



February 5, 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 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	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	√	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 Myah Lanoux	√	Mark Coulter Legal Counsel	√
Theola M. Cooper Office Manager	√				

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 January 3, 2025, notice of the Omaha Inland Port Authority Meeting on February, 2026. 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 January 5, 2026 Meeting Minutes	Approved:
McKinney	Warren	Aken
Helgerson	Phillips	Hoppe
Riedmann	Tapio	White
3 b	Approval of Fund Agreement	

McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	

3c	Approval of OEDC Report				
McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	
3d	Approval of By-Laws				
McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	
3d	Approval of Hr&A Proposal				
McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	

4. Executive Director Report

- a) HR&A Proposal Brief
- b) New Website
- c) March Meeting Date
- d) Master Plan RFP Brief

5. Committee Reports

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

6. Project Reports

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

7. 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 Development Opportunities and Acquisitions
HR&A Proposal
Fund Agreement

	Motion made by McKinney to Seconded by Phillips Executive Session commenced at 11:31 am				Approved 9-0	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
Agenda	Motion made by McKinney to end the Executive Session Seconded by Aken Executive Session concluded at 1:37pm				Approved 9-0	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Open meeting reconvened at 1:39

8. Approval of Property Purchase4s

Agenda Item# 8					Approved 9-0	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Agenda Item # 8					Approved 8-1	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	N	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Agenda Item # 8	Property 2 6720 N. 16th Street, consists of a 59,120 SF (Office and Warehouse) with an acquisition cost of \$6.5M and an Estimated Total Development Cost: \$8.0M Motion made by McKinney pursuant to funding agreement by legal and staff to purchase Seconded by Riedmann				Approved 8-1	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	N	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Agenda Item # 8	Property 3 Enterprise Park (Lake View Business Park I) 1410 Locust Street, consists of a 66.27-acre site (44.27 developable acres) with an acquisition cost of \$11.5M and an estimated Total Development Cost of \$61.6M Motion made by McKinney pursuant to a funding agreement by legal and staff to purchase Seconded by Riedmann				Approved 7-2	
McKinney	Y	Warren	N	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	N	White		Y

Motion made by **Aken** to adjourn
Seconded by **Riedmann**
Meeting adjourned at 2:15 pm

Next Meeting: The next meeting is scheduled for Thursday, March 5, 2026, 9am: at Metropolitan Community College.