

OMAHA INLAND PORT AUTHORITY

May 1, 2025
Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.
32nd and Sorensen Pkwy, Omaha, NE 68111

Agenda and materials are available online
<https://omahaipa.com/>

The Agenda for 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 follows:

1) Call to Order – Roll Call

2) CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on April 25, 2025, notice of the Omaha Inland Port Authority Meeting on May 1, 2025.

3) Action Items (VOTE TODAY).

- a) Approval of Minutes from previous meeting [See Attached](#)
- b) Approval of Directors and Officers insurance
- c) General Liability Insurance
- d) Approval of COL Insurance [See Attached](#)

4) Committee Reports

- a) Executive [See Attached](#)
 - i) Status of Grant Requests
 - ii) Status of LB290 Amendment
- b) Governance [See Attached](#)
 - i) Draft of OIPA By-Laws [See Attached](#)
- c) Real Estate and Development [See Attached](#)
- d) Finance Committee [See Attached](#)
 - i) RFP for Auditing Service
 - ii) Preliminary Budget Discussion - [See Attached](#)
- e) Operations [See Attached](#)
 - i) Executive Director Recruitment
- f) Community Advisory [See Attached](#)
 - i) CAC Vacancy [See Attached](#)
 - ii) CAC Survey
 - (1) Proposals for survey implementation/data collection

5) Project Reports

- a) Airport Business Park Project Report
 - i) Community Engagement Efforts

6) Discussion Items

- a) Board Retreat
- b) One-page OIPA outline [See Attached](#)

OMAHA INLAND PORT AUTHORITY

Next Meeting The next meeting is scheduled for Thursday, June 5, 2025, 9:00 AM at Metropolitan Community College

OMAHA INLAND PORT AUTHORITY

**April 3, 2025
Metropolitan Community College, Bldg. 21, Room 112 at 9:00 A.M.
32nd and Sorensen Pkwy, Omaha, NE 68111**

Agenda and materials are available online
<https://omahaipa.com/>

The Agenda for 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 follows:

ATTENDANCE:

Members					
Terrell McKinney (Chair)	√	Thomas Warren	√	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	√	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 March 28, 2025, notice of the Omaha Inland Port Authority Meeting on April 3, 2025. Open meetings notice located on the west wall in the Metropolitan Community College Board Room.
- 3) Action Items (VOTE TODAY).

Agenda Item #	Description	Result			
3 a	Approval of March 6, 2025 Meeting Minutes - See Attached Motion Helgers Seconded White	Approved 9-0			
McKinney	Y	Warren	Y	Aken	YY
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
3 b	Approval of Creative Planning Omaha Inland Port Authority Payment Process Workflow - See Attached Motion made by Warren to approve Creative Planning Omaha Inland Port Authority Payment Process Second White	Approved 9-0			
McKinney	Y	Warren	Y	Aken	Y

OMAHA INLAND PORT AUTHORITY

Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item #	Description	Result
3 c	Approval of Lease Agreement with Ames Industrial Park, LLC - See Attached Motion made by Tapio to approve Lease Agreement with Ames Industrial Park, LLC Second Aken	Approved 9-0

McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item #	Description	Result
3 d	Approval of contract with All Makes Office Furniture - See Attached Motion made by Warren to approve contract with All Makes Office Furniture SecondAken	Approved 9-0

McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item #	Description	Result
3 e	Approval of contract for visioning with HR&A - HR&A Motion made by White to approve contract for visioning with HR&A Second Helgersen	Approved 9-0

McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item #	Description	Result
3 f	Approval of Executive Director recruiting contract with MGT- See Attached MOTION made by Warren to approve Executive Director recruiting contract with MGT Second Phillips	Approved 9-0

McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item #	Description	Result
3 g	Approval of Directors and Officers Insurance Tabled Motion: Second	Approved

McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	

Agenda Item #	Description	Result
3 h	Approval of COL insurance Tabled	Approved

McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	

Agenda Item #	Description	Result

OMAHA INLAND PORT AUTHORITY

3 i	Approval of internet service provider contract Motion made by Tapio to approve internet service provider contract Second Phillips	Approved 9-0			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
3 j	Approval of Fiscal Policy Resolution Designating Director of Finance & Invoice Payment Process and Related Details - See Attached Motion made by Tapio to approve Fiscal Policy Resolution Designating Director of Finance & Invoice Paymeen Process and Related Details Second Warren	Approved 9-0			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

1) Committee Reports

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

2) Project Reports

- a) Airport Business Park Project Report

3) Discussion Items

Next Meeting

The next meeting is scheduled for Thursday, May 1, 2025, 9:00am at Metropolitan Community College

Motion to Adjourn:

Motion: Helgerson Second: Hoppe

There being no further business, the meeting adjourned at 10:10 am. Theola M. Cooper, Office Manager/Executive Administrative Assistant

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY
EXECUTIVE COMMITTEE MEETING

Via Zoom 10:00AM

April 22, 2025

MEMBERS PRESENT

Sen. McKinney

Davielle Phillips

STAFF:

