

OMAHA INLAND PORT AUTHORITY

April 3, 2025
Board Meeting Minutes
Metropolitan Community College, Bldg. 21, Room 112 at 9:00 A.M.
32nd and Sorensen Pkwy, Omaha, NE 68111

ATTENDANCE:

Members					
Terrell McKinney (Chair)	✓	Thomas Warren	✓	Brook Aken	✓
Mike Helgerson	✓	Davielle Phillips	✓	Jake Hoppe	✓
Michael Riedmann	✓	Carmen Tapio	✓	Ernest White	✓
Theola M. Cooper Office Manager/Executive Administrative Assistant	✓	Joel Pedersen Legal Counsel	✓		
		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 March 28, 2025, notice of the Omaha Inland Port Authority Meeting on April 3, 2025. Open meetings notice located on the west wall in the Metropolitan Community College Board Room.

3) Action Items (VOTE TODAY).

Agenda Item #	Description					Result
3 a	Approval of March 6, 2025, Meeting Minutes - Motion made by Helgerson to approve March 6 Minutes Second White					Approved 9-0
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
3 b	Approval of Creative Planning Omaha Inland Port Authority Payment Process Workflow - Motion made by Warren to approve Creative Planning Omaha Inland Port Authority Payment Process Second White					Approved 9-0
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

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Agenda Item #	Description					Result
3 c	Approval of Lease Agreement with Ames Industrial Park, LLC Motion made by Tapio to approve Lease Agreement with Ames Industrial Park, LLC Second Aken					Approved 9-0
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
3 d	Approval of contract with All Makes Office Furniture - Motion made by Warren to approve contract with All Makes Office Furniture Second Aken					Approved 9-0
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
Agenda Item #	Description					Result
3 e	Approval of contract for visioning with HR&A - HR&A Motion made by White to approve contract for visioning with HR&A Second Helgerson					Approved 9-0
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
3 f	Approval of Executive Director recruiting contract with MGT- Motion made by Warren to approve Executive Director recruiting contract with MGT Second Phillips					Approved 9-0
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
Agenda Item #	Description					Result
3 g	Approval of Directors and Officers Insurance Tabled Motion: Second					Approved
McKinney		Warren		Aken		
Helgerson		Phillips		Hoppe		
Riedmann		Tapio		White		
3 h	Approval of COL insurance Tabled					Approved
McKinney		Warren		Aken		
Helgerson		Phillips		Hoppe		
Riedmann		Tapio		White		
Agenda Item #	Description					Result
3 i	Approval of internet service provider contract Motion made by Tapio to approve internet service provider contract Second Phillips					Approved 9-0

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McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
3 j	Approval of Fiscal Policy Resolution Designating Director of Finance & Invoice Payment Process and Related Details - Motion made by Tapio to approve Fiscal Policy Resolution Designating Director of Finance & Invoice Paymeen Process and Related Details Second Warren					Approved 9-0
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

1) Committee Reports

- a) Executive -
- b) Governance -
- c) Real Estate and Development
- d) Finance Committee -
 - i) Status of Grant Requests
- e) Operations -
- f) Community Advisory

2) Project Reports

- a) Airport Business Park Project Report

3) Discussion Items

Next Meeting

The next meeting is scheduled for Thursday, May 1, 2025, 9:00am at Metropolitan Community College

Motion to Adjourn:

Motion to adjourn made by Helgerson Second: Hoppe

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