



**February 5th, 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 January 30<sup>th</sup>, 2026 notice of the Omaha Inland Port Authority Meeting on February 5th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

**3. Action Items (VOTE TODAY).**

- a. Approval of January 5<sup>th</sup>, 2026 meeting minutes
- b. Approval of Fund Agreement
- c. Approval of OEDC Report
- d. Approval of By Laws
- e. Approval of HR&A Proposal

**4. Executive Director Report**

- a. HR&A Proposal Brief
- b. New Website
- c. March Meeting Date
- d. Master Plan RFP Brief

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

**5. Committee Reports**

- a. Executive & Governance-
- b. Real Estate and Development -
- c. Finance-
- d. Operations -
- e. Community Advisory-
  - i. CAC Survey
  - ii. CAC Retreat

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

**6. Project Reports**

- a. Airport Business Park Project Report

- i. Progress Report-
- b. HR&A Project Report
  - i. Progress Report

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

**7. Executive Session:**

- a. 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
  - HR&A Proposal
  - Fund Agreement

**8. Action Items (VOTE TODAY).**

- a. Approval of Property Purchases

**Next Meeting:** The next meeting is scheduled for Thursday, March 5th, 2026, 9am at Metropolitan Community College.



**January 5, 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](http://Omahaipa.com)

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:

**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 Myah Lanoux	√	Mark Coulter Legal Counsel	√
Theola M. Cooper Office Manager	√				

**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 December 26, 2025, notice of the Omaha Inland Port Authority Meeting on January 5, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room 112.

**3. Action Items (VOTE TODAY).**

Agenda Item #	Description	Result
3 a	Approval of December 4, 2025, Meeting Minutes Motion made by <b>Phillips</b> to accept December 4, 2025, meeting minutes Seconded by <b>White</b>	Approved: 9-0
McKinney	Y	Warren
Helgerson	Y	Phillips
Riedmann	Y	Tapio
	Y	Aken
	Y	Hoppe
	Y	White

Agenda Item# 3 b	Approval of Budget for FY2026 Motion made by <b>Hoppe</b> to approve the Budget with the lease amount being taken from \$720,000 to \$60,000 Seconded by <b>White</b>	Approved 9-0			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio	Y	White	Y

#### 4. Discussion Items

#### 5. Executive Director Report

- a) Introduction of new staff members, Jen McKeone, Myah Nguyen, James Caraway II
- b) Communication on ABP, IHUB Application completed, Jen McKeone, James Caraway II
- c) Public strategic engagement,
- d) Acquisition efforts, engagement with the community, development of master plan, how to roll out the innovation district
- e) Month of December 67 engagements, business engagement, opportunities for expansion, development, requesting OIPA support
- f) Work with CAC on engagement with the public meeting
- g) Strategic Action Plan

#### 6. Committee Reports

- a) Executive & Governance-
- b) Real Estate and Development – Creating RFP for housing and overall district master plan. Consider a community land trust who is on the RED Committee. How Omaha Community Land Trust can be a part of the RFP
- c) Finance-
  - i. Budget is based on information we have today; question regarding the housing, funding is in the budget, clarity for specific line item in the budget, specificity for staff, smooth and efficient process giving Mr. Clark authority to sign off, HR&A.
  - ii. Audit will begin in February and we be sent to the City of Omaha.
- d) Operations –
  - i. Clarification of the IHUB application and OIPA already has oversight of the 3 current IHUBs.
  - ii. Addressed the staff hiring, vetting, funds have been received from the State of Nebraska from the Perkins trust,
    1. HR&A regarding next steps
    2. January 14, Airport Business Park
    3. Question regarding the City assisting with sustainability for the OIPA.

