

# OMAHA INLAND PORT AUTHORITY

## MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

February 6, 2025

Metropolitan Community College, Bldg. 21, Room 112 at 9:00 A.M.  
32nd and Sorensen Pkwy, Omaha, NE 68111

The Omaha Inland Port Authority (OIPA), a Political Subdivision of the State of Nebraska created in accordance with Neb. Rev. Stat. 13-3304 and Ordinance 43660 of the City of Omaha met as follows:

### ATTENDANCE:

Members					
Terrell McKinney (Chair)	√	Thomas Warren	√	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	√	Ernest White	√
Theola Cooper Office Manager/Executive Assistant	√	Joel Pedersen Legal Counsel	√		
		Mark Coulter Legal Counsel			

### BUSINESS MEETING

1) Call to Order – Roll Call

2) CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on January 31, 2025, notice of the Omaha Inland Port Authority Meeting on February 6, 2025

3) Action Items

Agenda Item #	Description	Result
3 a	Minutes of January 2, 2025 Meeting Motion - <b>Phillips</b> to approve minutes      Second - <b>Reidman</b>	<b>Approved 9-0</b>
McKinney	Y    Warren	Y    Aken
Helgerson	Y    Phillips	Y    Hoppe
Riedmann	Y    Tapio	Y    White
3 b	Executive Session Convened 11:29 am Motion <b>Warren</b> to convene Executive Session for the purpose of discussing RFP proposals for consulting and visioning for the Innovation district Second - <b>Hoppe</b>	<b>Approved 9-0</b>
McKinney	Y    Warren	Y    Aken
Helgerson	Y    Phillips	Y    Hoppe
Riedmann	Y    Tapio	Y    White
3 c	Motion <b>McKinney</b> to award contract for consulting and visioning for the Innovation District to HR&A Advisors Second <b>Riedman</b>	<b>Approved 9-0</b>
McKinney	Y    Warren	Y    Aken

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Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
3 d	Executive Session Adjourned 11:58 am Motion - <b>Tapio</b> to adjourn Executive Session Second - <b>Hoppe</b>				Approved 9-0
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

### 4) Committee Reports

Agenda Item #	Description					Result
4 a	Executive Committee Motion <b>Tapio</b> to accept Executive Committee Report Second - <b>Warren</b>				Approved 9-0	
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	Y	
Riedmann	Y	Tapio	Y	White	Y	
4 b	Governance Committee Motion - <b>McKinney</b> to accept Governance Report Second - <b>Helgerson</b>				Approved 9-0	
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	Y	
Riedmann	Y	Tapio	Y	White	Y	
4 c	Real Estate and Development Motion: <b>Phillips</b> to accept Real Estate Development Report Second - <b>Helgerson</b>				Approved 9-0	
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	Y	
Riedmann	Y	Tapio	Y	White	Y	
4 d	Finance Committee - Motion: <b>Tapio</b> to accept Finance Committee Report Second: <b>Reidman</b>				Approved 8-0 Absent: Hoppe	
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio	Y	White	Y	
4 e	Finance Committee – Interim accounting services Motion - <b>Reidman</b> to have interim accounting services contract with Creative Planning Business Second - <b>Helgerson</b>				Approved 8-0 Absent: Hoppe	
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio	Y	White	Y	
4 f	Operations Committee Motion - <b>Warren</b> to accept Operations Committee Report Second - <b>White</b>				Approved 8-0 Absent: Hoppe	
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio	Y	White	Y	

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4g	Operations Committee – Office Space Motion - <b>Warren</b> to accept lease agreement with Spencer Management Second - <b>White</b>	<b>Approved 8-0</b> Absent: Hoppe			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	
Riedmann	Y	Tapio	Y	White	Y

4 h	Community Advisory Committee Motion - <b>McKinney</b> to accept Community Advisory Committee report Second - <b>White</b>	<b>Approved 7-0</b> <b>Absent</b> Hoppe, Tapio			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	
Riedmann	Y	Tapio		White	Y

### 5) Project Reports

5 a	Airport Business Park Project Report Motion - <b>Hoppe</b> Second - <b>Reidman</b>	<b>Approved 9-0</b>			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

### 6) Discussion Items

- a) Executive Director Search
- b) Community Survey
- c) Quarterly Public Input Meeting
- d) Housing projects: 20 single family homes and 150 units
- e) Website Development

6e	Website Development Motion – <b>White</b> motion to ask City clerk to continue hosting OIPA on its website and to delay acceptance of proposal for website development unless there is an emergency need for development Second - <b>Reidman</b>	<b>Approved 7-0</b> <b>Absent</b> Tapio, Hoppe			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	
Riedmann	Y	Tapio		White	Y

### Next Meeting

The next meeting is scheduled for Thursday, March 6, 2025, at 9:00 AM at Metropolitan Community College.

There being no further business, the meeting adjourned at 12:43 PM.

\_\_\_\_\_ Theola Cooper,  
Office Manager/Executive Assistant