August 6th, 2026
Metropolitan Community College, Swanson Conference Center, 4:30 P.M.
5300 N. 30th Street, Bldg. 22 Rooms 201A-B, Omaha, NE 68111

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:

1. **Call to Order – Roll Call**

2. **CERTIFICATION OF PUBLICATION**
   Omaha Inland Port Authority Chief of Staff certifies publication in the Daily Record on July 31st 2026, notice of the Omaha Inland Port Authority Annual Meeting on August 6th,2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 201A-B.

3. **Project Reports**
   - Airport Business Park Project

   Public Comment

4. **Executive Director Report |Annual Report**

   Public Comment

5. **Committee Reports (Available online)**

6. **Action Items (VOTE TODAY).**
   - Approval of June 4th, 2026 meeting minutes
   - Approval of Conduit Bonding
   - Approval of Lier Contract
   - Approval of Impact Grant Awards
   - Selection of Board Officers

   Public Comment

7. **Inaugural Port Awards**

Next Meeting: The next meeting is scheduled for Thursday, September 3th 2026, 9:00-11:00 AM at Metropolitan Community College.

June 4th, 2026
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

The minutes 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 follow:

ATTENDANCE

Members					
Terrell McKinney (Chair)	A	Thomas Warren	√	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	√	Ernest White	√
Garry Clark Executive Director	√	Jen McKeone Deputy Economic Development Director	√	Joel Pedersen Legal Counsel	√
James Caraway II Sr. Director of Real Estate and Development	√	Myah Lanoux Chief of Staff	√	Mark Coulter Legal Counsel (Virtual)	√
Manne Cook Sr. Director of Planning & Innovation	√	Yolanda Williams Business Operations Manager	√		

BUSINESS MEETING

Call to Order – Roll Call

CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on May 28th 2026, notice of the Omaha Inland Port Authority Meeting on June 4th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

1) **Project Reports**
    a) Airport Business Park Project

OEDC reported continued progress with the Airport Business Park. The 150,000-square-foot facility at 5906 Abbott Drive was leased to a local manufacturer effective June 1, 2026. The company anticipates investing approximately $5 million and creating 150 jobs over five years, with an estimated average salary of $74,000. Planning, environmental review and business recruitment continue for the remaining properties.

Public Comment

2) **Executive Director Report**

a) Staff reported continued work on the Innovation District, Impact Fund, housing initiatives, property acquisition, community engagement and conduit bonding. Lessons from a visit to the Oklahoma City Innovation District emphasized the importance of sustainable operations, private-sector partnerships and programming before construction.

b) The Impact Fund includes a $1.2 million revolving loan fund and a $300,000 grant program. Staff is evaluating how to address limited applicant eligibility within the current OIPA boundary. Staff also announced upcoming Innovation District and annual meeting events, the development of the quarterly Port Report, and the hiring of a Business Operations Manager.

c) Financial reports showed OIPA operating below budget through April 2026. Staff and legal counsel continue to review outstanding state interest funds, reserve and investment options, employee benefits, compensation, housing funding and financial documentation requirements.

Public Comment

3) Action Items (VOTE TODAY).

Agenda Item #	Description			Result	
3 a	Approval of May 7th, 2026, Meeting Minutes Motion made by **Helgerson** to accept May7th, 2026, Minutes Seconded by Tapio			Approved:8-0 Absent: McKinney	
McKinney	A	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
3 b	Approval of 30th & Ames Property Purchase Motion made by **Warren** to approve the purchase. Seconded by **White**			Approved 8-0 Absent: Mckinney	
McKinney	A	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
3 c	Selection of CAC Members Motion made by **Aken** to approve the selection Kimara Snipes and Terri Sanders. Seconded by **Helgerson**			Approved 7-1 Absent: McKinney	
McKinney	A	Warren	Y	Aken	Y
Helgerson	Y	Phillips	N	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Public Comment

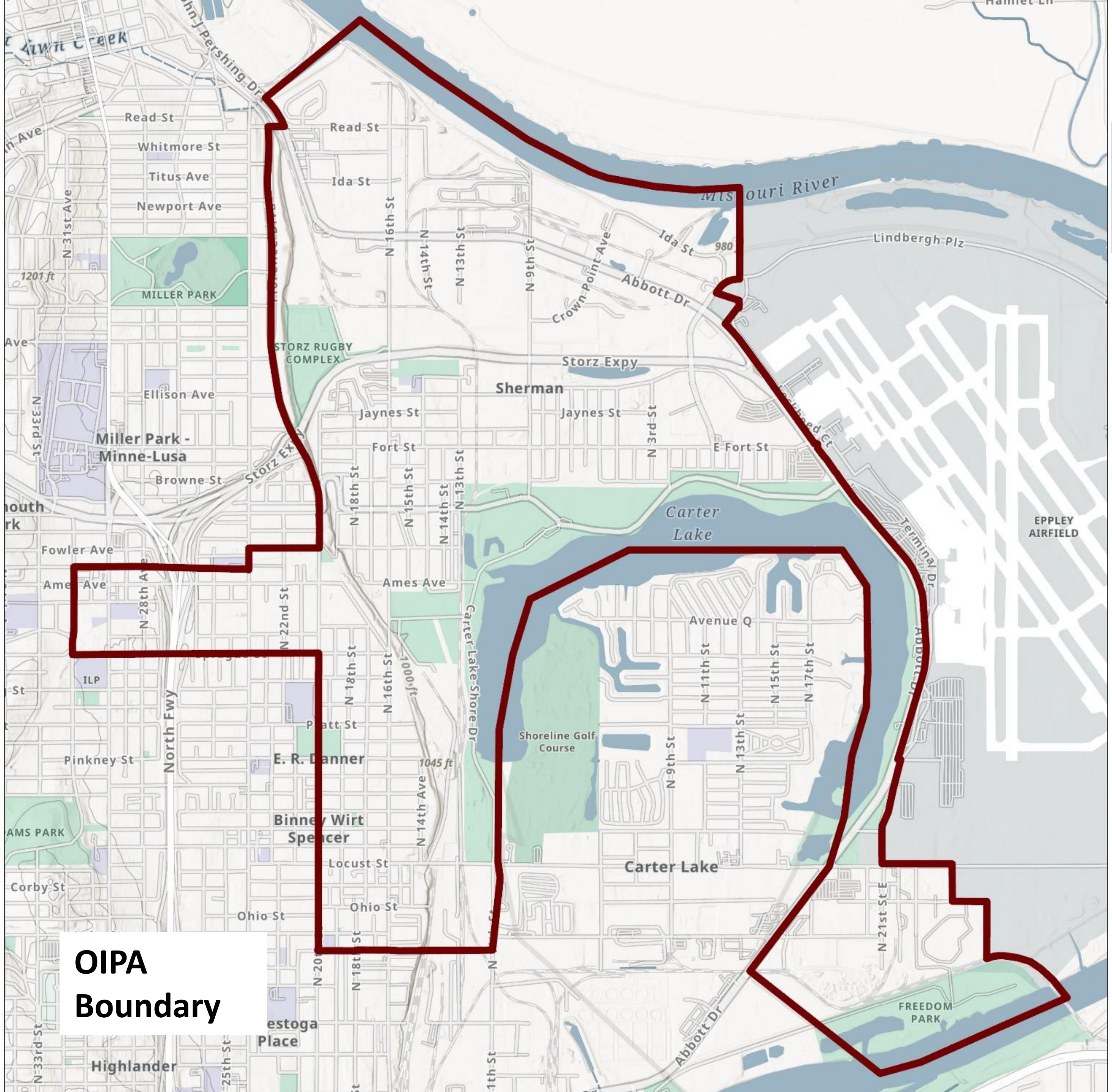
4) **Committee Reports**
Executive and Governance Committee
The committee reviewed commissioner reappointments, housing implementation, the Innovation District and Airport Business Park. The HR&A contract was finalized at approximately $470,000, and Front Porch Investments was identified as the proposed housing initiative administrator pending future Board review.
Real Estate and Development Committee
The committee reviewed housing initiatives, property acquisitions, Airport Business Park activity and Innovation District planning. Members also discussed a potential home repair program for residents within the OIPA boundary.
Finance Committee
The committee reported that OIPA remained below budget through April 2026 and reviewed outstanding state interest funds, reserve and investment options, employee benefits and financial controls. Capital spending is increasing as Innovation District property acquisitions move forward.
Operations Committee
The committee reviewed commissioner reappointments, organizational continuity and housing implementation. Members also discussed developing a clearer timeline for future Board appointments and reappointments.
Community Advisory Committee
The CAC reviewed project updates, member recruitment, community engagement and its roles and responsibilities. The committee recommended TMG Consulting for the community outreach survey contract.

