



October 1st, 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 ~ Senator McKinney

2. CERTIFICATION OF PUBLICATION ~ Senator McKinney

Omaha Inland Port Authority Chief of Staff certifies publication in the Daily Record on September 24th, 2026, notice of the Omaha Inland Port Authority Meeting on October 1st, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room Rm 112.

3. Officer Election~ Garry Clark

- o Chair selection
- o Vice Chair selection
- o Secretary selection
- o Treasurer selection

Public Comment

4. Project Reports

- o Airport Business Park Project ~ George Achola
- o Executive Director Report ~ Garry Clark

Public Comment

5. Committee Reports

- o Executive & Governance- Terrell McKinney
- o Real Estate and Development - Davielle Phillips
- o Finance- Carmen Tapio
- o Operations - Thomas Warren
- o Community Advisory Committee- CAC Designee

Public Comment

6. Action Items (VOTE TODAY) ~ Garry Clark

- o Approval of September 3rd, 2026 meeting minutes

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: **HR&A Strategy Session/Real Estate Acquisition.**

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

Next Meeting: The next meeting is scheduled for Thursday, November 5th 2026, 9:00-11:00 AM at Metropolitan Community College.



September 3rd, 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	A	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 Chief of Staff certifies publication in the Daily Record on August 27th 2026, notice of the Omaha Inland Port Authority Meeting on September

3rd,2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 201A-B.

1. Project Reports ~ Garry Clark

o Strategic Action Plan – Manne & HR&A

- i. Erin Lonoff presented progress on the district master plan, including concepts and financial feasibility for development near 30th and Ames and broader land use, trails, and greenway planning. The team is also developing an operating and organizational sustainability strategy, an economic and fiscal benefits case, freight and barge planning with WSP, and coordination with City planning. Detailed concepts, a real estate pro forma, and potential Board investment decisions are expected for discussion in October, with the planning work targeted for completion in 2026.
- ii. Potential operating revenue sources under study include public funding, value capture, earned income, and contributed income. The analysis will test market support, legal authority, leadership support, and alignment with the district vision. Ms. Lonoff said earned income alone is unlikely to fund operations, and public and philanthropic support may be particularly relevant in early years. A Board member asked for estimates by source; Ms. Lonoff said the team would model the sources and present costs, revenue potential, and tradeoffs.

o Airport Business Park Project ~ George Achola

- i. George Archola reported on community benefits, recruitment, property activity, and finances. Pacific Engineering has executed its lease and is moving equipment into the Abbott Drive building; restroom construction and related occupancy work remain in progress. The project is expected to create approximately 150 jobs over five years, with an anticipated average salary around \$74,000. The 24th and Taylor property remains occupied pending relocation of the existing business, anticipated in 2027. Planning for the Locust site includes road alignment, remediation, and a market and feasibility study. Development concepts are also being advanced for 6162 Abbott Drive.
- ii. Board and public discussion addressed local business recruitment, coordination with the Greater Omaha Chamber, the Municipal Land Bank, and direct community and CAC participation in developing community benefits agreements. Staff and the project team described a proposed shared framework with terms tailored to each employer. A prior estimate of approximately \$10 million for road-related remediation at the Locust site is being updated; final cleanup scope depends on future uses. The project representative reported no specific new risk requiring Board action at this meeting

o Executive Director Report ~ Garry Clark

- i. Executive Director Garry Clark reported continued developer, partner, and prospective tenant interest. Staff are refining a housing support framework and have engaged Nebraska Enterprise Fund for loan application support and servicing, with OIPA retaining its internal review and decision process. Staff are preparing a developer RFQ for part of the 30th and Ames area and a procurement for fundraising or capital campaign assistance. A fall social is being planned for October 22.
- ii. Mr. Clark and staff summarized a learning visit to Port KC, including its use of conduit bonding, sales tax exemption, community benefit contributions, developer engagement, and long-term revenue strategies. Members asked staff to learn from Port KC's challenges with displacement, local participation, and public engagement, and to seek more detail on investment in formerly redlined areas. Staff said those questions would inform OIPA's work and a future presentation may be arranged.

