

# OMAHA INLAND PORT AUTHORITY

## MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

August 7, 2025

Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.

5300 N. 30<sup>th</sup> Street, Omaha, NE 68111

<https://omahaipa.com/>

### ATTENDANCE:

Members					
Terrell McKinney (Chair)	√	Thomas Warren	√	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	A	Ernest White	√
Garry Clark Executive Director	√	Joel Pedersen Legal Counsel	√		
Theola M. Cooper Office Manager	√	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 August 1, 2025, notice of the Omaha Inland Port Authority Meeting on August 7, 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	Minutes of July 3, Meeting Motion made by <b>Helgerson</b> to accept July 3 minutes, Second by <b>Warren</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3 b	Finance Committee recommendation to the Board for ED signing authority to approve up to \$25,000 for expenditures; above that amount would require board approval. This is in alignment with the committee and board chair approval authority already in place. Motion made by <b>White</b> to approve signing authority for ED, Second by <b>Helgerson</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y

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Agenda 3 c	Approval to offer 403(b) plan to Office Manager Motion made by <b>Warren</b> to approve offering the 403(b) plan to the Office Manager Second by <b>Riedmann</b>					<b>Approved 8-0</b> Tapio Absent
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3 d	Approval to enter into a service agreement with Infinet Solutions for continued IT support Motion made by <b>White</b> to enter into a service agreement with Infinet Solutions for continued IT support Second by <b>Phillips</b>					<b>Approved 8-0</b> Tapio Absent
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3e	Approval to accept the proposal from Golden Shovel Agency for economic website design and development Motion made by <b>White</b> to accept Golden Shovel Agency proposal. Second by <b>Aken</b>					<b>Approved 8-0</b> Tapio Absent
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		
3f	Consider applications for CAC opening. Motion made by <b>Warren</b> to accept Pastor JKevin Chambers application for the CAC Second by <b>Riedmann</b>					<b>Approved 8-0</b> Tapio Absent
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y

***Public Comment, limited to 3 minutes***

## 4) Executive Director Report

## 5) Committee Reports

- a) Executive and Governance
- b) Real Estate and Development
- c) Finance Committee
- d) Operations
- e) Community Advisory- 3<sup>rd</sup> Thursday of the month 6pm

***Public Comment limited to 3 minutes***

## 6) Project Reports

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

***Public Comment limited to 3 minutes –***

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## 7) Closed Session:

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 subject: Real estate acquisition.

## 8)

7a	Motion made by <b>McKinney</b> to go into Executive Session to discuss Real Estate acquisition. Second by <b>Warren</b>				<b>Approved 8-0</b> Tapio Absent	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
7b	Motion made by <b>Helgerson</b> to conclude the Executive Session to discuss Real Estate acquisition. Second by <b>White</b>				<b>Approved 6-0</b> Tapio, Warren, and Hoppe Absent	
McKinney	Y	Warren		Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio		White		Y

## 9) Discussion Items

a) Board Retreat

i) Dates are September 11 – 12

	Motion made by <b>Reidmann</b> to adjourn the OIPA Board of Commissioners Meeting Second by <b>White</b>				<b>Approved 6-0</b> Tapio, Warren, and Hoppe Absent	
McKinney	Y	Warren		Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio		White		Y

**Next Meeting** The next meeting is scheduled for September 4, 9:00 AM at Metropolitan Community College

There being no further business, meeting was adjourned at 11:24 am

Theola Cooper, Office Manager/Executive Administrative Assistant