November 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 ~ Vice Chair - Mike**

2. **CERTIFICATION OF PUBLICATION ~ Carmen Tapio**
   Omaha Inland Port Authority Chief of Staff certifies publication in the Daily Record on October 29th, 2026, notice of the Omaha Inland Port Authority Meeting on November 5th, 2026. A current copy of the Nebraska Open Meetings Act is available on site in meeting room Rm 112.

3. **Action Items (VOTE TODAY) ~ Garry Clark**
   - Approval of October 1st, 2026 meeting minutes
   - Review and Approve 2027 Budget
   - Approval of CAC Appointment
   - Approval of EDA Grant Match

   Public Comment

4. **Project Reports**
   - Airport Business Park Project ~ George Achola
   - Executive Director Report ~ Garry Clark

   Public Comment

5. **Committee Reports**
   - Executive & Governance- Carmen Tapio
   - Real Estate and Development – Mike Riedmann
   - Finance – Ernest White
   - Operations – Terrell Mckinney
   - Community Advisory Committee- CAC Designee

   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 Acquisition & Feedback**

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

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

October 1st, 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	A	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 ~ 9:03 AM

CERTIFICATION OF PUBLICATION

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 201A-B.

DRAFT

1. **Officer Election**
    - The Board conducted officer elections through individual nominations and voting for each position. The following officers were elected:
        i. Chair: Carmen Tapio
        ii. Vice Chair: Mike Reidmann
        iii. Secretary: Mike Helgerson
        iv. Treasurer: Ernest White

2. **Project Reports**
    - **HR&A Advisors**
        i. HR&A Advisors presented an update on the ongoing Strategic Action Plan, highlighting five primary work areas:
            1. Development Strategy: Supporting land-use planning, redevelopment priorities, and deployment of available resources.
            2. Financial and Organizational Strategy: Evaluating long-term organizational sustainability.
            3. Economic and Fiscal Impact: Developing an evidence-based framework to communicate the benefits of OIPA investments.
            4. Freight and Barge Planning: Evaluating opportunities for transportation infrastructure and freight-related development.
            5. Neighborhood Planning: Coordinating development objectives with existing City planning efforts and community priorities.
        ii. HR&A emphasized that its work would support informed decisions regarding development, public investment, and long-term economic opportunities within the district.
    - **Airport Business Park Project ~ George Achola**
        i. The development team provided updates on PEI, 6162 Abbott Drive, 24th and Taylor, and the Enterprise site. Discussion focused on development timelines, job creation, business recruitment, and community benefits. Commissioners requested improved progress reporting, updated job projections, and additional information regarding PEI's Community Benefits Agreement, including workforce partnerships and implementation oversight.

    - **Executive Director Report ~ Garry Clark**
        i. Updates included legislative engagement, conduit bonding, Impact Fund programs, federal funding opportunities, strategic planning, housing initiatives, and ongoing development projects.

DRAFT

3. **Committee Reports**
    - Executive & Governance- Terrell McKinney
        i. The Committee reported discussions regarding executive updates, financial matters, committee activities, executive compensation and retirement, legislative and development priorities, conduit bonding, and fundraising.
    - Real Estate and Development - Davielle Phillips
        i. The Committee reported discussions regarding the housing strategy, including affordability targets, potential grants and loans, design standards, and funding requirements. Additional updates addressed property acquisition opportunities, Airport Business Park coordination, and Innovation District strategic planning.
    - Finance- Carmen Tapio
        i. Reviewed August financials, confirming expenditures remained within budget. Discussed the 2027 budget and banking transition.
    - Operations - Thomas Warren
        i. The Committee discussed financial updates, employee compensation and retirement, real estate development, Innovation District planning, property matters, conduit bonding, and potential approaches to fundraising and organizational development.
    - Community Advisory Committee- CAC Designee
        i. Announced the October 1 launch of the Community Survey and discussed expanded outreach, community benefits engagement, and upcoming events.

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

Agenda Item #	Description	Result
4A	Approval of September 3rd, 2026, Meeting Minutes Motion made by Phillips to accept September 3rd, 2026, Minutes Seconded by Warren	Approved:8-0 Absent: Helgerson

McKinney	Y	Warren	Y	Aken	Y		
Helgerson	A	Phillips	Y	Hoppe	Y		
Riedmann	Y	Tapio	Y	White	Y		

Closed session.