Theola M. Cooper

Agenda Items

1. The Committee discussed items to be included for the Board Meeting agenda.
2. The Committee discussed the Executive Director recruitment process.
3. The Committee discussed the Airport Business Park.
4. The Committee discussed the Innovation District: Kick off meeting with HR&A.
5. The Committee discussed Housing development projects.
6. The Committee discussed CAC (Community Advisory Committee) Opening
7. The Committee discussed live streaming meetings
8. The Committee discussed combining Executive and Governance Committees

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY
GOVERNANCE COMMITTEE MEETING

3:00pm Via Zoom

April 21,2025

MEMBERS PRESENT

Terrell McKinney

Carmen Tapio

Thomas Warren

GUEST:

Mark Coulter

STAFF:

Theola M. Cooper

1. The Committee discussed the Executive Director recruitment process
2. The Committee discussed the Airport Business Park
3. The Committee discussed the Innovation and Visioning District
 - a. Kickoff meeting with HR&A
4. CAC (Community Advisory Committee) opening
5. Live streaming meetings
6. The Committee discussed combining the Governance Committee with the Executive Committee.
7. The Committee discussed the Draft of OIPA By-Laws



BY-LAWS OF
THE OMAHA INLAND PORT AUTHORITY

May ____, 2025

ARTICLE I

Defined Terms

Section 1.1 Authority.

The Omaha Inland Port Authority (OIPA) is an authority created by the City of Omaha (Approved January 10, 2024, Ordinance 43660) and independently operating as a Nebraska public body corporate under the provisions of the Municipal Inland Port Authority Act (Neb. Rev. Stat §§13-3301 to 13-3316) (Act) to develop, operate and manage the inland port district located in Omaha Nebraska as approved under the Act.

Section 1.2 Board.

The Board of Commissioners of the Authority, which is the governing body of the Authority.

Section 1.3 City.

The City of Omaha, Nebraska.

Section 1.4 City Council.

The City Council of Omaha, Nebraska.

Section 1.5 Commissioner(s).

Member(s) of the Board of Commissioners.

Section 1.6 Mayor

The mayor of the City.

Section 1.7 Port Authority Act (the "Act").

Neb. Rev. Stat. §§13-3301 to 13-3313.

Section 1.8 Port Authority Ordinance (the "Ordinance")

Omaha City Council Ordinance No. 43660

Section 1.9 Nebraska Accountability and Disclosure Act.
Neb. Rev. Stat §§ 49-14,103.01 to 49-14,103.06 Contracts with the Authority.

Section 1.10 Nebraska Open Meetings Act.
Neb. Rev. Stat. § 84-1407 to 84-1415.

Section 1.11 Nebraska Open Records Act.
Neb. Rev. Stat. §§ 84-712 through 84-712.09..

Section 1.12 Undefined Terms.

Any term undefined by this Article shall have the same meaning as such term is given under the Port Authority Act, if defined therein, otherwise as defined by the Nebraska Open Records Act, or other Nebraska statute or case law.

ARTICLE II

Offices and Records

Section 2.1 Principal Office.

The principal office of the Authority shall be located at such place in Omaha, Nebraska, as may be designated by the Board. The Authority may have such other offices within Omaha, Nebraska, as the business of the Authority may require from time to time, located at such place or places as may be designated by the Board.

Section 2.2 Records.

The Authority shall keep correct and complete books and records of account, and shall also keep minutes of the proceedings of the Board, and each committee having any of the authority of the Board. The Authority shall keep at its principal office a record of the name and address of each Commissioner.

ARTICLE III

Board of Commissioners

Section 3.1 General Powers.

The business and affairs of the Authority shall be managed by, or under the authority of, the Board.

Section 3.2 Number/Term of Office.

The Board shall consist of nine (9) Commissioners drawn from persons residing in the City of Omaha. All Commissioners are to be appointed in the manner prescribed by the Act and the Ordinance.

Section 3.3 Term/Staggering.

Appointments to the Board shall be for a term of four (4) years, except that the duration of one or more terms may be modified by the Board for the purpose of ensuring that no more than three (3) terms expire in

any given calendar year. Notwithstanding the foregoing, a Commissioner whose term has expired may continue to serve until such time as his or her successor has been appointed by under the Ordinance.

Section 3.4 Qualifications.

A Commissioner shall possess, whether by training or experience, knowledge with respect to matters involving development and land and river based transportation so as to provide meaningful oversight with respect to the Authority's statutory mission of promoting the general welfare, promoting development, encouraging private capital investments through the creation of industrial facilities and industrial parks, and endeavoring to increase the volume of commerce.

Commented [MC1]: For Board Discussion

Section 3.5 Community Advisory Committee.

The Board shall create and maintain a community advisory committee consisting of nine members that include (a) at least two owners of residential property located within the inland port district, (b) at least two owners of businesses located within the inland port district, (c) a member of the city council of such city of the metropolitan class whose city council district is located within the inland port district, (d) a member of the Legislature whose legislative district is located within the inland port district, and (e) a youth representative or someone closely involved with youth in the community. A single member may satisfy more than one qualification described in subdivisions (3.5)(a) through (e) of this section.

Section 3.6 Removal.

A Commissioner may be removed by the affirmative vote of at least three-fourths (3/4) of the Board's total membership in the event the Board reasonably believes that the Commissioner to be removed is not acting or fulfilling his/her duties in the best interest of the Authority. The Board shall confer with the Executive Director prior to the removal of any Commissioner, but the approval of the Executive Director shall not be required. Any removal hereunder shall only be considered at a Special Meeting of the Board expressly called for such purposes.

