September 3rd, 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 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.

3. **Project Reports ~ Garry Clark**
   - Airport Business Park Project ~ George Achola
   - Strategic Action Plan – Manne & HR&A
     Public Comment

4. **Committee Reports**
   - Executive & Governance- Terrell McKinney
   - Real Estate and Development - Davielle Phillips
   - Finance- Carmen Tapio
   - Operations - Thomas Warren
   - Community Advisory Committee- CAC Designee
     Public Comment

5. **Action Items (VOTE TODAY). ~ Garry Clark**
   - Approval of August 6th, 2026 meeting minutes
     Public Comment

6. **Executive Session:**
   - 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, October 1st 2026, 9:00-11:00 AM at

Metropolitan Community College.

OMAHA INLAND PORT AUTHORITY
THE CITY OF OMAHA
STATE OF NEBRASKA
20 24

Omaha Inland Port Authority Innovation District

OIPA BOARD UPDATE

September 3, 2026

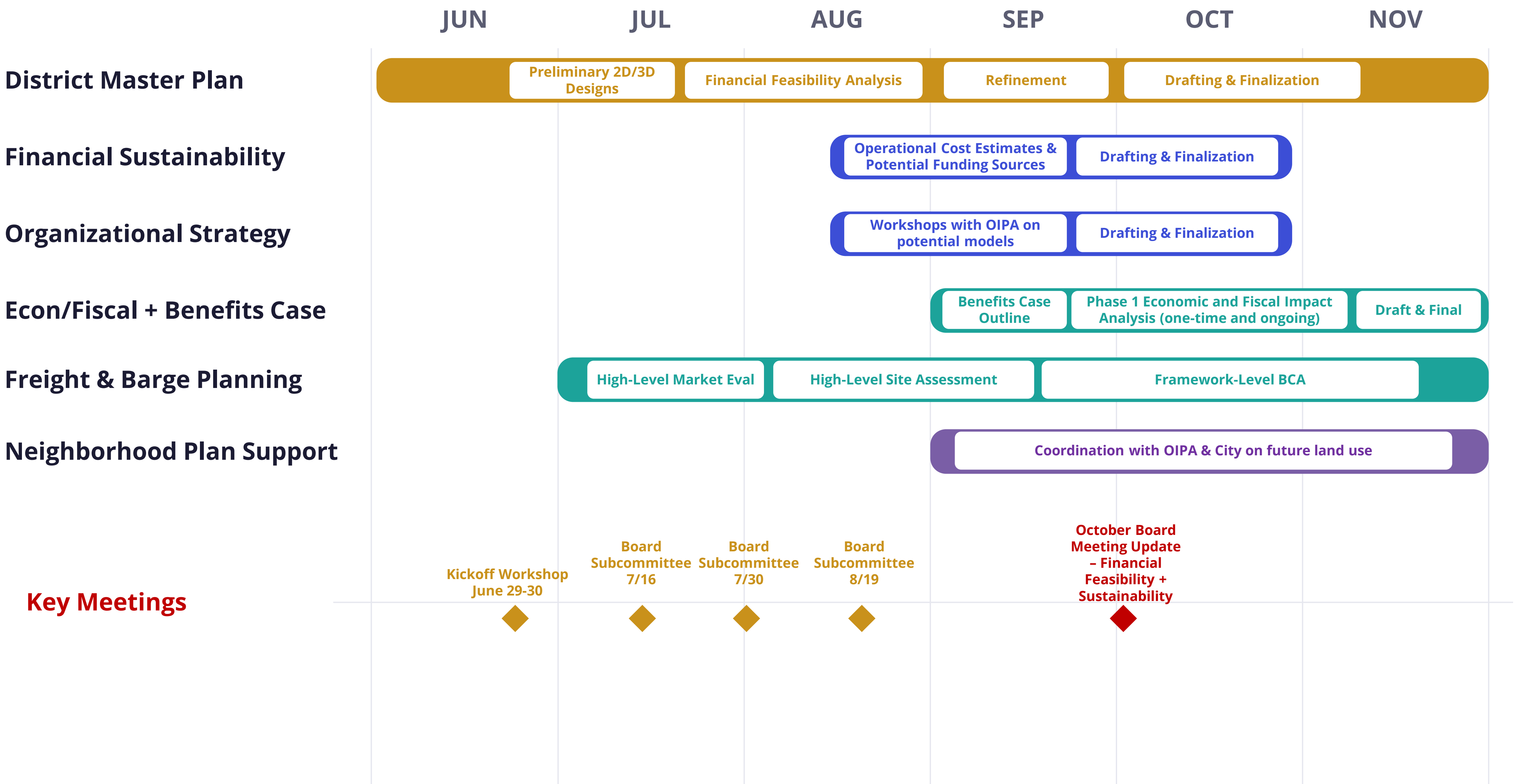
HR&A
wsp
LAMP RYNEARSON
vireo
Actual
BVH

Innovation District Strategic Action Plan | Scope

The HR&A Team is moving several discrete but inter-related tasks forward the OIPA Innovation District.

District Master Plan	Financial Sustainability + Organizational Strategy	Econ/Fiscal + Benefits Case	Freight & Barge Planning	Neighborhood Plan Support
Site-specific development concepts, feasibility, and design that translate the Innovation District vision into buildable Phase 1 projects	Operating revenue strategy for the Innovation District and organizational model for future operations	Quantifies district's economic and fiscal impact to support fundraising efforts	Freight and barge demand and infrastructure planning to position OIPA for federal funding	Technical support to the City for infrastructure and land use planning
Refining	**In progress**	**In progress**	**In progress**	**As needed**

Timeline


JUN
JUL
AUG
SEP
OCT
NOV
District Master Plan
Preliminary 2D/3D Designs
Financial Feasibility Analysis
Refinement
Drafting & Finalization
Financial Sustainability
Operational Cost Estimates & Potential Funding Sources
Drafting & Finalization
Organizational Strategy
Workshops with OIPA on potential models
Drafting & Finalization
Econ/Fiscal + Benefits Case
Benefits Case Outline
Phase 1 Economic and Fiscal Impact Analysis (one-time and ongoing)
Draft & Final
Freight & Barge Planning
High-Level Market Eval
High-Level Site Assessment
Framework-Level BCA
Neighborhood Plan Support
Coordination with OIPA & City on future land use
Key Meetings
Kickoff Workshop June 29-30
Board Subcommittee 7/16
Board Subcommittee 7/30
Board Subcommittee 8/19
October Board Meeting Update – Financial Feasibility + Sustainability

District and Organizational Sustainability | Operating Revenue Sources

Future operating revenue for the District could come from four primary categories. The viability of each of these sources depends on what is market supported, legally permissible, and supported by leadership.