	Description	Result
	A motion was made by Helgerson and seconded by Phillips to enter closed session under Neb. Rev. Stat. § 84-1410 for the	Approved:8-0 Absent: Helgerson

	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.					
McKinney		Y	Warren	Y	Aken	Y
Helgerson		A	Phillips	Y	Hoppe	Y
Riedmann		Y	Tapio	Y	White	Y

Returned from closed session at 11:33 AM and session was adjourned.

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

DRAFT

Executive and Governance Committee

Meeting
Via TEAMS 10:00 AM
October 27th 2026

MEMBERS PRESENT:	Carmen Tapio - Chair Mike Helgerson - Secretary Mike Reidmann – Vice Chair Thomas Warren - Absent
STAFF:	Garry Clark, Executive Director Myah Lanoux, Chief of Staff

- **Executive Committee Composition** (Carmen)
  - Real Estate Chair – Mike Riedmann
    - Hoppe, Phillips, Aken
  - Executive and Governance Chair- Carmen Tapio
    - Helgerson, Riedmann, Warren Real Estate
  - Impact Fund Chair - Aken
    - White, Phillips and McKinney
  - Operations Chair - McKinney
    - White, Aken, Warren
  - Finance Chair – White - Treasurer
    - Helgerson, and Tapio

- **Schedule of Meetings** (Carmen)
  - Move Exec. Meetings to 2nd Wednesday 10-11 AM

THE OMAHA INLAND PORT AUTHORITY
REAL ESTATE DEVELOPMENT COMMITTEE MEETING MINUTES
Via Microsoft Teams | 12:00 p.m.
October 8, 2026

MEMBERS PRESENT: Davielle Phillips
Jake Hoppe
Mike Riedmann

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

STAFF: Garry Clark, Executive Director
Jen McKeone, Deputy Economic Development Director
James Caraway II, Sr. Director of Real Estate and Industry
Manne Cook, Sr. Director Planning & Innovation

DISCUSSION ITEMS

1. Housing (Jen)

a. RFQ Review (120 Units)

Staff reported that HR&A was preparing solicitation materials for approximately 120 multifamily units at the Innovation Campus, with a separate commercial development solicitation under consideration. The timeline remained tentative. Committee members requested a defined housing strategy and framework for allocating approximately $3 million before releasing solicitations. Discussion included development funding gaps, land-bank lots for emerging developers, and potential OIPA ownership versus third-party development under a ground lease. Staff will provide draft HR&A materials for a dedicated strategy discussion; no approach was approved.

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

a. OPS Discussion

The committee discussed seeking clarification of Omaha Public Schools' near- and long-term plans for its property and exploring potential collaboration on activation if OPS retains ownership. Staff will coordinate committee feedback before determining next steps.

b. Murante Offer

Oak reported that additional information from Murante, the family, and the trust is needed to establish an accurate valuation before proposing a counteroffer. The committee also discussed property-owner outreach.

c. 28th & Taylor Lots

Members considered whether a prospective fitness tenant could be accommodated in a future mixed-use Innovation District building instead of a standalone site, noting potential shared parking and foot traffic as well as timing and space constraints.

3. Airport Business Park (Garry)

a. Community Benefits Agreement

Staff provided an update on community benefits agreement outreach and opportunities for Community Advisory Committee and broader community input. The committee was informed of PEI's October 21 launch event, scheduled for 10:00 a.m.–2:00 p.m.; invitations would be shared with Board members.

b. Master Plan Updates

Staff reported that a follow-up request had been submitted regarding proposed Airport Business Park master plan updates and issues raised at the prior Board meeting. A response was pending.

4. Innovation District / Strategic Action Plan (Manne)

a. Site Plan

The committee discussed opportunities near 14th and Locust involving private and City-owned parcels, potential residential development, rehabilitation, and coordination among property owners, the City, land bank, and OEDC. No site plan or property disposition was approved.

b. Museum Partnership

The committee discussed the potential museum partnership. Additional due diligence and discussions with the museum and partners are needed before action is considered.

