

**MINUTES OF THE MECA TRI-PARK COMPLEX, LLC  
SPECIAL BOARD OF DIRECTORS MEETING  
FEBRUARY 26, 2019**

A meeting of the Board of Directors of the MECA Tri-Park Complex, LLC, a Nebraska nonprofit corporation, was called to order by Mr. Jay Noddle at 2:30 p.m. on February 26, 2019, in the MECA Board Room at CHI Health Center Omaha, 455 N. 10<sup>th</sup> Street, Omaha, Nebraska.

**Roll Call:**

Present: Mr. Jay Noddle, Mr. Tom Kelley, Ms. Dana Washington, and Chairwoman Diane Duren participated by telephone.

**Proof of Publication:**

Notice of the meeting was published in *The Daily Record* on February 22, 2019, and in the *Omaha World-Herald* on February 20, 2019.

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. Washington moved for approval of the minutes of the February 14, 2019, MECA Board Meeting, seconded by Mr. Kelley.

Motion carried: 4-0.

**President/CEO Report:**

Mr. Roger Dixon invited the Board of Directors to attend the ground-breaking ceremony for the MECA Tri-Park Complex, which is scheduled for Thursday, February 28<sup>th</sup> at 1:30 p.m. at the corner of 14<sup>th</sup> & Douglas Street. The presentation will take about 30 minutes and the tent will be heated.

Mr. Dixon then introduced Ms. Katie Bassett as the new VP of Construction. Ms. Bassett was previously employed with MECA as the Stadium Manager of TD Ameritrade Park Omaha (TDAPO).

Ms. Bassett gave a summary of her background and expressed how happy she is to be a part of this great project for the North Downtown Community and the City of Omaha.

**Contract Approvals:**

Mr. Noddle indicated there was only one contract requiring approval.

**HDR Engineering, Inc.**

**RESOLVED**, that the Agreement between MECA Tri-Park Complex, LLC and HDR Engineering, Inc. to provide architectural and engineering professional services for the design and

construction of the Omaha Tri-Park Complex, as more fully described 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.

Mr. Noddle invited public and Board comment and asked for a motion.

Mr. Kelley congratulated Mr. Dixon and his team, as this is a significant reduction in costs from the first draft the Board previously reviewed. Mr. Kelley asked Mr. Dixon if this fee was in-line with the architect and engineering fees as a percentage basis given his experience with CHI Health Center Omaha (CHIHCO) and TDAPO. Mr. Dixon responded it is within the realm, and MECA anticipates that the number on the Agreement will be reduced by approximately \$500,000. HDR was asked to evaluate the other outside consultants and came back to the table recommending removal of one engineering firm and another architectural firm, noting these services could be done in house. In discussions with Downtown Riverfront Trust (DRT), while they were comfortable with HDR taking on the engineering aspect of it, DRT still wanted to keep the outside expert, Gensler, on the architectural side. Mr. Dixon noted that MECA will continue to look for ways to reduce costs, and any monies saved would be redistributed back into the Tri-Park project.

Mr. Noddle offered his congratulations on a job well done. The change in this Agreement from the last Board of Directors meeting is exactly why MECA was asked to be involved and oversee the project, and why the community has become so comfortable depending on MECA with some of their greatest assets.

Chairwoman Duren agreed with Mr. Kelley and Mr. Noddle and offered her congratulations to the team.

Mr. Dixon noted that while he would like to take the credit, it was truly a team effort with HDR, Kiewit, Mogens Bay and Ken Stinson.

Moved by Ms. Washington seconded by Mr. Kelley.

Motion carried: 4-0

### **Next Board Meeting**

The next MECA Board of Directors Meeting is scheduled for Thursday, March 21, 2019, at 8:30 a.m. in the MECA Board Room.

### **Adjournment**

Mr. Noddle stated the time is 2:39 p.m. and invited a Motion to adjourn. A Motion to adjourn was made by Ms. Washington seconded by Mr. Kelley.

Motion carried: 4-0.

Adjournment 2:40 p.m.