



June 4th, 2026
Metropolitan Community College, Bldg. 21, Room 112, 9:00 A.M.
5300 N. 30th Street, 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 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.

3. Project Reports

- o Airport Business Park Project

Public Comment

4. Executive Director Report

Public Comment

5. Action Items (VOTE TODAY).

- o Approval of May 7th, 2026 meeting minutes
- o Approval of 30th & Ames Property Purchase

Public Comment

6. Committee Reports

- o Executive & Governance-
- o Real Estate and Development -
- o Finance-
- o Operations -
- o Community Advisory Committee-

Public Comment

7. Executive Session:

- o I move that the Board 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

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

Next Meeting: The next meeting is scheduled for Thursday, August 6th 2026, 4:30-6:30 PM at location to be determined.



May 7th, 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)	√	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	A	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	√				

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 April 30th 2026, notice of the Omaha Inland Port Authority Meeting on May 7th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

3) **Project Reports**

a) **Airport Business Park Project**

- i) Representatives from the Airport Business Park team provided updates regarding ongoing acquisitions, development planning, and tenant recruitment efforts. Updates included progress on the Abbott property, 24th & Taylor, Enterprise Park, and additional airport-area development opportunities. The team discussed their business recruitment strategy focused on a mix of large, medium, and small businesses to support economic

diversification and long-term sustainability. Discussion also included timelines for tenant buildout, community benefits agreements, workforce development, Opportunity Zone designation opportunities, environmental remediation, and future infrastructure coordination.

Public Comment

4) Executive Director Report

- a) Executive Director Garry Clark provided organizational updates, including the ongoing HR&A strategic action planning process, recent stakeholder meetings, housing and innovation district planning, and updates regarding the Impact Fund. Staff also discussed recent visits to the Utah Inland Port Authority and ongoing discussions related to multimodal transportation and barge opportunities.
- b) Additional updates included:
 - Upcoming public unveiling event planned for early June.
 - Ongoing property acquisition and redevelopment efforts.
 - Progress related to the Innovation District and iHub initiatives.
 - Business retention and expansion activities.
 - Creative Construction Campus planning efforts.

Public Comment

5) Presentations & Discussion

- a) I Hub
 - i) **Julian Young Innovation Hub**
Representatives from the Julian Young Innovation Hub presented their proposal focused on entrepreneurship support, technical assistance, workforce alignment, capital readiness, and ecosystem development within the OIPA boundary.
 - ii) **Omaha Innovation Connection / Omaha 100**
Representatives from Omaha 100 presented their Innovation Connection proposal focused on entrepreneurship, financial coaching, workforce development, access to capital, incubator programming, and business attraction efforts within the Inland Port boundary.
- b) Housing
 - i) Staff presented a recommendation to move forward with Front Porch Investments and Lier Development as partners for administration and coordination of the housing initiative. Discussion focused on administrative oversight, future developer RFPs, and leveraging outside partnerships and funding sources.
- c) CAC Survey

Public Comment

6) Action Items (VOTE TODAY).

Agenda Item #	Description	Result
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6 a	Approval of March 5th, 2026, Meeting Minutes Motion made by Warren to accept February 5, 2026, Minutes Seconded by White				Approved:9-0 Absent:	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y
6 b	Approval of CAC Survey Proposal to allow CAC to choose between TMG Consulting and the Lind Group Motion made by Warren to approve that the CAC select between the two proposals. Seconded by Reidmann				Approved 6-3 Absent:	
McKinney	N	Warren	Y	Aken		Y
Helgerson	Y	Phillips	N	Hoppe		Y
Riedmann	Y	Tapio	N	White		Y
6 c	Approval of Housing Administration Partner Proposal Motion made by Hoppe to approve the selection of Front Porch and Lier Development. Seconded by Warren				Approved 9-0 Absent:	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Public Comment

	Approval of to amend agenda and move executive session before committee reports Motion made by Hoppe Seconded by White				Approved 9-0 Absent:	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

8. 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 Hoppe to go into Executive Session Seconded by Helgerson Executive Session commenced at 10:50 AM				Approved 9-0 Absent:	
McKinney	A	Warren	Y	Aken		Y
Helgerson	A	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio	Y	White		Y

Agenda	Motion made by Hoppe to end the Executive Session Seconded by Riedmann Executive Session concluded at 11:14				Approved 7-0 Absent: Tapio, Warren
McKinney	Y	Warren	A	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	A	White	Y

Open meeting reconvened at 11:15

7) Committee Reports

- Executive & Governance-
- Real Estate and Development -
- Finance-
- Operations -
- Community Advisory-
 - Committee reports were presented for Executive & Governance, Real Estate & Development, Finance, Operations, and the Community Advisory Committee. Topics included organizational budgeting, housing initiatives, real estate transactions, strategic planning, and community engagement efforts.