Finance Committee Meeting

Via TEAMS 10:30 AM
October 21st, 2026

MEMBERS PRESENT: Carmen Tapio
Mike Helgerson
Ernest White

STAFF: Garry Clark, Executive Director
Myah Lanoux-Nguyen, Chief of Staff
Catherine Maydew – CP

Agenda:

1) **Budget & Finance Report** (Catherine)
    a. Still under budget
2) **Accounts Payable** (Myah)
    a. All processed HR&A large item, touch base to determine remaining billing.
3) **Audit** (Catherine)
    a. February is when field work will commence. All AP captured by end of January.
4) **2027 Budget** (Catherine & Myah)
    a. Change to budget to account for FTE change
    b. Adjust innovation to remove assumptions for US Mills
    c. Adjust Contractual Services to accommodate HR&A in 26 across 27
    d. Breakdown Innovation for Catherine
    e. Build out budget summary for full board
    f. Percentage added for change year to year
    g. Asked Ernest to present
5) **Bank Access & Signers** (Catherine)
    a. Stacy needs Carmen to re-assign access for the banks
    b. Mike will be added instead of senator
6) **Interest Funds** (All)
    a. Meeting occurred with Joel and lobbying group to determine any additional paths forward for interest funds.

7) **Real Estate** (Garry)
    a. Engagement on 2 proposals
        i. RFEI for hard corner developer for early November and have open until early January
        ii. Multifamily RFQ for 150 units waiting on RED and Riedmann for feedback on housing policy
    b. Decisions on ownership, land lease, development order and CCC
    c. Shin Property, Scooters,
    d. New construction North Omaha vacancy (Commercial & Single Family)
    e. CCC partnership formalization
8) **Reporting Requirements Conduit Bonding** (All)
    a. Tax forms and SCC filings we may be responsible for and accounting recognition IRS files 838 and SCC for terms of covenants and disclosures. Bring forward with Joel to ensure Kutac Rock may be part of this process. * Catherine takes the lead.
    b. Create SOP process for Conduit bonding.
9) **Other topics**

Omaha Inland Port Authority
OIPA (Parent) (Consolidated)
A/P Aging Summary
As of September 30, 2026

Vendor	Current	09/20/2026 - 10/19/2026 (30)	/2026 - 09/19/2026 (60)
	Open Balance	Open Balance	Open Balance
Vendor			
Cintas Corp	$53.22	$53.22	$0.00
Creative Planning Business Accounting Services Llc	$0.00	$7,124.00	$0.00
Daily Record	$0.00	$28.00	$0.00
Fast Signs	$0.00	$0.00	$0.00
Great America Financial Services	$332.17	$0.00	$0.00
HR&A Advisors, Inc.	$0.00	$84,405.00	$0.00
Infinet Technology People	$0.00	$31.25	$0.00
Lier Development	$3,575.00	$0.00	$0.00
Markel	$0.00	$297.00	$0.00
Metropolitan Utilities District	$0.00	$0.00	$0.00
Mueller Robak	$0.00	$300.00	$0.00
Myah Lanoux	$0.00	$301.60	$0.00
Surreal Media Lab	$0.00	$12,000.00	$0.00
TMG Consulting	$0.00	$3,229.00	$0.00
Total - Vendor	**$3,960.39**	**$107,769.07**	**$0.00**
Total	**$3,960.39**	**$107,769.07**	**$0.00**

/2026 - 08/20/2026 (90)	Before 07/22/2026 (>90)	Total
Open Balance	Open Balance	Open Balance
$0.00	$0.00	$106.44
$0.00	$0.00	$7,124.00
$0.00	$0.00	$28.00
$0.00	$171.45	$171.45
$0.00	$0.00	$332.17
$0.00	$0.00	$84,405.00
$0.00	$1,499.25	$1,530.50
$0.00	$0.00	$3,575.00
$0.00	$0.00	$297.00
$0.00	$176.11	$176.11
$0.00	$0.00	$300.00
$0.00	$0.00	$301.60
$0.00	$0.00	$12,000.00
$0.00	$0.00	$3,229.00
$0.00	**$1,846.81**	**$113,576.27**
$0.00	**$1,846.81**	**$113,576.27**

