



May 7th, 2026
Metropolitan Community College, Bldg. 21, Room 112, 9:00 A.M.
5300 N. 30th Street, Omaha, NE 68111

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:

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

- o Airport Business Park Project

Public Comment

4. Executive Director Report

Public Comment

5. Presentations & Discussion

- o I Hub
- o Housing
- o CAC Survey

Public Comment

6. Action Items (VOTE TODAY).

- o Approval of March 5th, 2026 meeting minutes
- o Approval of CAC Survey Proposal
- o Approval of Housing Partner Proposal

Public Comment

7. Committee Reports

- o Executive & Governance-
- o Real Estate and Development -
- o Finance-
- o Operations -

- o Community Advisory Committee-

Public Comment

8. Executive Session:

- o 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

****Public Comment is limited to 3 minutes per person per agenda item***

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



April 2nd, 2026
Metropolitan Community College, Bldg. 21, Room 112, 9:00 A.M.
5300 N. 30th Street, Omaha, NE 68111

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	X	Brook Aken	X
Mike Helgerson	X	Davielle Phillips	X	Jake Hoppe	A
Michael Riedmann	X	Carmen Tapio	X	Ernest White	X
Garry Clark Executive Director	X	Jen McKeone Deputy Economic Development Director	X	Joel Pedersen Legal Counsel	X
James Caraway II Sr. Director of Real Estate and Development	X	Myah Lanoux Chief of Staff Myah Lanoux	X	Mark Coulter Legal Counsel	X

1. Call to Order – Roll Call

2. CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on March 27th, 2026 notice of the Omaha Inland Port Authority Meeting on April 2nd, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

3. Project Reports

- o Airport Business Park Project (See materials for report)

Public Comment is limited to 3 minutes per person per item

4. Old Business

- o Master plan
- o Audit
- o Budget

Public Comment is limited to 3 minutes per person per item

5. Action Items (VOTE TODAY).

- o Approval of March 5th, 2026 meeting minutes
- o Budget Amendment
- o Audit Receiving & Filing
- o Masterplan Approval

Agenda Item #	Description					Result
5a	Approval of March 5, 2026, Meeting Minutes Motion made by Warren to accept March 5, 2026, Minutes Seconded by Aken (Motion Carried 7-0)					Approved: Absent: McKinney, Hoppe
McKinney	A	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	A	
Riedmann	Y	Tapio	Y	White	Y	
5b	Approval of Budget Amendment Motion made by White to approve the budget amendment Seconded by Tapio (Motion Carried 7-0)					Approved: Absent: McKinney, Hoppe
McKinney	A	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	A	
Riedmann	Y	Tapio	Y	White	Y	
5c	Accept & File Audit Motion made by Tapio to accept & file Seconded by Helgerson (Motion Carried 7-0)					Approved: Absent: McKinney, Hoppe
McKinney	A	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	A	
Riedmann	Y	Tapio	Y	White	Y	
5d	Approval of Master plan Development Consultant (See: 3-31-2026 Board Recommendation Memorandum from Executive Director) Motion made by Tapio to approve HR&A Advisors as the Prime Consultant to complete the Development Master Plan Scope of Work not to exceed \$475,000 Seconded by Helgerson					Approved: Absent: McKinney, Hoppe
McKinney	A	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Abstained (NADC C-2 On File)	Hoppe	A	
Riedmann	Y	Tapio	Y	White	Y	

6. Committee Reports (See Materials for Reports)

- o Executive & Governance-
- o Real Estate and Development -
- o Finance-
- o Operations -
- o Community Advisory Committee-

Public Comment is limited to 3 minutes per person per item

7. Executive Director Report (See Materials for Report)

Public Comment is limited to 3 minutes per person per item.

8. Executive Session:

- o 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 subject:

Real Estate Development Opportunities and Acquisition

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

Next Meeting: The next meeting is scheduled for Thursday, May 7th 2026, 9am at Metropolitan Community College.