2. Committee Reports

- o Executive & Governance- Terrell McKinney
 - i. The committee met August 25. It reviewed executive updates, accounts payable, the 2026 budget and 2027 budget planning. A special meeting to elect officers is anticipated; the date was not set.
- o Real Estate and Development - Davielle Phillips
 - i. The committee met August 13. It reviewed the housing framework, property and lease discussions, Airport Business Park documentation, 30th and Ames planning, and other potential development partnerships. Staff clarified that the committee reviews project merits while the Impact Committee reviews funding recommendations.
- o Finance- Mike Helgersen
 - i. The committee reviewed the budget, accounts payable, interest funds, and banking changes. Staff reported operations tracking to budget and a planned banking transition on October 13.
- o Operations - Thomas Warren
 - i. The committee met August 26. It discussed the executive update, lobbyist engagement, Port KC lessons, 2027 budget planning, fundraising strategy, the 30th and Ames RFQ, and real estate matters. The report emphasized assigning responsibility for development fundraising and budgeting only secured revenue.
- o Community Advisory Committee- CAC Designee
 - i. The CAC reported newly elected leadership, subcommittees, efforts to improve meeting participation, and more direct neighborhood engagement. TMG Consulting has a two-year survey contract; the 2026 survey questions are scheduled for review September 11, with a planned October 1 launch and December 31 close. The reported first-year survey cost is \$17,215. A member

proposed future questions about what would encourage displaced residents to return to North Omaha.

3. Action Items (VOTE TODAY). ~ Garry Clark

Agenda Item #	Description						Result
4A	Approval of August 6th, 2026, Meeting Minutes Motion made by Warren to accept August 6th, 2026, Minutes Seconded by Hoppe						Approved:7-0 Absent: Tapio, Helgerson
McKinney	Y	Warren	Y	Aken		Y	
Helgerson	A	Phillips	Y	Hoppe		Y	
Riedmann	Y	Tapio	A	White		Y	

Closed session.

	Description						Result
	A motion was made by Phillips and seconded by White to enter closed session under Neb. Rev. Stat. § 84-1410 for the protection of the public interest and the reputation of persons who had not requested a public hearing, limited to real estate development opportunities and acquisition.						Approved:7-0 Absent: Tapio, Helgerson
McKinney	Y	Warren	Y	Aken		Y	
Helgerson	A	Phillips	Y	Hoppe		Y	
Riedmann	Y	Tapio	A	White		Y	

Returned from closed session at 11:43 AM and session was adjourned.

Next Meeting: The next meeting is scheduled for Thursday, October 1st 2026, 9:00-11:00 AM at Metropolitan Community College.



Executive and Governance Committee

Meeting

Via TEAMS 10:00 AM

September 26th, 2026

MEMBERS PRESENT:

Sen Terrell Mckinney
Davielle Phillips (absent)
Carmen Tapio
Thomas Warren

STAFF:

Garry Clark, Executive Director

Consultants:

- **Executive Director Update** (Garry Clark) – Garry noted the upcoming LR 418 for October 2nd at the Civic Center and requested guidance from Senator McKinney on the expectations. Also noted the real estate updates, and next steps for budget, Creative Planning taking the lead on the overall financing etc.
- **Finance Committee** (Carmen Tapio) – Committee discussed the communication on retirement plan and other elements.
- **Real Estate and Development Committee** (Garry) – Discussed the housing policy, plans for funding potential projects, and proposals received from partners were mentioned.
- **Additional Items** (Garry)
 - ED Compensation/ Retirement Account – Carmen/Catherine to assess with Garry on next steps.
 - SAP – Site Plan Decisions – Waiting to hear more from HR&A at the board meeting
 - OPS Offer – discussed the response letter from OPS.
 - Conduit Bonding Webpage & Feedback – supported the updates per notes – no new info here outside of Joel's notes.
 - Fundraising Vendor Review – Staff will request feedback again this week on this end. Seeking staff recommendation.



THE OMAHA INLAND PORT AUTHORITY
REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 12:00 PM

September 10th 2026

MEMBERS PRESENT:

Davielle Phillips
Jake Hoppe

CONSULTANTS:

Spencer Goldenberg – Oak Investments
Drew Lier, Lier Development
Gabby Maurer – Oak Investments

STAFF:

Jen McKeone, Manne Cook and James Caraway II, Sr.