Omaha Inland Port Authority

September 30, 2026

Financial Board Packet

Omaha Inland Port Authority

Board Financial Report – September 30, 2026

Board Members,

The September 2026 financial statements continue to reflect the Authority's strategic investment in the Airport Business Park and Innovation District initiatives. As of September 30, 2026, total assets were approximately $40.0 million, including $39.9 million in cash and cash equivalents. Total net position was approximately $39.8 million. Year-to-date net income reflects a loss of approximately $76.1 million, driven primarily by planned development transfers and capital investments rather than operating losses. These results remain consistent with the Board-approved development strategy and the timing of major project expenditures.

Financial Highlights

- The Authority ended September with approximately $39.9 million in cash and cash equivalents after funding ongoing development activities.
- Year-to-date operating revenue totaled approximately $1.24 million, consisting primarily of interest income of $1.16 million, state interest funding of approximately $13,000, and rental income of $66,000.
- Operating expenses totaled approximately $1.40 million through September and remain significantly below annual budget levels in most operating categories.

Balance Sheet Notes

- Accounts payable decreased substantially to approximately $112,000 at September 30, reflecting payment of previously accrued project-related obligations and continued management of vendor balances.
- The employee benefit liability decreased to approximately $7,574. This balance represents retirement-related funds pending final processing and transfer activities.

Budget Performance

- Through September, total operating expenditures represent approximately 54% of the annual operating budget, demonstrating continued fiscal discipline.
- Personnel, fringe benefits, legal services, rent, travel, utilities, subscriptions, and contracted services remain below budgeted levels year-to-date.
- Interest income remains below budget due to lower rates and ongoing deployment of cash into development projects. Federal grant revenue included in the annual budget has not yet been recognized.

- Community outreach, memberships and dues, office supplies, bank fees, board expenses, and event-related costs remain modestly above budget but do not materially impact the Authority's overall financial position.

Project Activity and Capital Investments

- Year-to-date project transfers total approximately $71.0 million, while capital investments exceed $4.8 million. These expenditures continue to support the Airport Business Park and Innovation District development initiatives.
- The majority of activity remains concentrated within strategic economic development projects approved by the Board and reflects planned deployment of resources rather than operational spending.

Outlook

- The Authority continues to maintain substantial liquidity while advancing transformative development projects throughout the region.
- Management will continue close monitoring of project expenditures, investment earnings, cash reserves, and contractual commitments during the final quarter of the fiscal year. Focus will remain on prudent stewardship of resources, completion of ongoing project milestones, and evaluation of future funding opportunities that support the Authority's long-term economic development objectives.

Respectfully submitted,

Catherine Demes Maydew

On behalf of the
Omaha Inland Port Authority

Omaha Inland Port Authority
OIPA (Parent) (Consolidated)
Statement of Net Position
End of Sep 2026

Financial Row	Amount
Current ASSETS	
Cash and Cash Equivalents	
Bank	
1000 - Operating Account (Checking)	$614,284.87
1010 - Airport Bus Park MM (Savings)	$13,684,914.78
1030 - Innovation District MM (Savings)	$22,661,077.96
1040 - Innovation District Operating (Checking)	($579.44)
1050 - OIPA Interest MM (Savings)	$993.83
1060 - OIPA MM (Savings)	$2,980,869.74
Other Current Asset	
1300 - Prepaid	$7,741.43
Non-current Assets	
1503 - Equipment	$31,295.00
1504 - Accumulated Depreciation	($5,215.83)
Total ASSETS	**$39,975,382.34**
Liabilities & Net Position	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	$112,077.02
Credit Card	
2310 - DIVVY	$9,288.71
Total Credit Card	**$9,288.71**
Other Current Liability	
2210 - Benefit Liability	$7,573.70
Total Other Current Liability	**$7,573.70**
Total Current Liabilities	**$128,939.43**
Net Position	
Retained Earnings	$115,896,553.36
Net Income	($76,050,110.45)
Total Net Position	**$39,975,382.34**

