

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
BOARD OF DIRECTORS MEETING  
AUGUST 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 10:00 a.m. on Wednesday, August 16, 2023.

**Roll Call:**

Present were: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Ben Gray, and Mr. Tom Kelley.

**Proof of Publication:**

Notice of the meeting was published in *The Daily Record* on August 9, 2023, and in the *Omaha World-Herald* on August 9, 2023.

**Approval of Minutes:**

Mr. Gray moved for approval of the minutes of the June 7, 2023, MECA Tri-Park Complex, LLC Board Meeting, seconded by Mr. Kelley.

Motion carried: 4-0.

**President/CEO Report:**

Mr. Roger Dixon recognized MECA's staff for their hard work and dedication to ensure the success of the Terence "Bud" Crawford victory parade that took place on Saturday from 10:00 a.m. to noon. The parade started at 19<sup>th</sup> and Farnam Street and ended at Gene Leahy Mall. There were an estimated 15,000 fans in attendance.

**Other Business:**

**Park Update**

Ms. Katie Bassett reported that MECA has finally reached the substantial completion mark of The RiverFront Revitalization Project. The public will be welcomed into Heartland of America Park and Lewis & Clark Landing beginning this Friday. The weekend will begin with the ribbon cutting, followed by programming each day highlighting the individual park spaces. The RiverFront is fortunate to have many outstanding program partners, including the Kiewit Luminarium, who will help to make this opening weekend a highly activated space.

There are still some minor construction activities to be completed after the opening weekend, which include the installation of pickleball courts. Teams have been working diligently, putting the finishing touches on the additional 50 plus acres of park space. The operations team is doing an outstanding job preparing for the additional space with furniture distribution, strategic placement of tools, putting out trash receptacles and familiarizing themselves with the park area. The events team has done a great job of putting together the opening lineup and working with program partners to immediately activate the space with regular programming after the opening weekend.

Gene Leahy Mall continues to be a thriving park space with daily activities and thousands of visitors.

### **Public Relations Update**

Ms. Kristyna Engdahl reported that it has been a busy couple of months leading up to Friday's ribbon cutting at Heartland of America Park and Lewis & Clark Landing. On July 26, a final tour of the two parks was given to members of the media who saw the space at an estimated 95% state of completion. Even at that time, major amenities such as the Skate Ribbon, Farnam Pier and Discovery Playground could be seen in their finalized states. Full participation was enjoyed from all of the local media outlets, each with exciting recaps of what the community can expect this weekend.

One final joint media availability will be offered where The RiverFront and Kiewit Luminarium will jointly discuss the planned programming for this grand opening weekend (August 18, 19 and 20). The RiverFront events and programming team has organized another memorable grand opening event in conjunction with several local program partners who will help activate the spaces all year long.

The ribbon cutting will take place this Friday, August 18 at 10:00 a.m. when the community will be officially welcomed back to The RiverFront.

Gene Leahy Mall at The RiverFront hosted the program following Terence Crawford's Victory Parade and Celebration presented by the City of Omaha. The RiverFront utilized the experienced MECA crowd management staff and resources to help pull off this sizeable event, which came together with less than two weeks' notice. Similarly, relationships built by the park programming staff and local vendors were vitally important throughout the planning process, and overall contributed to a successful event.

The RiverFront also participated in an interview with *Landscape Architecture Magazine* for a piece specifically focusing on the Arches Playground in Gene Leahy Mall. This amenity is being considered for some national awards, and more information will be available in the coming weeks.

Lastly, The RiverFront has been invited to participate as a featured speaker during the Nebraska Tourism Conference taking place this October in Gering, Nebraska. There will be an opportunity to connect with other entities and programs from across the state, educate potential visitors and share insight on the project's success.

### **Contract Approvals:**

Chairwoman Duren indicated there are three contracts requiring approval.

#### AON Risk Services

**RESOLVED**, that the contracts for purchase by MECA Tri-Park Complex, LLC from the indicated carriers for the indicated coverages and premiums, as more fully described on the attached summary, are hereby approved.

**FURTHER RESOLVED**, that the President/CEO's execution of the contracts are hereby ratified and approved.

Chairwoman Duren invited public and Board comment and asked for a motion.

Moved by Ms. Buffett seconded by Mr. Gray.

Motion carried: 4-0

#### Heroes Holiday Lighting

**RESOLVED**, that the Amendment to the Agreement between MECA Tri-Park Complex, LLC and Heroes Holiday Lighting to provide all labor and equipment to install, monitor and remove lighting in Gene Leahy Mall at The RiverFront during the 2023 holiday season, 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 Ms. Buffett.

Motion carried: 4-0

#### 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 Mr. Gray seconded by Ms. Buffett.

Motion carried: 4-0

#### Recently Approved Contracts

MECA management has awarded the following contract:

- J&M Displays for the opening weekend fireworks display at Heartland of America Park and Lewis & Clark Landing.

#### Next Board Meeting

The next Board of Directors Meeting is scheduled for Monday, September 11, 2023, at 1:00 p.m. in the MECA Board Room.

### **Adjournment**

Chairwoman Duren stated the time is 10:11 a.m. and invited a Motion to adjourn. A motion to adjourn was made by Mr. Gray seconded by Mr. Kelley.

Motion carried: 4-0.

Adjournment 10:11 a.m.