Next Meeting: The next meeting is scheduled for Thursday, June 4th 2026, 9am at Metropolitan Community College.



Executive and Governance Committee

Meeting
Via TEAMS 10:00 AM
May 26th, 2026

MEMBERS PRESENT:

Sen Terrell Mckinney
Davielle Phillips,
Carmen Tapio
Thomas Warren

STAFF:

Gary Clark, Executive Director
Myah Lanoux, Chief of Staff

- **Executive Director Update**
- **Finance Committee**
 - Budget
 - Interest Funds
 - Retirement Accounts
- **Real Estate and Development Committee**
 - Real Estate Update
 - Airport Business Park
 - Housing
- **Community Advisory Committee**

Notes:**Governance & Executive Committee Meeting Summary**

- Staff provided updates on commissioner reappointments and noted that a full-term update will be presented at the next Board meeting.
- The HR&A contract has been executed at approximately \$470,000, significantly reduced from the original proposal.
- Front Porch has been selected to administer OIPA's housing initiative and is expected to provide a draft agreement and implementation timeline in July, with Board action anticipated in August.

- Commissioners expressed interest in accelerating housing activities and discussed opportunities to advance work through the \$1.2 million Revolving Loan Fund and other housing-related funding initiatives.
- Staff noted that housing development efforts remain a priority, particularly in advance of potential legislative review of inland port authorities.
- Committee members requested early access to Front Porch draft materials to allow for review and feedback before formal Board consideration.
- Staff confirmed there will be no July Board meeting, though committee work will continue during that period.

Action Items

- Present commissioner term and reappointment updates at the next Board meeting.
- Obtain and distribute Front Porch draft agreement and implementation timeline for committee review.
- Continue development of the Revolving Loan Fund and housing implementation strategy

THE OMAHA INLAND PORT AUTHORITY
REAL ESTATE DEVELOPMENT COMMITTEE MEETING
Via TEAMS
May 14thTH 12:00 PM

MEMBERS PRESENT:

Davielle Phillips

Jake Hoppe
Mike Reidmann

CONSULTANTS:

John Heine – Oak Investments

Spencer Goldenberg – Oak Investments

STAFF:

Garry Clark, Executive Director

Manne Cook, Sr. Director of Planning and
Innovation

Jen McKeone, Deputy Economic
Development Director

James Caraway II, Sr. Director of Real Estate
and Industry

Discussion Items

1. Housing: Having initial meeting with Front Porch and Liers in few days.
2. Real Estate Transactions/Updates: Caseys property will close on May 21st, Due diligence being completed at 4411 N. 30th
3. Airport Business Park: Reviewed the Community Benefits Agreement for the current OEDC project. The committee requested more specific information about the terms of the lease but approved of the terms outlined in the CBA.
4. Innovation District: Staff will go to Oklahoma City end of May to tour Innovation District and learn more.
5. Strategic Action Plan will be kicking off on a TEAMS call in the next two weeks to develop the timeline and priorities moving forward.

6. Home Renovation and Repair Program- Mr. Phillips shared renovation and repair program idea. At this time, OIPA will not have the funding to include housing rehabilitation funds but will partner with Front Porch and others to help with neighborhood revitalization, and if we get any future funding for housing, this will be something to revisit.



