



May 7th, 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 Helgersen	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	√	Ernest White	√
Garry Clark Executive Director	√	Jen McKeone Deputy Economic Development Director	A	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	√				

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 April 30th 2026, notice of the Omaha Inland Port Authority Meeting on May 7th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

3) Project Reports

a) Airport Business Park Project

- i) Representatives from the Airport Business Park team provided updates regarding ongoing acquisitions, development planning, and tenant recruitment efforts. Updates included progress on the Abbott property, 24th & Taylor, Enterprise Park, and additional airport-area development opportunities. The team discussed their business recruitment strategy focused on a mix of large, medium, and small businesses to support economic diversification and long-term sustainability. Discussion also included timelines for tenant

buildout, community benefits agreements, workforce development, Opportunity Zone designation opportunities, environmental remediation, and future infrastructure coordination.

Public Comment

4) Executive Director Report

- a) Executive Director Garry Clark provided organizational updates, including the ongoing HR&A strategic action planning process, recent stakeholder meetings, housing and innovation district planning, and updates regarding the Impact Fund. Staff also discussed recent visits to the Utah Inland Port Authority and ongoing discussions related to multimodal transportation and barge opportunities.
- b) Additional updates included:
 - Upcoming public unveiling event planned for early June.
 - Ongoing property acquisition and redevelopment efforts.
 - Progress related to the Innovation District and iHub initiatives.
 - Business retention and expansion activities.
 - Creative Construction Campus planning efforts.

Public Comment

5) Presentations & Discussion

- a) I Hub
 - i) **Julian Young Innovation Hub**
Representatives from the Julian Young Innovation Hub presented their proposal focused on entrepreneurship support, technical assistance, workforce alignment, capital readiness, and ecosystem development within the OIPA boundary.
 - ii) **Omaha Innovation Connection / Omaha 100**
Representatives from Omaha 100 presented their Innovation Connection proposal focused on entrepreneurship, financial coaching, workforce development, access to capital, incubator programming, and business attraction efforts within the Inland Port boundary.
- b) Housing
 - i) Staff presented a recommendation to move forward with Front Porch Investments and Lier Development as partners for administration and coordination of the housing initiative. Discussion focused on administrative oversight, future developer RFPs, and leveraging outside partnerships and funding sources.
- c) CAC Survey

Public Comment

6) Action Items (VOTE TODAY).

Agenda Item #	Description	Result
6 a	Approval of March 5th, 2026, Meeting Minutes Motion made by Warren to accept February 5, 2026, Minutes Seconded by White	Approved:9-0 Absent:

McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
6 b	Approval of CAC Survey Proposal to allow CAC to choose between TMG Consulting and the Lind Group Motion made by Warren to approve that the CAC select between the two proposals. Seconded by Reidmann				Approved 6-3 Absent:
McKinney	N	Warren	Y	Aken	Y
Helgerson	Y	Phillips	N	Hoppe	Y
Riedmann	Y	Tapio	N	White	Y
6 c	Approval of Housing Administration Partner Proposal Motion made by Hoppe to approve the selection of Front Porch and Lier Development. Seconded by Warren				Approved 9-0 Absent:
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Public Comment

	Approval of to amend agenda and move executive session before committee reports Motion made by Hoppe Seconded by White				Approved 9-0 Absent:
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

8. Executive Session:

The Board voted to 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 Opportunities and Acquisition**

	Motion made by Hoppe to go into Executive Session Seconded by Helgerson Executive Session commenced at 10:50 AM				Approved 9-0 Absent:
McKinney	A	Warren	Y	Aken	Y
Helgerson	A	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
Agenda	Motion made by Hoppe to end the Executive Session Seconded by Riedmann Executive Session concluded at 11:14				Approved 7-0 Absent: Tapio, Warren
McKinney	Y	Warren	A	Aken	Y

Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	A	White	Y

Open meeting reconvened at 11:15

7) Committee Reports

- Executive & Governance-
- Real Estate and Development -
- Finance-
- Operations -
- Community Advisory-
 - Committee reports were presented for Executive & Governance, Real Estate & Development, Finance, Operations, and the Community Advisory Committee. Topics included organizational budgeting, housing initiatives, real estate transactions, strategic planning, and community engagement efforts.

Next Meeting: The next meeting is scheduled for Thursday, June 4th 2026, 9am at Metropolitan Community College.