5) **Executive Session:**
The Board voted to 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 Development Opportunities and Acquisition**

	Motion made by **Phillips** to go into Executive Session Seconded by **White.** Executive Session commenced at 11:07 AM			Approved 8-0 Absent: McKinney	
McKinney	A	Warren	Y	Aken	Y
Helgerson	A	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y
Agenda	Motion made by **Riedmann** to end the Executive Session Seconded by **Phillips** Executive Session concluded at 11:28 AM			Approved 8-0 Absent: McKinney	
McKinney	A	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

Open meeting reconvened at 11:29 AM

Next Meeting: The next meeting is scheduled for Thursday, August 6th 2026, 4:30PM at Metropolitan Community College.



Airport Business Park

INLAND PORT AUTHORITY REPORT

REPORT DATE:
August 6, 2026

Omaha Economic Development CORPORATION

Burlington CAPITAL

Project Background

Project Name: Airport Business Park

Guiding Principle: To foster desirable transformation, fundamental change, and long-lasting economic growth, by **creating quality jobs, spurring wider economic** and **community development** and **create a beautiful and attractive environment** with varied transportation and access options

Total Grant Awarded: $89,618,400

- **Release of Funds (ROF):** $44,938,935 / **Release Date:** February 13, 2026
- **Purpose of ROF**: Purchase sites for the business park and commence planning and development activities.

Business Recruitment Strategy

1/3 · 1/3 · 1/3 Strategy

Targeted Business Mix

TIER 1	Large Businesses	33%
TIER 2	Medium & Growing Businesses	33%
TIER 3	Small / Entrepreneurial	33%

What Each Tier Brings

Tier 1: Large Businesses

Anchor stability, clustering.

Tier 2: Medium – Growing Businesses

Economic dynamism, job creation.

Tier 3: Small / Entrepreneurial Businesses

Innovation, community connection.

Multiple Sites. One Mission.

Projected Jobs Created

Site	Estimated Jobs	
	Permanent	**Temporary**
24th & Taylor	25 – 45 permanent jobs	TBD – pending IMPLAN analysis
5906 Abbott Drive	150 permanent jobs. $74,000 – estimated average annual salary.	24 temporary jobs (GOC 2026 IMPLAN)
Lake View Business Park (Locust St)	TBD – based on final concepts. Estimated as several hundred (~500+ jobs)	TBD – pending final site uses
6162 Abbott Drive	100 – 150 permanent jobs estimated.	TBD – pending IMPLAN analysis following design and construction estimation.

Omaha Economic Development Corporation

Burlington CAPITAL

Milestone Progress

24th & Taylor Site

CURRENT PROGESSS

1. Property was purchased April 1, 2026.
2. Property has an existing business that intends to move to a new facility. Estimated late 2027.

FUTURE ACTIVITIES

1. Continued communication with the current business tenant on their future plans and timeline.
2. Ongoing Property Management of an operating site.
3. Continued communication with identified North Omaha businessman / developer of the site.

Milestone Progress

<u>5906 Abbott Drive</u>

CURRENT PROGESSS

1. Property was purchased February 27, 2026.
2. Entire property was leased to Pacific Engineering, effective June 2026.
3. A statewide media announcement was made in June - announcing the first business recruited under the program.

FUTURE ACTIVITIES

1. Tenant is moving forward with buildout activities.
2. Additional PR and Marketing will follow later in 2026 as build-out is completed.

COMPLETION TRACKING

1. The business anticipates hiring **<u>150 permanent workers</u>** over the next 5-years.
2. Average wage per position estimated as **<u>$74,000/year.</u>**
3. The business has entered into a 15-year Community Benefits Agreement and will report on their hiring activities and other community benefits.

Milestone Progress

1410 Locus Street – Lake View Business Park

CURRENT PROGESSS

1. Property was purchased February 27, 2026.
2. Census Tract 8 was successfully selected as an Opportunity Zone tract by Gov. Pillen in July.
3. Geotechnical testing has been completed and the engineers are using the data to inform the design.
4. Civil engineers were released to study alternate road alignments to serve the site.
5. A market & feasibility study is underway to evaluate some of the economic drivers proposed for the site.

FUTURE ACTIVITIES

1. Evaluate new shovel-ready lot sizes based on pending changes to the road.
2. Continue to refine site plan based on engineering, costs and market study recommendations.
3. Goal: Bid out Site Work and mobilize onsite before end of 2026.

Milestone Progress

6162 Abbott Drive

CURRENT PROGESSS

1. Following the timeline presented in the June meeting, we closed on 8.7 acres of undeveloped land near the airport.
2. The site is large enough to support two proposed concepts, each one led by a North Omaha business owner.
3. Both concepts are commercial / industrial in nature.

FUTURE ACTIVITIES

1. Continue forming the development plan around the two concepts being evaluated.
2. Continued discussions with the interested business owners, with LOI’s being the anticipated first engagement.

Milestone Progress

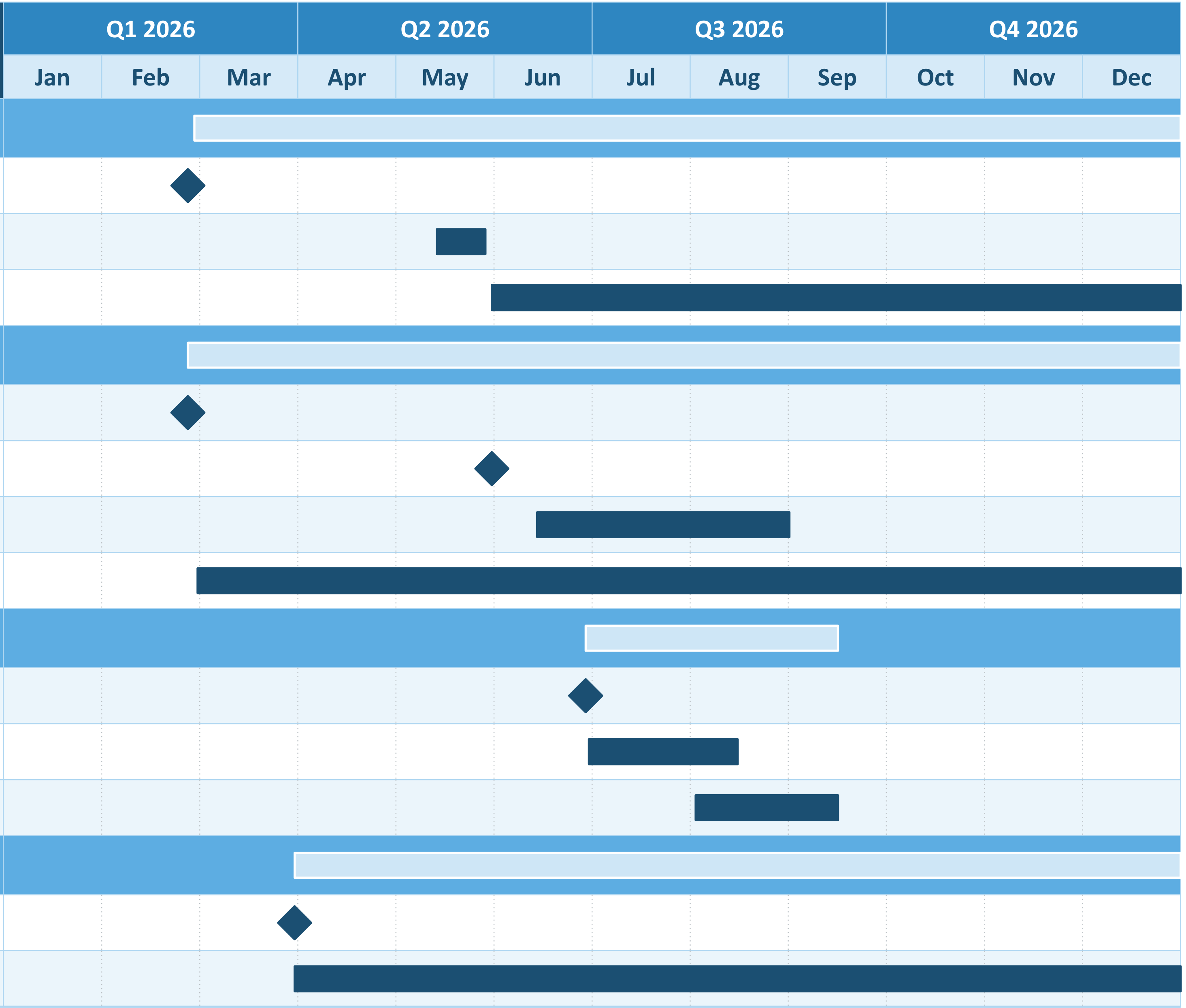
Other Potential Sites

FUTURE ACTIVITIES

1. Continue to evaluate other acquisition opportunities as they arise.

Current Anticipated Timeline

Task	Start Date	End Date
5906 Abbott Drive	**03/01/26**	**12/31/26**
1 Closed on Purchase of Site	02/27/26	02/27/26
2 Lease Signed	05/15/26	05/29/26
3 Anticipated Tenant Buildout Period	06/01/26	12/31/26
Lake View Business Park 1 (1410 Locust St)	**02/27/26**	**08/31/27**
4 Closed on Purchase of Site	02/27/26	02/27/26
5 Change in City's Plan	06/01/26	06/01/26
6 Redesign Access and Site Plan	06/15/26	08/31/26
7 Business Recruitment	03/02/26	04/30/27
6162 Abbott Drive	**06/30/26**	**09/15/26**
8 Closed on Purchase of Site	06/30/26	06/30/26
9 Evaluate Site for Proposed Concepts	07/01/26	08/15/26
10 Create and Refine Site Development Plan	08/03/26	09/15/26
24th & Taylor	**04/01/26**	**10/01/27**
11 Closed on Purchase of Site	04/01/26	04/01/26
12 Existing Business Occupancy– Lease ends Q4 2027	04/01/26	10/01/27