Finance Committee Meeting

Via TEAMS 10:30 AM

May 20th, 2026

MEMBERS PRESENT:

Carmen Tapio
Mike Helgerson
Ernest White

CONTRACT STAFF:

Catherine Maydew – Creative Planning

STAFF:

Garry Clark, Executive Director

Agenda:

- 1) Budget & Finance Report (Catherine Maydew)**
- 2) OEDC Invoice**
- 3) Accounts Payable – Receipts and No receipts (\$25 dollar limit?)** Lost receipt form -
- 4) Interest Funds**
- 5) Other topics**
 - a. Property BOV – Reserves Policy consideration; NPIT (Laddered Reserve) - Revenue Bonds analysis.
 - b. Retirement Plan Update -Fidelity Simple IRA
 - c. CP – Salary Analysis (Snapshot)

Notes:

- Reviewed travel-related invoices and discussed the need to clarify whether expenses should be categorized under Innovation or Operations.
- Discussed recent FOIA requests and strategies for improving public understanding of OIPA's work. Committee members noted the Community Advisory Committee (CAC) could serve as a valuable partner in community education and communication efforts.

- Received an update on Interest Fund activities and agreed to continue analysis and evaluation of opportunities.
- Discussed the Innovation property, including potential business models, recurring revenue opportunities, and identifying near-term priorities and activities OIPA is willing to pursue.
- Reviewed the need for a comprehensive Master Business Plan, including consideration of OIPA assets, zoning opportunities, and alignment with ongoing HR&A planning efforts.
- Discussed the development of a formal reserve policy and long-term financial sustainability planning.
- Commissioner Helgerson shared information regarding the Nebraska Public Agency Investment Trust (NPAIT) and discussed the potential use of a laddered reserve investment approach.



Omaha Inland Port
Authority

May 20, 2026

Financial Board Packet

Omaha Inland Port Authority Budget Summary – Board Report

January - April 2026

Overall Financial Position

As of April 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 four 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 April was \$661,651 against an annual budget of \$2.55 million (26% realized). Total operating expenses were \$468,445 compared to an annual budget of \$2.60 million (18% spent). Net operating income for the quarter was \$193,207 versus a full-year budgeted operating deficit of \$45,301.

Revenue Highlights

Interest income totaled \$648,680, representing approximately 37% 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 23% of annual allocations, reflecting phased hiring. Contracted services expenses are at roughly 16% of the annual budget, consistent with early-stage planning and implementation work. Other operating costs—including facilities, utilities, technology, outreach, and administrative expenses—are generally below 25% of annual budgets. Several categories, including events, and continuing education, have not yet incurred costs, while others such as legal services and marketing remain well below budget to date.

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 \$551,900 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 April reflects a loss of \$53 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 Apr 2026

Financial Row	Amount
Current ASSETS	
Cash and Cash Equivalents	
Bank	
1000 - Operating Account (Checking)	478,802.91
1010 - Airport Bus Park MM (Savings)	33,222,261.17
1020 - Airport Bus Park Operating (Checking)	2,629,930.00
1030 - Innovation District MM (Savings)	26,642,148.86
1040 - Innovation District Operating (Checking)	117,165.74
1050 - OIPA Interest MM (Savings)	2,349,053.33
1060 - OIPA MM (Savings)	1,459,148.61
Non-current Assets	
1503 - Equipment	31,295.00
1504 - Accumulated Depreciation	(5,215.83)
Total ASSETS	\$ 66,924,589.79
Liabilities & Net Position	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	3,754,991.28
Credit Card	
2310 - DIVVY	7,168.95
Other Current Liability	
2150 - Accrued Expenses	(8,624.00)
2210 - Benefit Liability	8,794.08
Total Current Liabilities	\$ 3,762,330.31
Net Position	
Retained Earnings	115,896,553.36
Net Income	(52,734,293.88)
Total Net Position	\$ 66,924,589.79

Omaha Inland Port Authority
Cash Flow Statement
Apr 2026

Financial Row	Amount
Operating Activities	
Net Income	(3,726,864.68)
Adjustments to Net Income	
Other Current Asset	58.31
Accounts Payable	(33,955.27)
Other Current Liabilities	(13,256.24)
Total Adjustments to Net Income	\$ (47,153.20)
Total Operating Activities	\$ (3,774,017.88)
Net Change in Cash for Period	\$ (3,774,017.88)
Cash at Beginning of Period	70,672,528.50
Cash at End of Period	\$ 66,898,510.62