Development without displacement: Family Housing Advisory to be a part of planning

- e) Community Advisory-
  - i. CAC Survey-
  - ii. CAC Retreat-

#### 7. Project Reports

- a) Airport Business Park Project Report
  - i. Progress Report-
- b) HR&A Project Report-Presentation
  - i. Progress Report-

#### 8. Executive Session:

The Board will 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 Acquisitions**

Agenda Item# 8	Motion made by <b>McKinney</b> to Seconded by <b>Phillips</b> Executive Session commenced at 11:31 am						Approved 9-0	
McKinney	Y	Warren	Y	Aken			Y	
Helgerson	Y	Phillips	Y	Hoppe			Y	
Riedmann	Y	Tapio	Y	White			Y	
Agenda Item#	Motion made by <b>McKinney</b> to end the Executive Session Seconded by <b>Aken</b> Executive Session concluded at 1:37pm						Approved 9-0	
McKinney	Y	Warren	Y	Aken			Y	
Helgerson	Y	Phillips	Y	Hoppe			Y	
Riedmann	Y	Tapio	Y	White			Y	

Open meeting reconvened at 1:39

**9. Real Estate Acquisition Approval**

Agenda Item# 9a	Office Space Motion made by <b>McKinney</b> to approve staff to pursue office space acquisition Seconded by <b>Phillips</b>						Approved 9-0	
McKinney	Y	Warren	Y	Aken			Y	
Helgerson	Y	Phillips	Y	Hoppe			Y	
Riedmann	Y	Tapio	Y	White			Y	

Agenda Item # 9b	Property 1 Motion made <b>McKinney</b> to approve acquisition of property 1 pursuant to funding agreement by legal and staff to purchase Seconded by <b>Riedmann</b>						Approved 8-1	
McKinney	Y	Warren	Y	Aken			Y	
Helgerson	Y	Phillips	N	Hoppe			Y	
Riedmann	Y	Tapio	Y	White			Y	

Agenda Item # 9c	Property 2 Motion made by <b>McKinney</b> to approve acquisition of property 2 pursuant to funding agreement by legal and staff to purchase Seconded by <b>Riedmann</b>						Approved 8-1	
McKinney	Y	Warren	Y	Aken			Y	
Helgerson	Y	Phillips	N	Hoppe			Y	
Riedmann	Y	Tapio	Y	White			Y	

Agenda Item # 9d	Property 3 Enterprise Park Motion made by <b>McKinney</b> to approve acquisition of property 3 pursuant to a funding agreement by legal and staff to purchase Seconded by <b>Riedmann</b>						Approved 7-2	
McKinney	Y	Warren	N	Aken			Y	
Helgerson	Y	Phillips	Y	Hoppe			Y	
Riedmann	Y	Tapio	N	White			Y	

Motion made by **Aken** to adjourn  
Seconded by **Riedmann**  
Meeting adjourned at 2:15 pm

**Next Meeting:** The next meeting is scheduled for Thursday, February 5, 2026, 9am: at Metropolitan Community College.

DRAFT



## Executive and Governance Committee

Meeting

Via TEAMS 10:00 AM

January 27<sup>th</sup>, 2026

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**MEMBERS PRESENT:**

Sen Terrell Mckinney  
Davielle Phillips,  
Carmen Tapio  
Thomas Warren

**STAFF:**

Gary Clark, Executive Director  
Myah Lanoux, Chief of Staff

**Items Discussed**

- By-Laws
- Interest Funds
- Board Meeting Agenda

**Airport Business Park reporting procedures**

Airport Business Park monthly meeting

Provide information to the OIPA Board prior to the February meeting

**HR&A – Next Steps****Real Estate and Development Committee****Community Advisory Committee**

Survey- QR Code was distributed at 19th Annual State of North Omaha  
Planning Session Plan



THE OMAHA INLAND PORT AUTHORITY  
REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via TEAMS 3:00pm

January 15, 2026

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**MEMBERS PRESENT:**

Davielle Phillips  
Jake Hoppe  
Mike Reidmann

**Legal Counsel**

Joel Pedersen  
Mark Coulter

**CONSULTANTS:**

John Heine – Oak Investments  
Spencer Goldenberg – Oak Investments

**STAFF:**

Garry Clark, Executive Director  
Myah Lanoux, Chief of Staff  
Jen McKeone, Deputy Economic Development Director  
James Caraway II, Sr. Director of Real Estate and Industry  
Theola Cooper, Office Manager

