



August 6th, 2026

**Metropolitan Community College, Swanson Conference Center, 4:30 P.M.
5300 N. 30th Street, Bldg. 22 Rooms 201A-B, 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)	√	Thomas Warren	√	Brook Aken	√
Mike Helgersen	√	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 Chief of Staff certifies publication in the Daily Record on July 31st 2026, notice of the Omaha Inland Port Authority Annual Meeting on August 6th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 201A-B.

1. Project Reports ~ Garry Clark

- o Airport Business Park Project ~ George Achola
OEDC provided an update on Airport Business Park activities, including continued development planning at 24th & Taylor, 5906 Abbott Drive, 1410 Locust Street, and 6162 Abbott Drive. PEI is proceeding with improvements at 5906 Abbott Drive and anticipates creating approximately 150 permanent jobs with an average salary of approximately \$74,000. Board members discussed

project timelines, community benefits agreements, financial forecasting, and communication with the Board.

2. Executive Director Report |Annual Report ~ Garry Clark

The Executive Director provided a first-year organizational update highlighting progress on the Innovation District, Airport Business Park, Creative Construction Campus, Impact Fund, housing initiatives, property acquisition, and community engagement. OIPA reported approximately \$125.3 million in public investment under management, \$73.92 million deployed, 24 properties acquired, more than 900 community and stakeholder engagements, seven Impact Fund grants awarded, and a clean 2025 audit.

3. Committee Reports (Available online * no presentation)

4. Action Items (VOTE TODAY). ~ Garry Clark

Agenda Item #	Description						Result
4A	Approval of June 4th, 2026, Meeting Minutes Motion made by Helgerson to accept May7th, 2026, Minutes Seconded by White						Approved:7-0 Absent: Aken, Hoppe
McKinney	Y	Warren	Y	Aken			A
Helgerson	Y	Phillips	Y	Hoppe			A
Riedmann	Y	Tapio	Y	White			Y
4B	Approval of Conduit Bonding Language Motion made by Riedman to approve the language. Seconded by Tapio						Approved 7-0 Absent:
McKinney	Y	Warren	Y	Aken			A
Helgerson	Y	Phillips	Y	Hoppe			A
Riedmann	Y	Tapio	Y	White			Y
4C	Approval of Lier Contract Motion made by White to approve the contract. Seconded by Riedmann						Approved 7-0 Absent:
McKinney	Y	Warren	Y	Aken			A
Helgerson	Y	Phillips	Y	Hoppe			A
Riedmann	Y	Tapio	Y	White			Y
4D	Approval of Impact Grant Awards Motion made by Riedmann to approve the awards. Seconded by Tapio						Approved 7-0 Absent:
McKinney	Y	Warren	Y	Aken			A
Helgerson	Y	Phillips	Y	Hoppe			A
Riedmann	Y	Tapio	Y	White			Y

4E	Selection of Board Officers: Following paper-ballot voting, the Board selected Terrell McKinney as Chair, Mike Riedmann as Vice Chair, Mike Helgerson as Secretary, and Ernest White as Treasurer.	
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5. Inaugural Port Awards

Next Meeting: The next meeting is scheduled for Thursday, September 3th 2026, 9:00-11:00 AM at Metropolitan Community College.