



**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
4 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
Helgerson	Y	Phillips
Riedmann	Y	Tapio
		A
		Aken
		Hoppe
		White
		Y

Agenda 4 b	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 4 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.**