**Discussion Items**

1. Airport Business Park Funding Agreement
2. HR&A Next Steps and Innovation District Discussion
3. Municipal Landbank; purchase of 20 lots
4. Comprehensive Plan
  - a. Comprehensive Plan RFP approval
5. Strategic Action Plan

Additional topics for consideration:

Community Land Trusts/ Real Estate Investment Trusts  
Including community benefits –

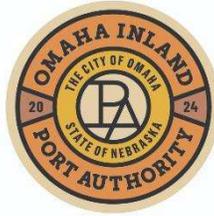
How do we ensure that current residents and business owners are benefitting from our work rather than them being gentrified out of the neighborhood?

Property Taxes

Work related to OIPA business activities

OIPA future positions

Heartland Bikeshare – need for new office and warehousing space  
Brownfield Grant Opportunities  
Options for OMLB and City Owned Lots along with Innovation District  
Strategy  
Partner, Developer, and stakeholder interactions, MOU's and  
Documenting Interactions  
    Highlighting Partners on OIPA Website



## **Finance Committee Meeting**

**Via TEAMS 10:30 AM**

**January 21, 2026**

**MEMBERS PRESENT:**

Carmen Tapio  
Mike Helgerson  
Ernest White

**CONTRACT STAFF:**

Catherine Maydew – Creative Planning

**STAFF:**

Garry Clark, Executive Director  
Myah Lanoux, Chief of Staff

**Agenda:**

- 1) **Budget**
  - a. **December 2025 Financials**
  - b. **Pre-audit timeline discussion**
- 2) **Accounts Payable.**
- 3) **Discussion regarding Interest Funds.**
- 4) **Other topics**
  - a. **Use of funds and account designation mapping**
  - b. **Creative Planning Update**
  - c. **Policies for restricted funds and the interest earned**
  - d. **HR&A Proposal to Extend – Staff Recommendation**

**Notes:**

- 1) **Transfers completed**
- 2) **Discussion of Interest Funds**
- 3) **Discussed draft funding agreement and draft reporting template.**
- 4) **Budget**
  - a. **December 2025 Financials**
  - b. **CP & Audit Service**
- 5) **Accounts Payable.**
- 6) **Discussion regarding Interest Funds.**
- 7) **Other topics**
  - a. **Account designation mapping**
  - b. **Creative Planning Update**

## **Budget vs. Actual Narrative for Board Review**

*Omaha Inland Port Authority  
For Year Ending December 31, 2025  
Purpose: Explain budget variances*

### **Overall Financial Picture**

Overall, the organization's finances are strong and performing as expected. Day-to-day operating expenses finished the year slightly under budget, while revenues came in modestly above plan. Large favorable differences in total results are primarily due to major planned items that did not occur during the year, rather than any changes in operational spending or financial controls.

### **Staffing and Compensation**

Employee compensation and related payroll taxes came in under budget because several planned staff hires began later in the year, starting in December rather than earlier in the fiscal year. These savings reflect timing rather than permanent reductions, and staffing costs are expected to align more closely with the budget going forward.

### **Marketing, Technology, and First-Year Investments**

Expenses related to the website, communications, and technology tools exceeded the original budget. These increases were intentional and reflect first-year investments to establish operations, enhance outreach, and support organizational infrastructure.

### **Why the Board Can Be Confident**

The organization maintained strong financial controls throughout the year. Core operating expenses were kept within budget, known variances were intentional or timing-related, and no unexpected cost overruns occurred. Management will continue to refine budget assumptions in future years to better align the timing of large strategic items, and no adverse financial trends have been identified.

