



October 2, 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

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 Arrived late	√
Michael Riedmann	√	Carmen Tapio	√	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 September 26, 2025, notice of the Omaha Inland Port Authority Meeting on October 2, 2025. 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 September 4, 2025 Meeting Minutes Motion made by Helgerson to accept September 4, 2025 minutes, Second by Reidman					Approved 8-0 Hoppe Absent
McKinney	Y	Warren	Y	Aken	Y	
Helgerson	Y	Phillips	Y	Hoppe	A	
Riedmann	Y	Tapio	Y	White	Y	
3 b	Budget Amendment Motion made by White to accept the Budget Amendment Seconded by Tapio					Approved 8-0 Hoppe Absent
McKinney		Warren	Y	Aken	Y	

Helgerson	Y	Phillips	Y	Hoppe	A
Riedmann	Y	Tapio	Y	White	Y
Agenda 3 c	Approval to establish Community Impact Fund Motion made by White to establish Community Impact Fund Seconded by Reidman				Approved 9-0
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

4) Executive Director Report

5) Committee Reports

- a) Executive & Governance-
- b) Real Estate and Development -
- c) Finance-
- d) Operations – No Report
- e) Community Advisory-
 - i) Quarterly Community Meeting, Tuesday, September 16, 6pm, MCC Bldg. 10 Auditorium
 - ii) CAC Survey
 - iii) CAC Retreat

6) Project Reports

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

7) Discussion Items

Next Meeting The next meeting is scheduled for Thursday, November 6, 2025, at 9 am at Metropolitan Community College.

Motion to adjourn the meeting – White

Seconded- Helgerson

There being no further business, meeting was adjourned at 10:53 am Theola Cooper,
Office Manager/Executive Administrative Assistant