



January 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 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).

Agenda Item #	Description	Result
3 a	Approval of December 4, 2025, Meeting Minutes Motion made by Phillips to accept December 4, 2025, meeting minutes Seconded by White	Approved: 9-0
McKinney	Y	Warren
Helgerson	Y	Phillips
Riedmann	Y	Tapio
	Y	Aken
	Y	Hoppe
	Y	White
		Y

Agenda Item# 3 b	Approval of Budget for FY2026 Motion made by Hoppe to approve the Budget with the lease amount being taken from \$720,000 to \$60,000 Seconded by White				Approved 9-0	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

4. Discussion Items

5. Executive Director Report

- a) Introduction of new staff members, Jen McKeone, Myah Nguyen, James Caraway II
- b) Communication on ABP, IHUB Application completed, Jen McKeone, James Caraway II
- c) Public strategic engagement,
- d) Acquisition efforts, engagement with the community, development of master plan, how to roll out the innovation district
- e) Month of December 67 engagements, business engagement, opportunities for expansion, development, requesting OIPA support
- f) Work with CAC on engagement with the public meeting
- g) Strategic Action Plan

6. Committee Reports

- a) Executive & Governance-
- b) Real Estate and Development – Creating RFP for housing and overall district master plan.
Consider a community land trust who is on the RED Committee. How Omaha Community Land Trust can be a part of the RFP
- c) Finance-
 - i. Budget is based on information we have today; question regarding the housing, funding is in the budget, clarity for specific line item in the budget, specificity for staff, smooth and efficient process giving Mr. Clark authority to sign off, HR&A.
 - ii. Audit will begin in February and we be sent to the City of Omaha.
- d) Operations –
 - i. Clarification of the IHUB application and OIPA already has oversight of the 3 current IHUBs.
 - ii. Addressed the staff hiring, vetting, funds have been received from the State of Nebraska from the Perkins trust,
 1. HR&A regarding next steps
 2. January 14, Airport Business Park
 3. Question regarding the City assisting with sustainability for the OIPA.

Development without displacement: Family Housing Advisory to be a part of planning
- e) Community Advisory-
 - i. CAC Survey-
 - ii. CAC Retreat-

7. Project Reports

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

8. 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

Agenda Item# 8	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 Item#	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

9. Real Estate Acquisition Approval

Agenda Item# 9a	Office Space Motion made by McKinney to approve staff to pursue office space acquisition and identify a source of funds: (NTE \$6M from _____ [Budget line Item] Garry and Catherine to confirm details) Seconded by Phillips	Approved 9-0			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item # 9b	Property 1 Abbott Drive, 5906 Abbott Drive, consists of a 150,000 SF existing industrial facility with an acquisition cost of \$17.5M and an Estimated Total Development Cost: \$21.5M Motion made McKinney to approve acquisition of property 1 pursuant to funding agreement by legal and staff to purchase Seconded by Riedman	Approved 8-1			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	N	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item # 9c	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 Riedman	Approved 8-1			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	N	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Agenda Item # 9d	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 Riedman				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, February 5, 2026, 9am: at Metropolitan Community College.