Discussion Items

1. Housing (Jen)

- a. Discussions were held about LURAs, Affordability targets, and loans vs. grants. Design Standards should also be implemented for the projects that receive funding from the Port. Details need to be outlined and approved by the Board

2. Real Estate Transactions/Updates (James & Oak)

- a. No word on OPS as of date of meeting
- b. Murante Land: The counter offer came back at \$2.4 Million, which is over priced even considering the rental income potential. Oak will make a counter with a best and final that will be based on the Broker's Opinion of Value.
- c. James is working with the Land Bank on claw back provisions on the properties adjacent to the Silo property.

3. Airport Business Park (Jen)

- a. Monthly meetings will be reestablished with OEDC, Burlington and coordination with the Omaha Chamber.

4. Innovation District/ Strategic Action Plan (Manne)

The site plan is being finalized for review at the October Board Meeting

- a. Timeline Financial analysis should be done by September 30th and an overall plan ready for the Fall public meeting.



Finance Committee Meeting

**Via TEAMS 10:30 AM
September 16th, 2026**

MEMBERS PRESENT:

Carmen Tapio
Mike Helgersen
Ernest White

STAFF:

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

Agenda:

- 1) Budget & Finance Report** (Myah)
- 2) Accounts Payable** (Myah)
- 3) Interest Funds** (All)
- 4) Real Estate** (Garry)
 - a. Mills Purchase – waiting on response
 - i. Reno Cost 11 Mil
 - ii. Lease Back
 - b. Murante Parcels – received counter
 - c. Triangle Prop. - want \$10/ sqft
 - d. RFQ for hard corner
 - e. Museum
 - f. Site plan Mid Oct.
- 5) Other topics**
 - a. 2027 Budget First Look (Myah)



Omaha Inland Port Authority

August 30, 2026

Financial Board Packet

Omaha Inland Port Authority

Board Financial Report – August 31, 2026

Board Members,

The August 2026 financial statements continue to reflect the Authority's strategic investment in the Airport Business Park and Innovation District initiatives. As of August 31, 2026, total assets were approximately \$47.6 million, including \$47.5 million in cash and cash equivalents. The total net position was \$43.7 million. Year-to-date net income decreased by approximately \$72.2 million, primarily due to planned project transfers and capital investments rather than operating deficits.

Financial Highlights

- The Authority ended August with approximately \$47.5 million in cash and cash equivalents, reflecting continued deployment of funds toward approved development activities.
- Year-to-date operating revenue totaled approximately \$1.14 million, consisting primarily of interest income of \$1.07 million, state interest funding of \$13,000, and rental income of \$49,500.
- Operating expenses total approximately \$1.18 million through August, remaining substantially below the annual budget in most categories.

Balance Sheet Notes

- Accounts payable totaled approximately \$3.84 million at August 31, remaining consistent with July levels and reflecting ongoing project-related obligations and invoice processing activities.
- The employee benefit liability decreased to approximately \$7,811. This balance relates to employee retirement funds being held temporarily pending transfer to the retirement plan account. Management expects to fully resolve this matter during the current fiscal year.

Budget Performance

- Through August, total operating expenditure represents approximately 46% of the annual operating budget. Personnel, legal services, contracted services, rent, travel, and administrative costs all remain below budgeted levels.
- Interest income continues to trail the full-year budget due to lower yields and cash deployment into development projects. Federal grant revenue budgeted for the year has not yet been recognized.

- Community outreach, events, memberships, bank fees, office supplies, and relocation costs are modestly above budget; however, these variances are not material to the Authority's overall financial position.

Project Activity and Capital Investments

- Project expenditures continue to be concentrated within the Airport Business Park and Innovation District initiatives. Year-to-date transfers and capital investments total approximately \$72.1 million, reflecting planned resource deployment approved by the Board.
- The Innovation District and Airport Business Park remain the primary drivers of financial activity as development efforts progress.