Section 3.7 Resignation.

A Commissioner may resign at any time by delivering a written resignation to the Mayor and Chairperson of the Authority specifying the time at which such resignation shall be effective. In the absence of any specification, such resignation shall be effective upon delivery thereof. The acceptance of a resignation shall not be necessary to make it effective.

Section 3.8 Vacancies.

Any vacancy created by the removal, resignation, death, disqualification or failure or inability to fulfill the duties of a Commissioner shall be filled as provided in Section 3.2 of these By-Laws, except that the Commissioner appointed to fill the vacancy shall only serve for the remainder of the vacated term. The Commissioner may thereafter be appointed to serve one or more full terms as provided in these By-Laws.

Section 3.9 Effect of Vacancies.

The failure of the Mayor and City Council to fill, or election not to fill, any vacancy on the Board in a manner as to preclude the Board from having less than nine (9) seated Commissioners at any given time shall not preclude the Board from transacting business or otherwise exercising any powers delegated to the Authority under the Port Authority Act.

Section 3.10 Regular Meetings.

The Board shall hold regular meetings at such time, date and location as may from time to time be determined by the Commissioners.

Section 3.11 Special Meetings.

The Chairman or any two (2) Commissioners may call special meetings of the Board and may fix the time and place for the holding of such meetings, which shall be held for the purpose of transacting any business designated in the notice of the special meeting, or as permitted by Section 3.14.

Section 3.12 Annual Meetings.

The Board shall hold a meeting annually during the month of of each year, which shall include the passage of a budget for the upcoming fiscal year and for the election of any officers pursuant to Article IV of these By-Laws. If no Regular Meeting is scheduled for _____ in a given year, then the Annual Meeting shall correspond to the next scheduled Regular Meeting.

Commented [MC2]: For Board Discussion

Section 3.13 Meetings and Notices.

- A. The Authority must give reasonable advance publicized notice of the time and place of each meeting to their members and the public in accordance with Neb. Rev. Stat, § 84-1411 as amended by LB 287 (2024) :
- 1) Publication in a newspaper of general circulation within the public body's jurisdiction that is finalized for printing prior to the meeting date and time.
 - 2) Posting on the newspaper's website, if available.
 - 3) Posting on a statewide website established and maintained as a repository for such notices by a majority of Nebraska newspapers.
 - 4) The minutes of the Authority shall note the information about publication for that meeting.
 - 5) A current agenda for the meeting must be available for public inspection at the Authority's principal office during normal business hours but does not need to be published with the meeting notice.
- B. The Authority may hold meetings according to the Nebraska Open Meetings Act including scheduling regular, special and emergency meetings as authorized by law.
- C. Emergency meetings without reasonable advance notice are permitted only as allowed in the Nebraska Open Meetings Act. The minutes must clearly state the nature of the emergency that necessitated the meeting and any action taken during the meeting must pertain only to the stated emergency. Complete minutes of the emergency meeting must be made available to the public no later than the end of the next regular business day following the emergency meeting.

Section 3.14 Quorum.

A majority of the members of Commissioners serving at the time of any meeting shall constitute a quorum for the transaction of business at such meeting. If a quorum shall not be present at any such meeting, a majority of the Commissioners then present shall have power to adjourn the meeting, without notice other than announcement at the meeting, to a specified date. At any such adjourned meeting at which a quorum shall be present any business may be transacted which could have been transacted at the original session of the meeting.

Section 3.15 Action.

The concurrence of the majority of the Commissioners present in any meeting at which a quorum is present shall bind the Authority.

Section 3.16 Virtual Conferencing and Electronic Participation in Meetings.

Commissioners may participate in any Board meeting so that the requirements of the Nebraska Open Meetings Act are met. Participation by a Commissioner in Board meetings by electronic means shall constitute the Commissioner's presence in person at the meeting and any Commissioner participating in this manner shall be entitled to vote and will count for the purpose of determining whether a quorum is present.

Section 3.17 Closed Meetings.

If the Board intends to hold a closed session or a closed portion of a public meeting shall be done only in accordance with the Nebraska Open Meetings Act,

Prior to a closed meeting, a closed portion of a public meeting or a closed vote, the Chairman or Commissioner presiding at the meeting shall state the topic to be discussed. Only the disclosed topic may be discussed in the closed session. The vote taken to hold a closed session shall be by roll call and shall be made a part of the minutes of the public portion of the meeting. Any formal action of the Board must be taken only in an open session.

Only that portion of the meeting facility necessary to house the Board may be closed, allowing the members of the public to remain to attend any subsequent open portion of the meeting held by the Board following the closed portion of the meeting.

Section 3.18 Manner of Voting.

Votes by the Board shall be by roll call.

Section 3.19 Compensation.

No Commissioner shall receive compensation from the Authority for any services performed; provided, however, Commissioners may receive reimbursement of actual and necessary expenses incurred by them on behalf of the Authority. The reimbursement of expenses shall be approved as provided in the Employee Manual as the same may be amended from time to time.

