

**MINUTES FOR THE INLAND PORT AUTHORITY MEETING
THURSDAY, DECEMBER 5, 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
Mike Helgerson
Jacob Hoppe
Terrell McKinney
Davielle Phillips – arrived after roll call at 9:05 A.M.
Michael Riedmann
Carmen Tapio
Tom Warren
Ernest White

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 November 29, 2024, notice of the Inland Port Authority Meeting, December 5, 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 November 7, 2024 Meeting – [see attached](#). **(VOTE TODAY)**

MOTION by Warren, SECOND by Helgerson to approve minutes.

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

Absent: Phillips

MOTION APPROVED 8-0

4. Partial Disbursement of DED funding to grantees for Airport Business Park **(POSTPONED FROM THE NOVEMBER 7, 2024 MEETING, VOTE TODAY)**

CALLED TO SPEAK:

Mike Maroney, OEDC, 2221 N 24th Street

George Achola, Burlington Capital, 1004 Farnam Street, Suite 40

Representatives from OEDC and Burlington Capital stated that request from the updated plan is just under 8 million dollars. It is an adequate amount to get started and they are also supportive of expanding the boundaries of the project.

Questions and concerns were discussed by Inland Port Authority board members including acquiring land and release of funds, a letter of intent option, and possible expansion of the community engagement plan. There are still significant concerns from some of the Inland Port Authority board members regarding no clear community focus and no community engagement plan. It was mentioned that the Community Advisory Committee could potentially be used for the community engagement plan. Consistent with regular land development, any land purchase cannot go under contract without approval of the Inland Port Authority board. Some members were concerned that by limiting purchase to one property that it really limits the options for the developer.

MOTION by Riedmann, SECOND by Warren to call the question.

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

Nays: McKinney

MOTION APPROVED 8-1

MOTION by White, SECOND by Warren to approve partial disbursement of DED funding to grantees for Airport Business Park.

Yeas: Aken, Helgerson, Hoppe, Riedmann, Tapio, Warren, White

Nays: McKinney

Abstain: Phillips

MOTION APPROVED 7-1-1

5. Lease Agreement with Metropolitan Community College – [see attached](#). **(VOTE TODAY)**

Chair McKinney opened the public hearing on Item 5.

PROPONENT:

Cheryl Weston, 1124 Pacific Street

Dorothy Johnson, 2223 Dodge Street

No one else came forward and the public hearing was closed.

MOTION by Aken, SECOND by Riedmann to approve the lease agreement with Metropolitan Community College.

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

MOTION APPROVED 9-0

6. RFP for Banking Services Update **(VOTE TODAY)**

Chair McKinney opened the public hearing on Item 6.

No one came forward and the public hearing was closed.

MOTION by Tapio, SECOND by Hoppe to approve the RFP for Banking Services.

Yeas: Aken, Helgerson, Hoppe, Phillips, Riedmann, Tapio, McKinney

Abstain: Warren, White

MOTION APPROVED 7-0-2

7. 2025 Inland Port Authority Board Meeting Schedule (**VOTE TODAY**)

MOTION by Helgerson, SECOND by White to approve the 2025 meeting schedule.

**Yeas: Aken, Helgerson, Hoppe, Phillips, Riedmann, Tapio, Warren, White, McKinney
MOTION APPROVED 9-0**

COMMITTEE REPORTS

8. Executive Committee report – [see attached](#).

Chair McKinney reported that the committee met on November 22nd. The following items were discussed: moving board meetings to Metro, possibility of video for meetings, RFP for Banking, RFP for Visioning and Innovation District, Airport Business Park, RFP for search firm for hiring the Executive Director, and submission of the report to the Urban Affairs committee at the end of December.

9. Governance Committee report – [see attached](#).

Chair McKinney reported that the following items were discussed: Community Advisory Committee, need for legal services going into the new year, banking accounts, and the search firm for the Executive Director.

10. Real Estate and Development Committee report – [see attached](#).

Davielle Phillips reported that the committee met on November 20th. The following items were discussed: next steps for vision for innovation district, creating a baseline of knowledge using studies that have already been done by the city and other partners including Forever North study, housing affordability, transportation, and the City of Omaha climate action plan.

11. Finance Committee report – [see attached](#).

Carmen Tapio reported that the committee met on November 19th. The following items were discussed: single RFP response for banking, recommendation to bring the response forward to board, signing authority guidelines, investment options, connecting with operations committee, and funds available for administrative purposes.

12. Operations Committee report – [see attached](#).

Thomas Warren reported that the committee met on November 25th. The following items were discussed: RFP for search firm for hiring Executive Director (this contract will be presented to the board in January). The projected timeline is 30 days to post and recruit, approximately 3 months to finalize, and an April 2025 start date. The committee also discussed the certificate of liability bond that is required before moving board meetings to Metropolitan Community College.

DISCUSSION ITEMS

13. RFP for Consulting and Visioning for Innovation District Update

The RFP closes today at 5:00 pm. Proposals received will be sent to the Inland Port Authority board. The top 3 will be picked and will be invited to meet with the board at a future date.

14. Update from December 3rd Community Advisory Committee Meeting

CALLED TO SPEAK:

Randi Peavy, 4524 Wirt Street, Community Advisory Committee board member

The first Community Advisory Committee meeting was held on December 3rd. Options for a community survey were discussed. Meetings will be held 2 weeks after Inland Port Authority board meetings and the next meeting is December 16th at 4:00 pm at the Network Spot.

ADJOURNMENT

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

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

MOTION APPROVED 9-0

MEETING ADJOURNED AT: 10:26 A.M.

Next meeting date January 2, 2025 at 9:00 A.M.