

OMAHA INLAND PORT AUTHORITY

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

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

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	√		

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. A current copy of the Nebraska Open Meetings Act is available on site in meeting room112.

3) Action Items (VOTE TODAY).

Agenda Item #	Description					Result
3 a	Approval of April 3, 2025 meeting minutes Warren, Helgersen					Approved 8-0 Hoppe Absent
McKinney	Y	Warren	Y	Aken		
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio	Y	White		Y
3 b	Approval of Directors and Officers insurance					
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio	Y	White		Y

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Agenda Item #	Description						Result
3 c	Approval of General Liability Insurance Warren Reidman						Approved 8-0 Hoppe Absent
McKinney		Y	Warren		Y	Aken	Y
Helgersen		Y	Phillips		Y	Hoppe	
Riedmann		Y	Tapio		Y	White	Y
3 d	Approval of COL Insurance Warren Reidman						Approved 8-0 Hoppe Absent
McKinney		Y	Warren		Y	Aken	Y
Helgersen		Y	Phillips		Y	Hoppe	
Riedmann		Y	Tapio		Y	White	Y

4) Committee Reports

- a) Executive
 - i) Status of Grant Requests
 - ii) Status of LB290 Amendment
- b) Governance
 - i) Draft of OIPA By-Laws
- c) Real Estate and Development
- d) Finance Committee
 - i) RFP for Auditing Service
 - ii) Preliminary Budget Discussion -
- e) Operations
 - i) Executive Director Recruitment
- f) Community Advisory
 - i) CAC Vacancy
 - 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
- c) Discussion regarding draft of OIPA by-laws
- d) Master Calendar
- e) CAC- Two members to be included on trip to KC/Strategic Plan

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

Motion to Adjourn: Warren

Second: Tapio Meeting

There being no further business, the meeting adjourned at 10:14 am – Theola M. Cooper, Office Manager