Commented [MC3]: For Board Discussion

Section 3.21 Conflicts of Interest.

A Commissioner shall recuse himself or herself from any discussions, deliberations or votes on matters creating an actual, potential, or apparent conflict of interest or in which his or her participation

would violate any provision of state or local law governing such matters, including but not limited to the Nebraska Accountability and Disclosure Act and the Ordinance.

ARTICLE IV

Officers

Commented [MC4]: For Board Discussion

Commented [MC5R4]: I have left these default.

Section 4.1 Officers.

The officers of the Authority shall consist of Chairman, Vice Chairman, Executive Director, Secretary, Treasurer and such other offices as may from time to time be established by the Board.

Section 4.2 Election and Term of Office.

- A. Chairman and Vice Chairman. The Board shall elect from its membership a Chairman and a Vice Chairman to each serve a two (2) year term or until their successor has been duly elected and qualified or until death, resignation or removal.
- B. Other Officers. All other officers of the Authority shall be elected by the Board at the Annual Meeting of the Authority. If the annual election of officers shall not be held at such meeting, all previously elected officers shall continue to hold their respective offices and the election shall be held at the next scheduled Regular Meeting. Any officer duly elected may succeed himself. Each officer shall hold office until his successor shall be duly elected and qualified or until death, resignation or removal. Other than the Chairman and Vice Chairman, no officer need be a member of the Board.

Commented [MC6]: For Board Discussion

Section 4.3 Removal.

Any officer or agent elected or appointed by the Board may be removed by it whenever, in its judgment, the best interests of the Authority will be served thereby. The Ordinance also provides for the removal of Commissioners.

Section 4.4 Vacancies.

A vacancy in any office for any reason shall be filled by the Board at any meeting for the unexpired portion of the term of such officer, subject to approval under the Ordinance.

Section 4.5 General Powers.

The officers of the Authority shall have such powers and authority in the control and management of the business and affairs of the Authority as is usual and proper in the case of, and incident to, such offices, except insofar as such power and authority is limited by these By-Laws, by resolution of the Board, and/or by Port Authority Act.

Commented [MC7]: For Legal Discussion

Section 4.6 Duties of Chairman and Vice Chairman.

The Chairman shall preside at all Board meetings, and in his absence, the Vice Chairman shall preside.

Section 4.7 Duties of Other Officers.

- A. Executive Director. The Executive Director shall be the principal executive officer of the Authority and, subject to the control of the Board, shall in general supervise and control the business and affairs of the Authority. Unless otherwise directed by these By-Laws or by the Board, the Executive Director shall supervise the business and affairs of the Authority and shall sign and deliver all agreements, documents and instruments executed in the name of the Authority. The Executive Director, in coordination with the Treasurer, shall prepare a budget annually to be considered at the Annual Meeting. The Executive Director shall also be the coordinating officer of the Authority for public funding and port development activities as well as coordinator of City-related activities, the Community Advisory Committee, and shall perform such other duties as are properly required by the Board.
- B. Secretary. The Secretary shall have the following powers and duties:
- (1) Keep the minutes for the meetings of the Board as provided by law in one or more books provided for that purpose;
 - (2) Assure that all notices are properly given, in accordance with these By-Laws and as required by law;
 - (3) Be custodian of the records and seal of the Authority;
 - (4) Assure that the seal of the Authority is affixed to all documents duly authorized for execution under seal on behalf of the Authority;
 - (5) Keep a register which includes the address and telephone number of each Commissioner whose address and telephone number shall be furnished to the Secretary by the Commissioner;
 - (6) Perform all duties incidental to the office of Secretary and such other duties as may be assigned to the Secretary by the Chairman or the Board; and
 - (7) Exercise such other authority as is from time to time delegated by the Board by resolution.
- C. Treasurer: The Treasurer shall have the following powers and duties:
- (1) Cause all money paid to the Authority from all sources whatsoever to be properly received;
 - (2) Cause all funds of the Authority to be deposited in such banks, trust companies or other depositories as shall be selected by the Board;
 - (3) Coordinate the presentation of an annual budget, to be prepared by the Executive Director;
 - (4) Cause an audit to be performed annually, pursuant to Article XII of these By-Laws;
 - (5) Authorize, pursuant to Board direction, all orders and checks for the payment of money and shall cause the Authority's money to be paid out as directed by the Board;

- (6) Assure that regular books of accounts are kept showing receipts and expenditures, and render to the Board, at each regular meeting (or more often when requested), an account of the Authority's transactions and also of the financial condition of the Authority;
- (7) Perform all duties incidental to the office of Treasurer and such other duties as may be assigned to the Treasurer by the Chairman or the Board; and

If required by the Board, the Treasurer shall give bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board shall determine. The costs, if any, of such bonds shall be paid by the Authority.

- D. Additional Officers. The powers and duties of any additional officers shall be determined by the Board when creating such offices.

Section 4.8 Compensation.

No officer who is a member of the Board shall receive any salary or other compensation for services rendered unless the same shall be expressly approved by the Board.

Section 4.9 Employees and Independent Contractors.

The Authority may employ, or contract with another service provider for the services of, Executive Director, Treasurer, Legal Counsel, technical experts and such other officers, agents and employees, permanent and temporary, as the Authority may require, and shall determine their qualifications and duties and, if they are employees of the Authority, their compensation. For such legal services as it may require, the Authority may retain its own counsel. The Authority may delegate to one or more of its agents or employees such powers or duties as it may deem proper.