MORE PUBLIC ← → **MORE PRIVATE**

PUBLIC FUNDING
- State
- County
- City
- OIPA

VALUE CAPTURE
- CID, BID
- Ground lease
- Commercial rents
- PILOT, TIF
- Real estate transfer tax
- Vacancy tax
- Parking tax
- Sales tax
- Hotel/lodging tax

EARNED INCOME
- Programming
- Events
- Rentals

CONTRIBUTED INCOME
- Individual, institutional, and corporate philanthropy
- Corporate sponsorship

District and Organizational Sustainability | Operating Revenue Sources

Earned income and real estate value capture sources are currently limited, which increases the need for contributed income through a long-term partner and public contributions.

Innovation District Operating Expenses	Innovation District Revenue Sources	
Wealth Building Programs	Earned Income	Important for district activation, but likely limited net revenue generator, particularly when coupled with goal of inclusive and accessible community programming.
Housing & Anti-Displacement Programs	Value Capture	Limited real estate value capture opportunities in the near-term given market conditions, but potential for other value capture mechanisms.
Admin Costs	Contributed Income	Likely many projects in Omaha, philanthropy will likely play an important role.
District Activation	Public Contribution	May decrease over time as other sources grow.

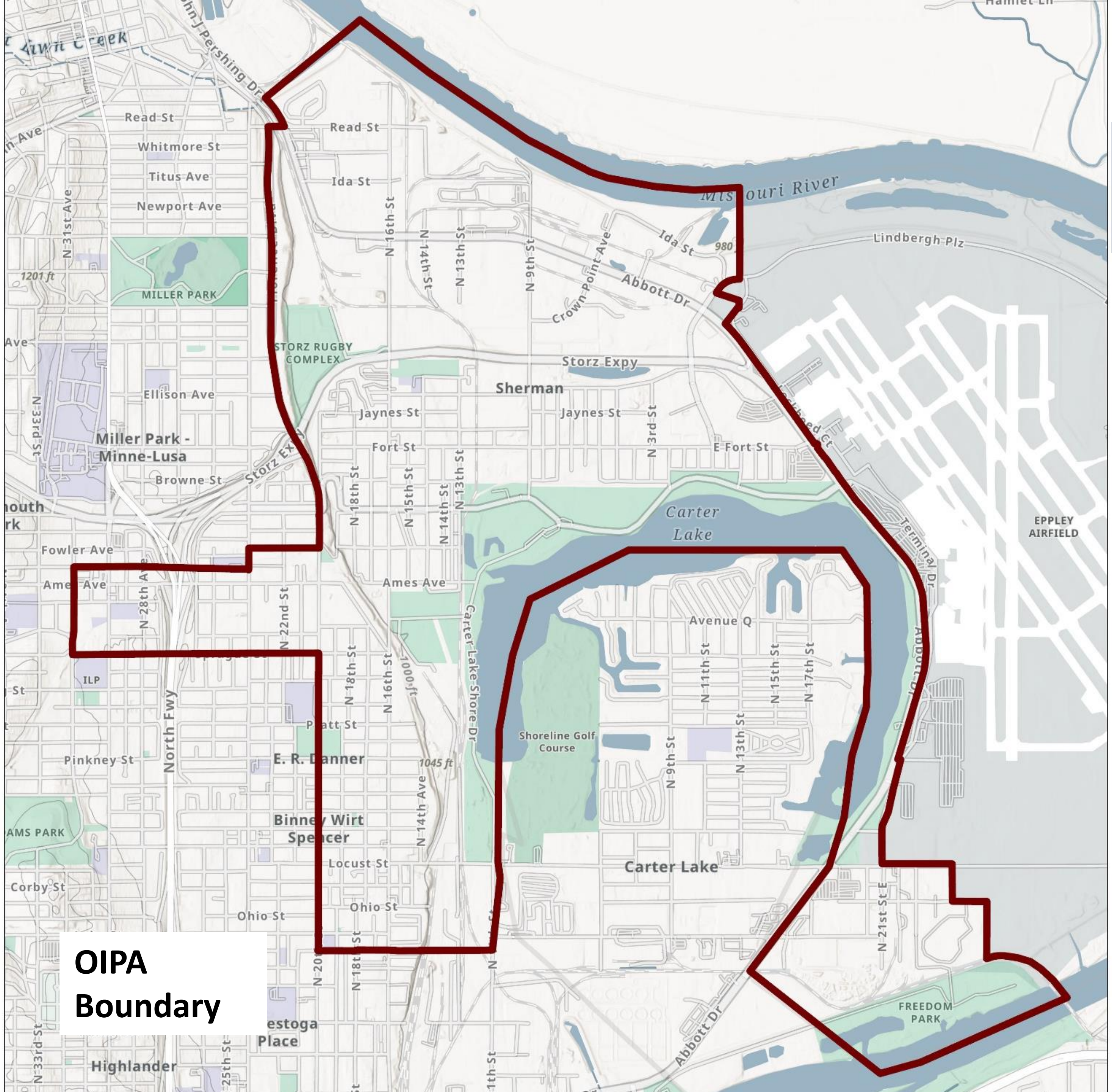
CONFIDENTIAL DRAFT — FOR INTERNAL DISCUSSION ONLY

Omaha Inland Port Authority Innovation District

OIPA BOARD UPDATE

September 3, 2026

HR&A
WSP
LAMP RYNEARSON
vireo
Actual
BVH



Airport Business Park

INLAND PORT AUTHORITY REPORT

REPORT DATE:
September 3, 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.