Omaha Inland Port Authority
Cash Flow Statement
From Jan 2026 to Sep 2026

Financial Row	Amount
Operating Activities	
Net Income	($76,050,110.45)
Adjustments to Net Income	
Other Current Asset	($3,403.98)
Accounts Payable	$99,476.50
Other Current Liabilities	($21,003.81)
Total Adjustments to Net Income	**$75,068.71**
Total Operating Activities	**($75,975,041.74)**
Net Change in Cash for Period	**($75,975,041.74)**
Cash at Beginning of Period	**$115,916,603.48**
Cash at End of Period	**$39,941,561.74**

Omaha Inland Port Authority
FY26 OIPA Budget vs. Actual
From Jan 2026 to Sep 2026

	Amount	Budget Amount	Budget Variance	Budget Variance %
Ordinary Income/Expense				
Income				
4010 - Grants (Federal)	$0.00	$500,000.00	($500,000.00)	-100.00%
4050 - Interest from State Funds	$12,971.89	$300,000.00	($287,028.11)	-95.68%
4100 - Interest Income	$1,160,998.62	$1,750,000.00	($589,001.38)	-33.66%
4200 - Rental Income	$66,000.00	$0.00	$66,000.00	0.00%
Total - Income	**$1,239,970.51**	**$2,550,000.00**	**($1,310,029.49)**	-51.37%
Gross Profit	**$1,239,970.51**	**$2,550,000.00**	**($1,310,029.49)**	-51.37%
Expense				
5000 - Employee Compensation	$590,398.88	$941,200.00	($350,801.12)	-37.27%
5005 - Fringe Benefits	$13,739.66	$152,951.65	($139,211.99)	-91.02%
5007 - Retirement Benefits	$3,015.50	$47,064.00	($44,048.50)	-93.59%
5010 - Employer Taxes	$46,706.11	$72,001.80	($25,295.69)	-35.13%
5012 - Relocation Fees	$7,130.05	$5,000.00	$2,130.05	42.60%
5015 - Legal Services	$76,199.05	$357,870.00	($281,670.95)	-78.71%
5020 - Contracted Services	$463,356.54	$665,000.00	($201,643.46)	-30.32%
5025 - Subscriptions	$20,140.83	$39,560.00	($19,419.17)	-49.09%
5030 - Rent	$18,749.97	$70,244.00	($51,494.03)	-73.31%
5040 - Utilities	$9,498.61	$19,464.00	($9,965.39)	-51.20%
5045 - Office equipment & supplies	$5,335.45	$3,400.00	$1,935.45	56.93%
5055 - Travel	$39,328.96	$96,400.00	($57,071.04)	-59.20%
5056 - Communication & Tech Tools	$26,494.98	$52,000.00	($25,505.02)	-49.05%
5060 - Rental Expenses	$757.50	$0.00	$757.50	#DIV/0!
5065 - Community Outreach	$21,945.00	$15,000.00	$6,945.00	46.30%
5070 - Insurance	$9,484.65	$10,566.00	($1,081.35)	-10.23%
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	$866.30	$480.00	$386.30	80.48%
5095 - Continuing Education	$5,298.42	$7,000.00	($1,701.58)	-24.31%
5100 - Bank Service Fees	$1,722.00	$1,000.00	$722.00	72.20%
5110 - Marketing	$19,146.65	$20,000.00	($853.35)	-4.27%
5120 - Membership & Dues	$8,377.98	$4,700.00	$3,677.98	78.25%
5130 - Property Taxes	$612.00	$0.00	$612.00	#DIV/0!
Total - Expense	$1,400,666.19	$2,595,301.45	($1,194,635.26)	-46.03%
Net Ordinary Income	($160,695.68)	($45,301.45)	($115,394.23)	254.73%
Other Income and Expenses				
Other Expense				
6000 - Transfer Out	**$71,046,100.00**	**$82,248,400.00**	**($11,202,300.00)**	-13.62%
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	$75,889,414.77	$88,269,653.00	($12,380,238.23)	-14.03%
Net Other Income	($75,889,414.77)	($88,269,653.00)	$12,380,238.23	-14.03%
Net Income	**($76,050,110.45)**	**($88,314,954.45)**	**$12,264,844.00**	-13.89%

