

OMAHA INLAND PORT AUTHORITY

June 5, 2025
Meeting Minutes
Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.
32nd and Sorensen Pkwy, Omaha, NE 68111
<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

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	√		

2) CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on May 30, 2025, notice of the Omaha Inland Port Authority Meeting on June 5, 2025. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

3) Action Items (VOTE TODAY).

Agenda Item #	Description	Result			
3 a	Approval of Minutes from May 1, 2025, Meeting Minutes - Motion made by Helgerson to approve May 1 Minutes 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	Authorize the Executive Director selection process, from the named finalists and the hiring of the Executive Director to be assigned to Operations Committee. Motion made by Warren Second White	Approved 7-0 Absent: McKinney, Tapio			
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y

OMAHA INLAND PORT AUTHORITY

3 c	Approval of RFP for Audit Services from Bland and Associates CPA Firm Motion made by Helgerson to approve RFP for Audit Services from Bland and Associates CPA Firm Second Reidmann					Approved 7-0 Absent: McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3d	Approval of letter of engagement for housing master plan with Holland Basham Architects Tabled until further discussion					
McKinney		Warren		Aken		
Helgerson		Phillips Recused due to being an employee		Hoppe		
Riedmann		Tapio		White		
3 e	Approval to engage in negotiation conversations with Spark CDI, Front Porch Investments, and the Omaha Municipal Land Bank. Motion made by Reidman to approve the real estate and development committee engage in negotiation/conversations with Spark, CDI, Front Porch Investments and the Omaha Municipal Land Bank Second Warren					Approved 7-0 Absent, McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3 f	Approval of Budget Motion made by Helgerson to approve OIPA Budget Second Aken					Approved 7-0 Absent: McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3 g	Approval of merging the Governance and Executive Committees Motion made by Aken to merge the Governance Committee into the Executive Committee Second Helgerson					Approved 7-0 Absent: McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3 h	These are the finalists for the Executive Director Position: Motion made by White to approve the finalists for the Executive Director Position: Garry Clark, Daffney Moore, and Wayne Brown Second Hoppe					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

- i) Status of Grant Requests
- ii) Status of LB290 Amendment

OMAHA INLAND PORT AUTHORITY

- b) Governance
- c) Real Estate and Development
- d) Finance Committee
- e) Operations
- f) Community Advisory
 - i) CAC Survey
 - ii) CAC Vacancy Application

5) Project Reports

- a) Airport Business Park Project Report
 - i) Progress Report
- b) HR&A Report
 - i) Progress Report

6) Closed Session

6	Closed Session: Motion made by Warren to go into closed session as authorized by Neb. Rev. Stat. § 84-1410 of the Revised Statutes of Nebraska for the protection of the public interest, and to prevent needless injury to the reputation of persons who have not requested a public hearing, for the purpose of holding a discussion limited to the following subjects: 1. Real Estate Acquisition Strategy Session and 2. Personnel Matters Second by Reidmann					Approved 6-0 Absent: McKinney, Tapio	
	McKinney		Warren	y	Aken	y	
	Helgerson	y	Phillips	y	Hoppe	y	
	Riedmann	y	Tapio		White	y	

7) Discussion Items

7a	Motion by Reidman to authorize Operations committee to extend employment offer for the Executive Director Position for action of the Board at July 3 Board Meeting Seconded Warren					Approved 6-0 Absent: McKinney, Tapio,Hoppe	
McKinney		Warren	Y	Aken		y	
Helgerson	Y	Phillips	Y	Hoppe			
Riedmann	Y	Tapio		White		y	

- b) July meeting date
- c) Board Retreat

Next Meeting The next meeting is scheduled for (To be determined), 9:00 AM at Metropolitan Community College

Motion made by Reidmann to adjourn the OIPA Board Meeting
Seconded – Helgerson

There being no further business, the meeting adjourned at 1:54pm

Theola Cooper, Office Manager/Executive
Administrative Assistant