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

5906 Abbott Drive

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 **150 permanent workers** over the next 5-years.
2. Average wage per position estimated as **$74,000/year.**
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.
4. Civil engineers continue to evaluate road alignment and utility alignment onsite.
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 before end of 2026.

Milestone Progress

6162 Abbott Drive

CURRENT PROGESSS

1. We closed on 8.7 acres of undeveloped land near the airport in June.
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.
4. The business owners are working with contractors and lenders to advance their concepts.

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

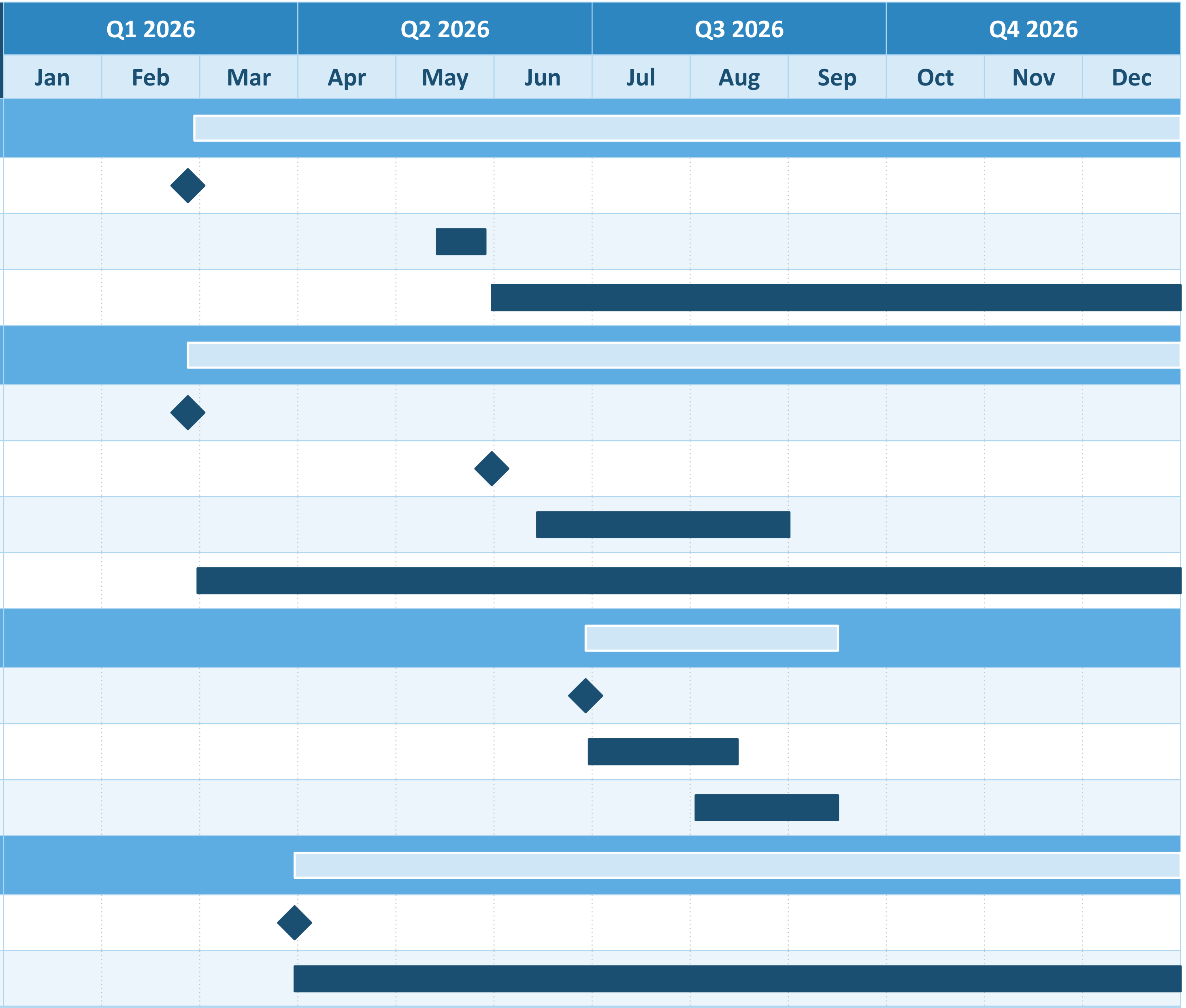
1. Currently evaluating the potential purchase of undeveloped lots, south of Locust. ~3 to 4 acres.
    1. Proximity to the Lake View Business Park site.

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	$2,916,194
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	$1,283,282
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	$5,527,894
TOTALS	$87,119,911	$36,388,931	$50,730,981

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

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

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	√	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 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.

1. **Project Reports ~ Garry Clark**
    - Airport Business Park Project ~ George Achola

      OEDC provided an update on Airport Business Park activities, including continued development planning at 24th & Taylor, 5906 Abbott Drive, 1410 Locust Street, and 6162 Abbott Drive. PEI is proceeding with improvements at 5906 Abbott Drive and anticipates creating approximately 150 permanent jobs with an average salary of approximately $74,000. Board members discussed project timelines, community benefits agreements, financial forecasting, and communication with the Board.

2. **Executive Director Report |Annual Report ~ Garry Clark**
   The Executive Director provided a first-year organizational update highlighting progress on the Innovation District, Airport Business Park, Creative Construction Campus, Impact Fund, housing initiatives, property acquisition, and community engagement. OIPA reported approximately $125.3 million in public investment under management, $73.92 million deployed, 24 properties acquired, more than 900 community and stakeholder engagements, seven Impact Fund grants awarded, and a clean 2025 audit.

