

MINUTES OF THE METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY BOARD OF DIRECTORS MEETING – MAY 14, 2025

A meeting of the Board of Directors of the Metropolitan Entertainment & Convention Authority (“MECA”), a Nebraska nonprofit corporation, was called to order by Chairwoman Diane Duren at 1:06 a.m. on Wednesday, May 14, 2025.

Roll Call:

Present were: Chairwoman Diane Duren, Ms. Susie Buffett, Mr. Tom Kelley, and Mr. Jay Noddle.

Proof of Publication:

Notice of the meeting was published in *The Daily Record* on May 7, 2025, and in the *Omaha World-Herald* on May 7, 2025.

Approval of Minutes:

Ms. Buffett moved for approval of the minutes of April 16, 2025, MECA Board Meeting, seconded by Mr. Noddle.

Motion carried: 4-0.

President/CEO Report:

Mr. Roger Dixon reported that discussions with the Omaha Police Department are nearly finalized regarding the relocation of ADA (Americans with Disabilities Act) parking at Charles Schwab Field Omaha for the Men’s College World Series (MCWS). The proposed adjustments will move ADA parking away from Gate 2, with the primary objective of improving guest safety and stadium security. MECA will use its social media channels to communicate the changes and will continue coordinating with partners to ensure guests and nearby property owners receive ample advance notice.

Earlier this month, MECA welcomed attendees for the return of Berkshire Hathaway’s Annual Shareholders Meeting. With strong attendance, Mr. Dixon commended the staff for their outstanding work.

Mr. Noddle inquired whether CWS, Inc. or the NCAA (National Collegiate Athletic Association) had made any changes to the parking distribution process for Men’s College World Series (MCWS) season ticket holders. Mr. Dixon explained that when the NCAA, CWS, Inc., and MECA agreed to expand Fan Fest into Lot B, the NCAA relinquished its allotted parking stalls to accommodate the expansion. As a result, parking is now only offered to season ticket holders with four or more seats.

Other Business:

Convention Center Sales & Marketing

Ms. Denise Niebrugge reported that there are currently 124 events scheduled, accounting for 253 event days in the current fiscal year. Since the April 16 Board meeting, 10 additional events - totaling 23 event days and generating over 5,500 hotel room nights - have been added, along with 9 newly signed license agreements.

Contracts are already being signed for future use of the new convention center space.

Corporate Sales & Marketing Update

Mr. Tom O’Gorman reported that operational planning is ongoing as Charles Schwab Field Omaha (CSFO) prepares to once again host the Big Ten Baseball Tournament, scheduled for May 20–25, 2025. There is strong hope that both the Nebraska and Iowa baseball teams will qualify for this year’s tournament. Final seedings will be announced this Sunday.

Mr. O’Gorman expanded on Mr. Noddle’s earlier comment regarding MCWS parking, noting that Lot B allows one parking pass per game, while Lot D permits one parking pass per day. He clarified that this arrangement was determined by the NCAA and has been in place for the second consecutive year.

Operations & IT Update

Mr. Kevin Raymond expressed his appreciation to staff for the successful execution of Berkshire Hathaway’s Annual Shareholders Meeting, which drew record-breaking attendance.

Attention is now turning to baseball at Charles Schwab Field Omaha. Creighton University’s Men’s Baseball team wrapped up its final home series last weekend. Later this week, signage will be installed in preparation for the Big Ten Baseball Tournament, with primary officials scheduled to arrive on Sunday. The tournament will be followed by the Men’s College World Series, and operational meetings are being held bi-weekly to ensure thorough preparation. Upcoming logistics include planned street closures at 12th and 13th Streets and the relocation of ADA parking across 13th Street. These changes will be widely communicated in the coming weeks.

Demolition work for the LED project at CHI Health Center Omaha is expected to begin in the next 2–3 weeks, with scheduled pauses to accommodate events. Materials have arrived in the U.S. and the project remains on track for completion around early August. Once work is finished at the arena, the project will transition across the street to the stadium. While tariffs may affect timing and costs, current rates continue to decline.

Levy Food & Beverage Update

Ms. Chris Van Dorn reported that since the last Board meeting, Levy concluded a busy April across both venues. CHI Health Center Omaha hosted 22 events over 29 event days, while Creighton University’s men’s baseball team successfully played all 13 scheduled games at Charles Schwab Field Omaha. April sales at CHIHCO exceeded budget projections, contributing to a year-to-date

performance that remains over 5% above budget. Stadium sales were 45% higher than budgeted for April, driven by strong attendance, favorable weather, and successful Creighton promotions such as First Responders Night, Military Appreciation Night, and Kids Day - all of which took place in April this year. Combined year-to-date net income is outperforming expectations by 12%, with a current year-to-date flow-through rate of 83.1%.

Levy is now focused on preparations for the upcoming Big Ten Tournament, awaiting the official team announcements. This week, tents are being set up on the concourse for use during both the Big Ten Tournament and the Men's College World Series. Concession locations that have not yet opened this season are being stocked and readied to welcome fans beginning Tuesday.

Levy continues its regular partnership with Saving Grace Perishable Food Rescue. Last week, a significant donation was made following the Berkshire Hathaway Annual Shareholders Meeting, providing immediate support to food-insecure populations in Omaha. As part of a companywide storytelling initiative, Levy will also be adding signage in food service areas to inform attendees that surplus food from events may be donated to local community organizations. Several groups have specifically requested this practice be implemented for their events.

Committee Updates:

Internal Governance Committee

Mr. Tom Kelley reported that the Internal Governance Committee met on Friday, May 9, 2025. In attendance were Ms. Diane Duren, Mr. Tom Kelley, Mr. Roger Dixon, Mr. Bob Freeman, Ms. Diane Mills, and Mr. Stephen Curtis, City of Omaha Finance Director.

The Committee reviewed the February 2025 Financial Statement, which was strong and in order. After overviews from and discussions with Ms. Mills, the Committee found the report to be reasonable compared to plan and prior periods, and consistent with standard MECA accounting practices.

Real Estate Committee

Mr. Jay Noddle stated that there are no major updates to report.

Contract Approvals (2):

Chairwoman Duren indicated there are two contracts requiring Board approval.

Iowa Rotocast

RESOLVED, that the Agreement between MECA and Iowa Rotocast for the purchase of twenty-two portable merchandise carts at CHI Health Center Omaha, as more fully described on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized on behalf of MECA 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 Ms. Buffett.

Motion carried: 4-0

Chefs Depot

RESOLVED, that the Agreement between MECA and Chefs Depot for the purchase and delivery of various pieces of equipment used for food and beverage functions at Charles Schwab Field Omaha, as more fully described on the attached summary, is hereby approved, and Roger Dixon as President/CEO is authorized on behalf of MECA 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. Kelley.

Motion carried: 4-0

Next Board Meeting

The next Board of Directors Meeting is tentatively scheduled for Tuesday, June 10, 2025, at 10:15 a.m. in the MECA Board Room.

Executive Session

Chairwoman Duren stated the time is 1:24 p.m. and invited a Motion to enter into closed Executive Session for purposes of discussing personnel, real estate and potential claims matters.

A Motion to go into Executive Session for these specified purposes was made by Mr. Noddle, seconded by Mr. Kelley.

Motion carried: 4-0.

Adjournment

At 1:45 p.m. a motion was made to come out of Executive Session, and to adjourn, made by Mr. Kelley seconded by Mr. Noddle.

Motion carried: 4-0

Adjournment 1:45 p.m.