ARTICLE V

Contracts, Checks and Deposits

Section 5.1 Contracts.

The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Authority, and such Authority may be general or confined to specific instances.

Section 5.2 Checks, Drafts, etc.

All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Authority shall require the signature of the Executive Director or such other officers, agent or agents determined by resolution of the Board if the amount is equal or less than \$25,000, and that for budgeted expenses up to 250,000 shall require the two signatures from either of the Chairman, or Vice Chairman, or Treasurer and Executive Director, or such other officers, agent or agents of the Authority and in such manner as shall from time to time be determined by resolution of the Board.

Commented [MC8]: For Board Discussion.

Section 5.3 Deposits.

All funds of the Authority not otherwise employed shall be deposited from time to time to the credit of the Authority in such bank, trust companies or other depositories as the Board may select.

ARTICLE VI

Fiscal Year

The fiscal year of the Authority is the calendar year and shall begin on the first day of January of each year and end on the last day of December each year.

ARTICLE VII

Seal

The form of the corporate seal of the Authority shall be prescribed by the Board.

ARTICLE VIII

Waiver of Notice

Whenever any notice whatever is required to be given under the provisions of these By-Laws, waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the times stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE IX

Committees

The Board may from time to time establish such committees and confer upon them such powers as it deems expedient for the conduct of the Authority's business. The Board may similarly provide that the members of such committees need not all be members of the Board.

ARTICLE X

Conflict of Interest

No officer, agent or employee of the Authority shall have or shall acquire any interest, direct or indirect, in any project which the Authority is promoting, or in any contract or proposed contract for materials or services in any lease, mortgage, sale, or contract of any nature whatever relating to any such project or the Authority without forthwith making written disclosure to the Authority of the nature and extent of his interest, and such disclosure shall be entered in writing upon the minute book of the Authority.

ARTICLE XI

Amendments

From time to time these By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the Board after ten (10) days' written notice of the proposed alteration, amendment or change has been given to each Commissioner, provided that no alteration, amendment or change shall be made without the affirmative vote of a majority of the total number of Commissioners voting.

ARTICLE XII

Annual Report and Audit

The Board shall have prepared and file annual reports as required by the Port Authority Law, any City ordinance or any other law, and shall provide for the annual independent audits of the accounts of the Authority.

ARTICLE XIII

Indemnification of Commissioners and Officers

Section 13.1 Corporations Law - Incorporation.

Each person who was or is a Commissioner or officer of the Authority shall be indemnified by the Authority as a matter of right to the fullest extent permitted as described in Neb. Rev. Stat. § 21-2116, and as otherwise provided in this Article.

Section 13.2 Actions, Suits or Proceedings.

- A. Subject to the exclusions set forth in Paragraph B hereof, the Authority further agrees to hold harmless and indemnify each person who was or is a Commissioner or officer against any and all expenses (including attorneys' fees), judgments, and amounts paid in settlement actually and reasonably incurred by the Commissioner or officer in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (including an action by or in the right of the Authority) to which the Commissioner or officer is, was or at any time becomes a party defendant, or is threatened to be made a party defendant, by reason of the fact that the Commissioner or officer is, was or at any time becomes a Commissioner, officer, employee or agent of the Port Authority, or is or was serving or at any time serves at the request of the Authority as a Commissioner, officer, employee or agent of another corporation, partnership, joint venture, trust or other entity or enterprise.
- B. No indemnity pursuant to Paragraph A hereof shall be paid by the Authority: (1) in respect to remuneration paid to the Commissioner or officer if it shall be determined by a final judgment or other final adjudication that such remuneration was in violation of law; (2) on account of any Commissioner's or officer's conduct which is finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful misconduct; (3) if a final decision by a court having jurisdiction in the matter shall determine that such indemnification is not lawful; or (4) with respect to any amounts paid pursuant to policies of insurance.

Section 13.3 Expenses.

Expenses incurred by any person who was or is a Commissioner or officer of the Authority in defending any threatened, pending or ongoing action, suit or proceeding (whether civil, criminal, administrative or investigative, including those by or in the right of the corporation) shall be promptly advanced by the Authority when so requested by such person at any time and from time to time, but only if the requesting person delivers to the Authority an undertaking to repay to the Authority all amounts so advanced if it should ultimately be determined that the requesting person is not entitled to be indemnified by the Authority under applicable law, this Article, by any bylaw of the Authority, agreement, vote of disinterested Commissioners or otherwise.

Section 13.4 Not Exclusive.

The indemnification and other rights provided by this Article shall not be deemed exclusive of any other rights to which a Commissioner or officer may be entitled under any bylaw, agreement, vote of disinterested Commissioners or otherwise, both as to action in such person's official capacity and as to action in any other capacity while holding the office of Commissioner or officer, and the Authority is hereby specifically authorized to provide such indemnification and other rights by any bylaw, agreement, vote of disinterested Commissioners or otherwise.

Section 13.5 Third-Party Beneficiaries.