3. **Committee Reports (Available online * no presentation)**

4. **Action Items (VOTE TODAY). ~ Garry Clark**

<table>
<tr><td>Agenda Item #</td><td colspan="4">Description</td><td>Result</td></tr>
<tr><td>4A</td><td colspan="4">Approval of June 4th, 2026, Meeting Minutes
Motion made by Helgerson to accept May7th, 2026, Minutes
Seconded by White</td><td>Approved:7-0
Absent: Aken, Hoppe</td></tr>
<tr><td>McKinney</td><td>Y</td><td>Warren</td><td>Y</td><td>Aken</td><td>A</td></tr>
<tr><td>Helgerson</td><td>Y</td><td>Phillips</td><td>Y</td><td>Hoppe</td><td>A</td></tr>
<tr><td>Riedmann</td><td>Y</td><td>Tapio</td><td>Y</td><td>White</td><td>Y</td></tr>
<tr><td></td><td colspan="4"></td><td></td></tr>
<tr><td>4B</td><td colspan="4">Approval of Conduit Bonding Language
Motion made by Riedman to approve the language. Seconded by Tapio</td><td>Approved 7-0
Absent:</td></tr>
<tr><td>McKinney</td><td>Y</td><td>Warren</td><td>Y</td><td>Aken</td><td>A</td></tr>
<tr><td>Helgerson</td><td>Y</td><td>Phillips</td><td>Y</td><td>Hoppe</td><td>A</td></tr>
<tr><td>Riedmann</td><td>Y</td><td>Tapio</td><td>Y</td><td>White</td><td>Y</td></tr>
<tr><td></td><td colspan="4"></td><td></td></tr>
<tr><td>4C</td><td colspan="4">Approval of Lier Contract
Motion made by White to approve the contract. Seconded by Riedmann</td><td>Approved 7-0
Absent:</td></tr>
<tr><td>McKinney</td><td>Y</td><td>Warren</td><td>Y</td><td>Aken</td><td>A</td></tr>
<tr><td>Helgerson</td><td>Y</td><td>Phillips</td><td>Y</td><td>Hoppe</td><td>A</td></tr>
<tr><td>Riedmann</td><td>Y</td><td>Tapio</td><td>Y</td><td>White</td><td>Y</td></tr>
<tr><td></td><td colspan="4"></td><td></td></tr>
<tr><td>4D</td><td colspan="4">Approval of Impact Grant Awards
Motion made by Riedmann to approve the awards. Seconded by Tapio</td><td>Approved 7-0
Absent:</td></tr>
<tr><td>McKinney</td><td>Y</td><td>Warren</td><td>Y</td><td>Aken</td><td>A</td></tr>
<tr><td>Helgerson</td><td>Y</td><td>Phillips</td><td>Y</td><td>Hoppe</td><td>A</td></tr>
<tr><td>Riedmann</td><td>Y</td><td>Tapio</td><td>Y</td><td>White</td><td>Y</td></tr>
<tr><td></td><td colspan="4"></td><td></td></tr>
</table>

4E	Selection of Board Officers: Following paper-ballot voting, the Board selected Terrell McKinney as Chair, Mike Riedmann as Vice Chair, Mike Helgerson as Secretary, and Ernest White as Treasurer.	

5. **Inaugural Port Awards**

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

Executive and Governance Committee

Meeting
Via TEAMS 10:00 AM
August 25th, 2026

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

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

Consultants:

- **Executive Director Update** (Garry Clark)

- **Finance Committee** (Carmen Tapio & Myah Lanoux- Nguyen)
  - Reviewed AP plan
  - Discussed overall budget (under for 2026)
  - Discussed plan for budget 2027

- **Real Estate and Development Committee** (Davielle Phillips)

- **Additional Items** (Myah)
  - Special Meeting (Officer Election)

THE OMAHA INLAND PORT AUTHORITY

REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 12:00 PM

August 13th 2026

MEMBERS PRESENT: Davielle Phillips
Jake Hoppe
Mike Riedmann

CONSULTANTS: 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

Discussion Items

1. Housing (Jen)
   a. The Housing Framework has been reviewed by staff, Drew Lier and HR&A and will be sent out to the RED committee. The Impact Committee will be reviewing the grants and loans that will be awarded to projects
2. Real Estate Transactions/Updates (James & Oak)
   a. Lease extension: An extension has been requested for current tenant and will be negotiated between staff, Oak and their representatives.
   b. Murante Land: A concept was presented for an arrangement. It was decided that the conversation should continue.
   c. Triangle Property: Investigation will continue on the property to assess development potential
3. Airport Business Park (Garry)
   a. Myah will be asked to Provide Invoicing notes and tracking records for RED Committee
4. Innovation District/ Strategic Action Plan (Jen)
5. Discussion about the Casey's properties development which includes public space, the mixed use properties, and housing and how to activate that in the short and then long term.

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

6. Museum Partnership (Garry)

Finance Committee Meeting

Via TEAMS 10:30 AM
August 26th, 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)
2) **Accounts Payable** (Catherine Maydew & Myah
   a. AP moving to OIPA team
3) **Interest Funds** (All)
   a. Reviewing potential with legal
4) **Real Estate** (Garry)
5) **Conduit Bonding** (Garry)
6) **Other topics**

Omaha Inland Port Authority

July 31, 2026

Financial Board Packet

Omaha Inland Port Authority
July 2026 Board Financial Report

Executive Summary

The July 2026 financial statements continue to reflect the Authority's significant investment in strategic development activities at the Airport Business Park and Innovation District. Total assets at July 31, 2026 were $51.3 million, including $51.3 million in cash and cash equivalents. Net position totaled $47.4 million. Year-to-date net income reflects a loss of $68.5 million, which is driven primarily by planned project transfers and capital expenditures associated with development activities rather than ongoing operating deficits.

