

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
MAY 19, 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 1:00 p.m. on May 19, 2022.

Roll Call:

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

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 May 5, 2022, and in the *Omaha World-Herald* on May 5, 2022.

Approval of Minutes:

Mr. Gray moved for approval of the minutes of the April 13, 2022, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 4-0.

President/CEO Report:

Mr. Roger Dixon stated MECA continues to finalize details around programming and activation for the July 1 opening ceremonies. There will be four full days of exciting activities, including the first concert that was announced earlier this morning. Invitations with event details have been distributed to the Board for the donor dinner.

Other Business:

Parks Update

Ms. Katie Bassett stated that warmer weather and spring rains have greened up Gene Leahy Mall nicely. The signature art piece along 13th Street has finally arrived from the UK. The other five pieces for the Sculpture Garden will be installed the week of June 6. Other noticeable changes include the installation of the community swings and handrails throughout the park. The paneling is progressing on the performance pavilion, with the first arch slated for completion by week’s end.

In addition to construction activities, the team is focusing on getting operations ready to open the park on July 1. The RiverFront’s team has grown to 16 full-time associates, and more part-time employees are needed. There are a number of services, including security and custodial, that will begin on June 1. Employees will need to be familiarized with the layout of the grounds prior to opening weekend.

Chairwoman Duren asked how many associates are expected for full-time staff, and if security training would be done. Ms. Bassett replied the number would be in the 18-20 range. There is a security coordinator currently on staff and one of the agreements for the Board today is for security services with AgTac who will conduct security training. Mr. Kelley inquired if First Amendment training would be given to The RiverFront team. Mr. Freeman responded that MECA has met with the City Attorney and has a plan in place. All policies will be thoroughly communicated to the team and discussions will continue about policies for The RiverFront to help ensure that it remains safe, clean and welcoming for all.

Progress continues at Lewis & Clark Landing and Heartland of America Park as well. Restroom buildings in both parks are taking shape. Three pieces of the Farnam Pier are expected to arrive from Houston next week and will be installed in June.

Public Relations Update

Ms. Kristyna Engdahl stated marketing materials are nearing finalization and work continues on headliner announcement media items, in anticipation of The RiverFront's grand opening celebration at Gene Leahy Mall. Collaboration continues with national acts to receive approvals on press releases and radio advertisement copy written in-house, while also securing supporting assets from each act to ensure that the pickup needed is received. Today, Brett Eldredge and Lauren Alaina were announced as the Saturday night event with coverage across multiple media outlets. Even more announcements are being prepared for the coming days, which are sure to generate excitement, especially as the entire July 1 weekend is filled with numerous free events and activities.

Additional media opportunities enjoyed by The RiverFront over the last month include an article in the *Omaha World-Herald* announcing the impending arrival of the iconic 'Wind Sculpture' as it traveled from London to Omaha. Artist Yinka Shonibare met virtually with the reporter and gave great perspective about the piece. Similarly, KETV came by Tuesday night and captured video of the 'Wind Sculpture' in its final destination, on the west end of Gene Leahy Mall along 13th Street.

An interview request was also accommodated from *The Reader* to talk about how live music will be an important activation component of The RiverFront. The many performance lawns, amphitheaters and nooks that will be available for artist use were detailed, and The RiverFront's mission to pursue local partnerships to activate these spaces.

The next expected grand media opportunity will be installation of the Farnam Pier, which was also the topic of the April newsletter. Details were provided on the crane (the largest that's ever been used in downtown Omaha), to information about the Pier's physical delivery from Houston, Texas. The newsletter continues to grow with over 1,100 subscribers and a continually successful open rate.

Both March and April were really strong months according to MECA's media monitoring efforts. In April about 5.2 million people were reached with various stories about The RiverFront with 70 different placements, for a total of about \$125 thousand in earned publicity. In March, the number

was closer to 8.1 million people, bringing out combined coverage value to \$237 thousand so far this spring. The number are expected to grow as the July 1 opening weekend gets closer.

Contract Approvals:

Chairwoman Duren indicated there are 11 contracts 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.

Mr. Kelley inquired if the amendment resolves any ambiguity between MECA and HDR regarding scope of work and fees. Mr. Dixon stated that for the most part it does; however, there may be unknown issues that arise later that will need to be addressed.

Moved by Mr. Kelley seconded by Mr. Gray.

Motion carried: 4-0

Cintas Corporation

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Cintas Corporation for the purchase of staff uniforms 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. Kelley.

Motion carried: 4-0

Ideal Images

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Ideal Images for the purchase of staff uniforms at 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.

Chairwoman Duren inquired as to the color scheme for the uniforms. Ms. Bassett responded that green, blue and tan would be used due to much of the staff working outside in a variety of weather conditions.

Moved by Mr. Kelley seconded by Mr. Gray.

Motion carried: 4-0

Lawlor's Custom Sportswear

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Lawlor's Custom Sportswear for the purchase of staff uniforms 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. Kelley.

Motion carried: 4-0

HD Supply

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and HD Supply for the purchase of four (4) NorthStar power washers and one (1) NorthStar towable pressure washer 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. Kelley.

Motion carried: 4-0

AgTac Services, LLC

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and AgTac Services, LLC to provide security services at 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.

Mr. Dixon noted that this service is also utilized by CHI Health Center Omaha. Mr. Kelley asked what is budgeted for the estimated annual cost. Ms. Bassett responded that the information is not readily available at this time, but the amount was budgeted heavy and the numbers will be provided to the Board following the meeting.

Moved by Mr. Kelley seconded by Mr. Gray.

Motion carried: 4-0

BMI Janitorial

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and BMI Janitorial Group to provide custodial services throughout 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.

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

Mr. Kelley inquired as to the estimated annual cost of this contract. Ms. Bassett responded that this information will also be distributed to the Board later today. Mr. Dixon added that this company has not been used by MECA in the past but is utilized by Creighton University. Mr. Gray noted that it was a good idea to have the initial term of the agreement for 12 months with MECA having the option to renew based on performance.

Moved by Mr. Gray seconded by Mr. Kelley.

Motion carried: 4-0

HiTouch Business Services

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and HiTouch Business Services for the purchase of a Tennant S20 compact sweeper 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. Kelley seconded by Mr. Gray.

Motion carried: 4-0

Security Equipment, Inc.

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Security Equipment, Inc. to provide camera licenses and badge readers to 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. Kelley.

Motion carried: 4-0

TMS Production Integration

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and TMS Production Integration to provide lighting components for performances in the Performance Pavilion during

the four-day 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 Mr. Gray seconded by Mr. Kelley.

Motion carried: 4-0

Audio Visions

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Audio Visions to provide audio components for performances in the Performance Pavilion during the four-day 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 Mr. Kelley seconded by Mr. Gray.

Motion carried: 4-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, June 14, 2022, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 1:28 p.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Gray seconded by Mr. Kelley.

Motion carried: 4-0.

Adjournment 1:28 p.m.