Respectfully submitted

Catherine Demes Maydew  
vCFO  
Omaha Inland Port Authority

**Omaha Inland Port Authority**  
**Budget vs. Actual**  
**For Year Ending December 31, 2025**

*all numbers pre audit close and pre audit*

	Amount	Budget Amount	Amount Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 - Grants, in connection with operating activities	\$119,618,400.00	\$119,618,400.00	\$0.00	100.00%
4050 - Interest from State Funds	\$2,306,734.83	\$2,000,000.00	\$306,734.83	115.34%
4100 - Interest Income	\$2,451,397.60	\$1,700,000.00	\$751,397.60	144.20%
4200 - Rental Income	\$0.00	\$3,000.00	(\$3,000.00)	0.00%
<b>Total - Income</b>	<b>\$124,376,532.43</b>	<b>\$123,321,400.00</b>	<b>\$1,055,132.43</b>	<b>100.86%</b>
<b>Expense</b>				
5000 - Employee Compensation	\$185,119.50	\$224,775.00	(\$39,655.50)	82.36%
5010 - Employer Taxes	\$13,800.77	\$40,460.00	(\$26,659.23)	34.11%
5020 - Contracted Services	\$722,664.50	\$747,650.00	(\$24,985.50)	96.66%
5025 - Subscriptions	\$19,050.24	\$14,736.00	\$4,314.24	129.28%
5030 - Rent	\$18,993.97	\$16,911.00	\$2,082.97	112.32%
5040 - Utilities	\$5,388.80	\$8,911.00	(\$3,522.20)	60.47%
5045 - Office equipment & supplies	\$9,021.37	\$2,160.00	\$6,861.37	417.66%
5050 - Website	\$54,409.40	\$20,960.00	\$33,449.40	259.59%
5055 - Travel	\$7,760.66	\$22,000.00	(\$14,239.34)	35.28%
5056 - Communication & Tech Tools	\$40,101.51	\$33,000.00	\$7,101.51	121.52%
5060 - Rental Expenses	\$724.06	\$1,550.00	(\$825.94)	46.71%
5065 - Community Outreach	\$5,652.42	\$42,000.00	(\$36,347.58)	13.46%
5070 - Insurance	\$4,953.39	\$4,204.00	\$749.39	117.83%
5085 - Leasehold Improvements	\$499.14	\$0.00	\$499.14	0.00%
5090 - Board Expenses	\$588.36	\$374.00	\$214.36	157.32%
5100 - Bank Service Fees	\$1,594.37	\$0.00	\$1,594.37	0.00%
5120 - Membership & Dues	\$2,450.00	\$0.00	\$2,450.00	0.00%
<b>Total - Expense</b>	<b>\$1,092,772.46</b>	<b>\$1,179,691.00</b>	<b>(\$86,918.54)</b>	<b>92.63%</b>
<b>Net Ordinary Income</b>	<b>\$123,283,759.97</b>	<b>\$122,141,709.00</b>	<b>\$1,142,050.97</b>	<b>100.94%</b>
<b>Other Income and Expenses</b>				
<b>Other Expense</b>				
6000 - Transfer Out	\$7,370,000.00	\$89,000,000.00	(\$81,630,000.00)	8.28%
8000 - Capital Outlay - under \$5,000	\$26,309.21	\$24,737.00	\$1,572.21	106.36%
8001 - Capital Outlay - over \$5,000	\$36,687.02	\$5,040,000.00	(\$5,003,312.98)	0.73%
<b>Total - Other Expense</b>	<b>\$7,432,996.23</b>	<b>\$94,064,737.00</b>	<b>(\$86,631,740.77)</b>	<b>7.90%</b>
<b>Net Income</b>	<b>\$115,850,763.74</b>	<b>\$28,076,972.00</b>	<b>\$87,773,791.74</b>	<b>412.62%</b>



## OPERATIONS COMMITTEE MEETING

Via TEAMS 8:30 am

January 28th, 2025

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### MEMBERS PRESENT:

Thomas Warren  
Brook Aken  
Ernest White

### STAFF:

Garry Clark, Executive Director  
Myah Lanoux Chief of Staff

### Executive Director Update

Office Space Update  
Airport Business Park  
Innovation District  
Masterplan

### Finance Committee

Budget  
December 2025 Financials  
Interest Funds

### Real Estate and Development Committee

Real Estate Representation Agreement  
Airport Business Park  
Creative Housing Campus – Updates and discussion  
HR&A – Next steps