Financial Update

Item	Original Budget	Spent To Date	Remaining
Site Acquisition (Purchase, Due Diligence, Title & Recording)	$36,300,000	$33,343,706	$2,956,294
Hard Costs (Remediation, Site Work, Interior Construction)	$38,000,000	$0	$38,000,000
Soft Costs (Design, Legal, Marketing, Surveys)	$1,350,000	$42,856	$1,307,144
Development Period Costs (Holding Costs, Utilities, Insurance, Permits)	$1,200,000	$174,460	$1,025,540
Contingency & Other	$1,978,071	$0	$1,978,071
Administration	$8,291,840	$2,418,453	$5,873,387
TOTALS	$87,119,911	$35,979,475	$51,140,436

Challenges or Risks

Identify any delays, regulatory hurdles, or community concerns. Include mitigation strategies or requests for assistance:

1. No challenges or risks are present. Challenges and risks will be monitored and communicated with OIPA when and if they arise.

Q&A

2025-26 AT A GLANCE

BUILDING THE FOUNDATION

REAL INVESTMENT. REAL CHANGE. RIGHT NOW.

BUILDING OPPORTUNITY. CREATING PLACES. GROWING NORTH OMAHA.

BUILDING THE FOUNDATION

AIRPORT BUSINESS PARK

INNOVATION DISTRICT 30TH & AMES

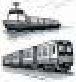
CREATIVE CONSTRUCTION CAMPUS

STRUCTURAL INSULATED PANELS (SIPS)

IMPACT FUND & HOUSING

INVESTING IN PEOPLE AND PLACES

MULTIMODAL FUTURE



CONNECTING OMAHA TO THE WORLD

BY THE NUMBERS

- $125.3M
- 24
- 6
- 900+
- 7
- $1.2M
- $3M
- HUNDREDS
- COUNTLESS

YEAR ONE HIGHLIGHTS

“In our first year, OIPA has moved from vision to action. We are building infrastructure, creating opportunity, and positioning North Omaha as a regional and national hub for innovation, investment, and inclusive growth.

– SENATOR TERRELL MCKINNEY

CHAIRMAN, OMAHA INLAND PORT AUTHORITY

CONDUIT BONDING POLICY APPROVED

LOOKING AHEAD

REAL INVESTMENT. REAL CHANGE. RIGHT NOW.

Learn more at OmahaIPA.com

Follow us

SCAN TO LEARN MORE

Omaha
INLAND PORT AUTHORITY

FINANCIAL SNAPSHOT
January 2025- June 2026

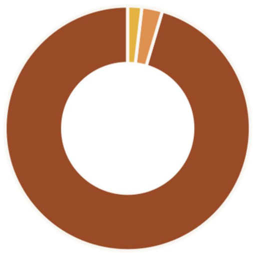
Real Investment. Real Change. Right Now.

TOTAL FUNDS
$125.33M
Statefunding + interest income

FUNDS DEPLOYED
$73.92M
59% of available resources

AVAILABLE FUNDS
$51.41M
41% remaining for future work

FUNDING SOURCES



State funding	$119.62M	95.4%
Bank interest	$3.40M	2.7%
State interest	$2.32M	1.9%

FUNDS IN MOTION

	Deployed		Remaining
AIRPORT BUSINESS PARK (75% deployed)	$67.21M	Transferred to OEDC	$22.40M
INNOVATION DISTRICT (20% deployed)	$5.45M	Includes property acquisition	$21.55M
OPERATING + CAC (15% deployed)	$1.26M	Core operations and engagement	$7.45M

24
PROPERTIES PURCHASED
$4,832,926.33
Invested

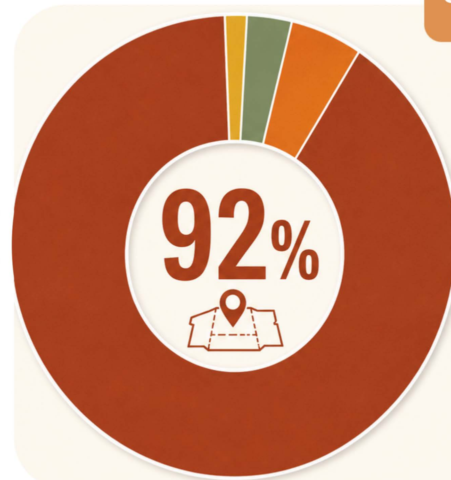
OPERATING EXPENDITURE MIX
$1,264,745.25

PEOPLE	48%
CONTRACTED + LEGAL	27%
TECH + DIGITAL	12%
FACILITIES + OTHER	13%

IMPACT GRANTS DEPLOYED
$255,000

IMPACT GRANTS REMAINING
$45,000

SPENDING BY ZIP



- 92% — Zip codes represented within boundary
- 1% — Zip codes within immediate proximity of boundary
- 1% — Zip codes outside boundary within Omaha
- 6% — Zip codes outside Omaha

Amounts shown in USD. Percentages are rounded..

Executive and Governance Committee

Meeting
Via TEAMS 10:00 AM
June 23rd 2026

MEMBERS PRESENT:
Sen Terrell Mckinney
Davielle Phillips

STAFF: Garry Clark, Executive Director
Myah Lanoux-Nguyen, Chief of Staff
Yolanda R. Williams, Business Ops. Manager

- **Executive Director Update** (Garry Clark)
- **Finance Committee**
  - Budget
    - On track
  - Interest Funds
    - Waiting on f/u from legal
  - Retirement Accounts
    - Moved forward with Charles Schwab separate from Creative Planning Agreement
- **Real Estate and Development Committee** (Davielle Phillips)
  - Real Estate Update
    - Reviewed property purchase
  - Airport Business Park
  - Housing
    - Discussed budget and loan fund

Executive and Governance Committee

Meeting
Via TEAMS 10:00 AM
July 28th, 2026

MEMBERS PRESENT: Sen Terrell Mckinney
Davielle Phillips
Carmen Tapio
Thomas Warren

STAFF: Garry Clark, Executive Director
Myah Lanoux-Nguyen, Chief of Staff

Consultants: Joel Pedersen

- **Executive Director Update** (Garry Clark)
  - Conduit Bonding (Joel Pedersen)
    - Consideration for the best tool fit.
    - Reviewed opportunity zone

- **Finance Committee** (Carmen Tapio)
  - Budget
  - Interest Funds
  - Financial Snapshot (Myah)

- **Real Estate and Development Committee** (Davielle Phillips)
  - Real Estate Update
  - Airport Business Park
  - Housing

- **Additional Items** (Myah)
  - Annual Meeting
    - Annual Awards
  - Officer Election
    - 2 choices

THE OMAHA INLAND PORT AUTHORITY

REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 12:00 PM

June 18th 2026

MEMBERS PRESENT: Davielle Phillips
Jake Hoppe
Mike Riedmann

CONSULTANTS: John Heine – Oak Investments
Spencer Goldenberg – Oak Investments

STAFF: Garry Clark, Executive Director
Jen McKeone, Deputy Economic Development Director
James Caraway II, Sr. Director of Real Estate and Industry
Myah Lanoux-Nguyen, Chief of Staff
Yolanda R. Williams, Business Ops. Manager
Manne Cook, Sr. Director Planning & Innovation

Discussion Items

1. RED Committee Project Budgets
    a. Proposed Budget Breakdown (3 million)
        i. 1 Mill Renovations
        ii. 1 Mill Single Family
        iii. 1 Mill Multi Family
2. Housing
    a. New Builds
        i. Single Family
        ii. Multi-family
    b. Renovations
3. Real Estate Transactions/Updates
    a. Discussion of owned properties and properties under consideration.
4. OIPA HQ
    a. Remaining month to month in current space
5. Airport Business Park

    a. Last quarterly report from OEDC shared
    b. Discussion of letter
6. Innovation District
    a. 29^{th} & 30^{th} HR&A tour and workshopping
7. Strategic Action Plan

