

OMAHA INLAND PORT AUTHORITY

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

March 6, 2025
Metropolitan Community College, Bldg. 21, Room 112 @ 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)	A	Thomas Warren	√	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	A	Ernest White	√
Theola M. Cooper Office Manager/Executive Administrative 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 February 28, 2025, notice of the Omaha Inland Port Authority Meeting on March 6, 2025. Open meetings notice located on the west wall in the Metropolitan Community College Board Room.
- 3) Action Items – Meeting ran by Vice President, Davielle Phillips

Agenda Item #	Description	Result
3 a	Minutes of February 6, 2025, Meeting Motion - Warren to approve minutes from February 6, 2025 meeting Second -White	Approved 7-0 Absent: McKinney, Tapio
McKinney	Warren	Y Aken
Helgerson	Phillips	Y Hoppe
Riedmann	Tapio	White
3 b i	Interim Accounting services contract Creative Planning Business Services12725 W. Dodge Street, Omaha NE - Catherine Demes Maydew Motion - Helgerson to accept accounting services contract with Creative Planning Business Services Second -White	Approved 7-0 Absent: McKinney, Tapio
McKinney	Warren	Y Aken
Helgerson	Phillips	Y Hoppe
Riedmann	Tapio	White

OMAHA INLAND PORT AUTHORITY

3 b ii	Legal services engagement letter with JD Pedersen Law Offices, LLC, Joel D. Pedersen, 1299 Farnam Street, Suite 300, Omaha NE Motion - Warren to accept legal services engagement letter with JD Pedersen Law Offices Second -White	Approved 7-0 Absent: McKinney, Tapio
McKinney	Warren	Y Aken Y
Helgerson	Y Phillips	Y Hoppe Y
Riedmann	Y Tapio	White Y
3 b iii	Legal services engagement letter with Rouse Frets White Goss Gentile Rhodes, P.C., Mark R. Coulter, 4510 Belleview Avenue, Kansas City, MO Motion - Aken to accept legal services engagement letter with Rouse Frets White Goss Gentile Rhodes P.C., Mark R. Coulter Second -Hoppe	Approved 7-0 Absent: McKinney, Tapio
McKinney	Warren	Y Aken Y
Helgerson	Y Phillips	Y Hoppe Y
Riedmann	Y Tapio	White Y
3 b iv	Finance Committee: RFP for Audit Service- Seeking approval to post the document March 6, 2025 Motion - Warren to post RFP for Audit Service, March 6, 2025 Second - Helgerson	Approved 7-0 Absent: McKinney, Tapio
McKinney	Warren	Y Aken Y
Helgerson	Y Phillips	Y Hoppe Y
Riedmann	Y Tapio	White Y

4) Committee Reports

- a) Executive
- b) Governance
- c) Real Estate and Development
- d) Finance Committee
 - i) Status of Grant Requests
- e) Operations
- f) Community Advisory Committee

5) Project Reports

- a) Airport Business Park Project Report

6) Discussion Items

- a) Discussion regarding funds/working on payroll
- b) Community Advisory Quarterly Meeting, March 18, 2025
- c) Community Survey
- d) Timeline for recruitment of Executive Director

	Motion to adjourn meeting Motion - Aken Second - Warren	Approved 7-0 Absent: McKinney, Tapio
McKinney	Warren	Y Aken Y
Helgerson	Y Phillips	Y Hoppe Y
Riedmann	Y Tapio	White Y

Next Meeting

The next meeting is scheduled for Thursday, April 3, 2025, at 9:00 AM at MCC.

There being no further business, the meeting adjourned at 10:11 am.

Theola M. Cooper, Office Manager/Executive Administrative Assistant