

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
SEPTEMBER 15, 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 9:00 a.m. on September 15, 2020, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10th Street, Omaha, Nebraska.

Roll Call:

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

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 September 8, 2020, and in the *Omaha World-Herald* on September 8, 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 August 12, 2020, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon stated that with the recent announcement of a STEM-inspired science center planned for Lewis & Clark Landing, discussions have begun with Heritage Services’ new Executive Director, Ms. Rachel Jacobsen, for employee parking around the Kiewit Discovery Center. It is possible that MECA may provide some outside services as well.

Other Business:

Parks Update

Ms. Katie Bassett reported work continues to move along in both Gene Leahy Mall and Heartland of America Park.

Shallow utility work, grading and foundation for the pedestrian bridge is occurring now in the Sculpture Garden area located at 13th and Douglas Streets. Lanoha Nurseries has brought truckloads of dirt and sand into the middle of the site to begin mixing the engineered soils that will

be placed throughout the park. This will ensure a healthy environment for plants and trees to thrive for years to come.

Southern Aquatics, the park's water feature subcontractor, has been pouring water feature vaults near the 10th Street Bridge for the cascades water feature, and just east of the Greenhouse building for the pond and cove water feature. In the coming weeks, MECA looks forward to excavation around the playground area and planting a few trees within the sculpture garden area.

The embankment within Heartland of America Park is nearing completion; however, dirt will continue to be moved into the area through the end of the month for surcharge (settlement waiting period) within the park. Excavated material for the Douglas Street extension continues to be tested and utility work in the northeastern corner of the park progresses.

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.

Riverfront Drive will be closing next week along with Lewis & Clark Landing. Message boards were put up last week notifying those that regularly use the area that the closure is upcoming.

Schedule sequencing of work and intense coordination of all subcontractors has been a major focus over the last several weeks as there is a lot of construction downtown, not only adjacent to the RiverFront project.

Public Relations Update

Ms. Kristyna Engdahl stated communications this past month have been focused on the upcoming closure of Lewis & Clark Landing and Riverfront Drive. MECA had successful media pick-up with these announcements; not only from an informative standpoint (such as hard dates, restrictions) but also ongoing reminders for the reward to come. *The Omaha World-Herald* article re-listed some of the amenities the public can expect, such as sand volleyball courts, an urban beach and scenic boardwalk.

Additionally, Ms. Engdahl will continue individualized follow-up with affected stakeholders along the Lewis & Clark Landing to include Gallup, the Riverfront Place condos and the National Park Services Headquarters.

The announcement from Heritage Services regarding the STEM-inspired Science Center contributed to some additional excitement around the project and MECA is pleased to call them partners.

Media monitoring confirms that these stories have been seen across the Midwest, and even all the way to Washington D.C., reaching an estimated one million people online. We've recently added approximately \$51k to MECA's total publicity value for this project, which is estimated at \$226k since the start of the year. Accordingly, stories about the project have been seen by nearly 7 million people since the start of the year.

Last month's newsletter focused on Lewis & Clark Landing, as well as the exciting progress in Gene Leahy Mall. That newsletter, which started with just over 100 email addresses acquired from

public meetings, has more than doubled in reach with over 300 subscribers as of this month. MECA continues to look for relevant and interesting subject matter to keep the public, stakeholders and media engaged

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

HDR Engineering, Inc.

RESOLVED, that the Amendment to the Architectural and Engineering Services Agreement between MECA Tri-Park Complex, LLC and HDR Engineering, Inc. 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 Mr. Warren seconded by Ms. Buffett.

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 Playground Equipment
- Gene Leahy Mall Restroom, Electrical Building and Greenhouse
- Lewis & Clark Landing Demo, Grading and Paving Design Package

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 Tuesday, October 13, 2020, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 9:12 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Kelley seconded by Mr. Warren.

Motion carried: 5-0.

Adjournment 9:12 a.m.