Each person who was or is a Commissioner or officer of the Authority and the heirs, executors, administrators and estate of such person, are third-party beneficiaries of this Article and shall be entitled to enforce against the Authority all indemnification and other rights granted to such person by applicable law and as otherwise provided in this Article.

Section 13.6 Insurance

Pursuant to Neb. Rev. Stat. §13-401, the Authority shall provide its members and employees, either collectively or individually, with personal liability insurance coverage insuring against any liability and claim arising by reason of any act or omission in any manner relating to the performance, attempted performance, or failure of performance of official duties as such member or employee, and may authorize the payment of the premium, cost, and expense of such insurance from the general fund.

Commented [MC9]: For Board Discussion
Commented [MC10R9]: I have drafted this in the affirmative as best practice.

Section 13.7 Amendment.

These bylaws may be hereafter amended or repealed; provided, however, that no amendment or repeal shall reduce, terminate or otherwise adversely affect the right of a person who was or is a commissioner or officer to obtain indemnification or an advance of expenses with respect to an action, suit or proceeding that pertains to or arises out of actions or omissions that occur prior to the effective date of such amendment or repeal.

Adopted this ____ day of ____, 2025.

CHAIRMAN

ATTEST:

SECRETARY

Omaha Inland Port Authority

Real Estate and Development Committee Report

April 15th, 2025 @ 1:30 pm

Attendees: Davielle Phillips (Chair), Mike Riedmann, Jake Hoppe

Over the past two months, we have made significant progress towards our real estate development initiatives.

Strategic Meetings with Key Partners

1. **Spark** provides access to the *Middle-Income Workforce Housing Fund* and empowers citizens to become developers through training in single-family, multi-family, and commercial real estate projects. They also offer a co-development program that pairs emerging developers with experienced ones, providing hands-on learning opportunities for both.
2. **The Omaha Municipal Land Bank** currently owns over 30 lots within the OIPA boundaries, many of which are adjacent to City and Habitat-owned parcels. Their Shovel Ready Program prepares lots for immediate construction, with an average cost of approximately \$20,000 per lot.

We propose launching a housing infill initiative focused on these Land Bank, City, and Habitat lots. As part of this effort, we recommend issuing an RFP for developers and landowners to apply for funding for both single- and multi-family construction. Initially, we anticipate focusing on ground-up development, with renovation opportunities to be considered in the future.

3. **Building Broader Partnerships** - We aim to collaborate with additional community leaders and institutions to ensure a shared vision for development. In the coming month, we hope to connect with **Front Porch Investments** and the **Empowerment Network**. We also welcome outreach from any organizations we may have unintentionally overlooked.

OIPA District At-Risk Analysis

4. Holland Basham Architects (HBA) has completed an at-risk analysis of the current OIPA District, which covers approximately 3,000 acres. They are prepared to present their findings publicly at the Board's direction, helping align the community's understanding of the Port Authority, its jurisdiction, and available opportunities.
 - a. HBA has also submitted a letter of engagement to develop a *Housing Master Plan*, which is currently under board review.

Communications and Community Engagement

5. We recognize the need for a more unified and transparent communications approach. Based on community feedback, we propose that the Board establish an overall communications strategy for real estate development initiatives. This should include a clear framework for informing the public about ongoing projects and the Board's role regarding the specific project.

Omaha Inland Port Authority

Real Estate and Development Committee Report

We also recommend developing a formal community engagement process to ensure consistent two-way dialogue with residents and stakeholders.

Upcoming Opportunity: Reignite 2 Unite Developers Symposium

6. **Spark, Front Porch Investments**, and the **Omaha Municipal Land Bank** are co-hosting the 2nd Annual Reignite 2 Unite Developers Symposium this June. The Real Estate and Development Committee recommends that OIPA participate with a booth or table to share our development initiatives, connect with potential partners, and engage the broader community on our future vision.

Respectfully Submitted,

Davielle Phillips

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY

FINANCE COMMITTEE MEETING

Via Zoom 10:30AM

April 16, 2025

MEMBERS PRESENT

Carmen Tapio – Chair
Mike Helgerson
Ernest White

STAFF

Theola M. Cooper

Quotes and Contracts

The Committee discussed quotes that were approved by the EC for the OIPA office set up. The quotes will go through the Payment Process Workflow as presented and approved by the board during the March meeting.

The Committee discussed contracts for office set-up that were approved by the board at the March meeting. Those will be submitted by Theola to Board Chair McKinney for signature.

Preliminary Budget

The Committee discussed development of financial statements and a preliminary budget with Catherine Maydew of Creative Planning for presentation at the May board meeting to give the public an opportunity for review and commentary.

Need committee input regarding expected expenditures to include in the preliminary.

Mrs. Tapio will schedule a meeting with Catherine Maydew in advance of the May board meeting to discuss a preliminary budget with the Finance Committee.

Mr. Helgerson provided an update regarding approved invoices for legal services and financial service invoices. He also anticipates a potential engagement in support of the Community Advisory Committee required survey. Expenses for the survey may be up to \$10,000.

Other Items

Mrs. Tapio provided update the board will be working on bylaws.

Ms. Cooper provided an update OIPA will take possession of the office space May 1st.

