June 4th, 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)	A	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	√	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 Office Manager certifies publication in the Daily Record on May 28th 2026, notice of the Omaha Inland Port Authority Meeting on June 4th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

1) **Project Reports**
   a) Airport Business Park Project

OEDC reported continued progress with the Airport Business Park. The 150,000-square-foot facility at 5906 Abbott Drive was leased to a local manufacturer effective June 1, 2026. The company anticipates investing approximately $5 million and creating 150 jobs over five years, with an estimated average salary of $74,000. Planning, environmental review and business recruitment continue for the remaining properties.

Public Comment

2) **Executive Director Report**

a) Staff reported continued work on the Innovation District, Impact Fund, housing initiatives, property acquisition, community engagement and conduit bonding. Lessons from a visit to the Oklahoma City Innovation District emphasized the importance of sustainable operations, private-sector partnerships and programming before construction.

b) The Impact Fund includes a $1.2 million revolving loan fund and a $300,000 grant program. Staff is evaluating how to address limited applicant eligibility within the current OIPA boundary. Staff also announced upcoming Innovation District and annual meeting events, the development of the quarterly Port Report, and the hiring of a Business Operations Manager.

c) Financial reports showed OIPA operating below budget through April 2026. Staff and legal counsel continue to review outstanding state interest funds, reserve and investment options, employee benefits, compensation, housing funding and financial documentation requirements.

Public Comment

3) **Action Items (VOTE TODAY).**

<table>
<tr><th>Agenda Item #</th><th colspan="4">Description</th><th>Result</th></tr>
<tr><td>3 a</td><td colspan="4">Approval of May 7th, 2026, Meeting Minutes
Motion made by Helgerson to accept May7th, 2026, Minutes
Seconded by Tapio</td><td>Approved:8-0
Absent: McKinney</td></tr>
<tr><td>McKinney</td><td>A</td><td>Warren</td><td>Y</td><td>Aken</td><td>Y</td></tr>
<tr><td>Helgerson</td><td>Y</td><td>Phillips</td><td>Y</td><td>Hoppe</td><td>Y</td></tr>
<tr><td>Riedmann</td><td>Y</td><td>Tapio</td><td>Y</td><td>White</td><td>Y</td></tr>
<tr><td></td><td colspan="4"></td><td></td></tr>
<tr><td>3 b</td><td colspan="4">Approval of 30th & Ames Property Purchase
Motion made by Warren to approve the purchase. Seconded by White</td><td>Approved 8-0
Absent: Mckinney</td></tr>
<tr><td>McKinney</td><td>A</td><td>Warren</td><td>Y</td><td>Aken</td><td>Y</td></tr>
<tr><td>Helgerson</td><td>Y</td><td>Phillips</td><td>Y</td><td>Hoppe</td><td>Y</td></tr>
<tr><td>Riedmann</td><td>Y</td><td>Tapio</td><td>Y</td><td>White</td><td>Y</td></tr>
<tr><td></td><td colspan="4"></td><td></td></tr>
<tr><td>3 c</td><td colspan="4">Selection of CAC Members
Motion made by Aken to approve the selection Kimara Snipes and Terri Sanders. Seconded by Helgerson</td><td>Approved 7-1
Absent: McKinney</td></tr>
<tr><td>McKinney</td><td>A</td><td>Warren</td><td>Y</td><td>Aken</td><td>Y</td></tr>
<tr><td>Helgerson</td><td>Y</td><td>Phillips</td><td>N</td><td>Hoppe</td><td>Y</td></tr>
<tr><td>Riedmann</td><td>Y</td><td>Tapio</td><td>Y</td><td>White</td><td>Y</td></tr>
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Public Comment

4) **Committee Reports**
Executive and Governance Committee

The committee reviewed commissioner reappointments, housing implementation, the Innovation District and Airport Business Park. The HR&A contract was finalized at approximately $470,000, and Front Porch Investments was identified as the proposed housing initiative administrator pending future Board review.

Real Estate and Development Committee

The committee reviewed housing initiatives, property acquisitions, Airport Business Park activity and Innovation District planning. Members also discussed a potential home repair program for residents within the OIPA boundary.

Finance Committee

The committee reported that OIPA remained below budget through April 2026 and reviewed outstanding state interest funds, reserve and investment options, employee benefits and financial controls. Capital spending is increasing as Innovation District property acquisitions move forward.

Operations Committee

The committee reviewed commissioner reappointments, organizational continuity and housing implementation. Members also discussed developing a clearer timeline for future Board appointments and reappointments.

Community Advisory Committee

The CAC reviewed project updates, member recruitment, community engagement and its roles and responsibilities. The committee recommended TMG Consulting for the community outreach survey contract.

5) **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 **Phillips** to go into Executive Session Seconded by **White.** Executive Session commenced at 11:07 AM			Approved 8-0 Absent: McKinney	
McKinney	A	Warren	Y	Aken	Y
Helgerson	A	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
Agenda	Motion made by **Riedmann** to end the Executive Session Seconded by **Phillips** Executive Session concluded at 11:28 AM			Approved 8-0 Absent: McKinney	
McKinney	A	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Open meeting reconvened at 11:29 AM

Next Meeting: The next meeting is scheduled for Thursday, August 6th 2026, 4:30PM at Metropolitan Community College.