



December 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:

1. Call to Order – Roll Call

2. CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on November 28, 2025, notice of the Omaha Inland Port Authority Meeting on December 4, 2025. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

3. Presentations:

- a. Tim Kenny – Housing
- b. Julian Young – IHUB
- c. Trevon Brooks - IHUB

Public Comment is limited to 3 minutes per person per item.

4. Action Items (VOTE TODAY).

- a. Approval of November 6, 2025, meeting minutes [See Attached](#)
- b. Applying for IHUB Designation
- c. CAC Position

Public Comment is limited to 3 minutes per person per item.

5. Discussion Items

6. Executive Director Report

- a. Streaming meetings (possible WebEx like OPPD meetings)
- b. Quarterly meetings in the evening
- c. January Meeting Date
- d. Anti-Displacement commitment and policy in the bylaws
- e. Filling the CAC opening
- f. Applying for IHub Designation
- g. Partnership agreements (To make sure partners align with our goals, mission, and vision)

Public Comment is limited to 3 minutes per person per item

7. Committee Reports

- a. Executive & Governance- [See Attached](#)
- b. Real Estate and Development - [See Attached](#)
- c. Finance- [See Attached](#)
- d. Operations - [See Attached](#)
- e. Community Advisory- [See Attached](#)
 - i. CAC Survey
 - ii. CAC Retreat

Public Comment is limited to 3 minutes per person per item

8. Project Reports

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

Public Comment is limited to 3 minutes per person per item.

9. Executive Session:

- a. I move that the Board 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:
Real Estate Development and Acquisition

Next Meeting: The next meeting is scheduled for Thursday, January 8, 2025, 9am at Metropolitan Community College.



November 6, 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)	√	Thomas Warren	√	Brook Aken	A
Mike Helgerson	A	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	√	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 November 4, 2025, notice of the Omaha Inland Port Authority Meeting on November 6, 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 October 2, 2025, Meeting Minutes Approval of October 2, 2025, meeting minutes Motion made by White to approve the October 2 minutes Seconded by Phillips				Approved 7-0 Helgerson and Aken absent	
McKinney	Y	Warren	Y	Aken	A	
Helgerson	A	Phillips	N	Hoppe	Y	
Riedmann	Y	Tapio	Y	White	Y	
3 b	Approval of By-Laws Motion made by Reidmann to approve Bylaws as presented Seconded by White				Approved 6-1 Helgerson and Aken absent	

McKinney	Y	Warren	Y	Aken	A
Helgerson	A	Phillips	N	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

4. Presentations:

- a) Presentation by Jim Reiff, Executive Director Nebraska Enterprise Fund – 5 mins
- b) Presentation by HR&A- ***Moved to progress report***
- c) Presentation for draft 2026 Budget- Catherine Maydew, Creative Planning

5. Executive Director Report

6. Committee Reports

- a) Executive & Governance-
- b) Real Estate and Development -
- c) Finance-
- d) Operations -
- e) Community Advisory-
 - i. CAC Survey
 - ii. CAC Retreat

7. Project Reports

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

8. Executive Session:

The Board will 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:

Real estate acquisition and development

Motion made by McKinney to enter into Executive Session

Seconded: White

Motion Carried 7-0: Absent, Helgerson, Aken

Executive Session Started at 11:10 AM

Motion made by Riedmann to end Executive Session

Seconded: White

Executive Session Ended:12:47PM

Motion Carried 7-0: Absent, Helgerson, Aken

Motion made by Warren to conclude OIPA Monthly Board Meeting

Seconded by Riedman to conclude OIPA Monthly Board Meeting

Motion Carried: 5-0, Absent: Helgerson, Aken White, Hoppe

9. Discussion Items

Next Meeting: The next meeting is scheduled for Thursday, December 4, 2025, 9am at Metropolitan Community College.

Public Comment is limited to 3 minutes per person per item.



