

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
NOVEMBER 13, 2019**

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 November 13, 2019, 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 November 6, 2019, and in the *Omaha World-Herald* on November 6, 2019.

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 October 15, 2019, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Noddle.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon stated that work continues to move forward on The RiverFront with meetings occurring almost daily.

Other Business:

Parks Update

Ms. Katie Bassett reported that construction crews continue making progress with The RiverFront despite the weather. Last month it brought heavy amounts of rain, this month crews are facing snow and cold weather. Despite adverse conditions, demolition and grading activities remain on schedule. Pink Grading continues to haul truckloads of dirt into Gene Leahy Mall, putting finishing touches on the embankment activities with dirt fill happening mostly along Farnam and east of 11th Street.

Utility duct bank work continues in preparation of the 13th Street Bridge removal, which will happen later this year. OPPD has nearly completed relocation of utilities into the newly constructed duct bank. MUD will begin relocating their utilities next week.

The 8th Street reconstruction continues with the replacement of concrete beams and sewer work in the area. This project is weather sensitive due to the temperature needed for concrete to set. Ms. Bassett hopes to see the return of some 50 degree days.

The Design Team continues to advance all three parks with multiple design deliverables due in the coming weeks. These revisions will give MECA an opportunity to review revised pricing and envision the big picture for the entire project.

The project team will move from the Central Park Building to the Greenhouse Building on Friday. While there is always a birds-eye view with the time lapse camera, the new location is in Gene Leahy Mall and centrally located to all three parks. It will be very helpful to reside there while construction continues.

Chairwoman Duren noted that there was an article recently published in the *Omaha World-Herald* regarding a concern if lead would pose a health risk in Omaha's renovated riverfront parks and inquired if HDR was aware of the situation. Ms. Bassett responded that HDR is working in conjunction with the Environmental Protection Agency (EPA) and Corp of Engineers to ensure that project work does not disturb any formerly contaminated materials. Work continues in an environmentally conscious way. There have also been borings and geo probes taken in these areas to ensure safety.

Mr. Noddle stated that KETV featured a story regarding the ASARCO cap – where much of the contaminated soil at the site was wrapped in a liner that would prevent it from surfacing. It was covered in 3 to 6 feet of clean dirt and the park was surfaced with concrete. There will be a special follow-up to this story on Sunday with a more in-depth look at the issue. Mr. Noddle suggested being prepared for community interest / concern and inform the public that HDR will follow proper procedures that keeps the contaminants undisturbed. This is a time where an overabundance of caution is advised.

Chairwoman Duren added that a speaker for the Sierra Club had indicated they thought the correct procedures were being followed; the only caveat being if trees were planted near the cap ensuring roots would not puncture the cap. Mr. Noddle stated in modern times there are differences in opinion on what can be done there now.

Mr. Dixon noted that HDR is not taking the issue lightly. Initial conversations were not to plant trees, however specific types of plants and trees are being studied. Mr. Dixon also stated that the Greenhouse Building will remain the Park Office even after construction is completed.

Ms. Engdahl added that the basis of KETV's story was not The RiverFront project, rather the standard by which potential lead contamination is considered safe has changed. However, it does make the two interchangeable. The project team made it clear that every measure is being followed to maintain the same level of safety that the area has today.

Ms. Bassett also referred to the article - noting the grade by Douglas Street would not take a drastic drop as mentioned, but rather be modified at the Douglas Street extension, located across the

tracks. The grade would be level at the top and take just a 4% drop after that to ensure the cap and the contaminated materials below it remain undisturbed.

Public Relations Update

Ms. Kristyna Engdahl stated the *Omaha World-Herald* recently ran a couple of editorials praising the progress in downtown Omaha. Their online coverage over the past month had a national audience, reaching an estimated 2.6 million people which created a publicity value of just under \$20,000 for MECA.

At the end of October, another monthly newsletter was distributed with a focus on Heartland of America Park and the next steps to come. It included notification of its closure at the beginning of December, and some interesting information regarding the infrastructure that helps to make the park possible. MECA continues to have high 'open' rates on The RiverFront newsletters, and the distribution list grows every month.

Earlier this week, the *Omaha World-Herald* also published a story on the environmental history of Heartland of America Park and the Lewis & Clark Landing. The story outlined thoughtful ways the project design avoids disturbing those long-buried materials. It was emphasized that just as the parks are safe for use now (as demonstrated by the wildlife who live there), they will continue to be safe for the public upon reopening. This subject will continue to be a source of discussion, so a platform to explain all the precautions and steps being pursued demonstrates the care with which this piece of the project is being approached.

Lastly, "The RiverFront" name, brand and logo will go before the City Council for a first reading on November 19. After that, there will be a public hearing on November 26, followed by a third, final reading and anticipated approval on December 10. Following that process, "The RiverFront" can be used in an official capacity.

Contract Approvals:

Chairwoman Duren indicated there is one contract requiring approval.

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and ETM Associates LLC to provide consulting services related to operations and maintenance, 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 Ms. Buffett.

Motion carried: 5-0

Next Board Meeting

The next Board of Directors Meeting is scheduled for Tuesday, January 14, 2020, at 8:30 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 8:47 a.m. and invited a Motion to adjourn. A Motion to adjourn was made by Ms. Washington seconded by Mr. Noddle.

Motion carried: 5-0.

Adjournment 8:48 a.m.