



**January 5, 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 December 26, 2025 notice of the Omaha Inland Port Authority Meeting on January 5, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

**3. Action Items (VOTE TODAY).**

- a. Approval of December 4 2025, meeting minutes
- b. Approval of Budget for FY2026

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

**4. Discussion Items**

**5. Executive Director Report**

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

**6. Committee Reports**

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

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

**7. Project Reports**

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

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

**8. Executive Session:**

- a. 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

**9. Real Estate Acquisition Approval**

- a. Office Space
- b. Property 1
- c. Property 2
- d. Property 3

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



**December 4, 2025**  
**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](http://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	A	Ernest White	√
Garry Clark Executive Director	√	Joel Pedersen Legal Counsel	√		
Theola M. Cooper Office Manager	√	Mark Coulter Legal Counsel	√		

**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 November 28, 2025, notice of the Omaha Inland Port Authority Meeting on December 4, 2025. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

**3. Presentations:**

- a) **Tim Kenny – Housing**
- b) **Julian Young – IHUB**
- c) **Trevon Brooks- IHUB**

**4. Action Items (VOTE TODAY).**

Agenda Item #	Description	Result			
3 a	Approval of November 6, 2025, Meeting Minutes Motion made by Riedmann to approve November 6 Meeting Minutes Second by White	<b>Approved 8-0</b> Absent- Tapio			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	A	White	Y

Agenda 3 c	Approval to Apply for IHUB Designation – Complete application for review with the Board, to submit by deadline Motion made by Reidmann to complete application for IHUB Designation Second by Hoppe					<b>Approved 7</b> Abstention- White Absent - Tapio
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	Y	
Riedmann	Y	Tapio	A	White	AB	
Agenda 3 c	Approval of Eliana Nichols for CAC Motion made by White to approve Eliana Nichols for the Community Advisory Committee Second by Phillips					<b>Approved 8-0</b> Absent- Tapio
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	Y	
Riedmann	Y	Tapio	A	White	Y	

## 5. Discussion Items

## 6. Executive Director Report

- a) Streaming meetings via ZOOM
  - i. Jen McKeone, Deputy Director of Real Estate and Economic Development
  - ii. James Caraway – Senior Director of Real Estate
- b) Quarterly meetings in the evening
  - i. Have an annual evening Board meeting
  - ii. Quarterly meetings would happen at the OIPA office and provide an opportunity to have a conversation with the community; No quorum, would not replace any board meeting
- c) January Meeting Date – January 5, 2026- research availability for date for Sen. McKinney to attend as the Legislature goes into session, January 7. Will contact MCC.
- d) Anti-Displacement commitment and policy in the bylaws
- e) Filling the CAC opening
- f) Applying for IHub Designation
- g) Partnership agreements (To make sure partners align with our goals, mission, and vision)
- h) Discussion regarding annual meeting in August and terms of the officers.

## 7. Committee Reports

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

## 8. Project Reports

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

## 9. 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 acquisition and development**

**Legal Advice, and guests from Burlington, OEDC, NP Dodge**

Agenda	Executive Session commenced at 11:40 am Motion made by McKinney to go into Executive Session Second by Phillips Executive Session commenced at 11:40 am				<b>Approved 8-0</b> Absent - Tapio	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	A	White		Y
Agenda	Motion made by Reidmann to conclude Executive Session Second by White Executive Session ended: 12:56 pm				<b>Approved 7-0</b> Absent – Tapio, Helgerson	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	A	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	A	White		Y

	Motion made by Warren to make a recommendation for permission for OEDC and Burlington Capital to proceed to purchase two properties. Second by White				<b>No- 5</b> <b>Yes – 2</b> <b>Absent- Tapio,</b> <b>Helgerson</b>	
McKinney	N	Warren	Y	Aken		N
Helgerson	A	Phillips	N	Hoppe		N
Riedmann	N	Tapio	A	White		Y

	Motion made by Reidmann to recommend approval for disbursement of funds necessary for OEDC and Burlington Capital to complete due diligence and prepare for closing on site acquisition for all three properties identified in closed session subject to OIPA oversight and approval to exercise the options pursuant to Contract 24-11-271 at the January board meeting. Second by Aken				<b>Yes-6</b> <b>No – 1</b> <b>Absent – Tapio,</b> <b>Helgerson</b>	
McKinney	Y	Warren	N	Aken		Y
Helgerson	A	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	A	White		Y

Motion made by Reidman to adjourn the Omaha Inland Port Authority Business Meeting  
Second by Hoppe. Meeting adjourned at 1:05pm