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

	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 - Grants (Federal)	-	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	648,679.52	1,750,000.00	(1,101,320.48)	37.07%
Total - Income	\$ 661,651.41	\$ 2,550,000.00	\$ (1,888,348.59)	25.95%
Gross Profit	\$ 661,651.41	\$ 2,550,000.00	\$ (1,888,348.59)	25.95%
Expense				
5000 - Employee Compensation	212,043.77	941,200.00	(729,156.23)	22.53%
5005 - Fringe Benefits	1,671.32	152,951.65	(151,280.33)	1.09%
5007 - Retirement Benefits	-	47,064.00	(47,064.00)	0.00%
5010 - Employer Taxes	17,452.49	72,001.80	(54,549.31)	24.24%
5012 - Relocation Fees	7,130.05	5,000.00	2,130.05	142.60%
5015 - Legal Services	36,901.30	357,870.00	(320,968.70)	10.31%
5020 - Contracted Services	107,332.67	665,000.00	(557,667.33)	16.14%
5025 - Subscriptions	7,617.39	39,560.00	(31,942.61)	19.26%
5030 - Rent	8,333.32	70,244.00	(61,910.68)	11.86%
5040 - Utilities	4,144.73	19,464.00	(15,319.27)	21.29%
5045 - Office equipment & supplies	7,408.29	3,400.00	4,008.29	217.89%
5046 - Equipment Expense	1,393.00	-	1,393.00	0.00%
5055 - Travel	23,279.26	96,400.00	(73,120.74)	24.15%
5056 - Communication & Tech Tools	18,368.68	52,000.00	(33,631.32)	35.32%
5065 - Community Outreach	7,505.44	15,000.00	(7,494.56)	50.04%
5070 - Insurance	2,402.65	10,566.00	(8,163.35)	22.74%
5075 - Events Expense	-	8,400.00	(8,400.00)	0.00%
5080 - Executive Team Meeting	1,007.10	6,000.00	(4,992.90)	16.79%
5090 - Board Expenses	145.25	480.00	(334.75)	30.26%
5095 - Continuing Education	-	7,000.00	(7,000.00)	0.00%
5100 - Bank Service Fees	802.02	1,000.00	(197.98)	80.20%
5110 - Marketing	2,781.00	20,000.00	(17,219.00)	13.91%
5120 - Membership & Dues	724.98	4,700.00	(3,975.02)	15.43%
Total - Expense	\$ 468,444.71	\$ 2,595,301.45	\$ (2,126,856.74)	18.05%
Net Ordinary Income	\$ 193,206.70	\$ (45,301.45)	\$ 238,508.15	-426.49%
Other Income and Expenses				
Other Expense				
6000 - Transfer Out	52,375,600.00	82,248,399.96	(29,872,799.96)	63.68%
8000 - Capital Outlay - under \$5,000	-	21,253.00	(21,253.00)	0.00%
8001 - Capital Outlay - over \$5,000	551,900.58	6,000,000.00	(5,448,099.42)	9.20%
Total - Other Expense	\$ 52,927,500.58	\$ 88,269,652.96	\$ (35,342,152.38)	59.96%
Net Other Income	\$ (52,927,500.58)	\$ (88,269,652.96)	\$ 35,342,152.38	59.96%
Net Income	\$ (52,734,293.88)	\$ (88,314,954.41)	\$ 35,580,660.53	59.71%