### Community Advisory Committee

Last quarterly community meeting held at MCC, December 16  
Survey- QR Code was distributed at 19<sup>th</sup> Annual State of North Omaha  
Planning Sessions

### Other:



**INLAND PORT AUTHORITY  
COMMUNITY ADVISORY COMMITTEE (CAC)**

**Tuesday January 20, 2026**

**OIPA Office 4411 Florence Blvd. Unit 001 Omaha, NE 68110 @ 5:00 P.M.**

**ZOOM LINK-**

**AGENDA**

**Call to Order**

(45 minutes)

**Opening Exercises**

Mike Maroney- Project updates

Roll Call

Welcome and Chair's Remarks

Approval of Previous Minutes

Committee Artifacts (Point of Reference)

***Nebraska Revised Statute 13-3306.01***

***Purpose-Roles-Responsibilities Document***

Consent Agenda

**Strategic Discussions &**

**Committee Reports/Updates**

(35 minutes)

Roundtable Updates/Concerns from CAC Members

Inland Port Authority Board Updates Report

Community Engagement/Community Survey

Retreat- Garry Clark/Osuman Issaka

Key goals and activities for the next two quarters

Ensuring accountability- Osuman Issaka

Future meeting date/time- Osuman Issaka

**New Business**

(10 minutes)

**Old Business**

(5 minutes)

**Announcements**

## **Nebraska Revised Statute 13-3306.01**

Inland port authority; duties; applicability.

An inland port authority located within the boundaries of a city of the metropolitan class shall:

- (1) Create and operate an innovation district;
- (2) Organize and conduct quarterly public input meetings to receive public input regarding concerns, ideas, and priorities for economic development initiatives within the inland port district. The public input meetings shall provide a platform for dialogue and collaboration between residents, the inland port authority, local government officials, and other stakeholders;
- (3) Within ninety days after the receipt of grant funds described in section [13-3314](#), and annually thereafter, conduct a community survey. Such surveys may be distributed online or through regular United States mail or may be conducted in person to ensure inclusivity and accessibility. The data collected shall help identify key areas for economic development focus within the inland port district and inform decisionmaking processes;
- (4) Only use the grant funds described in section [13-3314](#) within the inland port district;
- (5) Provide direct oversight of the operation of any innovation hub located within a city of the metropolitan class that is located within two miles of a major airport;
- (6) Create and maintain a community advisory committee consisting of nine members that include (a) at least two owners of residential property located within the inland port district, (b) at least two owners of businesses located within the inland port district, (c) a member of the city council of such city of the metropolitan class whose city council district is located within the inland port district, (d) a member of the Legislature whose legislative district is located within the inland port district, and (e) a youth representative or someone closely involved with youth in the community. A single member may satisfy more than one qualification described in subdivisions (6)(a) through (e) of this section;
- (7) Within one year after the receipt of grant funds described in section [13-3314](#), hire a consultant to create a financial pro forma and vision and provide recommendations

relating to which innovation district model or blended models should be used by the inland port authority;

(8) Within three years after the receipt of grant funds described in section [13-3314](#), contract with or provide grants to developers or landowners to construct twenty single-family homes and a minimum of one hundred fifty new housing units within the inland port district; and

(9) On or before December 31 of each year, electronically submit a report to the Urban Affairs Committee of the Legislature and the Clerk of the Legislature regarding current, completed, and future projects, how such projects relate to the inland port authority's vision and financial pro forma, and other areas of opportunity.

## **PURPOSE-ROLES-RESONSIBILITIES DOCUMENT**

An Inland Port Authority Community Advisory Board typically includes representation from local residents within the port district, particularly property owners and business owners, alongside elected officials representing the area like city council members and state senators, often with a designated youth representative to ensure diverse community input; the primary function of this board is to provide feedback and advice on development plans related to the inland port, ensuring community concerns are addressed throughout the process.

Key components of an Inland Port Authority Community Advisory Board structure:

- **Residential Representation:**

At least two property owners residing within the Inland Port Authority district.

