



September 4, 2025
Metropolitan Community College, Bldg. 21, Room 112, 9:00 A.M.
5300 N. 30th Street, Omaha, NE 68111

Agenda and materials are available online at 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)	A	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 29, 2025, notice of the Omaha Inland Port Authority Meeting on September 4, 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 August 7 Meeting Motion made by White to accept August 7 minutes, Second by Helgerson	Approved 7-0 McKinney, Tapio absent			
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3 b	Capital Asset Management Policy- Recommendation from the Finance Committee for Board approval. Motion made by Warren to accept the Capital Asset Management Police, Seconded White	Approved 7-0 McKinney, Tapio absent			

McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
Agenda 3 c	Approval to start drafting strategic action plan for OIPA-Recommendation from Real Estate and Development committee for Board approval. Motion made by Reidmann , for approval to start drafting a strategic action plan Seconded by Hoppe				Approved 7-0 McKinney, Tapio absent
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3d	Consider applications for CAC opening. Akeydra Haggins Motion made by Warren for Akeydra Haggins to be appointed to the CAC Seconded by Aken				Approved 7-0 McKinney, Tapio absent
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y

4) Executive Director Report

5) Committee Reports

- a) Executive & Governance-
- b) Real Estate and Development -
- c) Finance-
- d) Operations – Follow-up with the interest
- e) Community Advisory-
 - i) Quarterly Community Meeting, Tuesday, September 16, 6pm, MCC Bldg. 10 Auditorium -

6) Project Reports

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

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.**

Motion made by **Phillips** to go into Executive Session
 Seconded by **Aken**
 Executive Session started: 9:45 am

Motion made by **Helgerson** to conclude Executive Session
 Seconded by **White**
 Executive Session concluded: 10:24 am

8) Discussion Items

- a) Board Retreat: September 11- 12, Kansas City, MO
 i) Visit Port KC – Kansas City’s Inland Port Authority

	Motion made by Warren to reimburse participants for the Port KC Workshop Seconded by Helgerson				Approved 6-0 McKinney, Tapio, Aken absent	
McKinney		Warren	Y	Aken		
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3d	Motion made by Reidmann to conclude the OIPA monthly board meeting Seconded by White				Approved 6-0 McKinney, Tapio, Aken absent	
McKinney		Warren	Y	Aken		
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y

Next Meeting The next meeting is scheduled for Thursday, October 2, 2025, at 9 am at Metropolitan Community College.

There being no further business, meeting was adjourned at 10:40am Theola Cooper,
 Office Manager/Executive Administrative Assistant