Omaha Inland Port Authority Budget vs. Actual Jan 2026 to Apr 2026

	Community Advisory Committee				Operating				Projects								Total			
	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	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				
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%	\$648,679.52	\$1,750,000.00	(\$1,101,320.48)	37.07%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$648,679.52	\$1,750,000.00	(\$1,101,320.48)	37.07%
Total - Income	\$0.00	\$0.00	\$0.00	0.00%	\$661,651.41	\$2,050,000.00	(\$1,388,348.59)	32.28%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$500,000.00	(\$500,000.00)	0.00%	\$661,651.41	\$2,550,000.00	(\$1,888,348.59)	25.95%
Gross Profit	\$0.00	\$0.00	\$0.00	0.00%	\$661,651.41	\$2,050,000.00	(\$1,388,348.59)	32.28%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$500,000.00	(\$500,000.00)	0.00%	\$661,651.41	\$2,550,000.00	(\$1,888,348.59)	25.95%
Expense																				
5000 - Employee Compensation	\$0.00	\$25,000.00	(\$25,000.00)	0.00%	\$212,043.77	\$916,200.00	(\$704,156.23)	23.14%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$212,043.77	\$941,200.00	(\$729,156.23)	22.53%
5005 - Fringe Benefits	\$0.00	\$0.00	\$0.00	0.00%	\$1,671.32	\$152,951.65	(\$151,280.33)	1.09%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,671.32	\$152,951.65	(\$151,280.33)	1.09%
5007 - Retirement Benefits	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$47,064.00	(\$47,064.00)	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$47,064.00	(\$47,064.00)	0.00%
5010 - Employer Taxes	\$0.00	\$1,913.00	(\$1,913.00)	0.00%	\$17,452.49	\$70,088.80	(\$52,636.31)	24.90%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$17,452.49	\$72,001.80	(\$54,549.31)	24.24%
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%	\$36,901.30	\$357,870.00	(\$320,968.70)	10.31%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$36,901.30	\$357,870.00	(\$320,968.70)	10.31%
5020 - Contracted Services	\$10,000.00	\$0.00	\$10,000.00	0.00%	\$46,517.91	\$115,000.00	(\$68,482.09)	40.45%	\$0.00	\$0.00	\$0.00	0.00%	\$50,814.76	\$550,000.00	(\$499,185.24)	9.24%	\$107,332.67	\$665,000.00	(\$557,667.33)	16.14%
5025 - Subscriptions	\$0.00	\$0.00	\$0.00	0.00%	\$7,617.39	\$39,560.00	(\$31,942.61)	19.26%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$7,617.39	\$39,560.00	(\$31,942.61)	19.26%
5030 - Rent	\$0.00	\$45,000.00	(\$45,000.00)	0.00%	\$8,333.32	\$25,244.00	(\$16,910.68)	33.01%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$8,333.32	\$70,244.00	(\$61,910.68)	11.86%
5040 - Utilities	\$0.00	\$0.00	\$0.00	0.00%	\$4,144.73	\$19,464.00	(\$15,319.27)	21.29%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$4,144.73	\$19,464.00	(\$15,319.27)	21.29%
5045 - Office equipment & supplies	\$0.00	\$0.00	\$0.00	0.00%	\$7,408.29	\$3,400.00	\$4,008.29	217.89%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$7,408.29	\$3,400.00	\$4,008.29	217.89%
5046 - Equipment Expense	\$0.00	\$0.00	\$0.00	0.00%	\$1,393.00	\$0.00	\$1,393.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,393.00	\$0.00	\$1,393.00	0.00%
5055 - Travel	\$1,869.61	\$10,000.00	(\$8,130.39)	18.70%	\$7,992.88	\$86,400.00	(\$78,407.12)	9.25%	\$0.00	\$0.00	\$0.00	0.00%	\$13,416.77	\$0.00	\$13,416.77	0.00%	\$23,279.26	\$96,400.00	(\$73,120.74)	24.15%
5056 - Communication & Tech Tools	\$0.00	\$0.00	\$0.00	0.00%	\$15,968.68	\$52,000.00	(\$36,031.32)	30.71%	\$0.00	\$0.00	\$0.00	0.00%	\$2,400.00	\$0.00	\$2,400.00	0.00%	\$18,368.68	\$52,000.00	(\$33,631.32)	35.32%
5065 - Community Outreach	\$1,567.99	\$15,000.00	(\$13,432.01)	10.45%	\$3,881.57	\$0.00	\$3,881.57	0.00%	\$55.94	\$0.00	\$55.94	0.00%	\$1,999.94	\$0.00	\$1,999.94	0.00%	\$7,505.44	\$15,000.00	(\$7,494.56)	50.04%
5070 - Insurance	\$0.00	\$0.00	\$0.00	0.00%	\$2,402.65	\$10,566.00	(\$8,163.35)	22.74%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$2,402.65	\$10,566.00	(\$8,163.35)	22.74%
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%	\$1,007.10	\$6,000.00	(\$4,992.90)	16.79%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,007.10	\$6,000.00	(\$4,992.90)	16.79%
5090 - Board Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$145.25	\$480.00	(\$334.75)	30.26%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$145.25	\$480.00	(\$334.75)	30.26%
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%	\$802.02	\$1,000.00	(\$197.98)	80.20%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$802.02	\$1,000.00	(\$197.98)	80.20%
5110 - Marketing	\$0.00	\$20,000.00	(\$20,000.00)	0.00%	\$2,781.00	\$0.00	\$2,781.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$2,781.00	\$20,000.00	(\$17,219.00)	13.91%
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	\$13,437.60	\$116,913.00	(\$103,475.40)	11.49%	\$386,045.70	\$1,928,388.45	(\$1,542,342.75)	20.02%	\$55.94	\$0.00	\$55.94	0.00%	\$68,905.47	\$550,000.00	(\$481,094.53)	12.53%	\$468,444.71	\$2,595,301.45	(\$2,126,856.74)	18.05%
Net Ordinary Income	(\$13,437.60)	(\$116,913.00)	\$103,475.40	11.49%	\$275,605.71	\$121,611.55	\$153,994.16	226.63%	(\$55.94)	\$0.00	(\$55.94)	0.00%	(\$68,905.47)	(\$50,000.00)	(\$18,905.47)	137.81%	\$193,206.70	(\$45,301.45)	\$238,508.15	-426.49%
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%	\$0.00	\$21,253.00	(\$21,253.00)	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$21,253.00	(\$21,253.00)	0.00%
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%	\$61,200.00	\$6,000,000.00	(\$5,938,800.00)	1.02%	\$551,900.58	\$6,000,000.00	(\$5,448,099.42)	9.20%
Total - Other Expense	\$0.00	\$0.00	\$0.00	0.00%	\$490,700.58	\$21,253.00	\$469,447.58	2,308.85%	\$52,375,600.00	\$82,248,400.00	(\$29,872,800.00)	63.68%	\$61,200.00	\$6,000,000.00	(\$5,938,800.00)	1.02%	\$52,927,500.58	\$88,269,653.00	(\$35,342,152.42)	59.96%
Net Other Income	\$0.00	\$0.00	\$0.00	0.00%	(\$490,700.58)	(\$21,253.00)	(\$469,447.58)	2,308.85%	(\$52,375,600.00)	(\$82,248,400.00)	\$29,872,800.00	63.68%	(\$61,200.00)	(\$6,000,000.00)	\$5,938,800.00	1.02%	(\$52,927,500.58)	(\$88,269,653.00)	\$35,342,152.42	59.96%
Net Income	(\$13,437.60)	(\$116,913.00)	\$103,475.40	11.49%	(\$215,094.87)	\$100,358.55	(\$315,453.42)	-214.33%	(\$52,375,655.94)	(\$82,248,400.00)	\$29,872,744.06	63.68%	(\$130,105.47)	(\$6,050,000.00)	\$5,919,894.53	2.15%	(\$52,734,293.88)	(\$88,314,954.45)	\$35,580,660.57	59.71%