**Next Meeting:** The next meeting is scheduled for Thursday, January 8, 2025, 9am: at Metropolitan Community College.

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

**Omaha Inland Port Authority  
Draft Budget FY2026**

	Operating Fund	Innovation District	Airport Business Park
<b>Reserves by Fund</b>	2,499,082	29,329,875	83,918,308
<b>Total Reserves by Fund</b>	<u>2,499,082</u>	<u>29,329,875</u>	<u>83,918,308</u>
<b>Sources of Funds</b>			
State Receipts: Interest	-		
Federal Funds PIDP		40,000,000	
Brownfield funds		500,000	
Bank Interest	62,477	733,247	1,048,979
Lease Back to Operations Office Space	720,000		
<b>Total Resources Available</b>	<u>3,281,559</u>	<u>70,563,122</u>	<u>84,967,287</u>
<b>Uses of Funds</b>			
Salaries, taxes, benefits	1,010,492		
Legal Professional Fees	107,870		
Accounting and Audit	116,000		
Innovation District Consultants		460,000	
Legal Contingency	250,000		
Marketing & communication expenses	23,500		
Meeting, travel, food expenses	18,115		
CAC direct expenses	76,000		
Strategic plan design	30,000		
Dues and subscriptions	39,963		
Occupancy Expenses	43,784		
Insurance	6,305		
Building Purchase		6,000,000	
Capital Expenditures			
<b>Transfers out</b>			83,000,000
<b>Total Uses &amp; Transfers</b>	<u>1,722,029</u>	<u>6,460,000</u>	<u>83,000,000</u>
<b>Sources minus Uses</b>	<u>1,559,530</u>	<u>64,103,122</u>	<u>1,967,287</u>



## Executive and Governance Committee

Meeting

Via TEAMS 10:00 AM

December 30, 2025

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### **MEMBERS PRESENT:**

Sen Terrell Mckinney, Davielle Phillips,  
Carmen Tapio, Thomas Warren

### **STAFF:**

Gary Clark, Executive Director  
Theola Cooper, Office Manager

### **Items Discussed**

- By-Laws
- Interest Funds
- Meeting Agenda

### **Airport Business Park reporting procedures**

Airport Business Park monthly meeting

Provide information to the OIPA Board prior to the January meeting.

### **HR&A – Next Steps**

### **Real Estate and Development Committee**

Real Estate Representation Agreement

Airport Business Park

Creative Housing Campus- Updates and Discussion

### **Community Advisory Committee**

Last quarterly community meeting held at MCC December 16

Survey- QR Code was distributed at CAC quarterly meeting

Retreat



THE OMAHA INLAND PORT AUTHORITY  
REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 3:00pm

December 18, 2025

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**MEMBERS PRESENT:**

Davielle Phillips  
Jake Hoppe  
Mike Reidmann

**GUEST**

Brian Akert – Holland Basham Architects  
Curt Witzenberg – Holland Basham Architects  
Tim Kenny  
John Meyer – NP Dodge

**LEGAL COUNSEL**

Mark Coulter

**STAFF:**

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

**Discussion**

1. Airport Business Park
  - a. Focus on creating shovel ready lots vs purchasing existing property
2. Land Bank & newsletter development opportunity w/Spark – Land Assembly
3. Connection with Home Woven (Jim Clements, Executive Director) to promote home renovations – similar to FPI Green-lining Fund
  - a. Green-lining grants, so far, have created opportunities for over 20 homeowners to have their homes renovated over the past year in North and South Omaha
4. Creative Housing Campus (Updates and Discussion)
5. HR&A Next Steps and Innovation District Discussion

**Discussion Items**

1. Master Plan
2. Strategic Action Plan



## **Finance Committee Meeting**

**Via TEAMS 10:30 AM**

**December 17, 2025**

**MEMBERS PRESENT:**

Carmen Tapio  
Mike Helgerson

**ABSENT:**

Ernest White

**CONTRACT STAFF:**

Catherine Maydew – Creative Planning

**STAFF:**

Garry Clark, Executive Director  
Theola Cooper, Office Manager

**Items Discussed:**

- 1) **Budget**
  - a. **November 2025 Financials**
  - b. **Draft Budget FY2026**
- 2) **Accounts Payable.**
- 3) **Discussion regarding Interest Funds.**
- 4) **Other topics**
  - a. **IHUB Application and Fee**
  - b. **HR&A**
  - c. **Office Space**



## OPERATIONS COMMITTEE MEETING

Via TEAMS 11:00 am

December 29, 2025

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**MEMBERS PRESENT:**

Thomas Warren, Brook Aken,  
Ernest White

**LEGAL COUNSEL**

Mark Coulter

**STAFF:**

Garry Clark, Executive Director  
Theola Cooper, Office Manager

**Executive Director Update**

IHub Application

Staff Hiring

Office Space Acquisition Request

RFP for Real Estate Representation OIPA General

Airport Business Park

**Finance Committee**

Budget

November 2026 Financials

Draft Budget FY 2026

Discussion regarding Interest Funds

IHUB Application

**Real Estate and Development Committee**

Real Estate Representation Agreement

Airport Business Park

Creative Housing Campus – Updates and discussion

HR&A – Next steps and innovation district

**Community Advisory Committee**

Last quarterly community meeting held at MCC, December 16

Survey- QR Code was distributed at CAC Quarterly Meeting

Retreat

**Other:**