

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
MARCH 16, 2023**

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 Thursday, March 16, 2023.

**Roll Call:**

Present were: Chairwoman Diane Duren, Mr. Ben Gray, 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 March 9, 2023, and in the *Omaha World-Herald* on March 9, 2023.

**Approval of Minutes:**

Mr. Gray moved for approval of the minutes of the February 15, 2023, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 4-0.

**President/CEO Report:**

Mr. Roger Dixon stated significant development can be seen at Heartland of America Park and Lewis & Clark Landing and deferred to Ms. Katie Bassett to provide a progress report for The RiverFront.

**Other Business:**

**Park Update**

Ms. Katie Bassett reported that progress is becoming very visual with features that had been fabricated in shops offsite being delivered and installed within Heartland of America Park and Lewis & Clark Landing.

In the last month, attention has been focused on the permitting process as the final seasons of the construction project begin. Throughout the course of building all three parks, over 100 permits were received. Entities ranged from the County Health Department, City of Omaha, railroads and the U.S. Army Corp of Engineers. A high-level of coordination and attention to detail has been maintained on many of these permits, especially as it relates to flood walls and levee systems at Heartland of America Park and Lewis & Clark Landing. Some of the amenities being installed within these spaces are unlike anything that is along the levee system anywhere else. Communication was imperative, as well as having inspections completed after installation.

Construction milestones include the installation of a shade trellis on the lake edge of Heartland of America Park, which was fabricated offsite and brought in its entirety to the job site. The skate ribbon mechanical equipment has not been flooded yet, but the system is working. Truckloads of sand have also been dumped into the Urban Beach.

Yesterday, The RiverFront celebrated National Pi Day, an annual holiday based on the mathematical constant that begins with 3.14 (and so on). Nebraska SciFest was on site with fun activities to educate upon and honor the number, Pi. Mini-pies were provided by Pettit's Pastry to the first 314 guests. There has been an uptick in attendance when the weather is favorable.

This Friday, the spirit of the Irish will take over The RiverFront for St. Patrick's Day in the Park. There will be live Irish tunes from Gaelic Trio Jazz, holiday-themed cookies and some shamrock swag.

Chairwoman Duren inquired about the coordination with the Luminarium. Ms. Bassett responded that The RiverFront is working closely with their team on the construction and operational side in preparation of their opening in April. In the last month, the concrete has been poured in the parking lots and Riverfront Drive. Fencing is being shifted to keep guests out of areas that won't be ready for the public. Work is being done to ensure the entry to the Luminarium is easy for the public to find.

### **Public Relations Update**

Mr. Dixon reported in Ms. Kristyna Engdahl's absence that Gene Leahy Mall at The RiverFront is a finalist for "Best Attraction" in this year's Omaha Metropolitan Area (OMA) Tourism Awards, which is facilitated in part by Visit Omaha.

Media monitoring efforts from January reached 12.3 million people, which is a total publicity value of about \$114,000. Top stories included: "Things to look forward to in 2023" mentioning Heartland of America Park and Lewis & Clark Landing, as well as 'sneak peeks' inside the Kiewit Luminarium.

### **Contract Approvals:**

Chairwoman Duren indicated there are three 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. Gray.

Motion carried: 4-0

Stan Houston

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and Stan Houston for the purchase of a scissor lift for 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 Mr. Gray seconded by Mr. Noddle.

Motion carried: 4-0

McMullan Ford

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and McMullan Ford for the purchase of a Ford F-250 Super Duty work truck with snowplow attachment for 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 Mr. Gray seconded by Mr. Kelley.

Motion carried: 4-0

**Contracts Recently Awarded**

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 submitting 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:

- Fencing for Heartland of America Park and Lewis & Clark Landing

**Next Board Meeting**

The next Board of Directors Meeting is scheduled for Wednesday, April 12, 2023, at 1:00 p.m. in the MECA Board Room.

**Adjournment**

Chairwoman Duren stated the time is 9:10 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Gray seconded by Mr. Noddle.

Motion carried: 4-0.

Adjournment 9:10 a.m.