Financial Highlights

The Authority ended July with cash and cash equivalents of approximately $51.3 million, down $7.6 million from June, primarily due to planned project expenditures and transfers. Interest and investment income remains the primary operating revenue source and totaled approximately $898,000 through July, with an additional $33,000 of rental income recognized during the year. Operating and administrative expenses continue to track below budget in most categories, demonstrating ongoing cost management and spending discipline.

Balance Sheet Notes

Accounts payable totaled approximately $3.86 million as of July 31, down nearly $3.6 million from June as a significant portion of previously outstanding OEDC-related invoices were processed and paid. The remaining accounts payable balance largely reflects normal project and operating activity. The benefit liability of approximately $11,101 represents employee retirement funds the Authority currently holds. As previously communicated, these funds are expected to transfer to the new retirement account in August, eliminating this liability from the balance sheet.

Budget Performance

Overall financial performance remains favorable when compared to budget. Through July, total operating expenses of approximately $969,000 were 37% of the annual budget. Personnel, legal, contracted services, rent, and administrative expenses remain below budgeted levels. Budget variances continue to be driven primarily by the timing of development projects, transfers, and capital investments rather than operational overspending. Community outreach, events, and membership costs are modestly above budget but are not material to the Authority's overall financial position.

Cash Flow and Outlook

Cash decreased by approximately $64.6 million year-to-date as planned development investments continue to advance. Despite this activity, the Authority maintains substantial liquidity to support future project commitments and operational needs. Management will continue monitoring project expenditures, contract activity, and cash reserves during the second half of the year. Key near-term activities include completing the retirement plan transition, continuing project implementation, and overseeing development-related spending to ensure alignment with board-approved budgets and strategic priorities.

Respectfully submitted,

Catherine Demes Maydew

On behalf of the
Omaha Inland Port Authority

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

	Amount
Current ASSETS	
Cash and Cash Equivalents	
Bank	
1000 - Operating Account (Checking)	$942,201.52
1010 - Airport Bus Park MM (Savings)	$22,138,883.17
1020 - Airport Bus Park Operating (Checking)	$2,629,930.00
1030 - Innovation District MM (Savings)	$22,470,744.66
1040 - Innovation District Operating (Checking)	$128,388.49
1050 - OIPA Interest MM (Savings)	$1,497,526.77
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	**$51,306,528.38**
Liabilities & Net Position	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	$3,855,212.77
Credit Card	
2310 - DIVVY	$1,177.56
Total Credit Card	**$1,177.56**
Other Current Liability	
2210 - Benefit Liability	$11,100.65
Total Other Current Liability	**$11,100.65**
Total Current Liabilities	**$3,867,490.98**
Net Position	
Retained Earnings	$115,896,553.36
Net Income	($68,457,515.96)
Total Net Position	**$51,306,528.38**

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

Financial Row	Amount
Operating Activities	
Net Income	($68,457,515.96)
Adjustments to Net Income	
Other Current Asset	($3,403.98)
Accounts Payable	$3,842,612.25
Other Current Liabilities	($25,588.01)
Total Adjustments to Net Income	**$3,813,620.26**
Total Operating Activities	**($64,643,895.70)**
Net Change in Cash for Period	**($64,643,895.70)**
Cash at Beginning of Period	**$115,916,603.48**
Cash at End of Period	**$51,272,707.78**

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

Options: Activity Only

	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%
4200 - Rental Income	$33,000.00	$0.00	$33,000.00	0.00%
Total - Income	**$931,027.21**	**$2,550,000.00**	**($1,618,972.79)**	**-63.49%**
Gross Profit	**$931,027.21**	**$2,550,000.00**	**($1,618,972.79)**	**-63.49%**
Expense				
5000 - Employee Compensation	$445,764.28	$941,200.00	($495,435.72)	-52.64%
5005 - Fringe Benefits	$12,118.87	$152,951.65	($140,832.78)	-92.08%
5007 - Retirement Benefits	$3,015.50	$47,064.00	($44,048.50)	-93.59%
5010 - Employer Taxes	$35,705.23	$72,001.80	($36,296.57)	-50.41%
5012 - Relocation Fees	$7,130.05	$5,000.00	$2,130.05	42.60%
5015 - Legal Services	$60,977.80	$357,870.00	($296,892.20)	-82.96%
5020 - Contracted Services	$242,223.54	$665,000.00	($422,776.46)	-63.58%
5025 - Subscriptions	$14,198.26	$39,560.00	($25,361.74)	-64.11%
5030 - Rent	$14,583.31	$70,244.00	($55,660.69)	-79.24%
5040 - Utilities	$7,926.25	$19,464.00	($11,537.75)	-59.28%
5045 - Office equipment & supplies	$3,207.40	$3,400.00	($192.60)	-5.66%
5055 - Travel	$31,274.09	$96,400.00	($65,125.91)	-67.56%
5056 - Communication & Tech Tools	$25,598.67	$52,000.00	($26,401.33)	-50.77%
5060 - Rental Expenses	$657.50	$0.00	$657.50	0.00%
5065 - Community Outreach	$16,827.72	$15,000.00	$1,827.72	12.18%
5070 - Insurance	$8,898.65	$10,566.00	($1,667.35)	-15.78%
5075 - Events Expense	$10,930.26	$8,400.00	$2,530.26	30.12%
5080 - Executive Team Meeting	$1,397.13	$6,000.00	($4,602.87)	-76.71%
5090 - Board Expenses	$177.92	$480.00	($302.08)	-62.93%
5095 - Continuing Education	$7.24	$7,000.00	($6,992.76)	-99.90%
5100 - Bank Service Fees	$1,415.11	$1,000.00	$415.11	41.51%
5110 - Marketing	$17,215.64	$20,000.00	($2,784.36)	-13.92%
5120 - Membership & Dues	$7,170.98	$4,700.00	$2,470.98	52.57%
5130 - Property Taxes	$612.00	$0.00	$612.00	0.00%
Total - Expense	**$969,033.40**	**$2,595,301.45**	**($1,626,268.05)**	**-62.66%**
Net Ordinary Income	**($38,006.19)**	**($45,301.45)**	**$7,295.26**	**-16.10%**
Other Income and Expenses				
Other Expense				
6000 - Transfer Out	$63,577,900.00	$82,248,400.00	($18,670,500.00)	-22.70%
8000 - Capital Outlay - under $5,000	$5,883.44	$21,253.00	($15,369.56)	-72.32%
8001 - Capital Outlay - over $5,000	$4,835,726.33	$6,000,000.00	($1,164,273.67)	-19.40%
Total - Other Expense	**$68,419,509.77**	**$88,269,653.00**	**($19,850,143.23)**	**-22.49%**
Net Other Income	**($68,419,509.77)**	**($88,269,653.00)**	**$19,850,143.23**	**-22.49%**
Net Income	**($68,457,515.96)**	**($88,314,954.45)**	**$19,857,438.49**	**-22.48%**

