

**MINUTES OF THE METROPOLITAN ENTERTAINMENT & CONVENTION
AUTHORITY BOARD OF DIRECTORS MEETING – MAY 16, 2023**

A meeting of the Board of Directors of the Metropolitan Entertainment & Convention Authority (“MECA”), a Nebraska nonprofit corporation, was called to order by Chairwoman Diane Duren at 2:10 p.m. on Tuesday, May 16, 2023.

Roll Call:

Present 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 May 9, 2023, and in the *Omaha World-Herald* on May 9, 2023.

Approval of Minutes:

Mr. Kelley moved for approval of the minutes of the April 12, 2023, MECA Board Meeting, seconded by Ms. Buffett.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon extended his gratitude to all associates who worked hard to make Berkshire Hathaway’s Annual Meeting a success.

Discussions have begun to redesign the former Creighton University locker room into a courtside lounge. Initially it was to be a private club, but the square footage was not conducive. Plans for a full-blown bar, similar to the Bud Light Bar on the main concourse, are being finalized. Multiple garage door openings will be installed, and the bar area will have approximately eight POS (point of sale) designations to efficiently service more guests.

Other Business:

Convention Center Sales & Marketing Update

Ms. Denise Niebrugge reported that there are currently 127 events on the books, utilizing 255 event days for the current fiscal year. Since the April 12 Board meeting, 12 events with 22 event days and over 3,000 hotel room nights have been added. In addition, 13 license contracts have been signed.

Corporate Sales & Marketing Update

Mr. Tom O’Gorman stated that suite renewals are nearly complete at CHI Health Center Omaha (CHIHCO). There are two suites still in the process of completing the renewal contracts and one that declined to renew.

Club seat renewals at CHIHCO will begin July through August. There are roughly 280 accounts up for renewal.

The team is currently working on the bid cycle for The National Collegiate Athletic Association (NCAA) which comes up in August. MECA will bid on three events: volleyball, wrestling and Basketball.

Chairwoman Duren inquired if there is a suite waiting list. Mr. O’Gorman responded, yes and it is quite lengthy since there has not been a suite opening since 2007.

Operations & IT Update

Mr. Kevin Raymond stated that Creighton University Men’s baseball regular season will finish up this week. Changeover will begin immediately on May 21 for the Big Ten Conference Baseball Tournament to be held on May 23 to May 28.

There are three concerts scheduled in June, which include Brooks & Dunn, Matchbox Twenty and Tyrese & Trey Songz. Once done, the focus will be turned back to Charles Schwab Field Omaha (CSFO) for the Men’s College World Series (MCWS) that will run from June 16 until June 26.

MECA learned in a preconstruction meeting last week that work on the Bob Kerrey Pedestrian Bridge expansion, commonly referred to as the “Baby Bob”, will be delayed due to the lack of bulk building materials. Construction is estimated to begin in October.

Chairwoman Duren inquired as to the new completion date of the Baby Bob. Mr. Raymond stated that it is anticipated to be completed late summer or early fall, 2024.

Levy Food & Beverage Update

Ms. Chris VanDorn reported that nearly 6,000 kids were in the baseball stands today for the Cox Kids Day at CSFO, which had the record attendance for the season. In anticipation of increased demand for this event, an additional cash-to-card machine was transferred to the ballpark. Five concession stands were opened to help increase attendance.

April continued the busy trend and produced strong financial results with the FEI World Cup at the beginning of the month, followed by a few large catering conferences. April 2023 generated the highest premium food sales in a single month in building history, beating out the previous record just recently set in December 2022. Prior to that it was April 2017.

Throughout the month of April, approximately 17,500 meals were served in the convention center and just last Thursday Levy served a plated meal for a group of 2,000 in under 35 minutes. Ms.

VanDorn is very proud of the entire Levy team and the hard work and dedication they show to make events successful.

The Berkshire Hathaway Annual Shareholder's meeting ran smoothly from a food and beverage perspective. Overall sales increased from last year by 55%.

In addition to participating with Saving Grace Food Rescue, Levy has added glass recycling as part of everyday operations. The company is new and so they will start with CSFO to see if they can handle the volume during the regular season. Ms. VanDorn hopes to see it grow from there to include CHIHCO. It's a great opportunity to be a good community partner and reduce landfill needs.

Mr. Noddle noted that many facilities located on the east and west coast are utilizing aluminum bottles for water. These cans keep the water cooler for a longer period of time than plastic containers and are more economically responsible. Mr. Noddle wondered if MECA is close to being able to offer these to guests attending events on campus. Mr. Dixon noted that water sales fall under MECA's soft drink agreement, which is on the agenda today for Chesterman Coca-Cola Company. Ms. VanDorn responded that currently they are not available in volume in the Omaha market but will make an inquiry with suppliers.

