OMAHA INLAND PORT AUTHORITY

FY2027 Budget Overview

Public Summary | Board-Approved Budget

The Omaha Inland Port Authority's Board-approved FY2027 budget prioritizes strategic property investment, housing and business programs, and the organizational capacity to deliver projects and engage the community.

FINANCIAL OVERVIEW

$29.51M
TOTAL RESOURCES AVAILABLE

$11.31M
BUDGETED USES OF FUNDS

$28.74M
Adjusted reserves*

$0.77M
Anticipated FY27 income

$18.20M
Resources less uses**

HOW FY2027 FUNDS ARE ALLOCATED



■	**Building acquisition** Budget allocation for property and building acquisition	**$4.50M**
■	**Impact Fund and housing** Funding for local business and housing initiatives	**$4.50M**
■	**Operations, oversight and equipment** Includes staff, services, facilities, CAC and modest capital items	**$2.31M**

BUDGET BASIS & TRANSPARENCY

The FY2027 budget was approved by the OIPA Board of Directors. The $28.74 million adjusted reserves figure is an estimate based on September 2026 bank balances and anticipated Airport Business Park spend-down; it is not the actual September 30 cash balance. The $18.20 million difference is a budget calculation, not a forecast of year-end cash.

* Adjusted reserves are an estimate. ** Total resources minus budgeted uses. Values rounded.

Omaha Inland Port Authority
Draft Budget FY2027
Compared with the FY2026 budget presentation

	Operating Fund				Innovation District				Airport Business Park			
	FY2027 Draft	FY2026 Budget	Change	% Change	FY2027 Draft	FY2026 Budget	Change	% Change	FY2027 Draft	FY2026 Budget	Change	% Change
Reserves by Fund	6,082,901	2,499,082	3,583,819	143.4%	22,660,499	29,329,875	(6,669,376)	(22.7%)	-	83,918,308	(83,918,308)	(100.0%)
Total Reserves by Fund	6,082,901	2,499,082	3,583,819	143.4%	22,660,499	29,329,875	(6,669,376)	(22.7%)	-	83,918,308	(83,918,308)	(100.0%)
Sources of Funds												
State Receipts: Interest	-	300,000	(300,000)	(100.0%)	-	-	-		-	-	-	
Federal Funds PIDP	-	-	-		-	40,000,000	(40,000,000)	(100.0%)	-	-	-	
Brownfield funds	-	-	-		-	500,000	(500,000)	(100.0%)	-	-	-	
Bank Interest	570,303	1,844,703	(1,274,400)	(69.1%)	-	-	-		-	-	-	
Lease Back to Operations Office Space	-	60,000	(60,000)	(100.0%)	-	-	-		-	-	-	
Rental / Lease Income (TRW, US Mills) *	-	-	-		198,000	-	198,000	n/a	-	-	-	
Total Resources Available	6,653,204	4,703,785	1,949,419	41.4%	22,858,499	69,829,875	(46,971,376)	(67.3%)	-	83,918,308	(83,918,308)	(100.0%)
Uses of Funds												
Salaries, taxes, benefits	924,899	1,010,492	(85,593)	(8.5%)	-	-	-		-	-	-	
Legal Professional Fees	104,600	107,870	(3,270)	(3.0%)	-	-	-		-	-	-	
Accounting and Audit	159,000	115,000	44,000	38.3%	-	-	-		-	-	-	
Innovation District Consultants	-	-	-		350,000	460,000	(110,000)	(23.9%)	-	-	-	
Legal Contingency	-	250,000	(250,000)	(100.0%)	-	-	-		-	-	-	
Marketing & communication expenses	17,400	23,500	(6,100)	(26.0%)	20,900	-	20,900	n/a	-	-	-	
Meeting, travel, food expenses	35,700	18,115	17,585	97.1%	34,200	-	34,200	n/a	-	-	-	
CAC direct expenses	100,000	76,000	24,000	31.6%	-	-	-		-	-	-	
Strategic plan design	-	30,000	(30,000)	(100.0%)	-	-	-		-	-	-	
Dues and subscriptions	40,700	39,963	737	1.8%	400	-	400	n/a	-	-	-	
Occupancy Expenses	52,640	43,784	8,856	20.2%	153,000	-	153,000	n/a	-	-	-	
Insurance	13,000	6,305	6,695	106.2%	-	-	-		-	-	-	
Other operating expenses *	62,100	-	62,100	n/a	9,200	-	9,200	n/a	-	-	-	
Program Disbursements (Impact Fund / Housing) *	-	-	-		4,500,000	-	4,500,000	n/a	-	-	-	
Building Purchase	-	-	-		4,500,000	6,000,000	(1,500,000)	(25.0%)	-	-	-	
Capital Expenditures	8,100	-	8,100	n/a	-	-	-		-	-	-	
Transfers out	-	-	-		-	-	-		-	83,000,000	(83,000,000)	(100.0%)
Total Uses & Transfers	1,518,139	1,721,029	(202,890)	(11.8%)	9,567,700	6,460,000	3,107,700	48.1%	-	83,000,000	(83,000,000)	(100.0%)
Sources minus Uses	5,135,065	2,982,756	2,152,309	72.2%	13,290,799	63,369,875	(50,079,076)	(79.0%)	-	918,308	(918,308)	(100.0%)

