



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.