Executive and Governance Committee

Meeting
Via TEAMS 10:00 AM
November 25, 2025

MEMBERS PRESENT: Sen Terrell Mckinney, Davielle Phillips,
Thomas Warren

ABSENT Carmen Tapio

STAFF: Gary Clark, Executive Director
Theola Cooper, Office Manager

Items to discuss/December Meeting Agenda Items

- Streaming meetings (possible WebEx like OPPD meetings)
- Quarterly meetings in the evening
- January Meeting Date – January 8, 2026
- Anti-Displacement commitment and policy in the bylaws
- Filling the CAC opening
- Applying for IHub Designation
- Partnership agreements (To make sure partners align with our goals, mission, and vision)
- Executive Session

Airport Business Park reporting procedures

Airport Business Park monthly meeting

HR&A reporting procedures regarding the Innovation District

Real Estate and Development Committee

Office Space Considerations

Community Advisory Committee

Survey

Retreat

Filling vacant position



THE OMAHA INLAND PORT AUTHORITY
REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 3:00pm

November 20, 2025

MEMBERS PRESENT:

Davielle Phillips
Jake Hoppe
Mike Reidmann

GUEST

Daniel Bennett, Omaha Municipal Land Bank

LEGAL COUNSEL

Mark Coulter

STAFF:

Garry Clark, Executive Director
Theola Cooper, Office Manager

Ice Breaker:

Discussion

A farmer co-op thinks the return of barge traffic farther upstream on the Missouri River is good for business

Source: Iowa Public Radio

<https://share.google/gncoqEAUezkDBqOdp>

Discussion Items

- A. Representation Agreement -
- B. Utilizing Basecamp
- C. Strategic Action Plan
- D. Airport Business Park
- E. Staff Hiring
- F. Office Space Considerations



Finance Committee Meeting

Via TEAMS 10:30 AM

November 19, 2025

MEMBERS PRESENT:

Carmen Tapio
Mike Helgersen
Ernest White

CONTRACT STAFF:

Catherine Maydew – Creative Planning

STAFF:

Garry Clark, Executive Director
Theola Cooper, Office Manager

Items to discuss:

- 1) **Budget**
 - a. **October Financials**
 - b. **2026 Budget**
- 2) **Accounts Payable.**
- 3) **Statement of Net Position.**
- 4) **Discussion regarding Interest Funds request made.**
- 5) **Other topics**

Omaha Inland Port Authority
Draft Budget FY2026

Proposed Budget 2026

Operating Revenue:

Interest from State funds	11,000,000
Federal Funds PIDP	40,000,000
Brownfield funds	500,000
Bank Interest	1,750,000
Lease Back to Operations Office Space	720,000

Total Operating Revenue:	<u>53,970,000</u>
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Operating Expenses:

Salaries, taxes, benefits	967,432
Legal Professional Fees	107,870
Accounting and Audit	116,000
Innovation District Consultants	490,000
Legal Contingency	250,000
Occupancy expenses	43,784
Marketing & communication expenses	26,380
Meeting, travel, food expenses	17,000
CAC direct expenses	101,913
Dues and subscriptions	39,963
Insurance	6,305
Transfers to Projects	89,000,000
Building Purchase	6,000,000
Capital Expenditures	21,253

Total Operating Expenses	<u>97,187,900</u>
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OPERATIONS COMMITTEE MEETING

Via TEAMS 8:30 AM

November 24, 2025

MEMBERS PRESENT:

Thomas Warren, Brook Aken,

ABSENT

Ernest White

LEGAL COUNSEL

Mark Coulter

STAFF:

Garry Clark, Executive Director
Theola Cooper, Office Manager

Executive Director Update

Strategic Action Plan

Budget Approval

Staff Hiring

Office Space Consideration

Finance Committee

Budget

October Financials

2026 Budget

Discussion regarding Interest Funds request made

Real Estate and Development Committee

Real Estate Representation Agreement

Airport Business Park

Return of Barge Traffic on the Missouri

A farmer co-op thinks the return of barge traffic farther upstream on the Missouri River is good for business

Source: Iowa Public Radio

<https://share.google/gncoqEAUezkDBqOdp>

Community Advisory Committee

Survey

Retreat

Other:



Community Advisory Committee Meeting

November 18, 2025

5:00 pm OIPA Offices

MEMBERS PRESENT

Bishop K Jevon Chambers
Osuman Issaka

STAFF

Garry Clark, Executive Director

These are notes from the CAC meeting held on November 18 with a follow-up scheduled, November 25.

The CAC discussed the following:

- Increase support from OIPA
- Update on surveys completion - 39
- Committee Member Onboarding process and items
- Training for Basscamp platform for all Committee Members
- Participation of CAC with all interview processes