Executive and Governance Committee

Meeting
Via TEAMS 10:00 AM
April 28th, 2026

MEMBERS PRESENT:

Sen Terrell Mckinney
Davielle Phillips,
Carmen Tapio
Thomas Warren

STAFF:

Gary Clark, Executive Director
Jen McKeone

- **Executive Director Update**
- **Finance Committee**
 - Budget
 - Interest Funds
 - Retirement Accounts
- **Real Estate and Development Committee**
 - Real Estate Update
 - Airport Business Park
 - Housing
- **Community Advisory Committee**
- **Board Nominations Committee Discussed.**



THE OMAHA INLAND PORT AUTHORITY
REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 3:00pm

APRIL 16TH 3:00 PM

MEMBERS PRESENT:

Davielle Phillips
Jake Hoppe –Left Meeting early

CONSULTANTS:

John Heine – Oak Investments
Spencer Goldenberg – Oak Investments

STAFF:

Garry Clark, Executive Director
Jen McKeone, Deputy Economic Development Director
James Caraway II, Sr. Director of Real Estate and Industry

Discussion Items

1. Housing
 - a. Flexible design framework – architectural standards and urban beautification
 - b. RFP for Housing Administration due next week
 - c. Land Bank Application, will have follow-up meeting.
 - d. City Lot Acquisition, having follow up with City on properties.
2. Real Estate Transactions/Updates
Large Property final purchase agreement approved as to form
Property due diligence occurring
3. OIPA HQ
 - a. Extension of Lease on a month by month until permanent location found
4. Airport Business Park; Negotiations with prospect to occupy entire building and bring new jobs to N. Omaha.
5. Innovation District, property acquisition strategy being devised.
6. Master Plan/Strategic Action Plan- to start next week.
7. Meeting Times meeting will be moved due to conflicts.



Finance Committee Meeting

Via TEAMS 2:00 PM

April 27th, 2026

MEMBERS PRESENT:

Carmen Tapio
Mike Helgerson
Ernest White

CONTRACT STAFF:

Catherine Maydew – Creative Planning

STAFF:

Garry Clark, Executive Director
Jenn McKeone

Agenda:

- 1) Bank Check In
- 2) Budget & Finance Reports – New Report Style
- 3) Retirement Accounts
 - a. The Committee gave power to staff to move forward with the decision.
- 4) OEDC
- 5) Accounts Payable
- 6) Interest Funds
- 7) Other topics



OPERATIONS COMMITTEE MEETING

Via TEAMS 8:30 am

May 1st, 2026

MEMBERS PRESENT:

Thomas Warren
Brook Aken
Ernest White

STAFF:

Garry Clark, Executive Director
Jen McKeone

Executive Director Update

Staff Handbook
Office Space
HR&A Strategic Action Plan (PIDP/Barge)
Launch event
Annual Meeting –August
Nominations Committee (T.H.)

Finance Committee

Budget
Interest Funds

Real Estate and Development Committee

Real Estate Update
Airport Business Park
Housing

Community Advisory Committee

(application for CAC)

Community Advisory Committee (CAC) Meeting Summary

Date: April 21, 2026

Prepared for: Omaha Inland Port Authority Board Packet

Overview

The Community Advisory Committee (CAC) convened to receive project updates, discuss its role in supporting community engagement, and identify strategies to strengthen communication and transparency with residents and stakeholders.

Project & Development Updates

- Multiple properties within the Inland Port boundary continue to advance through acquisition and due diligence.
- A 150,000 sq. ft. facility on Abbott Drive is in active negotiations with a potential manufacturing operator, expected to bring:
 - Hundreds of jobs
 - Average wages exceeding \$50,000
 - Workforce partnerships with local training providers
- Additional sites, including the Airport One property (67 acres), are progressing through environmental review and planning, with anticipated site preparation within the next year.
- Ongoing efforts remain focused on job creation, quality employment, and long-term community benefit.

CAC Role & Focus

The Committee discussed and reaffirmed its core purpose as a bridge between the community and the Authority.

- The CAC does not serve as a governing body, but rather:
 - Shares information with the community
 - Gathers feedback and community perspectives
 - Supports awareness of projects, programs, and opportunities

Members acknowledged the importance of clarifying this role to ensure alignment and effectiveness moving forward.

Community Engagement & Communication

A central theme of the meeting was the need to strengthen community understanding, trust, and participation.

Key priorities include:

- Providing clear, consistent, and accessible information about the Inland Port
- Increasing visibility in the community through events and partnerships
- Meeting residents where they are, rather than relying solely on formal meetings
- Continuing to build trust through transparency and ongoing dialogue

Members emphasized that meaningful engagement will require consistent, long-term effort.

Operational Improvements

The CAC identified opportunities to improve its effectiveness, including:

- Strengthening meeting preparation and coordination
- Aligning on shared messaging and materials
- Exploring more structured approaches to engagement, including potential subcommittees or targeted outreach efforts

The Committee is committed to improving internal alignment to better serve the community.

Community Survey RFP Update

- The CAC received 19 proposals for the community survey initiative
- Submissions were reviewed and narrowed based on alignment with budget and scope
- Next steps include:
 - Finalizing top recommendations
 - Presenting a preferred vendor to the Board for consideration

This work will support ongoing community input and data-informed decision-making.