OPERATIONS COMMITTEE MEETING

Via TEAMS 8:30 am

May 22nd, 2026

MEMBERS PRESENT:

Thomas Warren
Brook Aken
Ernest White

STAFF:

Garry Clark, Executive Director

Executive Director Update**Finance Committee****Real Estate and Development Committee****Community Advisory Committee****Notes:****Governance & Organizational Updates**

- Staff provided an update on commissioner reappointments. A comprehensive review of commissioner terms and appointments will be presented at the next Board meeting.
- Staff confirmed there will be no July Board meeting; however, committee work and project development activities will continue throughout the month.

Strategic Planning & Consulting

- The HR&A contract has been fully executed at approximately \$470,000, reflecting significant cost savings from the original proposal.

Housing Initiative

- Front Porch & Lier has been selected as the administrative partner for OIPA's housing initiative.
- Front Porch is expected to provide:
 - A draft agreement and scope of services.
 - An implementation timeline and project roadmap.

- Materials are anticipated in July for committee review, with Board consideration expected in August.

Housing & Development Priorities

- Committee members discussed opportunities to accelerate housing-related activities and demonstrate measurable progress.
- Discussion included:
 - Deployment of the \$1.2 million Revolving Loan Fund.
 - Potential housing investments and incentive strategies.
 - Advancing development activities ahead of any potential legislative review of inland port authorities.

