



March 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)	A	Thomas Warren	√	Brook Aken	√
Mike Helgerson	A	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	√	Ernest White	√
Staff					
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 and Community Engagement 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 February 27, 2026, notice of the Omaha Inland Port Authority Meeting on March 5, 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 February 5, 2026, Meeting Minutes Motion made by White to accept February 5, 2026, Minutes Seconded by Aken	Approved:7-0 Absent: McKinney, Helgerson			
McKinney	A	Warren	Y	Aken	Y
Helgerson	A	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

3 b	Approval of Conflict of Interest Motion made by White to approve the Conflict-of-Interest statute Seconded by Reidmann				Approved 7-0 Absent: McKinney, Helgerson
McKinney	A	Warren	Y	Aken	Y
Helgerson	A	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

4. Masterplan Presentations

- HR&A
- HBA

Public Comment is limited to 3 minutes per person per item

5. Executive Director Report

Public Comment is limited to 3 minutes per person per item

6. Committee Reports

- Executive & Governance-
- Real Estate and Development -
- Finance-
- Operations -
- Community Advisory-
 - CAC Survey Result Presentation

Public Comment is limited to 3 minutes per person per item

	Description	Result
	In respect to the time and unfinished business, Vice-Chair Phillips asked for the OIPA Board meeting to be extended by 1 hour. Motion made by White to extend the OIPA Board Meeting by 1 hour Seconded by Warren	Approved:7-0 Absent: McKinney, Helgerson
McKinney	A	Warren
Helgerson	A	Phillips
Riedmann	Y	Tapio

7. Project Reports

- Airport Business Park Project
- Alec Gorynski, SVP of Economic Development, Greater Omaha Chamber

Public Comment is limited to 3 minutes per person per item

8. Executive Session:

I move that the Board 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
Masterplan Proposals**

	Motion made by Tapio to go into Executive Session Seconded by Riedmann Executive Session commenced at 11:23 am					Approved 6-0 Absent: McKinney Helgerson	
McKinney	A	Warren	Y	Aken		Y	
Helgerson	A	Phillips	Y	Hoppe		Y	
Riedmann	Y	Tapio	Y	White		Y	
Agenda	Motion made by Tapio to end the Executive Session Seconded by Warren Executive Session concluded at 12:15pm					Approved 6-0 Absent: McKinney Helgerson Recused: Phillips	
McKinney	A	Warren	Y	Aken		Y	
Helgerson	A	Phillips	R	Hoppe		Y	
Riedmann	Y	Tapio	Y	White		Y	

Open meeting reconvened at

9. Actions Items 9 (VOTE TODAY)

Agenda Item# 9	Approval of Master Plan Proposal Motion made by Hoppe to postpone award of Master Plan consulting agreement pursuant to further refinement of scope and fee, considering consultants' presentations and changes in internal capabilities with new hires and other changes at OIPA. Legal and staff to assist proposers with vote on award held over to next meeting. Seconded by White					Approved 5-1 Absent: McKinney , Helgerson Recused: Phillips	
McKinney	A	Warren	N	Aken		Y	
Helgerson	A	Phillips	R	Hoppe		Y	
Riedmann	Y	Tapio	Y	White		Y	

Motion made by to adjourn **Reidmann**
Seconded by **Hoppe**
Meeting adjourned at 12:19pm

Next Meeting: The next meeting is scheduled for Thursday, April 2, 2026, 9am: at Metropolitan Community College.