Public Relations Update

Ms. Kristyna Engdahl reported that sweeping coverage was once again enjoyed for the annual Berkshire Shareholders Meeting, with national and international outlets joining CHIHCO for Saturday's event. Articles in *Forbes*, *CNN*, *Bloomberg* and *CNBC* all provided recaps, with extensive local coverage of the local economic impact, too. Overall positive feedback was received about the event.

Program and media materials for the Big Ten Baseball Tournament have been completed. Next will be the annual Men's College World Series press conference and menu tasting.

Once again, concert announcements dominated media monitoring efforts from April, catching over 455 mentions and reaching 439 million people through a variety of stories and publications, which is a total publicity value of \$4.1 million. The CHI Health Center was mentioned on *MSN.com*, *USA Today* and *Yahoo! Entertainment*. Ancillary mentions were received in stories about the Kiewit Luminarium's grand opening and the proposed streetcar. Also, stories may be popping up as soon as today regarding the latest turnback tax proposal in front of the state legislature.

Committee Updates:

Internal Governance Committee

Mr. Tom Kelley reported that the Internal Governance Committee met on Monday, May 15, 2023. In attendance were Ms. Diane Duren, Mr. Tom Kelley, Mr. Roger Dixon, Ms. Diane Mills, Mr. Bob Freeman and Mr. Stephen Curtis, City of Omaha Finance Director.

The Committee reviewed the March Statements, which were strong and in order. After overviews from and discussions with Ms. Mills, the Committee found the report to be reasonable compared to plan and prior periods, and consistent with standard MECA accounting practices.

Real Estate Committee

Mr. Jay Noddle provided an update on potential construction activity in the downtown Omaha neighborhood.

The Streetcar project continues to move forward. A budget is being determined for the vehicle maintenance facility plan. Once the amount is known, MECA will be shown the aesthetic plans for the facility. Determinations are also being made for the off/on wire locations. If the majority of this area is off wire, which is the plan, then it's likely that 'dwell' locations will be required for batteries to recharge for 5-10 minutes. Logistics will be worked out before MECA sees the layout.

Mr. Gray inquired about the status of the truck route. Mr. Noddle responded that Mayor Stothert has an internal task force working on it. It should be on the city budget for approval in September. If everything stays on track, construction could begin within 12 months. If not, it could slip into spring 2025.

Contract Approvals:

Chairwoman Duren indicated there are three contracts requiring Board approval.

Chesterman Coca-Cola Company

RESOLVED, that the Agreement between MECA and Chesterman Coca-Cola Company for advertising and pouring rights for CHI Health Center Omaha, as more fully described on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized on behalf of MECA 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

Millard Sprinkler

RESOLVED, that the Agreement between MECA and Millard Sprinkler to provide labor, equipment and materials to repair the irrigation system on the grounds at CHI Health Center Omaha, as more fully described on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized on behalf of MECA 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. Gray.

Motion carried: 5-0

Kiewit Building Group, Inc.

RESOLVED, that the Agreement between MECA and Kiewit Building Group, Inc., to provide all labor, equipment and materials to repair the grand hallway at CHI Health Center Omaha, as more fully described on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized on behalf of MECA 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. Kelley inquired about the deductible for insurance coverage on the damage. Ms. Diane Mills responded that MECA would need to go to the City of Omaha for any amount over \$250,000.

Moved by Mr. Noddle seconded by Mr. Kelley.

Motion carried: 5-0

Recently Approved Contracts

MECA management has awarded contracts for CHI Health Center Omaha and Charles Schwab Field Omaha to Skold Door Company for dock leveler replacement at CHI Health Center Omaha, and Tri-Mark Hockenbergs for a double convection oven at Charles Schwab Field Omaha.

Next Board Meeting

The next Board of Directors Meeting is scheduled for Wednesday, June 7, 2023, at 9:15 a.m. in the MECA Board Room.

Executive Session

Chairwoman Duren stated the time is 2:34 p.m. and invited a Motion to enter into closed Executive Session for purposes of discussing personnel, real estate and potential claims matters.

A Motion to go into Executive Session for these specified purposes was made by Ms. Buffett, seconded by Mr. Gray.

Motion carried: 5-0.

Adjournment

At 3:05 p.m. a motion was made to come out of Executive Session, and to adjourn, made by Mr. Gray, seconded by Mr. Noddle.

Motion carried: 5-0

Adjournment 3:05 p.m.