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

	Community Advisory Committee				Operating			
	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%
4050 - Interest from State Fund	$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%	$885,055.32	$1,750,000.00	($864,944.68)	50.57%
4200 - Rental Income	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%
Total - Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$898,027.21**	**$2,050,000.00**	**($1,151,972.79)**	**43.81%**
Gross Profit	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$898,027.21**	**$2,050,000.00**	**($1,151,972.79)**	**43.81%**
Expense								
5000 - Employee Compensatio	$0.00	$25,000.00	($25,000.00)	0.00%	$445,764.28	$916,200.00	($470,435.72)	48.65%
5005 - Fringe Benefits	$0.00	$0.00	$0.00	0.00%	$12,118.87	$152,951.65	($140,832.78)	7.92%
5007 - Retirement Benefits	$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%	$35,705.23	$70,088.80	($34,383.57)	50.94%
5012 - Relocation Fees	$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%	$60,977.80	$357,870.00	($296,892.20)	17.04%
5020 - Contracted Services	$10,349.00	$0.00	$10,349.00	0.00%	$85,361.03	$115,000.00	($29,638.97)	74.23%
5025 - Subscriptions	$0.00	$0.00	$0.00	0.00%	$14,198.26	$39,560.00	($25,361.74)	35.89%
5030 - Rent	$0.00	$45,000.00	($45,000.00)	0.00%	$14,583.31	$25,244.00	($10,660.69)	57.77%
5040 - Utilities	$0.00	$0.00	$0.00	0.00%	$7,926.25	$19,464.00	($11,537.75)	40.72%
5045 - Office equipment & sup	$0.00	$0.00	$0.00	0.00%	$3,207.40	$3,400.00	($192.60)	94.34%
5055 - Travel	$1,901.60	$10,000.00	($8,098.40)	19.02%	$11,591.13	$86,400.00	($74,808.87)	13.42%
5056 - Communication & Tech	$0.00	$0.00	$0.00	0.00%	$23,198.67	$52,000.00	($28,801.33)	44.61%
5060 - Rental Expenses	$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%	$4,651.76	$0.00	$4,651.76	0.00%
5070 - Insurance	$0.00	$0.00	$0.00	0.00%	$8,898.65	$10,566.00	($1,667.35)	84.22%
5075 - Events Expense	$0.00	$0.00	$0.00	0.00%	$6,131.26	$8,400.00	($2,268.74)	72.99%
5080 - Executive Team Meetin	$0.00	$0.00	$0.00	0.00%	$1,397.13	$6,000.00	($4,602.87)	23.29%
5090 - Board Expenses	$0.00	$0.00	$0.00	0.00%	$177.92	$480.00	($302.08)	37.07%
5095 - Continuing Education	$0.00	$0.00	$0.00	0.00%	$7.24	$7,000.00	($6,992.76)	0.10%
5100 - Bank Service Fees	$0.00	$0.00	$0.00	0.00%	$1,415.11	$1,000.00	$415.11	141.51%
5110 - Marketing	$0.00	$20,000.00	($20,000.00)	0.00%	$6,336.64	$0.00	$6,336.64	0.00%
5120 - Membership & Dues	$0.00	$0.00	$0.00	0.00%	$6,896.98	$4,700.00	$2,196.98	146.74%
5130 - Property Taxes	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%
Total - Expense	**$20,491.90**	**$116,913.00**	**($96,421.10)**	**17.53%**	**$761,347.97**	**$1,928,388.45**	**($1,167,040.48)**	**39.48%**
Net Ordinary Income	**($20,491.90)**	**($116,913.00)**	**$96,421.10**	**17.53%**	**$136,679.24**	**$121,611.55**	**$15,067.69**	**112.39%**
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%
8000 - Capital Outlay - under $	$0.00	$0.00	$0.00	0.00%	$5,883.44	$21,253.00	($15,369.56)	27.68%
8001 - Capital Outlay - over $5	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%
Total - Other Expense	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$5,883.44**	**$21,253.00**	**($15,369.56)**	**27.68%**
Net Other Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**($5,883.44)**	**($21,253.00)**	**$15,369.56**	**27.68%**
Net Income	**($20,491.90)**	**($116,913.00)**	**$96,421.10**	**17.53%**	**$130,795.80**	**$100,358.55**	**$30,437.25**	**130.33%**

