

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
OCTOBER 12, 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 Wednesday, October 12, 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 October 5, 2022, and in the *Omaha World-Herald* on October 5, 2022.

**Approval of Minutes:**

Mr. Gray moved for approval of the minutes of the September 12, 2022, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Noddle.

Motion carried: 5-0.

**President/CEO Report:**

Mr. Roger Dixon stated he continues working closely with Ms. Katie Bassett on a few issues encountered at The RiverFront.

Ms. Bassett will participate on the working committee for the streetcar initiative on behalf of MECA.

**Other Business:**

**Park Update**

Ms. Katie Bassett reported that The RiverFront’s programming and event team led by Bill Pickett continues to provide engaging events within Gene Leahy Mall, which have been well attended.

Construction crews continue to make progress in Heartland of America Park and Lewis & Clark Landing with the installation of sidewalks and specialty soils required to support plants and trees. The skate ribbon at Heartland of America Park is coming to life with the first concrete pours this week. Play equipment, including the zip line, has arrived and will be set up at the Lewis & Clark Landing playground.

Last week, individuals from the Exploratorium and Urban Alchemy in Omaha hosted three different sessions to speak with community leaders and stakeholders about the work that they have

done around outdoor exhibits and public spaces. A wide variety of community stakeholders were represented, which led to productive discussions on how this concept could be implemented in Omaha in conjunction with the Luminarium.

Chairwoman Duren asked if there were any events of note from a safety perspective that have taken place. Ms. Bassett responded that while there have been a wide variety of events, none have encountered disruptions or been a concern from a safety perspective.

### **Public Relations Update**

Ms. Kristyna Engdahl stated that the community has had plenty of reasons to visit Gene Leahy Mall with Safety Saturday, Fido Fest, Fun Fall Fridays and The RiverFront Showcase of Culture on October 22. Critter Chats wrapped up for the season, and Maverick the Hump Day Camel also made his triumphant return to the park. The RiverFront has benefitted from some traditional news coverage, and also seen trackable pickup on social media after each of these opportunities.

A press release was issued in late September advising the public about the temporary closure of the MLK Jr. Pedestrian Bridge connecting to the CHI Health Center Omaha Plaza. However, it was determined that this bridge may be reopened while the construction team awaits necessary permits. This will allow for ongoing accommodation of runners, walkers and cyclists until the bridge must be closed for construction, at which point there will not be access until it reopens. As those dates approach, reminders will be issued to the traditional media, on social media and via email blast.

It was learned last month that The RiverFront is the recipient of a “Best of Omaha” award, with Gene Leahy Mall named “Best Park in Omaha”. Exciting accolades, especially given that Best of Omaha is determined by a public, community vote.

Local media will be given a tour tomorrow of Heartland of America Park and Lewis & Clark Landing to showcase the progress that’s been made in these two parks. This will be the last opportunity for reporters to see the worksite until springtime. Full participation is expected from local news outlets, which will be an important tool for advising the public about how far these areas have come. Along with immediate pickup in Omaha, this coverage is sure to reach even rural parts of the state through various media sharing services. Expect to see those stories on-air and online as soon as tomorrow afternoon.

The RiverFront’s newsletter subscribers continue to climb, reaching over 3,200 people now on a weekly basis with reminders about events, the weekly schedule and educational opportunities available at Gene Leahy Mall. Facebook has jumped to over 6,700 followers, primarily with organic efforts; Instagram is right behind with 2,500 followers.

In August, media monitoring efforts caught 100 mentions reaching 278 million people through a variety of stories and publications: that’s a total publicity value of about \$2.6 million. Some notable pickup included MSN.com and Yahoo! News, where one syndicated travel article on TravelAwaits.com mentioned, “The Omaha riverfront in downtown Omaha has been totally revamped and is an amazing place to walk.” Similar reviews are anticipated into wintertime when the Nebraska Passport: Holiday Edition inevitably lures some additional visitors down to Gene Leahy Mall next season.

### **Contract Approvals:**

Chairwoman Duren indicated there are two contracts requiring approval.

#### **Medics At Home**

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and Medics At Home 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. Noddle seconded by Mr. Gray.

Motion carried: 5-0

#### **Doll Construction**

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and Doll Construction to provide snow removal 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. Kelley.

Motion carried: 5-0

### **Contracts Recently Awarded**

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 submitting 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:

- Lewis & Clark Landing Sanitary Sewer Replacement

### **Next Board Meeting**

The next Board of Directors Meeting is scheduled for Monday, November 14, 2022, at 1:00 p.m. in the MECA Board Room.

### **Adjournment**

Chairwoman Duren stated the time is 9:10 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Mr. Gray.

Motion carried: 5-0.

Adjournment 9:11 a.m.