Outlook

- The Authority maintains a strong liquidity position despite significant project investments. Management will continue monitoring project expenditures, contractor activity, available cash resources, and budget performance through year-end.
- Focus areas for the coming months include continued oversight of development projects, monitoring of interest income trends, completion of retirement plan fund transfers, and evaluation of future funding opportunities to support long-term strategic priorities.
- Budget for 2027 will be shared in draft shortly.

Respectfully submitted,

Catherine Demes Maydew

On behalf of the

Omaha Inland Port Authority

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

Financial Row	Amount
Current ASSETS	
Cash and Cash Equivalents	
Bank	
1000 - Operating Account (Checking)	\$826,953.45
1010 - Airport Bus Park MM (Savings)	\$18,488,625.82
1020 - Airport Bus Park Operating (Checking)	\$2,629,930.00
1030 - Innovation District MM (Savings)	\$22,579,333.41
1040 - Innovation District Operating (Checking)	\$25,800.24
1050 - OIPA Interest MM (Savings)	\$1,504,747.70
1060 - OIPA MM (Savings)	\$1,471,038.40
Other Current Asset	
1300 - Prepaid	\$7,741.43
Non-current Assets	
1503 - Equipment	\$31,295.00
1504 - Accumulated Depreciation	(\$5,215.83)
Total ASSETS	\$47,560,249.62
Liabilities & Net Position	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	\$3,843,916.59
Credit Card	
2310 - DIVVY	\$12,701.93
Total Credit Card	\$12,701.93
Other Current Liability	
2210 - Benefit Liability	\$7,810.98
Total Other Current Liability	\$7,810.98
Total Current Liabilities	\$3,864,429.50
Net Position	
Retained Earnings	\$115,896,553.36
Net Income	(\$72,200,733.24)
Total Net Position	\$47,560,249.62

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

Financial Row	Amount
Operating Activities	
Net Income	(\$72,200,733.24)
Adjustments to Net Income	
Other Current Asset	(\$3,403.98)
Accounts Payable	\$3,831,316.07
Other Current Liabilities	(\$17,353.31)
Total Adjustments to Net Income	\$3,810,558.78
Total Operating Activities	(\$68,390,174.46)
Net Change in Cash for Period	(\$68,390,174.46)
Cash at Beginning of Period	\$115,916,603.48
Cash at End of Period	\$47,526,429.02

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

Financial Row	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	\$1,074,212.88	\$1,750,000.00	(\$675,787.12)	-38.62%
4200 - Rental Income	\$49,500.00	\$0.00	\$49,500.00	0.00%