Omaha Inland Port Authority
Budget Year 2025

	Operating Fund	CEC	Airport Business		Total
			Park	Innovation District	
Non-operating revenue:					
Grants	\$ 3,000,000	\$ -	\$ 89,618,400.00	\$ 27,008,763.00	\$ 119,627,163
Interest income	500,000	-	-	-	500,000
Total non-operating revenue	3,500,000	-	89,618,400	27,008,763	120,127,163
Operating expenses					
Administration	227,568				227,568
Professional services	141,850	25,000		4,368,000	4,534,850
Marketing	21,330				21,330
Office rent	16,910				16,910
Office equipment & supplies	16,896				16,896
Utilities	8,911				8,911
Meeting expenses	550	1,000			1,550
Travel	10,000	12,000			22,000
Community outreach		42,000			42,000
Communication & Tech tools		21,000			21,000
Total operating expenses	444,015	101,000	-	4,368,000	4,913,015
Capital expenditures					
Equipment	30,655	-	-	-	30,655
Leasehold improvements	7,582	-	-	-	7,582
	38,237	-	-	-	38,237
Disbursements	-	-	7,370,000	-	7,370,000
Net budget	\$ 3,017,748	\$ (101,000)	\$ 82,248,400	\$ 22,640,763	\$ 107,805,911

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY
OPERATIONS COMMITTEE MEETING

Via Zoom 8:00 am

April 21, 2025

MEMBERS PRESENT:

Thomas Warren

Brook Aken

Ernest White

STAFF:

Theola M. Cooper

1. The Committee discussed OIPA office progress
Mailing address: PO Box 11036, Omaha 68111
Street address: 4411 Florence Blvd, Unit 001, 68110
Will take possession of the building, after May 1 Board Meeting
2. The Committee discussed progress with the Executive Director search
Per MGT 30 qualified candidates
3. The Committee discussed the Innovation and Visioning District
Kickoff meeting with HR&A
4. The Committee discussed a Board Retreat

Omaha Inland Port Authority Monthly Community Advisory Committee Meeting Minutes

Meeting Date and Time	
Date of Meeting:	Tuesday April 15, 2025
Time of Meeting:	5:00 PM
Meeting Location	
Location of Meeting:	I Be Black Girl 2306 N 24th St Omaha, Nebraska 68110
Meeting Attendees	
Present at Meeting:	Randi Peavy, Osumanu Issaka, Joe Higgins, Melissa Youngblood, Candice Price, Juanita Johnson
Absent from Meeting:	Ashlei Spivey, Laleesha Haynes, Joe Fox
Additional Attendees:	Mike Maroney

The regular meeting of the Community Advisory Committee of Omaha Inland Port Authority was called to order at 5:06 PM on April 15, 2025 at The NET Work Spot by Osumanu Issaka.

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and approved.

III. Consideration of Open Issues

1. Mike Maroney takes the floor- Stated there will be a Community Engagement on May 16th, however there is a cost. This will have a General Development Survey. George/Mike met with the Development Committee of the OIPA and the Development Committee are to created a Community Engagement plan.
2. Mindfulness- Go over what it is to be mindful, letting everyone have their moment to talk and to respect that time without interrupting. Suggestion of allowing the first 10 minutes of the meeting to be a decompression moment to talk about our days etc.
3. Inland Port Authority Meeting Updates
 - There was a callout for the Community Engagement- to be presented at the next meeting.
 - Requested updates on the Community Surveys
 - Discussion of the fact that the Community has been saturated with

Surveys.

- Ownership of the Surveys to the CAC.

4. Strategic Discussions

- Review of the next meetings
 - May Monthly Meeting to be held on May 20th from 5:00-6:30pm at I Be Black Girl
 - Quarterly Meeting to be held on June 17th or 19th from 6:00-7:30pm
 - June CAC Monthly meeting to be held at the same location as the quarterly
- Notice to the Committee that Laleesha Haynes will be leaving in June and has turned in her resignation to Terrell McKinney.
- Review the takeaways from meeting with IPA Members
 - Discussion on extending the meeting an additional 30 minutes.
 - Reviewal of adding mindfulness to the beginning of meetings
 - Explanation of no budget for the CAC but that we can request payment for what we need.
 - Process include providing Purpose and Impact of what the funds will be used for.
 - Suggestions provided for the next quarterly meeting

IV. Consideration of New Business

1. Roundtable-

- Candice suggested that we have a CAC team building exercise IE lunch
- Joe Higgins- Expressed concern about the Community Engagement with Mike Maroney and that there is no trust.

Meetings scheduled:

- Osuman & Candice have a meeting with Raheen with PPRP Innovations for the surveys, distribution and translations.

V. Agenda and Time of Next Meeting

The next meeting will be held at 5 PM on May 20, 2025 at:

I Be Black Girl
2306 N 24th St
Omaha, Nebraska
68110

The next quarterly meeting to be confirmed by Theola Cooper.

The meeting was adjourned at 6:25 PM by Osumanu Issaka.

