

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
APRIL 13, 2022**

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 April 13, 2022.

Roll Call:

Present or participating via teleconference were: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Ben Gray, Mr. Tom Kelley, and Mr. Jay Noddle.

As a reminder, during the continuing pandemic, both the City and State had waived applicability of the ‘public meeting’ requirements that would otherwise apply, and therefore all 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 April 6, 2022, and in the *Omaha World-Herald* on April 6, 2022.

Approval of Minutes:

Mr. Gray moved for approval of the minutes of the March 21, 2022, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon welcomed John Brewer, the President & CEO of the Chamber of Commerce in Billings, Montana. Mr. Brewer will bring a group of dignitaries from Billings at the end of May to view how MECA operates in conjunction with the City of Omaha. Billings has an arena on their fair ground, which is currently operated by the county commission. This group is trying to figure out next steps to adopt a private management authority,.

Plans continue to progress in preparation for the opening weekend at Gene Leahy Mall.

Other Business:

Parks Update

Ms. Katie Bassett stated that work continues at Gene Leahy Mall with the climbing wall and rope forest beginning to take shape in the Arches Playground. Wood decking, light poles and trees are being installed. Prep work for the decorative concrete has progressed but will require night-time temperatures to remain above 30 degrees to complete. The digital media initiative is progressing with the projector poles going up and the video wall located on 10th Street bridge lit up last week.

Heartland of America Park and Lewis & Clark Landing have had some of the first amenities installed, which includes trees, limestone walls, block walls for the restrooms, and other

foundations needed for amenities. The HOA earth and berm has been removed which has allowed the lake to flow to its final edge. Various animals were welcomed back to The RiverFront.

Representatives from Kiewit continue weekly visits to fabrication shops of several major features to monitor progress. In addition, there are a few structures for Lewis & Clark Landing that are being fabricated outside the United States. Progress is being viewed via video footage each week to ensure the project is moving forward on a timely basis.

The first set of program partners have been announced with more announcements expected each month. They include the Omaha Community Playhouse, the Omaha Public Library, the Omaha Symphony and the YMCA. The team is not only working with program partners but partnering with entities such as the Siena Francis House and the Stephen Center to provide additional resources.

Discussions continue about polices for The RiverFront to help ensure that it remains safe, clean and welcoming for all. The RiverFront will follow the City's established park rules for hours of operation. All employees will be required to have guest service training and staffing will be staggered to ensure a regular presence in the park. The new design intent with bringing the park up to street grade was to eliminate dark areas where someone could hide in obscurity. The park will be closely monitored for areas of concern and adjustments will be made as needed.

Public Relations Update

Ms. Kristyna Engdahl announced another successful media event took place last week with the unveiling of additional, rotating installations going into the Gene Leahy Mall Sculpture Garden. In January, the first piece was announced as it was already on-site in KANEKO's gallery. This time, while there were only pictures and renderings to share, reporters were invited onto the job site to see physical progress within the Sculpture Garden. The pieces were discussed, along with interesting back stories and the accompanying programming that will support each work of art.

The RiverFront was just named number 13 in *Men's Journal* as one of the 21 best urban parks for city-dwellers.

Much of the last month has been focused on Gene Leahy Mall grand opening marketing efforts, exploring everything from digital advertising to bus ads and billboards, along with some radio commercials. The goal is to not only to create widespread brand awareness, but ensure the community knows about the events and activities that will become available on July 1, all weekend long and throughout the park's lifetime.

The March newsletter provided a platform to publicly announce the Gene Leahy Mall multimedia initiative. The projectors are highly visible, and questions were beginning to arise, so last month their purpose was finally disclosed. Information was shared regarding the ambient sound system installed throughout and the LED video wall underneath the 10th Street bridge along with the color-changing up-lights that will illuminate the Downtown Green event lawn.

Engagement with the public and educational opportunities continue to be prioritized. At the end of March, a presentation was made to a couple hundred young professionals during the Chamber

of Commerce annual YP Summit, which led to a 12% jump in social media followers in just one month. A lot of positive feedback was received. Additionally, Ms. Bassett and Ms. Engdahl, along with a member from the OJB Landscape Architecture team also met virtually with the Mayor's Commission for Citizens with Disabilities (MCCD), providing an update on the project. Later today, Ms. Engdahl will present to an international audience along with HDR about The RiverFront's Envision Certification from the Institute for Sustainable Infrastructure.

Contract Approvals:

Chairwoman Duren indicated there are two contracts requiring approval.

Speed's Automotive Supply, Inc.

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Speed's Automotive Supply, Inc. for the purchase of two Club Car Carryall 510 LSV's for The RiverFront, 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. Gray seconded by Mr. Noddle.

Motion carried: 5-0

Omaha Symphony

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Omaha Symphony for the booking fees for the live entertainment performer and fees to play with the Omaha Symphony during the re-opening weekend of Gene Leahy Mall, 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 Ms. Buffett seconded by Mr. Noddle.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Thursday, May 19, 2022, at 1:00 p.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 9:14 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Gray seconded by Ms. Buffett.

Motion carried: 5-0.

Adjournment 9:14 a.m.