	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
Ordinary Income/Expense												
Income												
4010 - Grants (Federal)	$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 Fund	$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%	$0.00	$0.00	$0.00	0.00%	$885,055.32	$1,750,000.00	($864,944.68)	50.57%
4200 - Rental Income	$0.00	$0.00	$0.00	0.00%	$33,000.00	$0.00	$33,000.00	0.00%	$33,000.00	$0.00	$33,000.00	0.00%
Total - Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$33,000.00**	**$500,000.00**	**($467,000.00)**	**6.60%**	**$931,027.21**	**$2,550,000.00**	**($1,618,972.79)**	**36.51%**
Gross Profit	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$33,000.00**	**$500,000.00**	**($467,000.00)**	**6.60%**	**$931,027.21**	**$2,550,000.00**	**($1,618,972.79)**	**36.51%**
Expense												
5000 - Employee Compensatio	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$445,764.28	$941,200.00	($495,435.72)	47.36%
5005 - Fringe Benefits	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$12,118.87	$152,951.65	($140,832.78)	7.92%
5007 - Retirement Benefits	$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	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$35,705.23	$72,001.80	($36,296.57)	49.59%
5012 - Relocation Fees	$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%	$0.00	$0.00	$0.00	0.00%	$60,977.80	$357,870.00	($296,892.20)	17.04%
5020 - Contracted Services	$0.00	$0.00	$0.00	0.00%	$146,513.51	$550,000.00	($403,486.49)	26.64%	$242,223.54	$665,000.00	($422,776.46)	36.42%
5025 - Subscriptions	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$14,198.26	$39,560.00	($25,361.74)	35.89%
5030 - Rent	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$14,583.31	$70,244.00	($55,660.69)	20.76%
5040 - Utilities	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$7,926.25	$19,464.00	($11,537.75)	40.72%
5045 - Office equipment & sup	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$3,207.40	$3,400.00	($192.60)	94.34%
5055 - Travel	$0.00	$0.00	$0.00	0.00%	$17,781.36	$0.00	$17,781.36	0.00%	$31,274.09	$96,400.00	($65,125.91)	32.44%
5056 - Communication & Tech	$0.00	$0.00	$0.00	0.00%	$2,400.00	$0.00	$2,400.00	0.00%	$25,598.67	$52,000.00	($26,401.33)	49.23%
5060 - Rental Expenses	$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	$55.94	$0.00	$55.94	0.00%	$3,878.72	$0.00	$3,878.72	0.00%	$16,827.72	$15,000.00	$1,827.72	112.18%
5070 - Insurance	$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%
5075 - Events Expense	$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 Meetin	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$1,397.13	$6,000.00	($4,602.87)	23.29%
5090 - Board Expenses	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$177.92	$480.00	($302.08)	37.07%
5095 - Continuing Education	$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%
5100 - Bank Service Fees	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$1,415.11	$1,000.00	$415.11	141.51%
5110 - Marketing	$0.00	$0.00	$0.00	0.00%	$10,879.00	$0.00	$10,879.00	0.00%	$17,215.64	$20,000.00	($2,784.36)	86.08%
5120 - Membership & Dues	$0.00	$0.00	$0.00	0.00%	$274.00	$0.00	$274.00	0.00%	$7,170.98	$4,700.00	$2,470.98	152.57%
5130 - Property Taxes	$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	**$55.94**	**$0.00**	**$55.94**	**0.00%**	**$187,137.59**	**$550,000.00**	**($362,862.41)**	**34.03%**	**$969,033.40**	**$2,595,301.45**	**($1,626,268.05)**	**37.34%**
Net Ordinary Income	**($55.94)**	**$0.00**	**($55.94)**	**0.00%**	**($154,137.59)**	**($50,000.00)**	**($104,137.59)**	**308.28%**	**($38,006.19)**	**($45,301.45)**	**$7,295.26**	**83.90%**
Other Income and Expenses												
Other Expense												
6000 - Transfer Out	$63,577,900.00	$82,248,400.00	($18,670,500.00)	77.30%	$0.00	$0.00	$0.00	0.00%	$63,577,900.00	$82,248,400.00	($18,670,500.00)	77.30%
8000 - Capital Outlay - under $	$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	$0.00	$0.00	$0.00	0.00%	$4,835,726.33	$6,000,000.00	($1,164,273.67)	80.60%	$4,835,726.33	$6,000,000.00	($1,164,273.67)	80.60%
Total - Other Expense	**$63,577,900.00**	**$82,248,400.00**	**($18,670,500.00)**	**77.30%**	**$4,835,726.33**	**$6,000,000.00**	**($1,164,273.67)**	**80.60%**	**$68,419,509.77**	**$88,269,653.00**	**($19,850,143.23)**	**77.51%**
Net Other Income	**($63,577,900.00)**	**($82,248,400.00)**	**$18,670,500.00**	**77.30%**	**($4,835,726.33)**	**($6,000,000.00)**	**$1,164,273.67**	**80.60%**	**($68,419,509.77)**	**($88,269,653.00)**	**$19,850,143.23**	**77.51%**
Net Income	**($63,577,955.94)**	**($82,248,400.00)**	**$18,670,444.06**	**77.30%**	**($4,989,863.92)**	**($6,050,000.00)**	**$1,060,136.08**	**82.48%**	**($68,457,515.96)**	**($88,314,954.45)**	**$19,857,438.49**	**77.52%**

OPERATIONS COMMITTEE MEETING

Via TEAMS 8:00 am

August 26th 2026

MEMBERS PRESENT:

Brook Aken
Ernest White
Thomas Warren

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

Executive Director Update (Garry Clark)

- **Lobbyist**
- **Port KC (Garry & Myah)**

Finance Committee (Myah)

- **Overall, well below budget**
- **Building out 2027 budget to begin circulating early October.**
- **Fundraising plan brief overview**

Real Estate and Development Committee (Garry)

- **RFQ**
- **Property Swap**
- **Pot. Innov. Building**

Community Advisory Committee (CAC) August Meeting Minutes
Tuesday, August 18th, 2026 | 5:00pm – 6:30pm
4411 Florence Blvd. Unit 001 Omaha, NE 68110d