Omaha Inland Port Authority
Draft Budget FY2027
Consolidated - All Funds

	FY2027 Draft
Reserves by Fund	28,743,400
Total Reserves by Fund	28,743,400
Sources of Funds	
State Receipts: Interest	-
Federal Funds PIDP	-
Brownfield funds	-
Bank Interest	570,303
Lease Back to Operations Office Space	-
Rental / Lease Income (TRW, US Mills) *	198,000
Total Resources Available	29,511,702
Uses of Funds	
Salaries, taxes, benefits	924,899
Legal Professional Fees	104,600
Accounting and Audit	159,000
Innovation District Consultants	350,000
Legal Contingency	-
Marketing & communication expenses	38,300
Meeting, travel, food expenses	69,900
CAC direct expenses	100,000
Strategic plan design	-
Dues and subscriptions	41,100
Occupancy Expenses	205,640
Insurance	13,000
Other operating expenses *	71,300
Program Disbursements (Impact Fund / Housing) *	4,500,000
Building Purchase	4,500,000
Capital Expenditures	8,100
Transfers out	-
Total Uses & Transfers	11,085,839
Sources minus Uses	18,425,863

Omaha Inland Port Authority - FY27 Budget Starting Draft

Working draft for Catherine to review. Built from FY26 actuals (Jan-Sep 2026), the FY26 budget, the monthly P&L trend, and the client's FY27 starting budget. Salaries and benefits per your guidance.

1. Company total

	FY26 Budget	FY26 YTD Actual (9 mo)	FY26 Annualized	FY27 Draft	Change vs FY26 Budget	Client's FY27 Start (mapped)
Total income	2,550,000	1,239,971	1,653,294	1,059,139	(1,490,861)	1,424,774
Total operating expense	2,595,301	1,400,179	1,866,906	2,302,839	(292,462)	3,112,380
Net ordinary income	**(45,301)**	**(160,209)**	**(213,612)**	**(1,243,700)**	**(1,198,398)**	**(1,687,605)**
Transfers, capital outlay and programs	88,269,653	75,889,415	101,185,886	23,565,259	(64,704,394)	42,227,659
Net income	**(88,314,954)**	**(76,049,624)**	**(101,399,498)**	**(24,808,959)**	**63,505,996**	**(43,915,264)**

2. FY27 draft by department

	Operating	CAC	Innovation District	ABP	Unassigned	Total
Total income	570,303	-	488,837	-	-	1,059,139
Total operating expense	1,405,939	100,000	796,900	-	-	2,302,839
Net ordinary income	**(835,636)**	**(100,000)**	**(308,063)**	**-**	**-**	**(1,243,700)**
Transfers, capital outlay and programs	8,100	-	23,557,159	-	-	23,565,259
Net income	**(843,736)**	**(100,000)**	**(23,865,222)**	**-**	**-**	**(24,808,959)**
Cash and reserves at 9/30/2026 (bank accounts	6,082,901	-	22,660,499	-	-	**28,743,400**

Source: Statement of Net Position, end of Sep 2026 (see Cash Balances tab). Balances are as of 9/30/2026, before Oct-Dec 2026 activity, so they are not an ending FY27 cash position.

FY26 budget by department (comparison to FY27 draft at left)

Operating	CAC	Innovation District	ABP	Unassigned	Total
2,050,000	-	500,000	-	-	2,550,000
1,928,388	116,913	550,000	-	-	2,595,301
121,612	**(116,913)**	**(50,000)**	**-**	**-**	**(45,301)**
21,253	-	6,000,000	82,248,400	-	88,269,653
100,359	**(116,913)**	**(6,050,000)**	**(82,248,400)**	**-**	**(88,314,954)**

FY26 full-year budget by department from the FY26 Budget vs. Actual report (FY26 Data tab). No department-level cash budget.

3. Payroll and benefits (all departments)

	FY26 Budget	FY27 Draft	Change
Employee compensation (5000)	941,200	786,417	(154,783)
Employer taxes (5010)	72,002	60,161	(11,841)
Health, dental, vision (5005)	152,952	39,000	(113,952)
Retirement (5007)	47,064	39,321	(7,743)
Total compensation and benefits	**1,213,217**	**924,899**	**(288,318)**