Minutes submitted by: Melissa A Youngblood

Minutes approved by: Osumanu Issaka

**INLAND PORT AUTHORITY
COMMUNITY ADVISORY COMMITTEE APPLICATION**

Pursuant to Neb. Rev. Statute §13-3306.01 (6), the Inland Port Authority shall, "Create and maintain a community advisory committee consisting of nine members that include:

- (a) at least two owners of residential property located within the inland port district
- (b) at least two owners of businesses located within the inland port district
- (c) a member of the city council of such city of the metropolitan class whose city council district is located within the inland port district
- (d) a member of the Legislature whose legislative district is located within the inland port district, and
- (e) a youth representative or someone closely involved with youth in the community.

A single member may satisfy more than one qualification described in subdivisions (6)(a) through (e) of this section".

If you would like to be considered for an appointment to the Inland Port Authority Community Advisory Committee, submit this completed form (ALL FIELDS REQUIRED), along with your resume or biography to:

Theola M. Cooper, Omaha IPA
theola.cooper@omahaipa.com
P.O. Box 11036
Omaha, Nebraska 68111

APPLICATIONS WILL BE ACCEPTED JUNE 1, 2025, TO 4:30 PM ON JUNE 30, 2025

Last Name: _____ First Name: _____ Middle Initial: _____

Home Address: _____

City: _____ Zip Code: _____ State: _____

Phone: _____ Email: _____

Gender: _____ Race/Ethnicity: _____

Business Name/Employer: _____ Job Title: _____

Business Address: _____

City: _____ Zip Code: _____ State: _____

Work Phone: _____

Where would you like to receive correspondence? Check one: Home: ____ Business: ____

My candidacy applies to the following category (check all that apply):

- Owner of Residential Property located within the Inland Port Authority District
- Owner of a Business located within the Inland Port Authority District
- Youth Representative, or someone closely involved with youth in the community

My appointment to the Inland Port Authority Advisory Committee would not conflict with my professional or personal interests.

I hereby certify and declare that the above information is true and correct. I understand that knowingly providing false information may disqualify my application from consideration.

Print Name: _____

Signature: _____ Date: _____

OMAHA INLAND PORT AUTHORITY



ABOUT

The Omaha Inland Port Authority (OIPA) was established by the [Omaha City Council](#) under the Nebraska Municipal Inland Port Authority Act of 2021 to support large-scale industrial development, multimodal logistics, and regional economic growth. The Inland Port District is strategically positioned within Omaha’s corporate limits, offering direct access to key transportation infrastructure—including a navigable waterway, major rail line, interstate highway, and a major airport.

► [EXPLORE THE OMAHA INLAND PORT AUTHORITY DISTRICT](#)

As one of only five certified inland port authorities in Nebraska, OIPA is a critical economic development tool designed to attract new industries, facilitate trade, and enhance the state’s role as a logistics and transportation hub. The Authority works to create shovel-ready industrial sites, secure public and private investment, and drive long-term job creation in Omaha and beyond.

OIPA Board of Directors

Governed by a nine-member board appointed by the Mayor and approved by the City Council, OIPA operates with a mandate to foster sustainable, high-impact economic development. Through strategic partnerships and innovative planning, the Authority is positioned to be a key driver in shaping Omaha’s industrial and commercial landscape while ensuring transparency, active community engagement, and a positive economic impact for local businesses and residents.

Terrell McKinney, President

Jacob Hoppe

Davielle Phillips, Vice President

Mike Riedmann

Carmen Tapio, Secretary

Thomas Warren

Brook Aken

Ernest White

Mike Helgerson

The OIPA Board of Directors meetings are open to the public and take place monthly on the first Thursday of the month at 9:00am at the Metro Community College Bldg., 21, 5730 N 30th St, Building 21, Omaha, NE 68111.

► [OIPA BOARD MEETINGS, AGENDAS AND MINUTES](#)

Transformative Projects

Omaha Inland Port Authority
April 2025

info@omahaipa.com

4411 Florence Blvd. Unit 001, Omaha, NE 68110

In addition to serving as a catalyst for economic development within North Omaha, the Nebraska Legislature designated the OIPA as the agency required to implement two key projects through the prioritization of American Rescue Plan Act (ARPA) funding:



Airport Business Park

NDED awarded \$89 million to the Omaha Economic Development Corporation (OEDC) and Burlington Capital implement a plan to transform two candidate sites near Eppley Airfield. The OIPA assumed this agreement and is overseeing the project's implementation.

- ▶ LEARN MORE ABOUT THE AIRPORT BUSINESS PARK

Innovation District

The Nebraska Legislature appropriated \$30 million for OIPA to develop an Innovation District integrate leading-edge institutions, companies, startups, and business incubators to foster job creation, entrepreneurship, and sustainable economic development

- ▶ LEARN MORE ABOUT THE INNOVATION DISTRICT

Connect With Us & Get Involved

The Omaha Inland Port Authority's Community Advisory Committee (CAC) serves as a standing community CAC meetings take place monthly at _____.

- ▶ LEARN MORE ABOUT THE COMMUNITY ADVISORY COMMITTEE
- ▶ TAKE OUR COMMUNITY SURVEY

The Omaha Inland Port Authority is seeking a strategic, results-driven leader to serve as its first Executive Director. This newly created position presents a rare opportunity to establish and lead a transformative economic development initiative that will leverage Omaha's strategic location to attract industry, expand infrastructure, and create lasting economic benefits for the North Omaha community that has been historically underserved.

Find the latest Omaha Inland Port Authority news and information at <https://omahaipa.com>

