



**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 27<sup>th</sup>, 2026 notice of the Omaha Inland Port Authority Meeting on April 2<sup>nd</sup>, 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 5<sup>th</sup>, 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: <b>McKinney, Hoppe</b>
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: <b>McKinney, Hoppe</b>
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: <b>McKinney, Hoppe</b>
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: <b>McKinney, Hoppe</b>
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 7<sup>th</sup> 2026, 9am at Metropolitan Community College.