Omaha Inland Port Authority
FY26 OIPA Budget vs. Actual
From Jan 2026 to Sep 2026

	Community Advisory Committee				Operating				Projects											
									Airport Business Park				Innovation District							
	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget
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%	$1,160,998.62	$1,750,000.00	($589,001.38)	66.34%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$1,160,998.62	$1,750,000.00	($589,001.38)	66.34%
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%	$66,000.00	$0.00	$66,000.00	0.00%	$66,000.00	$0.00	$66,000.00	0.00%
Total - Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$1,173,970.51**	**$2,050,000.00**	**($876,029.49)**	**57.27%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$66,000.00**	**$500,000.00**	**($434,000.00)**	**13.20%**	**$1,239,970.51**	**$2,550,000.00**	**($1,310,029.49)**	**48.63%**
Gross Profit	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$1,173,970.51**	**$2,050,000.00**	**($876,029.49)**	**57.27%**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$66,000.00**	**$500,000.00**	**($434,000.00)**	**13.20%**	**$1,239,970.51**	**$2,550,000.00**	**($1,310,029.49)**	**48.63%**
Expense																				
5000 - Employee Compensation	$0.00	$25,000.00	($25,000.00)	0.00%	$590,398.88	$916,200.00	($325,801.12)	64.44%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$590,398.88	$941,200.00	($350,801.12)	62.73%
5005 - Fringe Benefits	$0.00	$0.00	$0.00	0.00%	$13,739.66	$152,951.65	($139,211.99)	8.98%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$13,739.66	$152,951.65	($139,211.99)	8.98%
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%	$46,706.11	$70,088.80	($23,382.69)	66.64%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$46,706.11	$72,001.80	($25,295.69)	64.87%
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%	$76,183.80	$357,870.00	($281,686.20)	21.29%	$0.00	$0.00	$0.00	0.00%	$15.25	$0.00	$15.25	0.00%	$76,199.05	$357,870.00	($281,670.95)	21.29%
5020 - Contracted Services	$13,578.00	$0.00	$13,578.00	0.00%	$115,796.81	$115,000.00	$796.81	100.69%	$0.00	$0.00	$0.00	0.00%	$333,928.51	$550,000.00	($216,071.49)	60.71%	$463,303.32	$665,000.00	($201,696.68)	69.67%
5025 - Subscriptions	$349.00	$0.00	$349.00	0.00%	$19,791.83	$39,560.00	($19,768.17)	50.03%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$20,140.83	$39,560.00	($19,419.17)	50.91%
5030 - Rent	$0.00	$45,000.00	($45,000.00)	0.00%	$18,749.97	$25,244.00	($6,494.03)	74.27%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$18,749.97	$70,244.00	($51,494.03)	26.69%
5040 - Utilities	$0.00	$0.00	$0.00	0.00%	$9,498.61	$19,464.00	($9,965.39)	48.80%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$9,498.61	$19,464.00	($9,965.39)	48.80%
5045 - Office equipment & supplies	$0.00	$0.00	$0.00	0.00%	$5,335.45	$3,400.00	$1,935.45	156.93%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$5,335.45	$3,400.00	$1,935.45	156.93%
5055 - Travel	$2,138.38	$10,000.00	($7,861.62)	21.38%	$17,054.70	$86,400.00	($69,345.30)	19.74%	$0.00	$0.00	$0.00	0.00%	$20,076.04	$0.00	$20,076.04	0.00%	$39,328.96	$96,400.00	($57,071.04)	40.80%
5056 - Communication & Tech Tools	$0.00	$0.00	$0.00	0.00%	$24,094.98	$52,000.00	($27,905.02)	46.34%	$0.00	$0.00	$0.00	0.00%	$2,400.00	$0.00	$2,400.00	0.00%	$26,494.98	$52,000.00	($25,505.02)	50.95%