- **Business Representation:**

At least two business owners operating within the port district.

- **Elected Officials:**

The city council member and state senator representing the district where the inland port is located.

- **Youth Representation:**

A designated youth member or someone actively involved with youth in the community.

Important points to consider:

- **Advisory Role:**

The Community Advisory Board generally acts in an advisory capacity, providing feedback and recommendations to the Inland Port Authority board on development plans and community concerns.

- **Open Application Process:**

Most communities will have an open application process for residents interested in serving on the board.

- **Community Engagement:**

The board plays a crucial role in facilitating communication between the Inland Port Authority and the wider community, ensuring transparency and addressing potential concerns.

- **Here are some tips for running a CAB:**

- Schedule well-run, organized meetings
- Send meeting invites via email, calendar invite, or text
- Consider holding one in-person meeting per year for relationship building
- Engage members in a way that works best for your community
- Follow up with CAB members with the meeting minutes
- What is the structure of the advisory committee?
  - An advisory committee, in a community context, is a structure often formal but non-decision-making in which the mandate consists of giving advice, of formulating opinions, or of making recommendations on questions where the topic affects the community. In general, advisory committee members are volunteers.



## **Summary**

### **Omaha 100 Community Engagement Updates**

The meeting began with introductions, including Theola Cooper as the Community Engagement Manager and Elena Nichols as the Outreach Coordinator for Omaha 100. Theola explained her role as the main point of contact for the CAC team. The group discussed the need to connect with a community member regarding a previous meeting and mentioned reaching out to local electricians. Theola noted that the quarterly meeting was spirited and emphasized the importance of allowing community members to voice their opinions.

### **Effective Public Engagement Strategies**

Osuman and LaVonya discussed managing public engagement and meetings, emphasizing the need for order, respect, and effective communication. They highlighted the importance of setting timeframes for questions and ensuring that participants are heard while maintaining productivity. Candace shared her experience with a confrontational individual who had to be removed from a previous meeting, emphasizing the need to address underlying emotions and concerns. They agreed on the importance of balancing engagement with structure, particularly for a Black-led organization, and discussed strategies to improve communication and understanding with the community.

### **Community Meeting Management Improvements**

The committee discussed challenges with community meetings, particularly regarding agenda management and participant behavior. LaVonya emphasized the need for structure and decorum to keep meetings on track, while Osuman suggested using Johari Armada principles to address misinformation. The group agreed to implement rules for future meetings, including a three-minute time limit per speaker and a warning system for off-topic comments. They also decided that board members should attend community meetings to provide accurate information and address resident concerns.