Total - Income	\$1,136,684.77	\$2,550,000.00	(\$1,413,315.23)	-55.42%
Gross Profit	\$1,136,684.77	\$2,550,000.00	(\$1,413,315.23)	-55.42%
Expense				
5000 - Employee Compensation	\$518,081.58	\$941,200.00	(\$423,118.42)	-44.96%
5005 - Fringe Benefits	\$11,382.28	\$152,951.65	(\$141,569.37)	-92.56%
5007 - Retirement Benefits	\$3,015.50	\$47,064.00	(\$44,048.50)	-93.59%
5010 - Employer Taxes	\$41,205.67	\$72,001.80	(\$30,796.13)	-42.77%
5012 - Relocation Fees	\$7,130.05	\$5,000.00	\$2,130.05	42.60%
5015 - Legal Services	\$72,920.80	\$357,870.00	(\$284,949.20)	-79.62%
5020 - Contracted Services	\$346,541.31	\$665,000.00	(\$318,458.69)	-47.89%
5025 - Subscriptions	\$16,606.92	\$39,560.00	(\$22,953.08)	-58.02%
5030 - Rent	\$16,666.64	\$70,244.00	(\$53,577.36)	-76.27%
5040 - Utilities	\$8,949.71	\$19,464.00	(\$10,514.29)	-54.02%
5045 - Office equipment & supplies	\$4,442.59	\$3,400.00	\$1,042.59	30.66%
5055 - Travel	\$34,133.85	\$96,400.00	(\$62,266.15)	-64.59%
5056 - Communication & Tech Tools	\$25,953.98	\$52,000.00	(\$26,046.02)	-50.09%
5060 - Rental Expenses	\$657.50	\$0.00	\$657.50	0.00%
5065 - Community Outreach	\$19,559.75	\$15,000.00	\$4,559.75	30.40%
5070 - Insurance	\$9,187.65	\$10,566.00	(\$1,378.35)	-13.05%
5075 - Events Expense	\$10,930.26	\$8,400.00	\$2,530.26	30.12%
5080 - Executive Team Meeting	\$1,430.84	\$6,000.00	(\$4,569.16)	-76.15%
5090 - Board Expenses	\$210.59	\$480.00	(\$269.41)	-56.13%
5095 - Continuing Education	\$4,405.24	\$7,000.00	(\$2,594.76)	-37.07%
5100 - Bank Service Fees	\$1,578.90	\$1,000.00	\$578.90	57.89%
5110 - Marketing	\$18,470.65	\$20,000.00	(\$1,529.35)	-7.65%
5120 - Membership & Dues	\$8,028.98	\$4,700.00	\$3,328.98	70.83%
5130 - Property Taxes	\$612.00	\$0.00	\$612.00	0.00%
Total - Expense	\$1,182,103.24	\$2,595,301.45	(\$1,413,198.21)	-54.45%
Net Ordinary Income	(\$45,418.47)	(\$45,301.45)	(\$117.02)	0.26%
Other Income and Expenses				
Other Expense				
6000 - Transfer Out	\$67,312,000.00	\$82,248,400.00	(\$14,936,400.00)	-18.16%
8000 - Capital Outlay - under \$5,000	\$5,883.44	\$21,253.00	(\$15,369.56)	-72.32%
8001 - Capital Outlay - over \$5,000	\$4,837,431.33	\$6,000,000.00	(\$1,162,568.67)	-19.38%
Total - Other Expense	\$72,155,314.77	\$88,269,653.00	(\$16,114,338.23)	-18.26%
Net Other Income	(\$72,155,314.77)	(\$88,269,653.00)	\$16,114,338.23	-18.26%
Net Income	(\$72,200,733.24)	(\$88,314,954.45)	\$16,114,221.21	-18.25%