THE OMAHA INLAND PORT AUTHORITY

REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 12:00 PM

July 9th 2026

MEMBERS PRESENT:	Davielle Phillips Jake Hoppe Mike Riedmann
CONSULTANTS:	John Heine – Oak Investments Spencer Goldenberg – Oak Investments Gabby Maurer – Oak Investments
STAFF:	Garry Clark, Executive Director Jen McKeone, Deputy Economic Development Director James Caraway II, Sr. Director of Real Estate and Industry Myah Lanoux-Nguyen, Chief of Staff Yolanda R. Williams, Business Ops. Manager Manne Cook, Sr. Director Planning & Innovation

Discussion Items

1. RED Committee Project Budget (Myah)
   a. Discussed the finance committee budget recommendation
   b. Reviewed loan fund administration status
2. Housing (Jen)
   a. Reviewed LOIs
3. Real Estate Transactions/Updates (James & Oak)
   a. Reviewed acquisition of property
   b. Disussion of property to south
4. Airport Business Park (Garry)
5. Innovation District/ Strategic Action Plan (Manne)

Finance Committee Meeting

Via TEAMS 12:00 PM
June 25th, 2026

MEMBERS PRESENT:	Carmen Tapio Mike Helgerson Ernest White
CONTRACT STAFF:	Catherine Maydew – Creative Planning
STAFF:	Garry Clark, Executive Director Myah Lanoux-Nguyen, Chief of Staff Yolanda R. Williams, Business Ops. Manager

Agenda:

1) **Budget & Finance Report** (Catherine Maydew)
    a. Still under budget for year mostly as a result of full staffing not being complete until June.
2) **OEDC Invoice** (Myah Lanoux- Nguyen)
    a. Reviewed invoice and receipts
    b. Discussed admin portion of funding
3) **Real Estate Offer** (Garry & Myah)
    a. Review of offer and potential use for space
4) **Housing Budget** (Garry Clark)
    a. Reviewed breakdown of housing budget
5) **Accounts Payable** (Catherine Maydew)
    a. Reviewed pending AP
6) **Interest Funds** (All)
    a. Determining any final routes to consider
7) **Conduit Bonding** (Myah & Ms. Yo)
    a. Conduit bonding overview from meeting with Mark C. formal documents to come.

Omaha Inland Port Authority
Budget Summary – Board Report

January - May 2026

Overall Financial Position

As of May 2026, the Omaha Inland Port Authority is operating significantly below budget for both revenues and expenses, with most variances driven by timing differences. This report reflects five months of actual activity compared to the full-year budget, and the observed variances are largely attributable to the timing of revenues and expenditures rather than underlying performance.

Total Income through May was $783,282 against an annual budget of $2.55 million (31% realized). Total operating expenses were $245,344 compared to an annual budget of $2.60 million (22% spent). Net operating income was $200,043 versus a full-year budgeted operating deficit of $45,301.

Revenue Highlights

Interest income totaled $783,282 representing approximately 38% of the annual budget in this category and serving as the primary source of revenue. Federal grant revenue budgeted at $500,000 has not yet been received and is expected later in the year based on award and reimbursement timing. Interest from state funds also trailed the annual budget, consistent with anticipated cash flow patterns.

Expense Highlights

Personnel-related expenses remain below budget, with compensation, benefits, and employer taxes collectively at approximately 29% of annual allocations, reflecting phased hiring. Contracted services expenses are at roughly 19% of the annual budget, consistent with early-stage planning and implementation work. Several other operating costs—including facilities, utilities, events, marketing, and administrative expenses—are generally below 25% of annual budgets.

Capital and Other Expenses

Transfers out totaled $52.4 million compared to an annual budget of $82.2 million, or approximately 64% of the annual total, reflecting early-year timing of planned transfers. Capital outlay over $5,000 totaled $2M against a $6.0 million annual budget, with additional capital expenditures anticipated in later quarters.

Net Income

Including transfers and capital activity, net income through May reflects a loss of $54 million compared to a full-year budgeted loss of $88.3 million. The variance is driven by the timing of transfers and capital activity rather than operating performance.

Key Takeaways for the Board

- Financials are tracking appropriately against the full-year budget.
- Variances are primarily attributable to timing and phased implementation.

Omaha Inland Port Authority
Statement of Net Position
End of May 2026

Financial Row	Amount
Current ASSETS	
Cash and Cash Equivalents	
Bank	
1000 - Operating Account (Checking)	$361,068.67
1010 - Airport Bus Park MM (Savings)	$29,548,536.15
1020 - Airport Bus Park Operating (Checking)	$2,629,930.00
1030 - Innovation District MM (Savings)	$25,195,607.07
1040 - Innovation District Operating (Checking)	$111,979.42
1050 - OIPA Interest MM (Savings)	$2,353,862.86
1060 - OIPA MM (Savings)	$1,462,136.12
Other Current Asset	
1300 - Prepaid	$7,741.43
Non-current Assets	
1503 - Equipment	$31,295.00
1504 - Accumulated Depreciation	($5,215.83)
Total ASSETS	**$61,696,940.89**
Liabilities & Net Position	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	$32,696.10
Credit Card	
2310 - DIVVY	$3,772.47
Total Credit Card	**$3,772.47**
Other Current Liability	
2210 - Benefit Liability	$8,408.26
Total Other Current Liability	**$8,408.26**
Total Current Liabilities	**$44,876.83**
Net Position	
Retained Earnings	$115,896,553.36
Net Income	($54,244,489.30)
Total Net Position	**$61,696,940.89**

Omaha Inland Port Authority
Cash Flow Statement
May 2026

Financial Row	Amount
Operating Activities	
Net Income	($1,510,195.42)
Adjustments to Net Income	
Other Current Asset	($7,741.43)
Accounts Payable	($3,722,295.18)
Other Current Liabilities	$4,841.70
Total Adjustments to Net Income	**($3,725,194.91)**
Total Operating Activities	**($5,235,390.33)**
Net Change in Cash for Period	**($5,235,390.33)**
Cash at Beginning of Period	**$66,898,510.62**
Cash at End of Period	**$61,663,120.29**

Omaha Inland Port Authority
OIPA Budget vs. Actual
From Jan 2026 to May 2026

	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 - Grants (Federal)	$0.00	$500,000.00	($500,000.00)	0.00%
4050 - Interest from State Funds	$12,971.89	$300,000.00	($287,028.11)	4.32%
4100 - Interest Income	$770,309.75	$1,750,000.00	($979,690.25)	44.02%
Total - Income	**$783,281.64**	**$2,550,000.00**	**($1,766,718.36)**	**30.72%**
Gross Profit	**$783,281.64**	**$2,550,000.00**	**($1,766,718.36)**	**30.72%**
Expense				
5000 - Employee Compensation	$274,326.94	$941,200.00	($666,873.06)	29.15%
5005 - Fringe Benefits	$7,039.56	$152,951.65	($145,912.09)	4.60%
5007 - Retirement Benefits	$3,015.50	$47,064.00	($44,048.50)	6.41%
5010 - Employer Taxes	$22,504.32	$72,001.80	($49,497.48)	31.26%
5012 - Relocation Fees	$7,130.05	$5,000.00	$2,130.05	142.60%
5015 - Legal Services	$43,714.30	$357,870.00	($314,155.70)	12.22%
5020 - Contracted Services	$124,694.48	$665,000.00	($540,305.52)	18.75%
5025 - Subscriptions	$9,213.19	$39,560.00	($30,346.81)	23.29%
5030 - Rent	$10,416.65	$70,244.00	($59,827.35)	14.83%
5040 - Utilities	$4,798.00	$19,464.00	($14,666.00)	24.65%
5045 - Office equipment & supplies	$3,458.47	$3,400.00	$58.47	101.72%
5055 - Travel	$29,035.37	$96,400.00	($67,364.63)	30.12%
5056 - Communication & Tech Tools	$19,068.68	$52,000.00	($32,931.32)	36.67%
5065 - Community Outreach	$7,900.46	$15,000.00	($7,099.54)	52.67%
5070 - Insurance	$3,156.65	$10,566.00	($7,409.35)	29.88%
5075 - Events Expense	$0.00	$8,400.00	($8,400.00)	0.00%
5080 - Executive Team Meeting	$1,130.73	$6,000.00	($4,869.27)	18.85%
5090 - Board Expenses	$462.75	$480.00	($17.25)	96.41%
5095 - Continuing Education	$0.00	$7,000.00	($7,000.00)	0.00%
5100 - Bank Service Fees	$983.02	$1,000.00	($16.98)	98.30%
5110 - Marketing	$4,581.50	$20,000.00	($15,418.50)	22.91%
5120 - Membership & Dues	$724.98	$4,700.00	($3,975.02)	15.43%
Total - Expense	**$577,355.60**	**$2,595,301.45**	**($2,017,945.85)**	**22.25%**
Net Ordinary Income	**$205,926.04**	**($45,301.45)**	**$251,227.49**	**-454.57%**
Other Income and Expenses				
Other Expense				
6000 - Transfer Out	$52,375,600.00	$82,248,400.00	($29,872,800.00)	63.68%
8000 - Capital Outlay - under $5,000	$5,883.44	$21,253.00	($15,369.56)	27.68%
8001 - Capital Outlay - over $5,000	$2,068,931.90	$6,000,000.00	($3,931,068.10)	34.48%
Total - Other Expense	**$54,450,415.34**	**$88,269,653.00**	**($33,819,237.66)**	**61.69%**
Net Other Income	**($54,450,415.34)**	**($88,269,653.00)**	**$33,819,237.66**	**61.69%**
Net Income	**($54,244,489.30)**	**($88,314,954.45)**	**$34,070,465.15**	**61.42%**

