, a future pond, cove and general prep work for upcoming amenities.

8th Street is scheduled to reopen by the end of the month. In discussion with partners in projects working directly around the project site, MECA had kept that street closed while dirt hauling continues.

Numerous bid packages have been awarded for work in Gene Leahy Mall. MECA has been encouraged to find that nearly all the awarded bids have gone to local companies. There are four more bid packages out for the Gene Leahy Mall amenities work with openings later this week. Work will begin later this month with the installation of some shell utilities, special soils and beginning of foundation work. At that point, more progress will be seen within Gene Leahy mall.

Planning has started for the closure of Lewis & Clark Landing this fall and the demolition, grading and paving bid package is out for public bid. Like Gene Leahy Mall and Heartland of America Park, MECA is continuing to coordinate sequencing and layout areas with other projects in the area.

The Design Team continues to advance the design in both Heartland of America Park and Lewis & Clark Landing with continued coordination on cost and constructability.

Chairwoman Duren inquired why, since MECA has contacted numerous builders, are there only a few on each of the subcontracts. Ms. Bassett responded that contact was made with multiple bidders, but due to the amount of construction being done in Omaha they were hesitant to take on extra work. Some of the larger demolition and grading work was grouped together so that it could be better managed by Kiewit. Ms. Bassett believes that the smaller amenity packages will help generate more interest.

Public Relations Update

Ms. Kristyna Engdahl stated in late June a virtual meeting was set up with Mayor Jean Stothert's Americans with Disabilities Act of 1990 (ADA) Commission to address questions about The RiverFront design. The Commission listened to a presentation regarding the latest project developments and then followed up with inquiries.

This presentation was an opportunity to address some features such as low-stimulus sections, built to accommodate all-aged individuals diagnosed with disabilities such as autism, and ADA compliant surfacing materials at the base of playground equipment which not only considers visitors with limited mobility, but also provides extra protection in the event of a stumble or fall.

Discussions with the Commission also provided insight to MECA to revisit a few of the park features. The group will meet again as their schedule permits.

Renderings have been refreshed on MECA's website which further showcase how some design elements are approaching refinement. The public has access on the latest content and progress as the camera online is updated weekly.

Last month's RiverFront newsletter addressed the many ways the community will be able to beat the heat at the RiverFront by diving into how water features will be incorporated throughout the parks. The subscriber list to this newsletter is consistently growing every week.

Last month an initial announcement was made regarding the late summer closure of the Lewis & Clark Landing and the subsequent partial closure of Riverfront Drive. A press release will be distributed with more information by the end of the month and planned direct stakeholder communication.

Meetings continue with OJB Landscape Architecture's Public Relations Team to evaluate what kind of national exposure is within reach. MECA may capitalize on updated renderings coming soon to generate expanded excitement about the parks around the country.

Chairwoman Duren asked if Ms. Engdahl could expand on the discussion with OJB regarding the renderings MECA requested. Ms. Engdahl responded that MECA had become aware of a letter to the editor essentially saying their perception of the renderings did not accurately reflect the community and should be more diverse. MECA went back to OJB to correct this error and will be more cognizant of this issue moving forward.

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

City of Omaha and Downtown Riverfront Trust

RESOLVED, that the Amendment to the Development and Management Agreement between MECA Tri-Park Complex, LLC, the City of Omaha and the Downtown Riverfront Trust for the adjustment of timing of payment of public funds, 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. Kelley seconded by Mr. Noddle.

Motion carried: 5-0

Contracts Recently Awarded:

Chairwoman Duren indicated there were several contracts 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 Amenities Traffic Control
- Gene Leahy Mall Electrical, Lighting and Telecommunications
- Gene Leahy Mall Soils, Irrigation, Landscaping
- Gene Leahy Mall Civil Sitework
- Gene Leahy Mall Amenities Street Sweeping
- Gene Leahy Mall Amenities Quality Control Inspection
- Gene Leahy Mall Amenities Field Office

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 Wednesday, August 12, 2020, at 1:00 p.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 1:16 p.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Kelley seconded by Ms. Buffett.

Motion carried: 5-0.

Adjournment 1:16 p.m.