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

	Community Advisory Committee				Operating				Projects								Total			
	Amount	Budget	Amount	% of Budget	Amount	Budget	Amount	% of Budget	Airport Business Park				Innovation District				Amount	Budget	Amount	% of Budget
									Amount	Budget	Amount	% of Budget	Amount	Budget	Amount	% 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%	\$1,074,212.88	\$1,750,000.00	(\$675,787.12)	61.38%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,074,212.88	\$1,750,000.00	(\$675,787.12)	61.38%
4200 - Rental 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%	\$49,500.00	\$0.00	\$49,500.00	0.00%	\$49,500.00	\$0.00	\$49,500.00	0.00%
Total - Income	\$0.00	\$0.00	\$0.00	0.00%	\$1,087,184.77	\$2,050,000.00	(\$962,815.23)	53.03%	\$0.00	\$0.00	\$0.00	0.00%	\$49,500.00	\$500,000.00	(\$450,500.00)	9.90%	\$1,136,684.77	\$2,550,000.00	(\$1,413,315.23)	44.58%
Gross Profit	\$0.00	\$0.00	\$0.00	0.00%	\$1,087,184.77	\$2,050,000.00	(\$962,815.23)	53.03%	\$0.00	\$0.00	\$0.00	0.00%	\$49,500.00	\$500,000.00	(\$450,500.00)	9.90%	\$1,136,684.77	\$2,550,000.00	(\$1,413,315.23)	44.58%
Expense																				
5000 - Employee Compensation	\$0.00	\$25,000.00	(\$25,000.00)	0.00%	\$518,081.58	\$916,200.00	(\$398,118.42)	56.55%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$518,081.58	\$941,200.00	(\$423,118.42)	55.04%
5005 - Fringe Benefits	\$0.00	\$0.00	\$0.00	0.00%	\$11,382.28	\$152,951.65	(\$141,569.37)	7.44%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$11,382.28	\$152,951.65	(\$141,569.37)	7.44%
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%	\$41,205.67	\$70,088.80	(\$28,883.13)	58.79%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$41,205.67	\$72,001.80	(\$30,796.13)	57.23%
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%	\$72,920.80	\$357,870.00	(\$284,949.20)	20.38%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$72,920.80	\$357,870.00	(\$284,949.20)	20.38%
5020 - Contracted Services	\$10,349.00	\$0.00	\$10,349.00	0.00%	\$94,403.80	\$115,000.00	(\$20,596.20)	82.09%	\$0.00	\$0.00	\$0.00	0.00%	\$241,788.51	\$550,000.00	(\$308,211.49)	43.96%	\$346,541.31	\$665,000.00	(\$318,458.69)	52.11%
5025 - Subscriptions	\$349.00	\$0.00	\$349.00	0.00%	\$16,257.92	\$39,560.00	(\$23,302.08)	41.10%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$16,606.92	\$39,560.00	(\$22,953.08)	41.98%
5030 - Rent	\$0.00	\$45,000.00	(\$45,000.00)	0.00%	\$16,666.64	\$25,244.00	(\$8,577.36)	66.02%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$16,666.64	\$70,244.00	(\$53,577.36)	23.73%
5040 - Utilities	\$0.00	\$0.00	\$0.00	0.00%	\$8,949.71	\$19,464.00	(\$10,514.29)	45.98%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$8,949.71	\$19,464.00	(\$10,514.29)	45.98%
5045 - Office equipment & supplies	\$0.00	\$0.00	\$0.00	0.00%	\$4,442.59	\$3,400.00	\$1,042.59	130.66%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$4,442.59	\$3,400.00	\$1,042.59	130.66%
5055 - Travel	\$2,138.38	\$10,000.00	(\$7,861.62)	21.38%	\$12,224.53	\$86,400.00	(\$74,175.47)	14.15%	\$0.00	\$0.00	\$0.00	0.00%	\$19,711.10	\$0.00	\$19,711.10	0.00%	\$34,133.85	\$96,400.00	(\$62,266.15)	35.41%
5056 - Communication & Tech Tools	\$0.00	\$0.00	\$0.00	0.00%	\$23,553.98	\$52,000.00	(\$28,446.02)	45.30%	\$0.00	\$0.00	\$0.00	0.00%	\$2,400.00	\$0.00	\$2,400.00	0.00%	\$25,953.98	\$52,000.00	(\$26,046.02)	49.91%
5060 - Rental Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$657.50	\$0.00	\$657.50	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%