Omaha Inland Port Authority
Budget vs. Actual
From Jan 2026 to May 2026

	Community Advisory Committee				Operating				Projects								Total			
									Airport Business Park				Innovation District							
	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense																				
Income																				
4010 - Grants (Federal)	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$500,000.00	($500,000.00)	0.00%	$0.00	$500,000.00	($500,000.00)	0.00%
4050 - Interest from State Funds	$0.00	$0.00	$0.00	0.00%	$12,971.89	$300,000.00	($287,028.11)	4.32%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$12,971.89	$300,000.00	($287,028.11)	4.32%
4100 - Interest Income	$0.00	$0.00	$0.00	0.00%	$770,309.75	$1,750,000.00	($979,690.25)	44.02%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$770,309.75	$1,750,000.00	($979,690.25)	44.02%
Total - Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$783,281.64**	**$2,050,000.00**	**($1,266,718.36)**	**38.21%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$500,000.00**	**($500,000.00)**	**0.00%**	**$783,281.64**	**$2,550,000.00**	**($1,766,718.36)**	**30.72%**
Gross Profit	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$783,281.64**	**$2,050,000.00**	**($1,266,718.36)**	**38.21%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$500,000.00**	**($500,000.00)**	**0.00%**	**$783,281.64**	**$2,550,000.00**	**($1,766,718.36)**	**30.72%**
Expense																				
5000 - Employee Compensation	$0.00	$25,000.00	($25,000.00)	0.00%	$274,326.94	$916,200.00	($641,873.06)	29.94%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$274,326.94	$941,200.00	($666,873.06)	29.15%
5005 - Fringe Benefits	$0.00	$0.00	$0.00	0.00%	$7,039.56	$152,951.65	($145,912.09)	4.60%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$7,039.56	$152,951.65	($145,912.09)	4.60%
5007 - Retirement Benefits	$0.00	$0.00	$0.00	0.00%	$3,015.50	$47,064.00	($44,048.50)	6.41%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$3,015.50	$47,064.00	($44,048.50)	6.41%
5010 - Employer Taxes	$0.00	$1,913.00	($1,913.00)	0.00%	$22,504.32	$70,088.80	($47,584.48)	32.11%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$22,504.32	$72,001.80	($49,497.48)	31.26%
5012 - Relocation Fees	$0.00	$0.00	$0.00	0.00%	$7,130.05	$5,000.00	$2,130.05	142.60%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$7,130.05	$5,000.00	$2,130.05	142.60%
5015 - Legal Services	$0.00	$0.00	$0.00	0.00%	$43,714.30	$357,870.00	($314,155.70)	12.22%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$43,714.30	$357,870.00	($314,155.70)	12.22%
5020 - Contracted Services	$10,000.00	$0.00	$10,000.00	0.00%	$63,879.72	$115,000.00	($51,120.28)	55.55%	$0.00	$0.00	$0.00	0.00%	$50,814.76	$550,000.00	($499,185.24)	9.24%	$124,694.48	$665,000.00	($540,305.52)	18.75%
5025 - Subscriptions	$0.00	$0.00	$0.00	0.00%	$9,213.19	$39,560.00	($30,346.81)	23.29%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$9,213.19	$39,560.00	($30,346.81)	23.29%
5030 - Rent	$0.00	$45,000.00	($45,000.00)	0.00%	$10,416.65	$25,244.00	($14,827.35)	41.26%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$10,416.65	$70,244.00	($59,827.35)	14.83%
5040 - Utilities	$0.00	$0.00	$0.00	0.00%	$4,798.00	$19,464.00	($14,666.00)	24.65%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$4,798.00	$19,464.00	($14,666.00)	24.65%
5045 - Office equipment & supplies	$0.00	$0.00	$0.00	0.00%	$3,458.47	$3,400.00	$58.47	101.72%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$3,458.47	$3,400.00	$58.47	101.72%
5055 - Travel	$1,869.61	$10,000.00	($8,130.39)	18.70%	$9,992.88	$86,400.00	($76,407.12)	11.57%	$0.00	$0.00	$0.00	0.00%	$17,172.88	$0.00	$17,172.88	0.00%	$29,035.37	$96,400.00	($67,364.63)	30.12%
5056 - Communication & Tech Tools	$0.00	$0.00	$0.00	0.00%	$16,668.68	$52,000.00	($35,331.32)	32.06%	$0.00	$0.00	$0.00	0.00%	$2,400.00	$0.00	$2,400.00	0.00%	$19,068.68	$52,000.00	($32,931.32)	36.67%
5065 - Community Outreach	$1,951.48	$15,000.00	($13,048.52)	13.01%	$3,893.10	$0.00	$3,893.10	0.00%	$55.94	$0.00	$55.94	0.00%	$1,999.94	$0.00	$1,999.94	0.00%	$7,900.46	$15,000.00	($7,099.54)	52.67%
5070 - Insurance	$0.00	$0.00	$0.00	0.00%	$3,156.65	$10,566.00	($7,409.35)	29.88%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$3,156.65	$10,566.00	($7,409.35)	29.88%
5075 - Events Expense	$0.00	$0.00	$0.00	0.00%	$0.00	$8,400.00	($8,400.00)	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$8,400.00	($8,400.00)	0.00%
5080 - Executive Team Meeting	$0.00	$0.00	$0.00	0.00%	$1,130.73	$6,000.00	($4,869.27)	18.85%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$1,130.73	$6,000.00	($4,869.27)	18.85%
5090 - Board Expenses	$0.00	$0.00	$0.00	0.00%	$462.75	$480.00	($17.25)	96.41%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$462.75	$480.00	($17.25)	96.41%
5095 - Continuing Education	$0.00	$0.00	$0.00	0.00%	$0.00	$7,000.00	($7,000.00)	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$7,000.00	($7,000.00)	0.00%
5100 - Bank Service Fees	$0.00	$0.00	$0.00	0.00%	$983.02	$1,000.00	($16.98)	98.30%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$983.02	$1,000.00	($16.98)	98.30%
5110 - Marketing	$0.00	$20,000.00	($20,000.00)	0.00%	$4,581.50	$0.00	$4,581.50	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$4,581.50	$20,000.00	($15,418.50)	22.91%
5120 - Membership & Dues	$0.00	$0.00	$0.00	0.00%	$450.98	$4,700.00	($4,249.02)	9.60%	$0.00	$0.00	$0.00	0.00%	$274.00	$0.00	$274.00	0.00%	$724.98	$4,700.00	($3,975.02)	15.43%
Total - Expense	**$13,821.09**	**$116,913.00**	**($103,091.91)**	**11.82%**	**$490,816.99**	**$1,928,388.45**	**($1,437,571.46)**	**25.45%**	**$55.94**	**$0.00**	**$55.94**	**0.00%**	**$72,661.58**	**$550,000.00**	**($477,338.42)**	**13.21%**	**$577,355.60**	**$2,595,301.45**	**($2,017,945.85)**	**22.25%**
Net Ordinary Income	**($13,821.09)**	**($116,913.00)**	**$103,091.91**	**11.82%**	**$292,464.65**	**$121,611.55**	**$170,853.10**	**240.49%**	**($55.94)**	**$0.00**	**($55.94)**	**0.00%**	**($72,661.58)**	**($50,000.00)**	**($22,661.58)**	**145.32%**	**$205,926.04**	**($45,301.45)**	**$251,227.49**	**-454.57%**
Other Income and Expenses																				
Other Expense																				
6000 - Transfer Out	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$52,375,600.00	$82,248,400.00	($29,872,800.00)	63.68%	$0.00	$0.00	$0.00	0.00%	$52,375,600.00	$82,248,400.00	($29,872,800.00)	63.68%
8000 - Capital Outlay - under $5,000	$0.00	$0.00	$0.00	0.00%	$5,883.44	$21,253.00	($15,369.56)	27.68%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$5,883.44	$21,253.00	($15,369.56)	27.68%
8001 - Capital Outlay - over $5,000	$0.00	$0.00	$0.00	0.00%	$490,700.58	$0.00	$490,700.58	0.00%	$0.00	$0.00	$0.00	0.00%	$1,578,231.32	$6,000,000.00	($4,421,768.68)	26.30%	$2,068,931.90	$6,000,000.00	($3,931,068.10)	34.48%
Total - Other Expense	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$496,584.02**	**$21,253.00**	**$475,331.02**	**2,336.54%**	**$52,375,600.00**	**$82,248,400.00**	**($29,872,800.00)**	**63.68%**	**$1,578,231.32**	**$6,000,000.00**	**($4,421,768.68)**	**26.30%**	**$54,450,415.34**	**$88,269,653.00**	**($33,819,237.66)**	**61.69%**
Net Other Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**($496,584.02)**	**($21,253.00)**	**($475,331.02)**	**2,336.54%**	**($52,375,600.00)**	**($82,248,400.00)**	**$29,872,800.00**	**63.68%**	**($1,578,231.32)**	**($6,000,000.00)**	**$4,421,768.68**	**26.30%**	**($54,450,415.34)**	**($88,269,653.00)**	**$33,819,237.66**	**61.69%**
Net Income	**($13,821.09)**	**($116,913.00)**	**$103,091.91**	**11.82%**	**($204,119.37)**	**$100,358.55**	**($304,477.92)**	**-203.39%**	**($52,375,655.94)**	**($82,248,400.00)**	**$29,872,744.06**	**63.68%**	**($1,650,892.90)**	**($6,050,000.00)**	**$4,399,107.10**	**27.29%**	**($54,244,489.30)**	**($88,314,954.45)**	**$34,070,465.15**	**61.42%**

