

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC
BOARD OF DIRECTORS MEETING
FEBRUARY 14, 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, February 14, 2024.

Roll Call:

Present were: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Ben Gray, Mr. Tom Kelley, and Mr. Jay Noddle (participating by telephone).

Mr. Luke Klinker, with Fraser Stryker PC, participated as temporary Assistant Secretary in the absence of Mr. Robert Freeman, Secretary.

Proof of Publication:

Notice of the meeting was published in *The Daily Record* on February 7, 2024, and in the *Omaha World-Herald* on February 7, 2024.

Approval of Minutes:

Mr. Gray moved for approval of the minutes of the January 17, 2024, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 5-0.

President/CEO Report:

Mr. Roger Dixon deferred to Ms. Katie Bassett to provide a progress report for The RiverFront.

Other Business:

Park Update

Ms. Bassett reported that The RiverFront team is preparing for spring. Slight adjustments and modifications to park amenities will be made based on 2023 usage.

Throughout the last year, the team has been working on an overall program strategy to help focus on how MECA activates and provides free public programs and events. This plan is constantly evolving, but the substantial completion has helped drive the 2024 – 2025 event calendar.

Work continues on the Greenhouse building with anticipated completion in July. While the administrative offices are housed in this building, the renovation also allows for community space where programming can be relocated indoors during unfavorable weather conditions.

The RiverFront team continues to coordinate with the City of Omaha on the Capitol Project for the remaining three outstanding Corp of Engineers permits. Approval is anticipated for later this summer.

In preparation for the flood season that officially begins on March 1, plans are actively being reviewed should flooding occur along the Missouri River.

The RiverFront has received multiple awards since the last Board meeting. The American Concrete Institute awarded The RiverFront with the 2023 Award of Excellence for concrete work including the concrete composition, forms, and the final product. The Metro Omaha Tobacco Action Coalition awarded the 2023 Community Impact Award as a champion for tobacco free living.

Public Relations Update

Ms. Engdahl stated that the media and community are continually alerted about passive activations that remain available during the winter months at The RiverFront. This is achieved weekly with The RiverFront's newsletter, which continues to grow thanks to joint efforts with the park's marketing department, approaching 6,000 organic subscribers. Also, a media alert listed some of the free programming available during the month of February.

From those efforts, multiple inquiries were received regarding the Black History Month Story Walk, which has been situated in Gene Leahy Mall this month, with both TV and radio stories helping to encourage visitors to stroll these educational signs during their visit to the park.

Within the past couple of weeks, Ms. Engdahl had the opportunity to visit with the *Omaha World-Herald* regarding the addition of pickleball courts to Lewis & Clark Landing. Certainly, the popularity of this sport remains top of mind, and further demonstrates how The RiverFront is able to grow and evolve with the community.

Additionally, the announcement of Midwest Fest's (previously Hutchfest) relocation to Heartland of America Park made a splash, as that event brings thousands of people to downtown Omaha annually. Its move to The RiverFront also enabled Midwest Fest to grow from a one-day event, to two. MECA aided with the creation and distribution of media materials to assist with that announcement.

And it may seem early, but conversations have begun about holiday lights in 2024. Along with a recent wrap-up meeting, conversations continue with all the downtown Omaha tertiary partners, such as the Old Market Associations (OMA), to ensure momentum continues to build after last year's overwhelming success.

Contract Approvals:

Chairwoman Duren indicated there are two contracts requiring approval.

Lanoha Nurseries, Inc.

RESOLVED, that the Agreement between MECA Tri-Park Complex, LLC and Lanoha Nurseries, Inc. for the purchase of hardwood mulch to be used at The RiverFront, 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. Gray.

Motion carried: 5-0

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 Ms. Buffett seconded by Mr. Kelley.

Motion carried: 5-0

Recently Approved Contracts:

Kiewit Infrastructure Company has recently awarded the following contracts:

- Greenhouse Office Renovation – Phase 2 Fire Protection
- Greenhouse Office Renovation – Phase 2 Doors, Frames & Hardware
- Greenhouse Office Renovation – Phase 2 Electrical
- Greenhouse Office Renovation – Phase 2 Drywall & Framing
- Greenhouse Office Renovation – Phase 2 Cabinets & Countertops
- Greenhouse Office Renovation – Phase 2 Glass and Glazing

Next Board Meeting

The next Board of Directors Meeting is tentatively scheduled for Wednesday, March 20, 2024, at 9:00 a.m. in the MECA Board Room.

Adjournment

Chairwoman Duren stated the time is 10:09 a.m. and invited a motion to adjourn. A motion to adjourn was made by Mr. Kelley seconded by Ms. Buffett.

Motion carried: 5-0.

Adjournment 10:09 a.m.