

MINUTES FOR THE INLAND PORT AUTHORITY SPECIAL MEETING THURSDAY, SEPTEMBER 19, 2024

LEGISLATIVE CHAMBERS @ 8:30 A.M.
1819 Farnam Street, Omaha, NE 68183

Agenda and materials are available online at the City of Omaha web site [here](#).

MEMBERS PRESENT: Brook Aken
Jacob Hoppe
Terrell McKinney
Davielle Phillips
Mike Riedmann – arrived after roll call
Carmen Tapio
Tom Warren
Ernest White – arrived after roll call

MEMBERS ABSENT: Mike Helgerson

STAFF PRESENT: Jennifer Taylor, Deputy City Attorney
Elizabeth Butler, City Clerk
Kimberly Hoelsing, Deputy City Clerk

Chair Terrell McKinney called the meeting to Order.

1. Roll Call

CERTIFICATION OF PUBLICATION – NOTIFICATION OF OPEN MEETING ACT

2. City Clerk certifies publication in the Daily Record on September 13, 2024, notice of the Inland Port Authority Special Meeting, September 19, 2024.

A current copy of the Open Meeting Act is posted in a white binder on the east wall of the Legislative Chambers.

ACTION ITEMS

3. Approval of minutes from the September 5, 2024 meeting – [see attached](#). **(VOTE TODAY)**

MOTION by Tapio, SECOND by Warren to approve minutes.

Yeas: Aken, Hoppe, McKinney, Phillips, Tapio, Warren

Absent: Helgerson, Riedmann, White

MOTION APPROVED 6-0

DISCUSSION ITEMS

4. Presentation for Airport Business Park Project by Burlington Capital and Omaha Economic Development Corporation – [see attached](#).

SPEAKERS:

Senator Justin Wayne, 8937 N 56th Avenue Circle
Michael Maroney, OEDC, 2221 North 24th Street
George Achola, Burlington Capital, 1004 Farnam Street, Suite 40
Jeff Randall, Burlington Capital, 1004 Farnam Street, Suite 40
Mark Norman, Omaha Chamber of Commerce, 808 Conagra Drive, Suite 400
Caleb Snyder, Lamp Rynearson, 14710 W Dodge Road, Suite 100
Maria Rodriguez, Midwest Right-of-Way, 13425 A Street

OEDC and Burlington Capital presented the plan for the Airport Business Park Program Grant. Board members asked the representatives questions in regards to several topics including return on investment, plans for the next 6 months, possibility of incorporating the 24th and Ames truck route, coordination with other projects in the area and implication for workforce development and housing, community involvement in the project, attraction and discussion with potential businesses, funds and cost for the pre-development phase, work that was done with the \$400K planning grant funds, potential job creation numbers, as well as questions on how the fee based development relationship is structured between OEDC and Burlington Capital.

In addition, questions were raised about the 10-year pro forma. Burlington Capital mentioned that this document had recently been updated to include the Enterprise parcel. Board members requested that the 10-year pro forma, that is consistent with DED guidelines, be provided so that it can be reviewed.

ADJOURNMENT

MOTION by Riedmann, SECOND by Phillips that the meeting be adjourned

Yeas: Aken, Hoppe, McKinney, Phillips, Riedmann, Tapio, Warren, White

Absent: Helgerson

MOTION APPROVED 8-0

MEETING ADJOURNED AT: 10:24 A.M.