Finance Committee Meeting

Via TEAMS 10:30 AM
July 29th, 2026

MEMBERS PRESENT:	Carmen Tapio Mike Helgerson Ernest White
CONTRACT STAFF:	Catherine Maydew – Creative Planning
STAFF:	Garry Clark, Executive Director Myah Lanoux-Nguyen, Chief of Staff

Agenda:

1) **Budget & Finance Report** (Catherine Maydew & Myah)
   a. Reviewed June Document, provided feedback to improve clarity.
   b. Annual snapshot
2) **Real Estate** (Garry)
   a. Active offer update
   b. Additional properties under consideration
   c. Lier contract executed
   d. Loan fund partner chosen
3) **Accounts Payable** (Catherine Maydew & Myah)
   a. Mostly OEDC payments
   b. Divvy paid 2x monthly
   c. Myah & Ms. Yo taking over AP
4) **Interest Funds** (All)
   a. Waiting on Joel & David on next steps
5) **Impact Fund** (Myah)
   a.
6) **Conduit Bonding** (Garry)
7) **Other topics**

Omaha Inland Port Authority

June 30, 2026

Financial Board Packet

Omaha Inland Port Authority

Board Financial Report – June 30, 2026

Board Members,

The attached June 2026 financial statements reflect the Omaha Inland Port Authority's ongoing investment in strategic development initiatives, including the Airport Business Park and Innovation District projects. As of June 30, 2026, total assets were $58.9 million, consisting primarily of cash and cash equivalents held across project and operating accounts. Total net position at month-end was $51.4 million.

Financial Highlights

- Cash and Cash Equivalents: The Authority ended June with $58.9 million in cash and cash equivalents and maintains strong liquidity.
- Net Income: Year-to-date net income reflects a reduction of $64.5 million, primarily resulting from planned capital investments and development activities.
- Operating Revenues: Interest earnings totaled approximately $898,000 year-to-date.
- Operating Expenses: Administrative and operating costs remain generally below budget expectations.

Balance Sheet Notes

Accounts Payable: Accounts payable totaled approximately $7.5 million at June 30. The majority of this balance relates to two months of open invoices pending payment for OEDC-related activities. Management expects these invoices to be processed and paid through the normal accounts payable cycle.

Benefit Liability: The $9,787 benefit liability represents employee retirement funds currently being held by the Authority. These funds are scheduled to be transferred to the new retirement plan account in early August 2026, at which time this liability will be cleared.

Cash Flow

Cash decreased by approximately $57.0 million during the first six months of 2026, primarily due to capital development expenditures and project-related transfers. The Authority continues to maintain a strong cash position despite these planned investments.

Budget Performance

Overall financial performance remains generally consistent with expectations for a development-focused organization undertaking significant capital investments. Operating expenditures remain below budget in most categories, reflecting prudent cost management. Significant budget variances are largely attributable to the timing of capital projects, transfers, and development activities rather than unforeseen operational costs.

Outlook

Management will continue to monitor project expenditures, cash balances, and budget performance throughout the second half of 2026. Upcoming activities include settlement of outstanding OEDC invoices and the transfer of employee retirement funds to the new retirement plan administrator. The Authority remains financially positioned to support its strategic development initiatives while maintaining adequate liquidity for operations.

Respectfully submitted,

Catherine Demes Maydew

On behalf of the
Omaha Inland Port Authority

Omaha Inland Port Authority
Statement of Net Position
End of Jun 2026

	Amount
Current ASSETS	
Cash and Cash Equivalents	
Bank	
1000 - Operating Account (Checking)	$247,097.03
1010 - Airport Bus Park MM (Savings)	$29,607,083.17
1020 - Airport Bus Park Operating (Checking)	$2,629,930.00
1030 - Innovation District MM (Savings)	$22,454,244.66
1040 - Innovation District Operating (Checking)	$120,139.99
1050 - OIPA Interest MM (Savings)	$2,358,526.77
1060 - OIPA MM (Savings)	$1,465,033.17
Other Current Asset	
1300 - Prepaid	$7,741.43
Non-current Assets	
1503 - Equipment	$31,295.00
1504 - Accumulated Depreciation	($5,215.83)
Total ASSETS	**$58,915,875.39**
Liabilities & Net Position	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	$7,491,677.47
Credit Card	
2310 - DIVVY	$3,879.88
Total Credit Card	**$3,879.88**
Other Current Liability	
2210 - Benefit Liability	$9,786.66
Total Other Current Liability	**$9,786.66**
Total Current Liabilities	**$7,505,344.01**
Net Position	
Retained Earnings	$115,896,553.36
Net Income	($64,486,021.98)
Total Net Position	**$58,915,875.39**

Omaha Inland Port Authority
Statement of Cash Flow
From Jan 2026 to Jun 2026

	Amount
Operating Activities	
Net Income	($64,486,021.98)
Adjustments to Net Income	
Other Current Asset	($3,403.98)
Accounts Payable	$7,479,076.95
Other Current Liabilities	($24,199.68)
Total Adjustments to Net Income	**$7,451,473.29**
Total Operating Activities	**($57,034,548.69)**
Net Change in Cash for Period	**($57,034,548.69)**
Cash at Beginning of Period	**$115,916,603.48**
Cash at End of Period	**$58,882,054.79**

Omaha Inland Port Authority
Budget vs. Actual
From Jan 2026 to Jun 2026

	Amount	Budget Amount	Budget Variance	Budget Variance %
Ordinary Income/Expense				
Income				
4010 - Grants (Federal)	$0.00	$500,000.00	($500,000.00)	-100.00%
4050 - Interest from State Funds	$12,971.89	$300,000.00	($287,028.11)	-95.68%
4100 - Interest Income	$885,055.32	$1,750,000.00	($864,944.68)	-49.43%
Total - Income	**$898,027.21**	**$2,550,000.00**	**($1,651,972.79)**	**-64.78%**
Gross Profit	**$898,027.21**	**$2,550,000.00**	**($1,651,972.79)**	**-64.78%**
Expense				
5000 - Employee Compensation	$337,692.18	$941,200.00	($603,507.82)	-64.12%
5005 - Fringe Benefits	$8,582.80	$152,951.65	($144,368.85)	-94.39%
5007 - Retirement Benefits	$3,015.50	$47,064.00	($44,048.50)	-93.59%
5010 - Employer Taxes	$27,364.73	$72,001.80	($44,637.07)	-61.99%
5012 - Relocation Fees	$7,130.05	$5,000.00	$2,130.05	42.60%
5015 - Legal Services	$49,088.80	$357,870.00	($308,781.20)	-86.28%
5020 - Contracted Services	$134,456.46	$665,000.00	($530,543.54)	-79.78%
5025 - Subscriptions	$12,602.46	$39,560.00	($26,957.54)	-68.14%
5030 - Rent	$12,499.98	$70,244.00	($57,744.02)	-82.20%
5040 - Utilities	$6,902.79	$19,464.00	($12,561.21)	-64.54%
5045 - Office equipment & supplies	$3,470.09	$3,400.00	$70.09	2.06%
5055 - Travel	$31,242.10	$96,400.00	($65,157.90)	-67.59%
5056 - Communication & Tech Tools	$25,462.89	$52,000.00	($26,537.11)	-51.03%
5060 - Rental Expenses	$657.50	$0.00	$657.50	0.00%
5065 - Community Outreach	$14,580.06	$15,000.00	($419.94)	-2.80%
5070 - Insurance	$8,898.65	$10,566.00	($1,667.35)	-15.78%
5075 - Events Expense	$3,019.45	$8,400.00	($5,380.55)	-64.05%
5080 - Executive Team Meeting	$1,390.10	$6,000.00	($4,609.90)	-76.83%
5090 - Board Expenses	$145.25	$480.00	($334.75)	-69.74%
5095 - Continuing Education	$7.24	$7,000.00	($6,992.76)	-99.90%
5100 - Bank Service Fees	$1,193.22	$1,000.00	$193.22	19.32%
5110 - Marketing	$10,700.14	$20,000.00	($9,299.86)	-46.50%
5120 - Membership & Dues	$724.98	$4,700.00	($3,975.02)	-84.57%
5130 - Property Taxes	$612.00	$0.00	$612.00	0.00%
Total - Expense	**$701,439.42**	**$2,595,301.45**	**($1,893,862.03)**	**-72.97%**
Net Ordinary Income	**$196,587.79**	**($45,301.45)**	**$241,889.24**	**-533.95%**
Other Income and Expenses				
Other Expense				
6000 - Transfer Out	$59,843,800.00	$82,248,400.00	($22,404,600.00)	-27.24%
8000 - Capital Outlay - under $5,000	$5,883.44	$21,253.00	($15,369.56)	-72.32%
8001 - Capital Outlay - over $5,000	$4,832,926.33	$6,000,000.00	($1,167,073.67)	-19.45%
Total - Other Expense	**$64,682,609.77**	**$88,269,653.00**	**($23,587,043.23)**	**-26.72%**
Net Other Income	**($64,682,609.77)**	**($88,269,653.00)**	**$23,587,043.23**	**-26.72%**
Net Income	**($64,486,021.98)**	**($88,314,954.45)**	**$23,828,932.47**	**-26.98%**

