

OMAHA INLAND PORT AUTHORITY

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

July 3, 2025

Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.

5300 N. 30th Street, Omaha, NE 68111

<https://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	A	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	A	Carmen Tapio	A	Ernest White	√
Theola Cooper Office Manager/Executive Assistant	√	Joel Pedersen Legal Counsel	√		
		Mark Coulter Legal Counsel	√		

BUSINESS MEETING

1) Call to Order – Roll

2) CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on June 27, 2025, notice of the Omaha Inland Port Authority Meeting on July 3, 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	Minutes of June 5, Meeting Motion made by Hoppe to accept the minutes from the May 1 meeting with edits showing Phillips recusing himself from the Holland Basham letter Second – Phillips	Approved 6-0 Absent, Riedmann, Tapio, Warren			
McKinney	Y	Warren		Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	Y
3 b	Approval of the Executive Director Employment Agreement Motion made by Phillips to approve the Executive Director Employment Agreement Second - White	Approved 6-0 Absent, Riedmann, Tapio, Warren			
McKinney	Y	Warren		Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y

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Riedmann		Tapio		White	Y
Agenda 3c	<p>Establishment of Financial Operations Policy</p> <p>i) A minimum cash balance of \$5,000 shall be maintained in each of the organization's bank accounts at all times to ensure adequate liquidity and financial stability.</p> <p>ii) All bills and financial obligations shall be reviewed and paid **twice monthly**, on or around the 1st and 15th of each month, to ensure timely payments and effective cash flow management.</p> <p>iii) This policy shall take effect immediately upon board approval and remain in force until amended or repealed by board action.</p> <p>Motion made by Helgerson- To accept the establishment of Financial Operations Policy Second -Aken</p>				<p>Approved 6-0 Absent, Riedmann, Tapio, Warren</p>
3 d	<p>Approval to contract with UNO College of Public Affairs to implement the OIPA community survey for 2025.</p> <p>Motion made by Helgeson to approve contracting with UNO College of Public Affairs to implement the community survey Second - Phillips</p>				<p>Approved 6-0 Absent, Riedmann, Tapio, Warren</p>
McKinney	Y	Warren		Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	
3e	<p>Approval to contract with Verizon Wireless for mobile phones for OIPA Executive Director and Office Manager</p> <p>Motion made by Phillips to approve contracting with Verizon Wireless for mobile phones for the OIPA Executive Director and Office Manager Second -Aken</p>				<p>Approved 6-0 Absent, Riedmann, Tapio, Warren</p>
McKinney	Y	Warren		Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	
3f	<p>Approval to contract with Cintas for biweekly office floor mat/runner service</p> <p>Motion made by Aken to approve contracting with Cintas bi-weekly office floor mat/runner service Second - Phillips</p>				<p>Approved 6-0 Absent, Riedmann, Tapio, Warren</p>
McKinney	Y	Warren		Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	

Public Comment, limited to 3 minutes

4) Committee Reports

- a) Executive and Governance
 - i) Status of Interest Transfer Requests
 - ii) \$10 mil available
- b) Real Estate and Development 2027 have an obligation to report on the housing activity- 3-year deadline.
- c) Finance Committee
- d) Operations
- e) Community Advisory-
 - i) Vacancy will be filled and announced at August 7 Board Meeting.

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ii) CAC Survey –

Public Comment limited to 3 minutes

Bridget Hadley- What is the goal of OIPA with the housing plan- Looking for partnership with the City of Omaha.

5) Project Reports

- a) Airport Business Park Project Report
 - i) Progress Report – Approval of Community Engagement plan, Community consultant should have been in place
Limited displacement of people
Identify implementation of LB290
Partnering with current business owners.
Hiring of Community Engagement consultant, implementation
- b) HR&A Report- Guiding principles,
 - i) Progress Report

Public Comment limited to 3 minutes -

6) Discussion Items

- a) Board Retreat – Port KC to solidify dates; to better understand what could happen in Omaha. 1/3,1/3,1/3 model, becoming self-sustaining, strategic plan.
- b) Discussed doing a different board retreat just as team building during the fall.

Next Meeting The next meeting is scheduled for August 7, 9:00 AM at Metropolitan Community College

Motion to Adjourn- Phillips

Seconded White

There being no further business, the meeting adjourned at 10:40 am.

Theola Cooper, Office Manager/Executive Administrative Assistant