



**November 6, 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	A
Mike Helgerson	A	Davielle Phillips	√	Jake Hoppe	√
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 November 4, 2025, notice of the Omaha Inland Port Authority Meeting on November 6, 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 October 2, 2025, Meeting Minutes Approval of October 2, 2025, meeting minutes Motion made by White to approve the October 2 minutes Seconded by Phillips					<b>Approved 7-0</b> Helgerson and Aken absent
McKinney	Y	Warren	Y	Aken	A	
Helgerson	A	Phillips	N	Hoppe	Y	
Riedmann	Y	Tapio	Y	White	Y	
3 b	Approval of By-Laws Motion made by Reidmann to approve Bylaws as presented Seconded by White					<b>Approved 6-1</b> Helgerson and Aken absent

McKinney	Y	Warren	Y	Aken	A
Helgerson	A	Phillips	N	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

**4. Presentations:**

- a) Presentation by Jim Reiff, Executive Director Nebraska Enterprise Fund – 5 mins
- b) Presentation by HR&A- ***Moved to progress report***
- c) Presentation for draft 2026 Budget- Catherine Maydew, Creative Planning

**5. Executive Director Report**

**6. Committee Reports**

- a) Executive & Governance-
- b) Real Estate and Development -
- c) Finance-
- d) Operations -
- 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 acquisition and development***

Motion made by McKinney to enter into Executive Session

Seconded: White

Motion Carried 7-0: Absent, Helgerson, Aken

Executive Session Started at 11:10 AM

Motion made by Riedmann to end Executive Session

Seconded: White

Executive Session Ended:12:47PM

Motion Carried 7-0: Absent, Helgerson, Aken

Motion made by Warren to conclude OIPA Monthly Board Meeting

Seconded by Riedman to conclude OIPA Monthly Board Meeting

Motion Carried: 5-0, Absent: Helgerson, Aken White, Hoppe

**9. Discussion Items**

**Next Meeting:** The next meeting is scheduled for Thursday, December 4, 2025, 9am at Metropolitan Community College.

***Public Comment is limited to 3 minutes per person per item.***