Omaha Inland Port Authority
OIPA Budget vs. Actual
From Jan 2026 to Jun 2026

	Airport Business Park				Community Advisory Committee				Innovation District				Operating				Total			
	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense																				
Income																				
4010 - Grants (Federal)	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$500,000.00	($500,000.00)	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$500,000.00	($500,000.00)	0.00%
4050 - Interest from State Funds	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$12,971.89	$300,000.00	($287,028.11)	4.32%	$12,971.89	$300,000.00	($287,028.11)	4.32%
4100 - Interest Income	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$885,055.32	$1,750,000.00	($864,944.68)	50.57%	$885,055.32	$1,750,000.00	($864,944.68)	50.57%
Total - Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$500,000.00**	**($500,000.00)**	**0.00%**	**$898,027.21**	**$2,050,000.00**	**($1,151,972.79)**	**43.81%**	**$898,027.21**	**$2,550,000.00**	**($1,651,972.79)**	**35.22%**
Gross Profit	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$500,000.00**	**($500,000.00)**	**0.00%**	**$898,027.21**	**$2,050,000.00**	**($1,151,972.79)**	**43.81%**	**$898,027.21**	**$2,550,000.00**	**($1,651,972.79)**	**35.22%**
Expense																				
5000 - Employee Compensation	$0.00	$0.00	$0.00	0.00%	$0.00	$25,000.00	($25,000.00)	0.00%	$0.00	$0.00	$0.00	0.00%	$337,692.18	$916,200.00	($578,507.82)	36.86%	$337,692.18	$941,200.00	($603,507.82)	35.88%
5005 - Fringe Benefits	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$8,582.80	$152,951.65	($144,368.85)	5.61%	$8,582.80	$152,951.65	($144,368.85)	5.61%
5007 - Retirement Benefits	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$3,015.50	$47,064.00	($44,048.50)	6.41%	$3,015.50	$47,064.00	($44,048.50)	6.41%
5010 - Employer Taxes	$0.00	$0.00	$0.00	0.00%	$0.00	$1,913.00	($1,913.00)	0.00%	$0.00	$0.00	$0.00	0.00%	$27,364.73	$70,088.80	($42,724.07)	39.04%	$27,364.73	$72,001.80	($44,637.07)	38.01%
5012 - Relocation Fees	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$7,130.05	$5,000.00	$2,130.05	142.60%	$7,130.05	$5,000.00	$2,130.05	142.60%
5015 - Legal Services	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$49,088.80	$357,870.00	($308,781.20)	13.72%	$49,088.80	$357,870.00	($308,781.20)	13.72%
5020 - Contracted Services	$0.00	$0.00	$0.00	0.00%	$10,000.00	$0.00	$10,000.00	0.00%	$51,414.76	$550,000.00	($498,585.24)	9.35%	$73,041.70	$115,000.00	($41,958.30)	63.51%	$134,456.46	$665,000.00	($530,543.54)	20.22%
5025 - Subscriptions	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$12,602.46	$39,560.00	($26,957.54)	31.86%	$12,602.46	$39,560.00	($26,957.54)	31.86%
5030 - Rent	$0.00	$0.00	$0.00	0.00%	$0.00	$45,000.00	($45,000.00)	0.00%	$0.00	$0.00	$0.00	0.00%	$12,499.98	$25,244.00	($12,744.02)	49.52%	$12,499.98	$70,244.00	($57,744.02)	17.80%
5040 - Utilities	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$6,902.79	$19,464.00	($12,561.21)	35.46%	$6,902.79	$19,464.00	($12,561.21)	35.46%
5045 - Office equipment & supplies	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$3,470.09	$3,400.00	$70.09	102.06%	$3,470.09	$3,400.00	$70.09	102.06%
5055 - Travel	$0.00	$0.00	$0.00	0.00%	$1,869.61	$10,000.00	($8,130.39)	18.70%	$17,781.36	$0.00	$17,781.36	0.00%	$11,591.13	$86,400.00	($74,808.87)	13.42%	$31,242.10	$96,400.00	($65,157.90)	32.41%
5056 - Communication & Tech Tools	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$2,400.00	$0.00	$2,400.00	0.00%	$23,062.89	$52,000.00	($28,937.11)	44.35%	$25,462.89	$52,000.00	($26,537.11)	48.97%
5060 - Rental Expenses	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$657.50	$0.00	$657.50	0.00%	$657.50	$0.00	$657.50	0.00%
5065 - Community Outreach	$55.94	$0.00	$55.94	0.00%	$8,110.48	$15,000.00	($6,889.52)	54.07%	$2,465.98	$0.00	$2,465.98	0.00%	$3,947.66	$0.00	$3,947.66	0.00%	$14,580.06	$15,000.00	($419.94)	97.20%
5070 - Insurance	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$8,898.65	$10,566.00	($1,667.35)	84.22%	$8,898.65	$10,566.00	($1,667.35)	84.22%
5075 - Events Expense	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$97.45	$0.00	$97.45	0.00%	$2,922.00	$8,400.00	($5,478.00)	34.79%	$3,019.45	$8,400.00	($5,380.55)	35.95%
5080 - Executive Team Meeting	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$1,390.10	$6,000.00	($4,609.90)	23.17%	$1,390.10	$6,000.00	($4,609.90)	23.17%
5090 - Board Expenses	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$145.25	$480.00	($334.75)	30.26%	$145.25	$480.00	($334.75)	30.26%
5095 - Continuing Education	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$7.24	$7,000.00	($6,992.76)	0.10%	$7.24	$7,000.00	($6,992.76)	0.10%
5100 - Bank Service Fees	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$1,193.22	$1,000.00	$193.22	119.32%	$1,193.22	$1,000.00	$193.22	119.32%
5110 - Marketing	$0.00	$0.00	$0.00	0.00%	$0.00	$20,000.00	($20,000.00)	0.00%	$5,439.50	$0.00	$5,439.50	0.00%	$5,260.64	$0.00	$5,260.64	0.00%	$10,700.14	$20,000.00	($9,299.86)	53.50%
5120 - Membership & Dues	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$274.00	$0.00	$274.00	0.00%	$450.98	$4,700.00	($4,249.02)	9.60%	$724.98	$4,700.00	($3,975.02)	15.43%
5130 - Property Taxes	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$612.00	$0.00	$612.00	0.00%	$0.00	$0.00	$0.00	0.00%	$612.00	$0.00	$612.00	0.00%
Total - Expense	**$55.94**	**$0.00**	**$55.94**	**0.00%**	**$19,980.09**	**$116,913.00**	**($96,932.91)**	**17.09%**	**$80,485.05**	**$550,000.00**	**($469,514.95)**	**14.63%**	**$600,918.34**	**$1,928,388.45**	**($1,327,470.11)**	**31.16%**	**$701,439.42**	**$2,595,301.45**	**($1,893,862.03)**	**27.03%**
Net Ordinary Income	**($55.94)**	**$0.00**	**($55.94)**	**0.00%**	**($19,980.09)**	**($116,913.00)**	**$96,932.91**	**17.09%**	**($80,485.05)**	**($50,000.00)**	**($30,485.05)**	**160.97%**	**$297,108.87**	**$121,611.55**	**$175,497.32**	**244.31%**	**$196,587.79**	**($45,301.45)**	**$241,889.24**	**-433.95%**
Other Income and Expenses																				
Other Expense																				
6000 - Transfer Out	$59,843,800.00	$82,248,400.00	($22,404,600.00)	72.76%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$59,843,800.00	$82,248,400.00	($22,404,600.00)	72.76%
8000 - Capital Outlay - under $5,000	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$5,883.44	$21,253.00	($15,369.56)	27.68%	$5,883.44	$21,253.00	($15,369.56)	27.68%
8001 - Capital Outlay - over $5,000	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$4,832,926.33	$6,000,000.00	($1,167,073.67)	80.55%	$0.00	$0.00	$0.00	0.00%	$4,832,926.33	$6,000,000.00	($1,167,073.67)	80.55%
Total - Other Expense	**$59,843,800.00**	**$82,248,400.00**	**($22,404,600.00)**	**72.76%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$4,832,926.33**	**$6,000,000.00**	**($1,167,073.67)**	**80.55%**	**$5,883.44**	**$21,253.00**	**($15,369.56)**	**27.68%**	**$64,682,609.77**	**$88,269,653.00**	**($23,587,043.23)**	**73.28%**
Net Other Income	**($59,843,800.00)**	**($82,248,400.00)**	**$22,404,600.00**	**72.76%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**($4,832,926.33)**	**($6,000,000.00)**	**$1,167,073.67**	**80.55%**	**($5,883.44)**	**($21,253.00)**	**$15,369.56**	**27.68%**	**($64,682,609.77)**	**($88,269,653.00)**	**$23,587,043.23**	**73.28%**
Net Income	**($59,843,855.94)**	**($82,248,400.00)**	**$22,404,544.06**	**72.76%**	**($19,980.09)**	**($116,913.00)**	**$96,932.91**	**17.09%**	**($4,913,411.38)**	**($6,050,000.00)**	**$1,136,588.62**	**81.21%**	**$291,225.43**	**$100,358.55**	**$190,866.88**	**290.18%**	**($64,486,021.98)**	**($88,314,954.45)**	**$23,828,932.47**	**73.02%**