5060 - Rental Expenses	$0.00	$0.00	$0.00	0.00%	$757.50	$0.00	$757.50	0.00%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$757.50	$0.00	$757.50	0.00%
5065 - Community Outreach	$8,452.24	$15,000.00	($6,547.76)	56.35%	$9,168.38	$0.00	$9,168.38	0.00%	$55.94	$0.00	$55.94	0.00%	$4,268.44	$0.00	$4,268.44	0.00%	$21,945.00	$15,000.00	$6,945.00	146.30%
5070 - Insurance	$0.00	$0.00	$0.00	0.00%	$9,484.65	$10,566.00	($1,081.35)	89.77%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$9,484.65	$10,566.00	($1,081.35)	89.77%
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	$21.41	$0.00	$21.41	0.00%	$844.89	$480.00	$364.89	176.02%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$866.30	$480.00	$386.30	180.48%
5095 - Continuing Education	$0.00	$0.00	$0.00	0.00%	$5,298.42	$7,000.00	($1,701.58)	75.69%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$5,298.42	$7,000.00	($1,701.58)	75.69%
5100 - Bank Service Fees	$0.00	$0.00	$0.00	0.00%	$1,722.00	$1,000.00	$722.00	172.20%	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00	0.00%	$1,722.00	$1,000.00	$722.00	172.20%
5110 - Marketing	$0.00	$20,000.00	($20,000.00)	0.00%	$8,267.65	$0.00	$8,267.65	0.00%	$0.00	$0.00	$0.00	0.00%	$10,879.00	$0.00	$10,879.00	0.00%	$19,146.65	$20,000.00	($853.35)	95.73%
5120 - Membership & Dues	$349.00	$0.00	$349.00	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%	$8,377.98	$4,700.00	$3,677.98	178.25%
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	**$24,888.03**	**$116,913.00**	**($92,024.97)**	**21.29%**	**$998,356.92**	**$1,928,388.45**	**($930,031.53)**	**51.77%**	**$55.94**	**$0.00**	**$55.94**	**0.00%**	**$377,252.24**	**$550,000.00**	**($172,747.76)**	**68.59%**	**$1,400,612.97**	**$2,595,301.45**	**($1,194,688.48)**	**53.97%**
Net Ordinary Income	**($24,888.03)**	**($116,913.00)**	**$92,024.97**	**21.29%**	**$175,613.59**	**$121,611.55**	**$54,002.04**	**144.41%**	**($55.94)**	**$0.00**	**($55.94)**	**0.00%**	**($311,252.24)**	**($50,000.00)**	**($261,252.24)**	**622.50%**	**($160,642.46)**	**($45,301.45)**	**($115,341.01)**	**354.61%**
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%	$71,046,100.00	$82,248,400.00	($11,202,300.00)	86.38%	$0.00	$0.00	$0.00	0.00%	$71,046,100.00	$82,248,400.00	($11,202,300.00)	86.38%
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%**	**$71,046,100.00**	**$82,248,400.00**	**($11,202,300.00)**	**86.38%**	**$4,837,431.33**	**$6,000,000.00**	**($1,162,568.67)**	**80.62%**	**$75,889,414.77**	**$88,269,653.00**	**($12,380,238.23)**	**85.97%**
Net Other Income	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**($5,883.44)**	**($21,253.00)**	**$15,369.56**	**27.68%**	**($71,046,100.00)**	**($82,248,400.00)**	**$11,202,300.00**	**86.38%**	**($4,837,431.33)**	**($6,000,000.00)**	**$1,162,568.67**	**80.62%**	**($75,889,414.77)**	**($88,269,653.00)**	**$12,380,238.23**	**85.97%**
Net Income	**($24,888.03)**	**($116,913.00)**	**$92,024.97**	**21.29%**	**$169,730.15**	**$100,358.55**	**$69,371.60**	**169.12%**	**($71,046,155.94)**	**($82,248,400.00)**	**$11,202,244.06**	**86.38%**	**($5,148,683.57)**	**($6,050,000.00)**	**$901,316.43**	**85.10%**	**($76,050,057.23)**	**($88,314,954.45)**	**$12,264,897.22**	**86.11%**

OPERATIONS COMMITTEE MEETING

Via TEAMS 8:00 am

October 28th, 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)
  - Update to committees outlined below.
  - Real Estate Chair – Mike Riedmann
    - Hoppe, Phillips, