

**MINUTES FOR THE INLAND PORT AUTHORITY
THURSDAY, AUGUST 1, 2024**

**LEGISLATIVE CHAMBERS @ 9:00 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
Carmen Tapio
Tom Warren
Ernest White

MEMBERS ABSENT: Mike Helgerson

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

Interim Chair to open the meeting.

CALL TO ORDER

1. Roll Call

CERTIFICATION OF PUBLICATION – NOTIFICATION OF OPEN MEETING ACT

2. City Clerk certifies publication in the Daily Record on July 26, 2024, notice of the Inland Port Authority Meeting, August 1, 2024.

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

ORGANIZATION

3. Oath of Office (administered by Deputy City Attorney)
4. Election of Officers – Chair, Vice Chair, and Secretary
 - **Chair**
MOTION by Riedmann, SECOND by Hoppe to nominate Terrell McKinney as Chair
Approved 8-0
 - **Vice Chair – Davielle Phillips as vice chair**
MOTION by Riedmann, SECOND by McKinney to nominate Davielle Phillips as Vice Chair
Approved 8-0

- **Secretary**
MOTION by Riedmann, SECOND by McKinney to nominate Carmen Tapio as Secretary
Approved 8-0

5. Adopt Robert's Rules of Order

MOTION by Tapio, SECOND by Aken to adopt Robert's Rules of Order
Approved 8-0

6. Establish Meeting Dates and Time

MOTION by Riedmann, SECOND by McKinney to establish meetings on the first Thursday of the month
Approved 8-0

7. Establish Standing Committees – Governance, Real Estate and Development, Operations, and Finance. Board members are to let Chair know their interest in serving on committees.

MOTION by Tapio, SECOND by Phillips to establish the standing committees
Approved 8-0

ACTION ITEMS

8. RES. 2024-001 – Resolution to Engage City of Omaha Staff: City Clerk's Office – [see attached](#). **(VOTE TODAY)**

Chair Terrell McKinney opened the public hearing on Item 8.

PROPOSERS

Joe Fox, 461 Hartman Avenue

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

MOTION by Aken, SECOND by McKinney to amend RESOLUTION 2024-001 to correct the reference to Omaha Streetcar Authority on page 2
Approved 8-0

MOTION by Warren, SECOND by Tapio to approve RESOLUTION 2024-001 as amended
Approved 8-0

Mayor Stothert joined the meeting to give a welcome and brief introduction to the Inland Port Authority board members.

9. RES. 2024-002 – Resolution to Engage City of Omaha Staff: Law Department – [see attached](#). **(VOTE TODAY)**

Chair Terrell McKinney opened the public hearing on Item 9.

PROPOSERS

Luis Jimenez, 2709 Dewey Avenue

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

**MOTION by Riedmann, SECOND by Aken to amend RESOLUTION 2024-002 to correct the reference to Omaha Streetcar Authority
Approved 8-0**

**MOTION by Hoppe, SECOND by Phillips to approve RESOLUTION 2024-002 as amended
Approved 8-0**

DISCUSSION ITEMS

OPERATING ACTIVITIES

10. District Name

Postponed to September meeting.

11. Meeting Location and Office Space

Mike Riedmann and Jacob Hoppe agreed to look into other options for meeting space.

12. Fiscal Year

The regular calendar year (January-December) will be used.

13. FEIN

Carmen Tapio agreed to work with the City to get the FEIN established.

14. Executive Director and Administrative Staff

The Executive Director position description drafted, part time admin suggested, as soon as group becomes operational both positions will be needed. It was recommended that the Operations Committee finalize the job description and research other port authorities to see how many staff they have. There is much to learn about port authorities in the state so it would be helpful to research others and their structures. The Executive Director could make recommendations for admin support.

It was recommended that email addresses be established for Inland Port Authority members and admin staff so business can be handled outside of personal/business email. The City Clerk's web site is being used temporarily for Inland Port Authority business until the board is operational. It was recommended that board members contact Chair McKinney with committee preferences.

15. RFP for Accounting and Auditing Services

It was recommended that the Finance Committee work on establishing the RFP for accounting and auditing services.

16. RFP for Insurance and Bond Services

This will be assigned the Operations Committee.

17. RFP for Legal Services

This will be assigned to the Governance Committee

18. RFP for Consultant – Visioning

This will be assigned to the Governance Committee and will be postponed to a future meeting.

INLAND PORT AUTHORITY DUTIES

19. Establishment of Innovation District

It was mentioned the board should look at what is required in the statute. There are provisions as well as a timeline. This would be appropriate to assign to one of the standing committees.

20. Establishment of Quarterly Input Meetings

This would be an opportunity to engage members of the public, board, and committees as well as receive feedback. These meetings could potentially be held once a quarter in the evening. Within 90 days of receiving the grant funds the board is required to conduct an input meeting. It would be best for these meetings to be held separate from the regular Inland Port Authority board meetings. It was suggested that a calendar get established so that the input meetings are held before board meetings. It was suggested that this item be assigned to the Governance Committee to come up with a schedule.

21. Establishment of Community Advisory Committee

It was suggested that the board utilize the City Clerk web site to solicit applications for the Community Advisory Committee. Getting the public engaged as soon as possible is important because it will help the board get its work done more quickly.

The application will be posted and available in the City Clerk web site on Friday August 9th. Applications will be due on Friday August 30th. All applications will be submitted before the next board meeting in September. The appointments will be approved at the October board meeting.

22. Receipt and Use of Grant Funds

Funds for the Innovation District will be transferred to the Inland Port Authority. Funds for the Airport Business Park are not transferred but the Inland Port Authority has oversight.

PROPOSED PROJECTS

23. Letter of Support for Airport Business Park Project, as requested by Burlington Capital and Omaha Economic Development Corporation.

SPEAKERS:

Michael Maroney, OEDC, 2221 North 24th Street

Joe Fox, 461 Hartman Avenue, East Omaha Neighborhood Association

Joe Higgins, 1110 East Camden Avenue, Levi Sherman Neighborhood Association

It was requested that a copy of the executed agreement with DED for the Airport Business Park as well as a copy of the master plan be distributed to the Inland Port Authority board members. It was also requested that a presentation be made to the Inland Port Authority regarding what exactly is being proposed and how the funds would be expended. The contract requires 45 million dollars to be disbursed up front and the funds are time sensitive to Dec 2027. Warren added Grant total \$89,600,000 contract. Requirement for community meetings. Letter of support needed from OIPA and the plan does not allow displacement of residents. OIPA has oversight.

ADJOURNMENT

**MOTION by Warren, SECOND by Aken that the meeting be adjourned
Approved 8-0**

MEETING ADJOURNED AT: 10:53 A.M.