



March 5th, 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 February 27th, 2026 notice of the Omaha Inland Port Authority Meeting on March 5th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

3. Action Items (VOTE TODAY).

- o Approval of February 5th, 2026 meeting minutes
- o Approval of COI

4. Executive Director Report

- o April Meeting Date
- o Acquisition single family lots (update)
- o Strategic planning
- o Business Breakfast
- o Impact Fund
- o Partnership MOU update

Public Comment is limited to 3 minutes per person per item

5. Committee Reports

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

Public Comment is limited to 3 minutes per person per item

6. Project Reports

- o Airport Business Park Project

- o Alec – Chamber Presentation
- o Masterplan Presentations
 - HR&A
 - HBA
- o Presentation audit draft

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

7. 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
Masterplan Proposals

8. Action Items (VOTE TODAY).

- o Approval of Masterplan Proposal

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

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



February 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)	√	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 Myah Lanoux	√	Mark Coulter Legal Counsel	√
Theola M. Cooper Office 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 January 3, 2025, notice of the Omaha Inland Port Authority Meeting on February, 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 January 5, 2026 Meeting Minutes	Approved:
McKinney	Warren	Aken
Helgerson	Phillips	Hoppe
Riedmann	Tapio	White
3 b	Approval of Fund Agreement	

McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	

3c	Approval of OEDC Report				
McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	
3d	Approval of By-Laws				
McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	
3d	Approval of Hr&A Proposal				
McKinney		Warren		Aken	
Helgerson		Phillips		Hoppe	
Riedmann		Tapio		White	

4. Executive Director Report

- a) HR&A Proposal Brief
- b) New Website
- c) March Meeting Date
- d) Master Plan RFP Brief

5. Committee Reports

- a) Executive & Governance-
- b) Real Estate and Development –
- c) Finance-
- d) Operations –
- e) Community Advisory-
 - i. CAC Survey-

6. Project Reports

- a) Airport Business Park Project Report
 - i. Progress Report-
- b) HR&A Project Report

7. Executive Session

The Board will 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 Acquisitions
HR&A Proposal
Fund Agreement

	Motion made by McKinney to Seconded by Phillips Executive Session commenced at 11:31 am				Approved 9-0	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
Agenda	Motion made by McKinney to end the Executive Session Seconded by Aken Executive Session concluded at 1:37pm				Approved 9-0	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Open meeting reconvened at 1:39

8. Approval of Property Purchase4s

Agenda Item# 8					Approved 9-0	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Agenda Item # 8					Approved 8-1	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	N	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Agenda Item # 8	Property 2 6720 N. 16th Street, consists of a 59,120 SF (Office and Warehouse) with an acquisition cost of \$6.5M and an Estimated Total Development Cost: \$8.0M Motion made by McKinney pursuant to funding agreement by legal and staff to purchase Seconded by Riedmann				Approved 8-1	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	N	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Agenda Item # 8	Property 3 Enterprise Park (Lake View Business Park I) 1410 Locust Street, consists of a 66.27-acre site (44.27 developable acres) with an acquisition cost of \$11.5M and an estimated Total Development Cost of \$61.6M Motion made by McKinney pursuant to a funding agreement by legal and staff to purchase Seconded by Riedmann				Approved 7-2	
McKinney	Y	Warren	N	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	N	White		Y

Motion made by **Aken** to adjourn
Seconded by **Riedmann**
Meeting adjourned at 2:15 pm

Next Meeting: The next meeting is scheduled for Thursday, March 5, 2026, 9am: at Metropolitan Community College.

DRAFT



Executive and Governance Committee

Meeting

Via TEAMS 10:00 AM

February 24th, 2026

MEMBERS PRESENT:

Sen Terrell Mckinney
Davielle Phillips,
Carmen Tapio
Thomas Warren

STAFF:

Gary Clark, Executive Director
Myah Lanoux, Chief of Staff

Agenda

- Board Meeting Agenda
- Finance
 - Interest Funds
 - Did request current update and submit the forms for funding
 - Levy Interest Funds
 - Perkins Interest Funds
- RED Committee
 - Airport Business Park
 - Masterplan
 - 8 min public presentation
 - Real estate update
- CAC
 - Planning



THE OMAHA INLAND PORT AUTHORITY
REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 3:00pm

FEBRUARY 19, 2026

MEMBERS PRESENT:

Davielle Phillips
Jake Hoppe
Mike Reidmann

LEGAL COUNSEL:

Joel Pedersen
Mark Coulter

CONSULTANTS:

John Heine – Oak Investments
Spencer Goldenberg – Oak Investments

STAFF:

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

Discussion Items

1. Housing
2. Innovation District Budget
 - a. Appendix A Internal copy
3. Real Estate Transactions/Updates
 - a. Comp analysis - Review
 - b. 2845 Ames
 - c. 2909 Ames
 - d. 2815/4201 (Silo) – Recommendation
4. OIPA HQ
5. Airport Business Park
6. Innovation District
7. Master Plan



Finance Committee Meeting

Via TEAMS 10:30 AM

February 18, 2026

MEMBERS PRESENT:

Carmen Tapio
Mike Helgerson
Ernest White

CONTRACT STAFF:

Catherine Maydew – Creative Planning

STAFF:

Garry Clark, Executive Director
Myah Lanoux, Chief of Staff

Agenda:

- 1) Budget & Finance Reports
- 2) Accounts Payable.
- 3) Discussion regarding Interest Funds.
- 4) OEDC Invoices/ Receipts
- 5) OIPA Retirement
- 6) Other topics

Document Folder: [February 2026](#)

Notes:

Budget & Finance Reports - reviewed

Accounts Payable – all accounts current

Discussion regarding Interest Funds.

- Monthly request
- OEDC interest in interest funds
- Perkins Co. Canal Project Fund Fund Items (June 30, 2026?)

OEDC Invoices/ Receipts

OIPA Retirement

Other topics

**Omaha Inland Port Authority
Budget vs. Actual
Jan 2026**

	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
State Interest Funds	\$0.00	\$25,000.00	(\$25,000.00)	0.00%
Grant Funds	\$0.00	\$3,375,000.00	(\$3,375,000.00)	0.00%
Bank Interest	\$0.00	\$153,725.25	(\$153,725.25)	0.00%
Rental Income	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
Total Income	\$0.00	\$3,558,725.25	(\$3,558,725.25)	\$0.00
Expense				
5000 - Employee Compensation	\$47,824.61	\$69,783.33	(\$21,958.72)	68.53%
5005 - Fringe Benefits	\$3,595.40	\$6,426.50	(\$2,831.10)	55.95%
5010 - Employer Taxes	\$3,949.14	\$5,497.87	(\$1,548.73)	71.83%
5020 - Contracted Services	\$67,751.41	\$80,239.00	(\$12,487.59)	84.44%
5025 - Subscriptions	\$2,139.80	\$3,154.00	(\$1,014.20)	67.84%
5040 - Utilities	\$1,275.66	\$1,270.00	\$5.66	100.45%
5045 - Office equipment & supplies	\$1,862.37	\$233.33	\$1,629.04	798.17%
5055 - Travel	\$27.48	\$833.37	(\$805.89)	3.30%
5056 - Communication & Tech Tools	\$1,166.38	\$1,958.37	(\$791.99)	59.56%
5060 - Rental Expenses	\$2,083.33	\$2,103.63	(\$20.30)	99.04%
5065 - Community Outreach	\$2,378.49	\$6,333.37	(\$3,954.88)	37.55%
5070 - Insurance	\$396.25	\$525.38	(\$129.13)	75.42%
5090 - Board Expenses	\$32.67	\$40.00	(\$7.33)	81.68%
5100 - Bank Service Fees	\$239.30	\$41.63	\$197.67	574.83%
5120 - Membership & Dues	\$25.00	\$176.25	(\$151.25)	14.18%
Total - Expense	\$134,747.29	\$178,616.03	(\$43,868.74)	75.44%
Net Ordinary Income	(\$134,747.29)	\$3,380,109.22	(\$3,514,856.51)	-3.99%
Other Income and Expenses				
Other Expense				
8001 - Capital Outlay - over \$5,000	\$10,000.00	\$50,000.00	(\$40,000.00)	20.00%
Total - Other Expense	\$10,000.00	\$50,000.00	(\$40,000.00)	20.00%
Net Other Income	(\$10,000.00)	(\$50,000.00)	\$40,000.00	20.00%
Net Income	(\$144,747.29)	\$3,330,109.22	(\$3,474,856.51)	-4.35%



OPERATIONS COMMITTEE MEETING

Via TEAMS 8:00 am

February 24th, 2026

MEMBERS PRESENT:

Thomas Warren
Brook Aken
Ernest White

STAFF:

Garry Clark, Executive Director
Myah Lanoux Chief of Staff

Executive Director Update

Office Space Update
Airport Business Park
Innovation District
Masterplan
COI
Non Profit Document
Request Letter

Finance Committee

Budget
January 2026 Financials
Interest Funds

Real Estate and Development Committee

Real Estate Update
Airport Business Park
Creative Housing Campus – Updates and discussion

Community Advisory Committee

Planning Sessions

Other:

OIPA Handbook

Omaha Inland Port Authority Monthly Community Advisory Committee Meeting Minutes

Meeting Date and Time

Date of Meeting: Tuesday February 24, 2026
Time of Meeting: 5:00 PM

Meeting Location

Location of Meeting:

Meeting Attendees

Present at Meeting: Garry Clark, Osuman Issaka, Joe Higgins, Melissa Youngblood, Candice Price, Kevin Chambers, Akeydra Hagens, Elaina Nichols, Theola Cooper, Maya Lenoux-Ngyuen

Absent from Meeting: Ashlei Spivey, Lavonya Goodwin, Mike Maroney

Additional Attendees: Davielle, Ernest

The regular meeting of the Community Advisory Committee of Omaha Inland Port Authority was called to order at 5:07 PM on February 24, 2026 by Osumanu Issaka.

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and approved. Motioned by Melissa Youngblood and seconded by K. Jevon Chambers

III. Consideration of Open Issues

1. Inland Port Authority Meeting Updates
 - Garry Clark took the floor
 - Masterplan will be set out on March 5th at the OIPA meeting
 - Two presentations to be done- 8 minutes a piece
 - Basham & Associates
 - HR & A
 - 2025 Survey Results will be presented by Dr. Schafer from UNO
 - Visiting other Inland Port Authorities/CAC in the works
 - Options
 - Salt Lake City
 - San Antonio
 - Kansas City

- Melissa to post on Basecamp to identify CAC Members interested in going
 - Housing Updates
 - Looking to create 20 single family homes
 - Looking into work with places like
 - Front Porch
 - Spark
 - Habitat for Humanity
 - Looking to put \$6 million towards housing, 330K per lot and wanting 20 lots.
 - Impact for Entrepreneurs
 - Money has to be spent with in the boundaries of the OIPA.
 - Earmarked at \$1.5 Million
 - Mayah took the floor
 - 2 positions for the OIPA
 - Communications
 - Innovation Planner
 - Mayah has 4 people to do in person interviews with for administrative position
 - Narrowed down from 100
 - 3 of the 4 currently live within the boundary.

2. Roundtable

- Joe Higgins-
 - Concerns on the following for the CAC
 - What is our defined job?
 - What are our roles in the CAC?
 - Community outreach, chair, co-chair etc.
 - Standardize meeting cadence for Monthly Meetings
 - Request of the board to provide their expectations of the CAC in a one page directive
- Candice Price
 - Update on the survey
 - Dr. Schafer to attend the March 5th OIPA Meeting as well as the March 17th CAC Quarterly Meeting for Survey.
 - Used \$500 of the budge to donate to the Empowerment Conference for allowing Candice to present and get the information about the survey out there.
 - Price quoted for 2026 survey increased from last year.
 - Will look into getting a 3rd bid for the survey and will reach out to another potential collaborator.
 - Worked with Mayah on the budget review
 - Break down is as follows:
 - \$15,000 for travel
 - \$20,000 for Marketing
 - \$10,000 for events (quarterly meetings)

- \$10,000 for Contingency or Slush bucket
 - Total is \$55,000
 - This leave a potential \$45,000 of the \$100,000 annual budget.
 - At this time does not feel that a Retreat is needed.
- Elaina Nichols
 - Review of the Conflict of Interest information
 - Asked about partnering with the Coffee with Developers.
 - Noted by other members of the CAC that we need to get multiple groups as options to be able to move forward with this kind of thing.
 - Requested a glossary for what the CAC/OIPA can do
 - A way to better answer the public's questions when being asked.
- Akeydra Hagens
 - Nothing at the moment- her concerns were addressed last month
- Melissa Youngblood
 - Reiterating with Joe Higgins mentioned
 - Time Commitment
 - Meetings etc.
 - Where do we want to go for travel to see other IPA's and their processes
 - Will be using Basecamp to send everything out to the CAC members for updates etc.
 - One pager to be provided of the highlights of this meeting for CAC member attending the OIPA meeting March 5th.
- Osuman Issaka
 - How do we come up with conclusions to issues arising?
 - Is enthusiastic about all of the callouts
 - Does not see the need for the retreat.

V. Agenda and Time of Next Meeting

The next meeting will be held at 5PM on Tuesday April 25, 2026 at:
 Omaha Inland Port Authority Office
 4411 Florence Blvd. Unit 001
 Omaha, NE 68110

The Quarterly Meeting Cadence is as follows:

- March 17th
- June 16th
- September 15th
- December 15th

To take place at Metropolitan Community College Fort Omaha Campus, Building 10, Room 110 from 6-7 pm.

The meeting was adjourned at 7:00 PM by Osumanu Issaka.

Minutes submitted by: Melissa A Youngblood
Minutes approved by: Osumanu Issaka