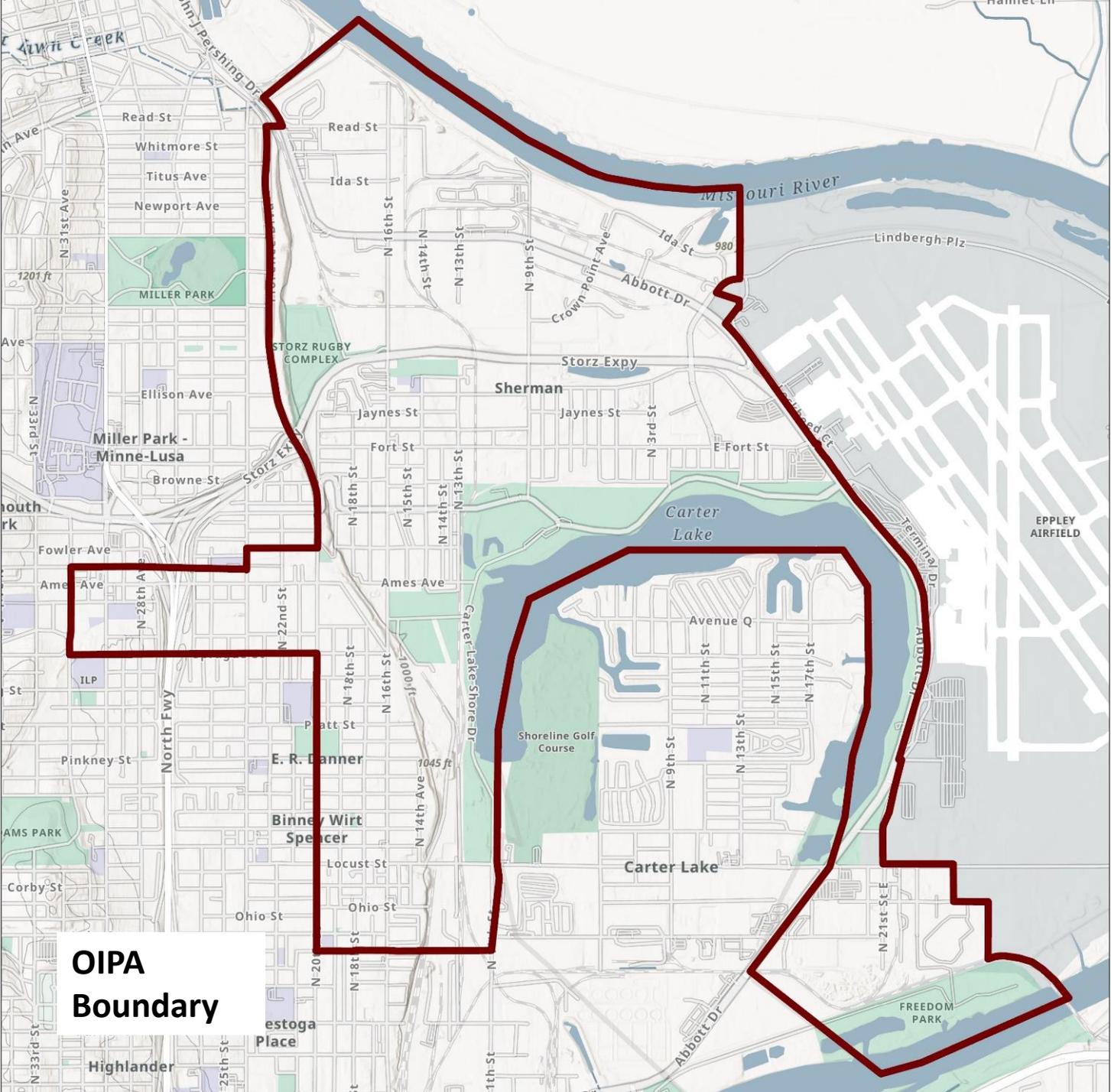
### **Community Engagement Strategy Review**

The meeting focused on community engagement strategies and the challenges of managing public input at board and community meetings. LaVonya emphasized the need to balance productive engagement with respect for committee members' time, suggesting that pre-submission of questions could help manage discussions more effectively. The group also discussed issues with the recent survey, which had received limited participation despite significant promotion efforts. They acknowledged that while the consultant (UNO) was paid \$10,000 to create and track the survey data, they did not handle promotion, which was seen as a missed opportunity. The team agreed to boost social media promotion in the final two weeks of the survey period and planned to

present the survey findings at the March 5th meeting and the first community engagement meeting of the year.

### **CAC Strategic Planning and Alignment**

The meeting focused on several key topics, including the upcoming retreat and strategic planning for the CAC. The group discussed the need for better alignment between the CAC and the board, as well as improved communication about upcoming events and travel plans. They also addressed the need for a new administrative and communications role, with Maya working on finalizing the job description. The group agreed to hold two planning meetings to align with the organization's current work and establish a calendar for the next year. Additionally, they discussed the possibility of having board members attend CAC meetings to provide better oversight and engagement.



# Airport Business Park

## INLAND PORT AUTHORITY REPORT

**REPORT DATE:**  
February 5, 2026



**OIPA  
Boundary**

# Project Background

- **Project Name:** Airport Business Park
- **Project Location:** Within a city of the metropolitan class. As amended by **LB 290 (2025)** to be within the inland port district (originally  $\leq 2$  miles from a major airport per §13-3303).