OPERATIONS COMMITTEE MEETING

Via TEAMS 8:00 am

June 24th 2026

MEMBERS PRESENT: Thomas Warren
Brook Aken
Ernest White

STAFF: Garry Clark, Executive Director
Myah Lanoux-Nguyen, Chief of Staff
Yolanda R. Williams, Business Ops. Manager

Executive Director Update (Garry Clark)

Finance Committee (Myah)

- Budget
  - Reviewed May report
- Interest Funds
  - David and Joel are reviewing additional options for the most recent response from state notes accounting error for the initial funding but still does not address current funding owed to OIPA.
- Retirement Accounts
  - Pivot to Charles Schwab to account for contractual funding percentage.

Real Estate and Development Committee (Garry)

- Real Estate Update
  - Reviewed all current purchases and upcoming event
  - Discussed potential acquisition and uses for space
- Airport Business Park
- Housing
  - Reviewed funding and administration plan

OPERATIONS COMMITTEE MEETING

Via TEAMS 8:00 am

July 29th 2026

MEMBERS PRESENT:

Brook Aken
Ernest White

STAFF:

Garry Clark, Executive Director
Myah Lanoux-Nguyen, Chief of Staff

Executive Director Update (Garry Clark)

- Conduit Bonding

Finance Committee (Myah)

- Budget
  - Reviewed June report
- Interest Funds
- Financial Snapshot
  - Reviewed annual meeting Snapshot
- Loan Fund review

Real Estate and Development Committee (Garry)

- Real Estate Update
  - Parcels under discussion
  - Response from active offer, waiting on more information
- Airport Business Park
  - Feedback received
- Housing
  - Loan Fund Partner
  - Contract formalized with Drew Lier

Annual Meeting & Ops. Items (Myah)

- Agenda
- Awards
- Officer Selection
- Funding Overview

Omaha Inland Port Authority

Community Advisory Committee Quarterly Meeting Minutes

Date: June 16, 2026

Time: 6:05–7:10 p.m.

Location: Metropolitan Community College

Call to Order and CAC Updates

The meeting was called to order at approximately 6:05 p.m. CAC members and upcoming quarterly meetings were reviewed. Staff introduced Yolanda “Miss Yo” Williams, OIPA’s new Business Operations Manager.

The CAC’s next monthly meeting will be held July 21, 2026, from 5:00–6:30 p.m. at the OIPA office. Members and Associate Members will review the CAC handbook, discuss leadership positions, and select subcommittee assignments focused on community surveys, community outreach, and business outreach.

OIPA Project Updates

Staff provided updates on OIPA’s major initiatives:

- **Housing:** OIPA continues planning for 170 housing units, including 20 single-family and 150 multifamily units.
- **Innovation District:** The initial district will be centered near 30th Street and Ames Avenue and may include small-business incubation, workforce development, mixed-use development, and a Creative Construction Campus.
- **Impact Fund:** OIPA launched a $300,000 grant program and is developing a $1.2 million revolving loan fund.
- **Additional Initiatives:** Staff continues work on conduit bonding, multimodal transportation opportunities, strategic planning, property acquisition, and project performance reporting.

An Innovation District unveiling was announced for July 7, 2026. OIPA also announced its August Annual Meeting, which will include community and business recognition awards.

Airport Business Park Update

Omaha Economic Development Corporation reported progress on several properties:

- Environmental analysis and development planning are underway for the 67-acre Enterprise Park site.
- A tenant has been secured for a 150,000-square-foot facility near Abbott Drive. The company is expected to create at least 150 jobs with average compensation exceeding $70,000.
- Approximately eight additional acres are being acquired for two prospective businesses expected to create 60–100 jobs.
- A site near 24th and Taylor Streets may be redeveloped to support three to five small businesses and approximately 25–40 jobs.

Community Discussion

Community members emphasized the importance of ensuring North Omaha residents and minority-owned, women-owned, and small businesses benefit from upcoming development.

Discussion included:

- Publicizing job, contracting, and vendor opportunities.
- Establishing community-benefit and local-participation requirements.
- Dividing larger projects into smaller contracting opportunities when feasible.
- Reviewing subcontractor participation and bid information.
- Providing technical assistance, bonding support, and joint-venture guidance to local businesses.

OIPA and OEDC agreed to explore collaboration with the City of Omaha’s small-business and contractor-assistance programs. Businesses were encouraged to visit **OneBiz.org** for support and resources.

New Business and Announcements

No formal new or old business was presented. A community member announced a private housing-development initiative involving seven properties within the OIPA boundary. It was clarified that the project was not affiliated with or endorsed by the CAC.

Follow-Up Items

OIPA and its partners will:

- Continue planning for housing, the Innovation District, and Airport Business Park projects.
- Communicate upcoming employment, procurement, and development opportunities.
- Explore contractor-readiness and local-participation strategies with the City.
- Onboard new CAC and Associate Members.
- Establish CAC leadership and subcommittee assignments.

Formal Actions and Adjournment

No formal motions or votes were recorded. The meeting adjourned at approximately 7:10 p.m.

Omaha Inland Port Authority

Community Advisory Committee Monthly Meeting Minutes

Date: July 21, 2026

Time: Approximately 5:10–7:03 p.m.

Location: OIPA Office and Virtual

Updates

Members and staff introduced themselves and discussed their interest in supporting economic development and community engagement within the OIPA boundary.

OEDC reported continued environmental planning for Enterprise Park. Pacific Engineering signed a lease at 5906 Abbott Drive and expects to create at least 150 jobs averaging approximately $74,000 annually. Two additional businesses are being considered for 6162 Abbott Drive, potentially creating 100–120 jobs, while development near 24th and Taylor could create another 35–50 jobs.

OIPA reviewed first-year accomplishments, including expanding staff, launching the Impact Fund, developing a $1.2 million revolving loan fund, acquiring Innovation District property, and advancing the Creative Construction Campus. Yolanda Williams will serve as the primary CAC staff contact.

Financial and CAC Budget Update

OIPA reported approximately $119.6 million in state funding, $2.3 million in state interest funds, and $3.4 million in bank interest. Approximately $67 million has been transferred to OEDC, nearly $5 million invested in property, and $1.2 million spent on operations.

The CAC's $100,000 budget includes funding for the community survey, marketing, travel, events, and contingency. Most survey funding has been allocated, while limited funds have been spent on travel and events.

Community Survey

TMG Consulting presented its proposed community-survey approach. The CAC clarified that surveys must be completed for both 2026 and 2027. TMG will revise the project timeline, and the August meeting will focus on updating prior questions and developing the 2026 survey and outreach strategy.

CAC Leadership and Engagement

Members were asked to submit handbook feedback by August 4. Nominations will be requested for chair, vice-chair, and three subcommittee leads focused on surveys, community outreach, and business outreach. Voting will be conducted electronically.

Potential outreach opportunities discussed included Christmas in the Village, Good Neighbor Week, the Empowerment Network conference, schools, and neighborhood events.

Follow-Up Items

Staff and CAC members will revise the survey timeline, prepare for the August survey-design session, review outreach opportunities, develop travel options, finalize handbook revisions, and conduct leadership nominations and voting.

Adjournment

A motion to adjourn was made, seconded, and approved. The meeting adjourned at approximately 7:03 p.m.