In attendance:
CAC Members: Osuman Issaka, Joe Higgins, Bishop K. Jevon Chambers, Akeydra Hagens, Eliana Nichols, Kimara Snipes
Associate CAC Members: Felicia Dailey, Patrick Boyle, Xavier Jackson (V), Jekemah Turner
OIPA Staff: Garry Clark (Executive Director) (V), Yolanda Williams (Business Operations Manager)
Board of Commissioners: Senator Terrill McKinney
Community Partners: Micheal Maroney-OEDC (V)
Consultants: Taylor Goulbourne- TMG (V), Tyler White-Welchen-TMG (V), Lauren Harris-TMG (V)

Absent:
CAC Members: Terri Sanders, Councilwoman Lavonya Goodwin, Senator Ashlei Spivey
Associate CAC Members**:** Nya Moses, Daric Heard, Kye Chumley

1. **Welcome/ Call to Order**

   The meeting was called to order at 5:11pm by CAC Chair Osuman Issaka

2. **Consent Agenda**
   a. Review Meeting Minutes (07/21/2026)
      Action: Motion to accept July meeting minutes by K. Jevon, seconded by Joe Higgins, Motion passed unanimously
   b. CAC Handbook – Pulled off the consent agenda- will not need a vote for the handbook moving forward as it is an internal document to be reviewed annually

3. **OIPA Reporting & Updates**
   a. OEDC/Airport Business Park
      a. OEDC/Burlington is coordinating with City Planning and Public Works to finalize the proposed street location before completing the lot layout.
      b. Kiewit and City representatives recently discussed a potential route without OEDC/Burlington present; the route may have changed.
      c. Preliminary engineering costs have been incurred, but construction has not begun.
      d. OEDC/Burlington is working with two potential operators for the nearly nine-acre property at 6262 Abbott Drive.
      e. OEDC/Burlington will follow up with Kiewit and the City and report back.

   b. Board of Commissioners
      a. Senator McKinney informed CAC Members that board officers were selected during the OIPA Annual Meeting; however, the election process did not follow the required

procedure. A new public meeting will be scheduled for the Board of Commissioners to conduct another officer's vote.

c. Finance Report
   a. OIPA staff and Creative Planning have begun developing the proposed 2027 budget.
   b. Initial budget updates will be presented to the Finance, Operations, and Executive Committees in September, with Board approval anticipated by November.
   c. The CAC is expected to receive approximately $100,000 for 2027 and was encouraged to submit a clear, justified budget proposal.
   d. Unused 2026 CAC funds will not roll over into 2027.
   e. CAC leadership and members will identify 2027 priorities and proposed uses for the budget.

d. Executive Director Report
   a. CAC members were thanked for participating in the OIPA Annual Meeting and recognized Yolanda Williams for coordinating the event.
   b. Senator Terrell McKinney was acknowledged as the Port Pioneer Award recipient and recognized the other organizations and individuals honored.
   c. OIPA staff and Councilwoman Juanita Johnson Goodwin will visit Port KC to learn about its conduit-bonding process.
   d. OIPA recently received authority to support conduit financing for qualifying development, housing, and business projects valued at approximately $8 million to $10 million.
   e. OIPA is finalizing negotiations with Mueller Robak LLC for lobbying services and legislative support during the upcoming Nebraska legislative session.

4. **CAC Subcommittee Updates**

   a. Survey – No updates at this time
   b. Business Outreach- No updates at this time
   c. Community Outreach- No updates at this time

5. **CAC Leadership Vote**

   The CAC committee conducted the leadership vote for the next year- aligned to the Board leadership vote. The vote placed the following members into the next year of leadership:

   - Chair: Joe Higgins
   - Vice Chair: Kimara Snipes
   - Survey Subcommittee Leader: Terri Sanders
   - Business Outreach Subcommittee Leader: Akeydra Hagens
   - Community Outreach Subcommittee Leader: Eliana Nichols

6. **Annual Survey Kick-Off**

   a. Survey Design

      a. Taylor Goulbourne (TMG) presented the proposed approach and timeline for the 2026 annual survey.

      b. The consultant will review the 2025 survey's distribution methods, results, and lessons learned.

      c. The CAC emphasized the need for a more intentional outreach strategy focused on residents within OIPA boundaries and surrounding ZIP codes, with representation across diverse ages and demographic groups.

      d. Outreach will combine online distribution with in-person engagement at libraries, community spaces, businesses, organizations, and other places where residents gather.

      e. CAC members will support outreach through their business, organizational, and community networks, including potential promotion through community media such as the *Omaha Star*.

      f. The 2026 survey will remain open for approximately eight weeks, compared to eight months in 2025, to meet reporting deadlines.

      g. A preliminary goal of 1,000 responses was proposed. The consultant will calculate the ideal sample size based on the target area's population.

      h. Survey questions and the outreach strategy are expected to be finalized by the end of September, with a tentative launch date of October 1, 2026.

      i. The October 1 launch will allow the survey to be promoted during the October community events

      j. Members were encouraged to join the Survey Subcommittee and establish regularly scheduled monthly meetings.

      k. A draft research plan will be completed by September 11, 2026 and will schedule a co-design session.

7. **New Business**

   a. CAC Port Visit Options

      a. Staff shared six potential inland port authorities that the CAC may consider visiting. Members were asked to review the options and provide feedback regarding their preferred destinations. 1) Utah IPA, 2) South Carlina IPA- Greer, 3) South Carlina IPA- Dillion, 4) Appalachian Regional Port-Georgia, 5) Gainesville Inland Port- Georgia 6) Virginia IP- Port of Virginia,

b. Associate CAC members were encouraged to participate in future port visits, subcommittee activities, and other CAC initiatives.

8. **Adjourn**

Upcoming Events:

- OIPA Board of Commissioners Meeting **|** Th- **Sept 3rd** 9:00am-11:00am | MCC Bldg. 21, Rm 112
- CAC Quarterly Public Meeting | T-**Sept 15th** 6:00pm-7:00pm | MCC Bldg. 10, Rm 110
- OIPA Fall Social | Details Pending