**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
- **Limited Release of Funds (ROF):** \$7,370,000
- **Limited ROF Date:** March 2025
- **Purpose of Limited ROF:** Predevelopment for Airport Business Park, including planning, design, site studies, and community engagement.

# Predevelopment Progress Report – Jan. 2026

## **Property Acquisition / Control**

- We have three sites under Option. We are in the Due Diligence period.

## **Community Engagement**

- We held a public meeting on January 14, 2026, attended by approximately 80 people and media.

## **Feasibility Studies**

- High-level feasibility studies have been conducted. Parcel specific evaluation continue as-needed as site options are obtained.

## **Infrastructure Planning**

- Infrastructure analysis has been conducted and more detailed designs will follow as sites are placed under contract.

## **Initial Business Recruitment Efforts**

- Conversations with initial businesses interested in land have begun.
- We have had three potential business owners express interest.

# Milestone Progress

## Milestone: Feasibility Study Complete and Provided

- Status: Feasibility studies for the Airport Business Park II and Enterprise sites were substantially completed during the Master Plan effort. We also provided a detailed feasibility study of each site to the Board on December 4, 2025.
- Date Started: May 30, 2025 (Passage of LB 290)
- Date Completed: December 4, 2025

### Recent Activities

- Sufficient feasibility studies have been conducted on all three parcels under option.

# Milestone Progress

## Milestone: Community Engagement

- Status: Ongoing
- Date Started: July 17, 2024 (1st Public Meeting)-See notes .
- Date Completed: Ongoing
- Community engagement consultant: 8<sup>th</sup> & Home and Moxie 16 are partnering on this scope.

### Recent Activities :

- We have held 4 public meetings to-date.
- Our most recent meeting on January 14, 2026 had almost 80 attendees.
- Michael Maroney presented at the Empowerment Network's State of North Omaha annual summit.

# Milestone Progress

## Milestone: Property Acquisition and Control

- Status: Ongoing
- Date Started: July 2024.
- Date Completed: Closing on the 3 properties under option will occur in Q1 2026.

### Recent Activities

- We have three sites under Option. We are in the Due Diligence period.

# Financial Update

Item	Original Budget	Spent To Date	Remaining
Due Diligence	\$900,000	\$62,700	\$837,300
Property Owner Engagement	\$300,000	\$62,251	\$237,749
Community Engagement	\$100,000	\$104,757	\$0
Infrastructure Analysis / Plan	\$500,000	\$6,024	\$493,976
Business Recruitment	\$1,650,000	\$0	\$1,650,000
Regulatory / Legal Counsel	\$150,000	\$0	\$150,000
Land Acquisition	\$2,500,000	\$1,570,000	\$930,000
Government Funds Consultation	\$100,000	\$18,000	\$82,000
Contingency	\$495,243	\$0	\$495,243
Administrative Fee	\$670,000	\$670,000	\$0
<b>TOTALS</b>	<b>\$7,370,000</b>	<b>\$2,498,489</b>	<b>\$4,871,511</b>

# Challenges or Risks

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

**Challenge #1:** Complexity of potential projects and potential legal or technical barriers.

- Mitigation Strategy: Collaborations with various public-private potential partners and extensive due diligence.

**Risk #1:** The Board of the Omaha Inland Port Authority does not release funds to purchase the 3 sites, in accordance with their approved vote taken on December 4, 2025.

# Next Steps (90 Days)

**Task: Approval of the Community Engagement Plan. (Complete)**

**Task: Formally engage Community Engagement consultant (Complete)**

**Task: Formally engage Government Funding consultant. (Complete)**

**Task: Obtain option agreements on identified parcels. (Complete)**

**Task: Complete appropriate due diligence of viable parcels for development.**

- Responsible Party: Development Team.
- Target Date: All will be completed ahead of each site's due diligence period ending, in January and February.

**Task: Finalize plans for an additional Public Meeting in January. (Complete)**

- Responsible Party: Development Team

**Task: Close on the purchase of sites under option before the option agreements expire.**

- Responsible Party: Development Team

**Q&A**