

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
SEPTEMBER 18, 2024**

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 10:00 a.m. on Wednesday, September 18, 2024.

Roll Call:

Present were: Chairwoman Diane Duren, Mr. Tom Kelley, Mr. Jay Noddle, and Mr. Ben Gray who participated by telephone.

Proof of Publication:

Notice of the meeting was published in *The Daily Record* on September 11, 2024, and in the *Omaha World-Herald* on September 11, 2024.

Approval of Minutes:

Mr. Noddle moved for approval of the minutes of the July 16, 2024, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 4-0.

President/CEO Report:

Mr. Roger Dixon deferred to Ms. Bassett for an update on park events.

Other Business:

Park Update

Ms. Bassett stated that the Greenhouse renovations were completed in August, which included the new community space that will allow events to be brought inside during inclement weather.

The one-year warranty period was up in August, which helped create a task list for this fall that includes plant/tree replacements, turf repairs, lighting adjustments and some concrete work. All repairs are minor.

The team has begun cutting plants back and administering general maintenance as the park is being prepared for the cold weather season.

Dozens of events were held to wrap up the end of summer, including a couple movie nights, themed skating nights, youth talent shows, community back-to-school events, and the science of skateboarding in collaboration with the Kiewit Luminarium. Last weekend the park hosted the One Community Culture Festival with performances by the Omaha Symphony and the Nebraska Chinese Association. All events continue to be well attended.

The RiverFront is working closely with the City of Omaha, the Corp of Engineers, the Nebraska Department of Environment and Energy (NDEE), and HDR to close out any outstanding permits.

Approval is required on three outstanding permits along the flood wall, which will ultimately lead to construction of the pickleball courts.

Chairwoman Duren noted that pickleball courts were to be completed this year and asked if construction was delayed due to the river flooding. Ms. Bassett stated the big driver for the delay is the permitting issue. The pickleball courts are the third of three permits which must be completed in sequential order. The first outstanding permit is the closeout of the bleacher panels immediately adjacent to the flood wall, and the second is installing pumps in an area underneath the I-480 Bridge. Having a high-water event this year has helped move these permits forward and work that does not require a permit is being completed. RFPs are going out for public bid so work can begin immediately once the permits are issued. The estimated completion date is May 2025.

Public Relations Update

Ms. Engdahl stated it has been a busy couple of months at The RiverFront, punctuated by the park's very recent inclusion in the travel section of *US News and World Report*, which named Omaha as one of the "19 Best Fall Family Vacations." This article listed all of the city's top amenities including The RiverFront, specifically calling out the historic slides in Gene Leahy Mall. *US News and World Report* reaches over 34 million people monthly, internationally, potentially increasing The RiverFront's exposure to a whole new audience.

Additional media opportunities enjoyed towards the end of summer included an interview with the *Omaha World-Herald* regarding the Urban Land Institute's (ULI) 2024 Award for Excellence in North America. It provided an opportunity to explain the significance of this recognition and the park's elevation for potentially global accolades from ULI. Also, within the past couple weeks, the team visited with producers and hosts of the Built podcast, who were curious about the infrastructure nuances encountered during construction of The RiverFront. The group is a development-based podcast, and Built [the podcast] has logged about 150,000 downloads.

In conjunction with the Joslyn Museum's grand reopening, a New York City based PR firm was hired that flew in some international trade journalists for the event, which of course led to The RiverFront as an example of another public, private partnership in Omaha. They enjoyed a quick tour of the park on their way to accommodations at the Farnam Hotel.

Monthly press releases continue to be released promoting all the hard work of the park programming team, with some seasonal favorites returning such as Critter Chats with Scatter Joy Acres and fitness classes from the YMCA and Lotus House of Yoga. More focused media materials were distributed in promotion of events facilitated by The RiverFront, including last weekend with the One Community Cultural Festival. These efforts translated into significant advance and day of coverage, which helps to inform the community of the many ways in which the park is routinely activated.

Media monitoring reports for July caught 145 total mentions of The RiverFront throughout a variety of publications, reaching almost 37 million people for a total publicity value of \$342,000, which included coverage of the annual Fourth of July celebration, marking the third anniversary for Gene Leahy Mall. In August it was slightly lesser, with 73 stories reaching 21.8 million people, with the story about the ULI 2024 Award for Excellence enjoying significant reach – about 3 million impressions from the *Omaha World-Herald* alone last month.

Contract Approvals:

Chairwoman Duren indicated there is one contract for 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 and permitting requirements 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.

Moved by Mr. Kelley seconded by Mr. Noddle.

Motion carried: 4-0

Recently Approved Contracts:

MECA has recently awarded the following contracts:

- Omaha Symphony – Omaha Symphony One Community Culture Festival Performance
- Nebraska Chinese Association – Nebraska Chinese Association One Community Culture Festival Cultural Performances

Next Board Meeting

The next Board of Directors Meeting is tentatively scheduled for Tuesday, October 15, 2024, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 10:11 a.m. and invited a motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Mr. Noddle.

Motion carried: 4-0.

Adjournment 10:11 a.m.