5065 - Community Outreach	\$8,241.30	\$15,000.00	(\$6,758.70)	54.94%	\$6,994.07	\$0.00	\$6,994.07	0.00%	\$55.94	\$0.00	\$55.94	0.00%	\$4,268.44	\$0.00	\$4,268.44	0.00%	\$19,559.75	\$15,000.00	\$4,559.75	130.40%
5070 - Insurance	\$0.00	\$0.00	\$0.00	0.00%	\$9,187.65	\$10,566.00	(\$1,378.35)	86.95%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$9,187.65	\$10,566.00	(\$1,378.35)	86.95%
5075 - Events Expense	\$0.00	\$0.00	\$0.00	0.00%	\$6,131.26	\$8,400.00	(\$2,268.74)	72.99%	\$0.00	\$0.00	\$0.00	0.00%	\$4,799.00	\$0.00	\$4,799.00	0.00%	\$10,930.26	\$8,400.00	\$2,530.26	130.12%
5080 - Executive Team Meeting	\$0.00	\$0.00	\$0.00	0.00%	\$1,430.84	\$6,000.00	(\$4,569.16)	23.85%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,430.84	\$6,000.00	(\$4,569.16)	23.85%
5090 - Board Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$210.59	\$480.00	(\$269.41)	43.87%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$210.59	\$480.00	(\$269.41)	43.87%
5095 - Continuing Education	\$0.00	\$0.00	\$0.00	0.00%	\$4,405.24	\$7,000.00	(\$2,594.76)	62.93%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$4,405.24	\$7,000.00	(\$2,594.76)	62.93%
5100 - Bank Service Fees	\$0.00	\$0.00	\$0.00	0.00%	\$1,578.90	\$1,000.00	\$578.90	157.89%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,578.90	\$1,000.00	\$578.90	157.89%
5110 - Marketing	\$0.00	\$20,000.00	(\$20,000.00)	0.00%	\$7,591.65	\$0.00	\$7,591.65	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$10,879.00	\$0.00	\$10,879.00	0.00%	\$18,470.65	\$20,000.00	(\$1,529.35)	92.35%
5120 - Membership & Dues	\$0.00	\$0.00	\$0.00	0.00%	\$7,754.98	\$4,700.00	\$3,054.98	165.00%	\$0.00	\$0.00	\$0.00	0.00%	\$274.00	\$0.00	\$274.00	0.00%	\$8,028.98	\$4,700.00	\$3,328.98	170.83%
5130 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$612.00	\$0.00	\$612.00	0.00%	\$612.00	\$0.00	\$612.00	0.00%
Total - Expense	\$21,077.68	\$116,913.00	(\$95,835.32)	18.03%	\$876,177.73	\$1,928,388.45	(\$1,052,210.72)	45.44%	\$55.94	\$0.00	\$55.94	0.00%	\$284,732.05	\$550,000.00	(\$265,267.95)	51.77%	\$1,182,103.24	\$2,595,301.45	(\$1,413,198.21)	45.55%
Net Ordinary Income	(\$21,077.68)	(\$116,913.00)	\$95,835.32	18.03%	\$211,007.04	\$121,611.55	\$89,395.49	173.51%	(\$55.94)	\$0.00	(\$55.94)	0.00%	(\$235,232.05)	(\$50,000.00)	(\$185,232.05)	470.46%	(\$45,418.47)	(\$45,301.45)	(\$117.02)	100.26%
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%	\$67,312,000.00	\$82,248,400.00	(\$14,936,400.00)	81.84%	\$0.00	\$0.00	\$0.00	0.00%	\$67,312,000.00	\$82,248,400.00	(\$14,936,400.00)	81.84%
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%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$4,837,431.33	\$6,000,000.00	(\$1,162,568.67)	80.62%	\$4,837,431.33	\$6,000,000.00	(\$1,162,568.67)	80.62%
Total - Other Expense	\$0.00	\$0.00	\$0.00	0.00%	\$5,883.44	\$21,253.00	(\$15,369.56)	27.68%	\$67,312,000.00	\$82,248,400.00	(\$14,936,400.00)	81.84%	\$4,837,431.33	\$6,000,000.00	(\$1,162,568.67)	80.62%	\$72,155,314.77	\$88,269,653.00	(\$16,114,338.23)	81.74%
Net Other Income	\$0.00	\$0.00	\$0.00	0.00%	(\$5,883.44)	(\$21,253.00)	\$15,369.56	27.68%	(\$67,312,000.00)	(\$82,248,400.00)	\$14,936,400.00	81.84%	(\$4,837,431.33)	(\$6,000,000.00)	\$1,162,568.67	80.62%	(\$72,155,314.77)	(\$88,269,653.00)	\$16,114,338.23	81.74%
Net Income	(\$21,077.68)	(\$116,913.00)	\$95,835.32	18.03%	\$205,123.60	\$100,358.55	\$104,765.05	204.39%	(\$67,312,055.94)	(\$82,248,400.00)	\$14,936,344.06	81.84%	(\$5,072,663.38)	(\$6,050,000.00)	\$977,336.62	83.85%	(\$72,200,733.24)	(\$88,314,954.45)	\$16,114,221.21	81.75%



