

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
JUNE 14, 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 June 14, 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 June 7, 2022, and in the *Omaha World-Herald* on June 7, 2022.

Approval of Minutes:

Mr. Gray moved for approval of the minutes of the May 19, 2022, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon stated as excitement grows for the reopening of Gene Leahy Mall, there have been a number of press and private tours given this past month. Mayor Jean Stothert and a number of her key personnel toured the park and were very pleased with the outcome.

Mr. Dixon looks forward to commemorating this iconic downtown Omaha transformation during the four-day grand opening celebration.

Other Business:

Parks Update

Ms. Katie Bassett stated finalization of the finishing pieces are underway for the grand reopening of Gene Leahy Mall. Testing and programming are being completed at the Cascades, all the artificial turf is being installed in the playground areas, more decorative concrete will be poured, lights will be aimed and adjusted, and signage will be placed. The five signature art pieces for the Sculpture Garden will go in next week. The Operations team is actively working on setting up the storage spaces, distributing the moveable furniture in the park, and putting processes in place to take over maintenance in just a few weeks. The newly designed website has recently launched, offering visitors insight to the various spaces, the event calendar, and directions.

Heartland of America Park and Lewis & Clark Landing continue to progress with the three pieces of the Farnam Pier arriving. In approximately two weeks, these 26 feet wide sections will be assembled on site and the entire pier will be installed by a large crane. The skate ribbon continues to take shape with the site walls being poured. In addition to flat work poured, trees are being planted and limestone blocks installed. Work also continues on the construction of the restrooms and support buildings in both parks.

Chairwoman Duren inquired about parking for guests visiting Gene Leahy Mall. Ms. Bassett responded that there are metered parking stalls and several Park Omaha garages within proximity. The RiverFront is also along the Omaha Metro and ORBT bus routes.

Public Relations Update

Ms. Kristyna Engdahl stated in late May the opening weekend lineup of events for Gene Leahy Mall were released. Kristin Chenoweth and the Omaha Symphony will have headlining performances on Friday, July 1, followed by country music star Brett Eldredge and special guest Lauren Alaina on Saturday, July 2. The UNO Theatre Department will put on their production of Fame on Sunday, July 3, followed by a Salute to Military and fireworks spectacular, appropriately on Monday, July 4.

Additionally, via The RiverFront newsletter, a rundown of all the daytime events was announced and will continue to be promoted through a number of channels in the coming weeks, with the reminder that everything is free to the public. That distribution list has grown to about 1300 people, with the invitation to signup still popping up on the newly launched website – TheRiverFrontOmaha.com.

The RiverFront's grand opening marketing can already be seen all over town, on city buses, billboards and soon, heard on the radio.

A number of media tours have been accommodated in the last few weeks, with the most recent one just last Monday showcasing Gene Leahy Mall, quickly approaching finalization. There was pickup across all local media outlets with photos and video highlighting some of the signature amenities. The *Omaha World-Herald* noted in their article that Gene Leahy Mall is one of the City's "best known public spaces, soon [...] reopen[ing] with an array of attractions." Many local affiliates intentionally pointed out the amount of preservation that has transpired, too.

Preparations have begun for an official ribbon cutting at Gene Leahy Mall at 10:00 a.m. on Friday, July 1, on the west edge of the park along 13th Street. This will be a good opportunity to celebrate the milestone with local stakeholders and the media, as the park will become accessible that day.

In the weeks leading up to the ribbon cutting, Ms. Engdahl will be prepared with pitches for local reporters who would like to promote Gene Leahy Mall's grand opening, hoping to offer interviews regarding the specific plant life within the area, showcase artwork installation and even provide progress updates on Lewis & Clark Landing and Heartland of America Park.

Media monitoring efforts definitely translated in May, reaching 20 million people for a total publicity value of about \$184 thousand with most of the pickup happening in Nebraska. Along

with placement in local affiliates, there is pickup in trade publications such as *Meetings Today*, which will be advantageous for the CHI Health Center Omaha and the City's overall economy. The publication *Architect's Newspaper* also did a writeup on The RiverFront, but the impact of that reach won't be known until next month.

Contract Approvals:

Chairwoman Duren indicated there are six contracts requiring approval.

Abe's Trash Service, Inc.

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Abe's Trash Service, Inc. to provide a trash compactor, recycling container and trash hauling services 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: 5-0

Union Medical Services

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Union Medical Services to provide medical 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.

Moved by Mr. Gray seconded by Mr. Noddle.

Motion carried: 5-0

Aon Risk Services

RESOLVED, that MECA Tri-Park Complex, LLC hereby approves of the selection of Beazley Insurance as the provider of event cancellation insurance for the opening weekend activities at Gene Leahy Mall, as more specifically set out on the attached summary.

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

Moved by Mr. Kelley seconded by Mr. Gray.

Motion carried: 5-0

J & M Displays, Inc.

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and J & M Displays, Inc. to provide the fireworks display at the 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.

Mr. Noddle inquired if this will be the only major firework event in downtown Omaha on July 4th. Ms. Bassett responded yes, that MECA is in a unique situation where fireworks can be set off from Heartland of America Park because it is still under construction. Chairwoman Duren asked if this is the same company that will handle the stadium's fireworks. Mr. Dixon responded, yes, and that they do a nice job.

Moved by Mr. Gray seconded by Mr. Noddle.

Motion carried: 5-0

Omaha Performing Arts

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Omaha Performing Arts to provide a full and complete donor recognition dinner at the 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. Noddle seconded by Mr. Kelley.

Motion carried: 5-0

Aon Risk Services

RESOLVED, that MECA Tri-Park Complex, LLC hereby approves of the selection of paying an additional premium of \$35,000 for additional TULIP and General Liability Insurance coverages for The RiverFront.

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

Moved by Mr. Kelley seconded by Mr. Gray.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Wednesday, July 13, 2022, at 9:00 a.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 Mr. Kelley.

Motion carried: 5-0.

Adjournment 9:14 a.m.

