

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
JANUARY 14, 2020**

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 8:30 a.m. on January 14, 2020, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10th Street, Omaha, Nebraska.

Roll Call:

Present: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Tom Kelley, Ms. Dana Washington, and Mr. Jay Noddle.

Proof of Publication:

Notice of the meeting was published in *The Daily Record* on January 7, 2020, and in the *Omaha World-Herald* on January 7, 2020.

A copy of the Open Meetings Law was posted on the table near the side entrance to the MECA Board Room.

Approval of Minutes:

Ms. Washington moved for approval of the minutes of the November 13, 2019, MECA Tri-Park Complex, LLC Board Meeting, seconded by Ms. Buffett.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon stated that work continues to move forward on The RiverFront. A lot of exciting things are beginning to happen. A consultant is coming on board with new ideas and a benefactor has stepped up to cover those costs. As expected, schedules are in flux due to weather.

Other Business:

Parks Update

Ms. Katie Bassett gave a time-lapse presentation of progress on The RiverFront. Although the weather has been an obstacle, construction crews continued winter work in both the Gene Leahy Mall and the Heartland of America Park.

Grading was complete at Gene Leahy Mall before the ground froze, and by December the laydown area for amenity construction was finished; seeding is in place for winter protection of the dirt.

Removal of the 13th Street Bridge began in December. It will be disassembled piece by piece and hauled offsite. The area will then be filled in preparation of having the street replacement and will reopen before the Men's College World Series (CWS) in June.

Ms. Bassett was happy to report that an important checklist item was completed this winter, with the new storm sewer system being successfully connected with the current one on 8th Street. This unit houses both active and abandoned utilities.

Heartland of America Park closed on December 2 ahead of early work within the area. Prep work consists of removing select trees before the migratory bird nesting season begins and staging designated areas to start construction in the spring.

The Design Team continues to advance plans for all three parks, and, remains cognizant of construction timelines ensuring efficiency.

An early utility package will be issued by the end of the month with focus on the installation of major deep utility lines throughout Gene Leahy Mall. This will ensure success once work starts on future amenities packages. The team is also preparing to put the Heartland of America Park demolition and grading project out for public bid in preparation for work to start in the spring.

Lastly, Ms. Bassett stated that with certain parts of this project being located within the levee critical zone, or 500 feet of the flood wall, the team has been working closely with the U.S. Army Corps of Engineers to obtain the appropriate Section 408 and Section 404 Permits. As a part of this process, the Design Team specifically puts together an annual environmental assessment in conjunction with the Corp and the City. The public meeting for this assessment is scheduled for Wednesday, January 15. A short presentation will be given, and the public will have the opportunity to ask the project team and Corp of Engineers questions related to the environmental assessment.

Chairwoman Duren inquired if there were guidelines that had to be followed for submissions to the Corp of Engineers. Ms. Bassett responded that work cannot begin until the Corp gives their approval or issues permits; however, there are bi-weekly meetings to discuss project status. The Corp has been easy to work with and efficiently reviews plans as needed. Ms. Bassett hopes that the positive working relationship continues as the team advances through this process into the spring and summer. Ms. Bassett noted that advanced tree removal in those areas was permitted because it is considered “maintenance work” ahead of the upcoming bird nesting season and associated environmental impacts.

Public Relations Update

Ms. Kristyna Engdahl stated over the past couple months MECA followed the Omaha City Council’s process and received official approval for the name, brand and logo “The RiverFront”. The proposed name underwent three readings in front of Omaha Councilmembers and the public. The only clarification requested by Council was the status of the Gene Leahy Mall, Heartland of America Park and Lewis & Clark Landing’s names. The Council was assured the individual park names would remain in place, and “The RiverFront” name would be used in an overarching capacity. There was no further feedback from the Council or the public. The www.RiverfrontRevitalization.com website has been updated to reflect the name change.

MECA has also begun the process of seeking public input for potential amenities and activation at The RiverFront parks. Last month Ms. Engdahl, as well as representatives from HDR and Bailey

Lauerman, spoke in front of high school aged students at Girls Inc. The group was met with overwhelming excitement when asked what features they'd like to see at the parks.

The RiverFront was also in the news throughout the last two months; each story gave MECA the chance to share latest project milestones and upcoming next steps. Supplemental interviews from individuals outside the organization have also been mostly positive – even when reporting on temporary inconveniences such as road and lane closures. It's clear that the downtown business community remains in favor of this project. There was also interest in the 13th Street Bridge removal, which began on January 2. This also served as a helpful opportunity to remind the public that 13th Street will reopen to vehicle traffic ahead of the 2020 College World Series.

Finally, Omaha Performing Arts announced the addition of a new live music venue, which will exist nearby to the parks. Ms. Engdahl and Ms. Bassett attended public meetings as park representatives and welcomed the opportunity to answer potential questions but were met with none. MECA will continue to embrace additional public outreach opportunities throughout 2020, especially as park activations and events are strategized.

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Marx | Okubo Associates, Inc. to provide consulting services related to ADA and state/local access guidelines and codes for MECA Tri-Park Complex, LLC, 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. Noddle seconded by Mr. Kelley.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Wednesday, February 19, 2020, at 8:30 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 8:41 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Noddle seconded by Ms. Buffett.

Motion carried: 5-0.

Adjournment 8:41 a.m.