Upcoming Deliverables

- Review Front Porch draft agreement and implementation timeline.
- Continue development of the Revolving Loan Fund framework and housing implementation strategy.
- Prepare commissioner term and reappointment update for Board presentation.

Community Advisory Committee (CAC)

Meeting Summary for OIPA Board

Date: May 19, 2026

Key Updates

Real Estate & Development

- Enterprise Park environmental due diligence is ongoing.
- ABP is meeting with City representatives regarding truck route planning, a critical factor in future development decisions.
- A lease agreement for the Abbott Drive property is expected to be finalized by June 1, pending review of a Community Benefits Agreement.
- Due diligence continues on the North 16th Street property, with a decision anticipated in June.
- ABP continues planning for future redevelopment of the 24th & Taylor property after the current tenant relocates next year.

OIPA Board & Strategic Initiatives

- Work continues with HR&A on the next phase of the Innovation District planning effort.
- OIPA has acquired additional property near 30th Street and Ames Avenue and is evaluating additional opportunities in the corridor.
- A public announcement regarding the Innovation District area is scheduled for July 7th
- Staff and the Real Estate & Development Committee continue development of a housing strategy and implementation plan.
- OIPA is awaiting transfer of additional state funding.

Innovation District & Site Visits

- Staff are finalizing the contract with HR&A.

- Staff participated in innovation district benchmarking visits, including Detroit and the University of Nebraska Innovation Campus in Lincoln.
- Upcoming site visit planned to Oklahoma City to evaluate innovation campus operations and sustainability models.
- Discussion emphasized the importance of developing sustainable facilities with diversified revenue streams and long-term community benefit.

Housing Initiative

- OIPA selected Front Porch Investments and Lear Development to support implementation of the housing initiative.
- Current planning focuses on approximately 120–170 housing units, with an initial phase of 20 units.
- Anticipated timeline:
 - Summer 2026: Partnership agreements finalized
 - Fall 2026: Developer engagement and RFP process
 - Late 2026: Initial project rollout

CAC Governance & Operations

Role Clarification Discussion

The CAC discussed the need to:

- Clarify CAC roles, responsibilities, and expectations.
- Improve communication between CAC, Board, staff, and the broader community.
- Strengthen CAC members' role as community ambassadors and trusted sources of information.
- Ensure consistent messaging regarding OIPA initiatives and development projects.
- Improve preparation and communication when CAC recommendations are presented to the Board.

CAC Recruitment

- Two CAC vacancies remain open.

- Members agreed to conduct a focused recruitment effort to broaden outreach and attract additional applicants.
- Priority was placed on recruiting residents and community members who can provide new perspectives and expand community connections.
- Staff will launch an outreach campaign and members will actively recruit through their networks.

CAC Handbook

- Members were asked to review the draft CAC Handbook and provide feedback before the next meeting.
- Final adoption is anticipated after additional member review.

Community Survey RFP Presentations

The CAC interviewed two finalist firms for the Community Outreach Survey and Reporting Services contract:

1. The Lind Group LLC

- a. Emphasized local knowledge, dashboard reporting, community-based outreach, and ongoing reporting support.
- b. Proposed leveraging churches, community organizations, libraries, and neighborhood partnerships to increase participation.

2. TMG Consulting

- a. Emphasized survey methodology, community engagement, outreach partnerships, incentives, multilingual communications, and real-time reporting dashboards.
- b. Team members highlighted extensive community engagement experience and Omaha-based roots.

CAC Recommendation

Following discussion, the CAC voted to recommend **TMG Consulting** for the Community Outreach Survey and Reporting Services contract.

Key factors cited included:

- Strong presentation and preparedness.
- Demonstrated community engagement experience.
- Positive references from CAC members familiar with the team.
- Confidence in the team's ability to execute outreach and reporting requirements.

Next Steps

- Staff to notify survey RFP finalists of the CAC recommendation.
- Continue CAC recruitment efforts and review applications ahead of Board consideration.
- Finalize CAC Handbook revisions.
- Prepare for upcoming Innovation District announcement and related community engagement efforts.