

**OMAHA INLAND PORT AUTHORITY**

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

**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 - <b>Motion made by Helgersen</b> to approve March 6 Minutes <b>Second White</b>	<b>Approved</b> 9-0					
McKinney	Y	Warren	Y	Aken		Y	
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 - <b>Motion made by Warren</b> to approve Creative Planning Omaha Inland Port Authority Payment Process <b>Second White</b>	<b>Approved</b> 9-0					
McKinney	Y	Warren	Y	Aken		Y	
Helgerson	Y	Phillips	Y	Hoppe		Y	
Riedmann	Y	Tapio	Y	White		Y	

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Agenda Item #	Description					Result
3 c	Approval of Lease Agreement with Ames Industrial Park, LLC <b>Motion made by Tapio</b> to approve Lease Agreement with Ames Industrial Park, LLC <b>Second Aken</b>					<b>Approved</b> 9-0
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	Y	
Riedmann	Y	Tapio	Y	White	Y	
3 d	Approval of contract with All Makes Office Furniture - <b>Motion made by Warren</b> to approve contract with All Makes Office Furniture <b>Second Aken</b>					<b>Approved</b> 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 - <a href="#">HR&amp;A</a> <b>Motion made by White</b> to approve contract for visioning with HR&A <b>Second Helgerson</b>					<b>Approved</b> 9-0
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	Y	
Riedmann	Y	Tapio	Y	White	Y	
3 f	Approval of Executive Director recruiting contract with MGT- <b>Motion made by Warren</b> to approve Executive Director recruiting contract with MGT <b>Second Phillips</b>					<b>Approved</b> 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 <b>Tabled</b> Motion: <b>Second</b>					<b>Approved</b>
McKinney		Warren		Aken		
Helgerson		Phillips		Hoppe		
Riedmann		Tapio		White		
3 h	Approval of COL insurance <b>Tabled</b>					<b>Approved</b>
McKinney		Warren		Aken		
Helgerson		Phillips		Hoppe		
Riedmann		Tapio		White		
Agenda Item #	Description					Result
3 i	Approval of internet service provider contract <b>Motion made by Tapio</b> to approve internet service provider contract <b>Second Phillips</b>					<b>Approved</b> 9-0

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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 - <b>Motion made by Tapio</b> to approve Fiscal Policy Resolution Designating Director of Finance & Invoice Paymeen Process and Related Details <b>Second Warren</b>				<b>Approved</b> 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 -
- b) Governance -
- c) Real Estate and Development
- d) Finance Committee -
  - i) Status of Grant Requests
- e) Operations -
- 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 to adjourn made** by Helgerson **Second:** Hoppe

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