

**MINUTES FOR THE INLAND PORT AUTHORITY MEETING
THURSDAY, JANUARY 2, 2025**

**LEGISLATIVE CHAMBERS @ 9:00 A.M.
1819 Farnam Street, Omaha, NE 68183**

Agenda and materials are available online at the City of Omaha web site [here](#).

MEMBERS PRESENT:

Brook Aken
Mike Helgerson
Terrell McKinney
Davielle Phillips
Michael Riedmann
Carmen Tapio
Tom Warren
Ernest White

ABSENT:

Jacob Hoppe

STAFF PRESENT:

Elizabeth Butler, City Clerk
Kimberly Hoelsing, Deputy City Clerk

Chair Terrell McKinney called the meeting to Order.

1. Roll Call

CERTIFICATION OF PUBLICATION – NOTIFICATION OF OPEN MEETING ACT

2. City Clerk certifies publication in the Daily Record on December 27, 2024, notice of the Inland Port Authority Meeting, January 2, 2025.

A current copy of the Open Meeting Act is posted in a white binder on the east wall of the Legislative Chambers.

ACTION ITEMS

3. Approval of minutes from the December 5, 2024 Meeting – [see attached](#). **(VOTE TODAY)**

MOTION by Tapio, SECOND by Helgerson to approve minutes

Yeas: Aken, Helgerson, Phillips, Riedmann, Tapio, Warren, White, McKinney

Absent: Hoppe

MOTION APPROVED 8-0

4. Partial Disbursement of DED Funding to Grantees for Airport Business Park – [see attached](#). **(VOTE TODAY)**

Chair McKinney opened the public hearing on Item 4.

PROPONENT:

Mike Maroney, OEDC, 2221 N 24th Street

OPPONENT:

Cheryl Weston, 1124 Pacific Street

No one else came forward and the public hearing was closed.

Questions and concerns were discussed by Inland Port Authority board members including what happens after the pre-development phase and what action, if any, would be required by the board at that time. Questions and confirmation remain regarding deadline restriction on the DED funds. It was confirmed that the Inland Port Authority board will have an opportunity to review OEDC's progress to determine timing and disbursement of remaining funding.

MOTION by White, SECOND by Warren to approve partial disbursement of DED funding to grantees for Airport Business Park

Yeas: Aken, Helgerson, Riedmann, Tapio, Warren, White

Nays: McKinney

Abstain: Phillips

Absent: Hoppe

MOTION APPROVED 6-1-1

5. Executive Search Firm Recommendations **(VOTE TODAY)**

Chair McKinney opened the public hearing on Item 5.

No one came forward and the public hearing was closed.

MOTION by Warren, SECOND by White to approve MGT Impact Solutions as the Executive Search Firm for the Executive Director

Yeas: Aken, Helgerson, Phillips, Riedmann, Tapio, Warren, White, McKinney

Absent: Hoppe

MOTION APPROVED 8-0

6. RFP Proposals for Consulting and Visioning for Innovation District **(VOTE TODAY)**

A. Invite top three to present to Inland Port Authority Board in February

Chair McKinney opened the public hearing on Item 6.

No one came forward and the public hearing was closed.

MOTION by Phillips, SECOND by White to accept the proposals

Yeas: Aken, Helgerson, Phillips, Riedmann, Tapio, Warren, White, McKinney

Absent: Hoppe

MOTION APPROVED 8-0

COMMITTEE REPORTS

7. Executive Committee report

Chair McKinney reported that the Executive Committee did not meet since the last board meeting in December.

8. Governance Committee report

Chair McKinney reported that the following items were discussed: legal assistance, executive search firm, draft agreement with OEDC, RFP for consulting and visioning, interest funds, need for certificate of liability insurance, administrative support, end of year reporting, community advisory committee, and the possibility of extending the funding deadline for 2027.

9. Real Estate and Development Committee report

Davielle Phillips reported that the following items were discussed: Good Life District designation, Forever North study, Metro Next Transit strategy, 24th and Lake Development Plan, and the North 24th Street Business Improvement District.

10. Finance Committee report

Carmen Tapio reported that the Finance Committee did not meet since the last board meeting in December.

11. Operations Committee report – [see attached](#).

Thomas Warren reported that the committee met on December 23rd. The committee invited Mark Coulter to join the meeting to discuss the proposed letter of engagement for legal services. following items were discussed: RFP for Executive Search Firm, obligation of funds by December 2027, lease agreement with Metro for meeting space beginning in February, and the invitation of Joel Pederson to discuss proposed letter of engagement for legal services for the Inland Port Authority.

12. Community Advisory Committee report

CALLED TO SPEAK:

Randi Peavy, 4524 Wirt Street, Community Advisory Committee board member

The committee met on December 16, 2024 and elected the following officers:

President: Osuman Issaka

Secretary – Melissa Youngblood

Treasurer – Randi Peavy

In addition, the committee discussed several community reports. The next meeting will be held on January 21, 2025 at 4:00 pm at the Network Spot.

DISCUSSION ITEMS

13. End of year report – due 12/31

The report was submitted to the Legislature on December 31st.

14. Possible changes to the deadline to disburse funds

Chair McKinney will get further clarification from the fiscal office in the Legislature specific to the deadline to disburse DED funds for the Airport Business Park.

15. Legal counsel

Letters of engagement for on-call consultation received.

INVITED TO SPEAK:

Mark Coulter, Rouse Frets White Goss Gentile Rhodes Law Firm, 6000 N Chatham Ave, Kansas City, MO 64151

Joel Pederson – JD Pederson Law Office, LLC, 1299 Farnam Street

The contracts for legal services will be on the February Inland Port Authority board agenda for consideration.

16. Administrative support for Inland Port Authority Board

INVITED TO SPEAK:

Theola Cooper, 2030 N 24th Street

The Operations committee will draft a job description and determine job type etc.

EXECUTIVE SESSION

17. Motion to go into Executive Session for the purpose of discussing RFP proposals for consulting and visioning for the innovation district.

Motion by White, SECOND by Riedmann to go into Executive Session to protect the public interest to only discuss RFP proposals for consulting and visioning for the innovation district

ROLL CALL:

Yeas: Aken, Helgerson, Phillips, Riedmann, Tapio, Warren, White, McKinney

Absent: Hoppe

MOTION APPROVED 8-0

Inland Port Authority went into Executive Session at 10:03 A.M.

Attending the Executive Session were the Inland Port Authority board members.

Upon returning from Executive Session, Chair McKinney stated that the only item discussed in Executive Session was the RFP proposals for consulting and visioning for the innovation district.

MOTION by Phillips, SECOND by Tapio to adjourn from Executive Session

ROLL CALL:

Yeas: Aken, Helgerson, Phillips, Riedmann, Tapio, Warren, McKinney

Absent: Hoppe, White

MOTION APPROVED 7-0

Inland Port Authority adjourned from Executive Session at 10:47 A.M.

ADJOURNMENT

**MOTION by Phillips, SECOND by Riedmann that the meeting be adjourned
Yeas: Aken, Helgerson, Phillips, Riedmann, Tapio, Warren, White, McKinney
Absent: Hoppe
MOTION APPROVED 8-0**

MEETING ADJOURNED AT: 10:47 A.M.

Next meeting date February 6, 2025 at 9:00 A.M.

DRAFT