September 3rd, 2026
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 minutes 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 follow:

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	√	Jen McKeone Deputy Economic Development Director	√	Joel Pedersen Legal Counsel	√
James Caraway II Sr. Director of Real Estate and Development	√	Myah Lanoux Chief of Staff	√	Mark Coulter Legal Counsel (Virtual)	√
Manne Cook Sr. Director of Planning & Innovation	√	Yolanda Williams Business Operations Manager	√		

BUSINESS MEETING

Call to Order – Roll Call

CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Chief of Staff certifies publication in the Daily Record on August 27th 2026, notice of the Omaha Inland Port Authority Meeting on September 3rd,2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 201A-B.

1. **Project Reports ~ Garry Clark**
    - **Strategic Action Plan – Manne & HR&A**
        i. Erin Lonoff presented progress on the district master plan, including concepts and financial feasibility for development near 30th and Ames and broader land use, trails, and greenway planning. The team is also developing an operating and organizational sustainability strategy, an economic and fiscal benefits case, freight and barge planning with WSP, and coordination with City planning. Detailed concepts, a real estate pro forma, and potential Board investment decisions are expected for discussion in October, with the planning work targeted for completion in 2026.
        ii. Potential operating revenue sources under study include public funding, value capture, earned income, and contributed income. The analysis will test market support, legal authority, leadership support, and alignment with the district vision. Ms. Lonoff said earned income alone is unlikely to fund operations, and public and philanthropic support may be particularly relevant in early years. A Board member asked for estimates by source; Ms. Lonoff said the team would model the sources and present costs, revenue potential, and tradeoffs.

    - **Airport Business Park Project ~ George Achola**
        i. George Archola reported on community benefits, recruitment, property activity, and finances. Pacific Engineering has executed its lease and is moving equipment into the Abbott Drive building; restroom construction and related occupancy work remain in progress. The project is expected to create approximately 150 jobs over five years, with an anticipated average salary around $74,000. The 24th and Taylor property remains occupied pending relocation of the existing business, anticipated in 2027. Planning for the Locust site includes road alignment, remediation, and a market and feasibility study. Development concepts are also being advanced for 6162 Abbott Drive.
        ii. Board and public discussion addressed local business recruitment, coordination with the Greater Omaha Chamber, the Municipal Land Bank, and direct community and CAC participation in developing community benefits agreements. Staff and the project team described a proposed shared framework with terms tailored to each employer. A prior estimate of approximately $10 million for road-related remediation at the Locust site is being updated; final cleanup scope depends on future uses. The project representative reported no specific new risk requiring Board action at this meeting

    - **Executive Director Report ~ Garry Clark**
        i. Executive Director Garry Clark reported continued developer, partner, and prospective tenant interest. Staff are refining a housing support framework and have engaged Nebraska Enterprise Fund for loan application support and

servicing, with OIPA retaining its internal review and decision process. Staff are preparing a developer RFQ for part of the 30th and Ames area and a procurement for fundraising or capital campaign assistance. A fall social is being planned for October 22.

ii. Mr. Clark and staff summarized a learning visit to Port KC, including its use of conduit bonding, sales tax exemption, community benefit contributions, developer engagement, and long-term revenue strategies. Members asked staff to learn from Port KC's challenges with displacement, local participation, and public engagement, and to seek more detail on investment in formerly redlined areas. Staff said those questions would inform OIPA's work and a future presentation may be arranged.

2. **Committee Reports**
   - Executive & Governance- Terrell McKinney
     i. The committee met August 25. It reviewed executive updates, accounts payable, the 2026 budget and 2027 budget planning. A special meeting to elect officers is anticipated; the date was not set.
   - Real Estate and Development - Davielle Phillips
     i. The committee met August 13. It reviewed the housing framework, property and lease discussions, Airport Business Park documentation, 30th and Ames planning, and other potential development partnerships. Staff clarified that the committee reviews project merits while the Impact Committee reviews funding recommendations.
   - Finance- Mike Helgerson
     i. The committee reviewed the budget, accounts payable, interest funds, and banking changes. Staff reported operations tracking to budget and a planned banking transition on October 13.
   - Operations - Thomas Warren
     i. The committee met August 26. It discussed the executive update, lobbyist engagement, Port KC lessons, 2027 budget planning, fundraising strategy, the 30th and Ames RFQ, and real estate matters. The report emphasized assigning responsibility for development fundraising and budgeting only secured revenue.
   - Community Advisory Committee- CAC Designee
     i. The CAC reported newly elected leadership, subcommittees, efforts to improve meeting participation, and more direct neighborhood engagement. TMG Consulting has a two-year survey contract; the 2026 survey questions are scheduled for review September 11, with a planned October 1 launch and December 31 close. The reported first-year survey cost is $17,215. A member proposed future questions about what would encourage displaced residents to return to North Omaha.

3. **Action Items (VOTE TODAY). ~ Garry Clark**

Agenda Item #	Description	Result
4A	Approval of August 6th, 2026, Meeting Minutes Motion made by Warren to accept August 6th, 2026, Minutes Seconded by Hoppe	Approved:7-0 Absent: Tapio, Helgerson

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

Closed session.

	Description	Result
	A motion was made by Phillips and seconded by White to enter closed session under Neb. Rev. Stat. § 84-1410 for the protection of the public interest and the reputation of persons who had not requested a public hearing, limited to real estate development opportunities and acquisition.	Approved:7-0 Absent: Tapio, Helgerson

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

Returned from closed session at 11:43 AM and session was adjourned.

Next Meeting: The next meeting is scheduled for Thursday, October 1st 2026, 9:00-11:00 AM at Metropolitan Community College.