

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
MARCH 16, 2021**

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 March 16, 2021.

**Roll Call:**

Present: Chairwoman Diane Duren, Mr. Tom Kelley, Mr. Jay Noddle and Mr. Thomas Warren.

**Proof of Publication:**

Notice of the meeting was published in *The Daily Record* on March 9, 2021, and in the *Omaha World-Herald* on March 9, 2021.

**Approval of Minutes:**

Mr. Noddle moved for approval of the minutes of the February 16, 2021, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 4-0.

**President/CEO Report:**

Mr. Roger Dixon stated that he has been involved in several design meetings for The RiverFront, particularly with Gene Leahy Mall. Due to the COVID-19 Pandemic, out of town architects and consultants have not been in Omaha working on the project. Since most of these representatives are located in either New York or California, and those states are just coming out of lockdown, MECA expects to have them working on site again (versus virtual) soon.

**Other Business:**

**Parks Update**

Ms. Katie Bassett reported that the construction team awaits more favorable weather as the amounts of recent rainfall have kept the project site wet.

At Gene Leahy Mall nearly all subcontractors are working again; projects include limestone wall installation, tree installation, wood decking installation and additional pouring of decorative concrete.

We continue to track the settlement within Heartland of America Park and look forward to bringing the process of surcharge haul-off to fruition in mid-April.

Lewis & Clark Landing demolition activities have continued to progress with careful coordination with Kiewit's Luminarium team.

The bidding phase continues for Heartland of America Park and Lewis & Clark Landing. Currently, amenity pre-bid meetings are taking place with bid openings scheduled over the next couple of weeks.

Discussions with potential program partners on the activation of The RiverFront have continued to progress over the last month. MECA is excited about the wide variety of opportunities potential partners will bring into the park.

Ms. Bassett and Ms. Engdahl recently had the opportunity to present as breakout speakers at the Omaha Chamber of Commerce's Young Professionals (YP) Summit. The presentation was successful with lots of engagement from attendees and excitement around the project.

Chairwoman Duren inquired if the project has seen any general price increases. Ms. Bassett responded that they had, especially on steel and electrical equipment; also they are experiencing lead time delays, which have transitioned from a few weeks to a couple months. The team has done well anticipating this and tries to stay vigilant to limit delays in ordering or to limit changes that could cause further cost increase or impact to time. Mr. Kelley asked if this resulted in cuts or if it has been manageable. Ms. Bassett responded that for the most part it is manageable. Mr. Noddle added that there are extended lead times due to increased desire to purchase products made in North America, which is backing up factory production. Something that might have taken three weeks in the past now takes ten to receive. Ms. Bassett added that the team continues to plan for slower deliveries in order to keep the parks' project on time and on budget.

### **Public Relations Update**

Ms. Kristyna Engdahl stated that towards the end of February and beginning of March there has been some additional media interest commemorating the two-year anniversary of breaking ground at Gene Leahy Mall. MECA had stories from three local TV stations, the media monitoring services catching pick up from the Lincoln Journal Star and even Forbes Online. Coverage of the project reached an estimated 35.2 million people between February 7 and February 27 for an estimated publicity value of \$45.7 thousand.

Also, earlier this month, Ms. Bassett and Ms. Engdahl enjoyed the opportunity to present to a couple hundred young professionals during the annual YP Summit. Along with the presentation, a survey soliciting feedback for potential activation ideas and public sentiment on the project was distributed. A lot of positive feedback was received about the project and The RiverFront gained new followers across all its social media platforms and monthly newsletter.

Later this week Ms. Engdahl plans to pitch another story opportunity to the Omaha World-Herald regarding MECA's program partner outreach; hoping that a comprehensive story breaking down what exactly an 'activated park' is, and how community groups can play a role in achieving that goal will spike potential interest in the next program partner meeting, which, is scheduled for the end of March.

Also being planned is a national story pitch for The RiverFront in conjunction with the Omaha Chamber of Commerce. That may be an effort that takes more definitive shape next month as spring construction ramps up again, but it's an exciting conversation that's already underway.

Lastly, website redevelopment, which is also still months into the future, is being considered. MECA is currently working to determine what services the site should provide, how users will navigate the events calendar and the ways it will be utilized to engage the community. There are still lots of questions to answer, but groundwork is being laid now.

### **Contract Approvals:**

Chairwoman Duren indicated there are two 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.

Moved by Mr. Kelley seconded by Mr. Noddle

Motion carried: 4-0

#### James Cohan Gallery

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and James Cohan Gallery for a signature art piece in 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. Kelley inquired if the City would have to review the artwork. Mr. Dixon responded that yes, per the TriPark Agreement, all artwork would have to be approved.

Moved by Mr. Noddle seconded by Mr. Warren

Motion carried: 4-0

### **Contracts Recently Awarded:**

Chairwoman Duren indicated there is one contract that was recently awarded by Kiewit Infrastructure Company, the Board-appointed construction managers.

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 submit 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:

- Heartland of America Park Fountain Winterization

Awarded to Ray Martin for added repairs that were done to the fountain at time of winterization.

**Next Board Meeting**

The next Board of Directors Meeting is scheduled for Tuesday, April 13, 2021, at 9:00 a.m. in the MECA Board Room.

**Adjournment**

Chairwoman Duren stated the time is 1:13 p.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Mr. Warren.

Motion carried: 4-0.

Adjournment 1:13 p.m.