

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
AUGUST 12, 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 1:00 p.m. on August 12, 2020, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10<sup>th</sup> Street, Omaha, Nebraska.

**Roll Call:**

Present: Chairwoman Diane Duren, Mr. Thomas Warren and Mr. Tom Kelley. Participating via teleconference were Ms. Susie Buffett and Mr. Jay Noddle.

As a reminder, both the City and State had waived applicability of the ‘public meeting’ requirements that would otherwise apply, and therefore the two 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 August 5, 2020, and in the *Omaha World-Herald* on August 5, 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. Buffet moved for approval of the minutes of the July 7, 2020, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 5-0.

**President/CEO Report:**

Mr. Roger Dixon stated his focus has primarily been on the CHI Health Center Omaha.

**Other Business:**

**Parks Update**

Ms. Katie Bassett reported work continues to move along in both Gene Leahy Mall and Heartland of America Park.

The major focus on the job site has been the embankment within Heartland of America Park. To date, the team has hauled approximately 65% of the dirt. Work continues with the Douglas Street extension and miscellaneous demolition throughout the park.

Amenities work for Gene Leahy Mall has officially kicked off with some shallow utility, grading and foundation work. Many subcontractors have been onboarded and there has been four days of tree review with the design team at Lanoha Tree Farms.

Several additional bid packages for the Gene Leahy Mall amenities work have been awarded by Kiewit. MECA continues to be encouraged that to date nearly all the bid packages have been awarded to local companies.

The Lewis & Clark Landing demolition, grading & paving contract has recently been awarded. Planning continues for closure of the area which will be at the end of August.

The Design Team continues to advance the design in both Heartland of America Park and Lewis & Clark Landing with continued coordination on cost and constructability.

### **Public Relations Update**

Ms. Kristyna Engdahl stated conversations continue regarding native plantings throughout The RiverFront parks. The project was again featured in an article by the *Omaha World-Herald* editorial board, praising the thoughtful process with which the landscaping was designed. The article notes that, “for too long, downtown Omaha has lacked greenspace,” and that’s “about to change in a big way.” Going onto to say, “It’s a welcome step forward, not just in strengthening visual attractiveness but, above all, providing new, inviting public spaces for all to enjoy.” This article demonstrates that, even with years of construction ahead, MECA’s proactive PR efforts continue to keep the public excited about this development.

A little less than a month ago, MECA distributed a press release announcing the upcoming closure of Lewis & Clark Landing for renovation, which will become restricted just after Labor Day. This will include the closure of a portion of Riverfront Drive. In conjunction with a press release, individual affected stakeholders (to include Gallup, the Riverfront Place Condominiums and the National Park Service headquarters) were contacted. Each entity was made aware of the upcoming changes and will now be included in the monthly e-newsletter to stay informed of updates.

July’s e-newsletter focused partly on upcoming park closure at Lewis & Clark Landing, and featured information about all the local subcontractors who are helping to build The RiverFront parks. There were some bids as far away as Canada and Germany; however, local companies (with their unique experience and expertise) won out. This is particularly relevant because it presents an ability to invest in Omaha-based talent since their families will eventually also utilize these spaces.

Lastly, MECA is currently discussing an updated ‘fly over’ video featuring drone video. A record of progress could be recorded pinpointing to the public particular points of interest within Gene Leahy Mall to include features such as the sculpture garden, cascades and dog park. It would be particularly beneficial to provide such a point of reference at this time, as the Mall is leveled out and brought up to grade, creating a perfect opportunity to provide a ‘vision’ to the community.

Chairwomen Duren inquired if there were regulations related to drones being flown over public parks. Ms. Engdahl responded that yes, there are, especially given The RiverFront’s proximity to Eppley Airfield. Part of the hiring process will be to find someone who has FAA approval, as

well as permission from Eppley to fly their drone. There are also different regulations according to the height being flown.

**Contract Approvals:**

Chairwoman Duren indicated there are three contracts requiring approval.

Kiewit Infrastructure Co.

**RESOLVED**, that the Amendment to the Master Construction Agreement between MECA Tri-Park Complex, LLC and Kiewit Infrastructure Co. for a replacement A133 Agreement, 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. Buffet seconded by Mr. Kelley.

Motion carried: 5-0

MR Global Productions

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and MR Global Productions for capital installation of the Digital Media Initiative at Gene Leahy Mall, 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. Kelley seconded by Mr. Warren.

Motion carried: 5-0

MR Global Productions

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and MR Global Productions for ongoing maintenance and content management services of the Digital Media Initiative at Gene Leahy Mall, 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. Kelley seconded by Mr. Warren.

Motion carried: 5-0

**Contracts Recently Awarded:**

Chairwoman Duren indicated there were several contracts recently awarded by Kiewit Infrastructure Company, the Board-appointed construction managers.

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 submit 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:

- Gene Leahy Mall Amenities Performance Pavilion
- Gene Leahy Mall Flatwork
- Gene Leahy Mall Wood Decking, Pedestrian Bridges & Fixed Seating
- Gene Leahy Mall Signage
- Gene Leahy Mall Stair & Ramp Handrail, Guardrail, Fencing & Storage Enclosure
- Gene Leahy Mall Playground Equipment
- Lewis & Clark Landing Demo, Grading & Paving

Awarded to Kiewit Infrastructure Company to oversee all aspects of the work associated with the early utilities for Gene Leahy Mall including storm, sanitary, and sewer.

#### **Next Board Meeting**

The next Board of Directors Meeting is scheduled for Tuesday, September 15, 2020, at 9:00 a.m. in the MECA Board Room.

#### **Adjournment**

Chairwoman Duren stated the time is 1:11 p.m. and invited a Motion to adjourn. A Motion to adjourn was made by Mr. Warren seconded by Mr. Kelley.

Motion carried: 5-0.

Adjournment 1:12 p.m.