OPERATIONS COMMITTEE MEETING

Via TEAMS 8:00 am

September 23rd, 2026

MEMBERS PRESENT:

Brook Aken
Ernest White
Thomas Warren

STAFF:

Garry Clark, Executive Director

- **Executive Director Update** (Garry Clark) – Provided an update on real estate, State leg public hearing, etc.
- **Finance Committee** (Garry/ Ernest) ---No new info here outside of Carmen and Catherine's planned updates.
- **Real Estate and Development Committee** (Garry) – Discussed real estate efforts on 30th and Ames specifically.
- **Additional Items** (Garry)
 - ED Compensation/ Retirement Account ---Carmen to discuss with Creative Planning
 - SAP – Site Plan Decisions ---questions on forecast and plan for HR&A deadline
 - OPS Offer –update and plans to pivot to build on 30th street property – focus on Murante parcel acquisition.
 - Conduit Bonding Webpage & Feedback ---no new updates.
 - Fundraising Vendor Review ---awaiting formal recommendation from staff.

Community Advisory Committee (CAC) August Meeting Minutes

Tuesday, September 15th, 2026 | 6:00pm – 7:00pm

MCC Fort Omaha Campus, 5300 N. 30th St., Omaha, NE 68111 Building 10, Room 110

In attendance:

CAC Members: Joe Higgins , Osuman Issaka, Akeydra Hagens, Eliana Nichols, Kimara Snipes

Associate CAC Members: Jekemah Turner, Kye Chumley

OIPA Staff: Garry Clark, Jennifer McKeone, Yolanda Williams

Board of Commissioners: N/A

Community Partners: Micheal Maroney-OEDC

Consultants: Taylor Goulbourne- TMG

Absent:

CAC Members: Terri Sanders, Councilwoman Lavonya Goodwin, Senator Ashlei Spivey, Bishop K. Jevon Chambers

Associate CAC Members: Nya Moses, Daric Heard, Felicia Dailey, Patrick Boyle, Xavier Jackson

1. Welcome/ Call to Order

- a. The meeting was called to order at 6:03pm
- b. Chair Higgins described the CAC as a bridge between OIPA and the community and encouraged attendees to bring someone to the next meeting.
- c. The next quarterly meeting is December 15 at 6:00 p.m. The CAC may change its meeting day in 2027 to improve participation.

2. OIPA Executive Director Updates- Garry Clark

- a. The Board will repeat its officer vote on October 1. Staff and General Counsel are also working on bylaw changes to clarify the election process.
- b. OIPA was invited to testify at the Legislature's LR 418 hearing on October 2 at 10:00 a.m. at the Omaha Douglas Civic Center.
- c. ED reported approximately \$125 million in public investment, 24 acquired parcels near 30th and Ames, and about 92% of reported spending within OIPA boundaries.
- d. A proposed Creative Construction Campus at 30th and Ames could include 3D printed housing, structural insulated panels and modular construction.
- e. James Caraway moved into a deputy director role focused on business growth and real estate collaboration.

3. OEDC Updates

- a. Pacific Engineering signed a 20-year lease at 5906 Abbott Drive. It projects at least 150 jobs over three to five years, with a target average starting salary of \$75,000.
- b. OEDC is working with the City on street placement for the roughly 60-acre business park near 14th and Locust before finalizing site plans and remediation.

- c. Two businesses considering the nine-acre Abbott Drive site could create about 125 jobs. A planned small business complex at 24th and Taylor could support another 35 to 40 jobs.
- d. OEDC has spent roughly \$33 million of its \$36 million site acquisition budget.

4. Impact Fund and Staff Highlight — Jen McKeone

- a. Jen shared that her work focuses on good jobs and making North Omaha a place residents want to stay or return to.
- b. OIPA awarded seven business impact grants totaling approximately \$215,000. Another \$300,000 is budgeted for a fourth-quarter round, with revised grants capped at \$25,000 and up to 50% of project costs.
- c. The \$1.2 million revolving loan fund offers \$2,500 to \$100,000 loans for qualifying projects. Program guidelines and a boundary lookup tool are available at omahaipa.com.
- d. ED also discussed conduit bonding for larger projects; borrowers remain responsible for repayment.

5. Innovation District and Staff Highlight- Moved update until December 26 quarterly meeting

6. Survey Kick-Off Updates — TMG Consulting

- a. Taylor Goulbourne said the annual survey will gather community views on OIPA and priorities for development and preservation.
- b. TMG plans to finalize the survey and outreach plan by the end of September, with collection tentatively running from early October through late December.
- c. CAC members raised concerns about participation within OIPA boundaries, language and digital access, and community trust. TMG plans to work with the CAC on in-person outreach, including neighborhood engagement.

7. Upcoming Events & Announcements

- a. OIPA Board Meeting: October 1, 2026
- b. OIPA Fall Social: October 22nd 4:00pm – 6:00pm OIPA Offices 4411 Florence Blvd Unit#01
- c. Next CAC Quarterly Public Meeting: December 15th at 6:00pm

8. Adjourn