

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
SEPTEMBER 14, 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 9:00 a.m. on September 14, 2021.

Roll Call:

Present or participating via teleconference were: Chairwoman Diane Duren, Ms. Susie Buffett, 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 September 7, 2021, and in the *Omaha World-Herald* on September 7, 2021.

Approval of Minutes:

Mr. Kelley moved for approval of the minutes of the August 19, 2021, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Noddle.

Motion carried: 4-0.

President/CEO Report:

Mr. Roger Dixon stated that Ms. Katie Bassett would provide a report for The RiverFront.

Other Business:

Parks Update

Ms. Katie Bassett reported that Gene Leahy Mall continues to take shape and the public can start to envision what the final park will look like. Significant progress has been made with the installation of the performance pavilion super structure. The three shade structures at 13th and Farnam area have been installed, and installation of limestone around the restroom area is nearing completion. Electrical, irrigation and subdrain installation around the lawn area has begun and more trees and grass will soon be planted. Although landscaping efforts continue, there is still about 50% still left to be done in the next 60 to 90 days as cold weather approaches.

Work within Heartland of America Park and Lewis & Clark Landing has begun with installation of sewers, electrical and telecommunications infrastructure specifically for the skate kiosk and restroom building. Pile driving for the skate ribbon is complete. Trees that bordered the flood wall have been partially removed up to the pedestrian bridge. This has created an impactful view and connectivity to the river.

The team has been carefully phasing specific work to ensure what needs to be completed this fall is finished. The team is also tenting the Cascades and 13th Street art feature areas so work may continue on these feature throughout the winter.

In addition to construction activities, the art committee has been working on the coordination and selection of art for each park.

The RiverFront recently received notice that it's been awarded a sustainable infrastructure award. This award is the first of its kind in the State of Nebraska and the highest level that could be achieved. A public announcement will be made in the next few weeks. This award is testament to the teams focus on providing a sustainable park for long term use and the focus to reuse and recycle materials throughout the project.

MECA continues to work with potential events and program partners as well as building out the event calendar. Development of the new website for The RiverFront has been implemented.

Chairwoman Duren asked what is being done to ensure diversity of events. Ms. Bassett stated The RiverFront is focused on meeting with groups from all areas of Omaha to diversify the partners and programs that are highlighted within the park. In addition, MECA has applied and received funds for the Douglas County Visitor Improvement Fund for a multi-cultural festival to be held in June.

Public Relations Update

Ms. Kristyna Engdahl stated it was another great month for The RiverFront, with stories both about the progress currently being made within Gene Leahy Mall and the exciting features to come.

The *Omaha World-Herald* published a story about the beautifully formed Performance Pavilion arches, reminding people not only of its tentative uses (such as concerts or for lunchtime shade), but also that the space surrounding it will be conducive for large gatherings backed up to the city skyline. It was noted that the Performance Pavilion is assured to be an iconic structure in Gene Leahy Mall.

Similarly, WOWT also ran a story about construction progress, noting that Gene Leahy Mall is starting to come to life. Total earned publicity throughout the month of August accumulated to \$26.7 thousand, reaching 2.7 million people through a variety of stories.

The RiverFront Newsletter last month focused on progress at the Gene Leahy Mall Dog Park along with a rundown of all the amenities that will be included (things like play structures, tunnels and ground level water fountains) as well as an update on Cascades construction. Fluidity Design Consultants, who designed the Cascades, wrote that the feature will have waterfalls, 'intended to be alive and non-glassy' with 'periodic surges in waterflow to create momentous and exciting events,' which painted a very nice picture for readers. The subscriber list is over 700 as of this month.

From the public feedback standpoint, there is continued curiosity about the restrooms going into The RiverFront; where they'll be, how many people can be accommodated and MECA's maintenance plan. MECA continues to educate inquirers, and remind the public that routine maintenance, inspection, and security will all be significant parts of daily operations.

And lastly, the announcement of The RiverFront's sustainability certification will certainly be a beneficial PR opportunity, with potential national interest.

Contract Approvals:

Chairwoman Duren indicated there are two contracts requiring approval.

Ungerboeck Systems, Inc.

RESOLVED, that the Amendment to the Software License Agreement between MECA Tri-Park Complex, LLC and Ungerboeck Systems, Inc. for integrating The RiverFront into currently existing event business management software, 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 Ms. Buffett seconded by Mr. Noddle.

Motion carried: 4-0

KANEKO

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and KANEKO for five (5) art pieces to be placed within the Gene Leahy Mall Sculpture Garden, 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 what happens at the end of three years, will MECA continue to pay a leasing fee. Ms. Bassett responded that at the conclusion of three years there would be exploration of a new agreement with the goal of lower cost. There will also be pieces in the park that will be permanently placed.

Moved by Mr. Kelley seconded by Mr. Noddle.

Motion carried: 4-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, October 19, 2021, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 9:18 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Ms. Buffett.

Motion carried: 4-0.

Adjournment 9:18 a.m.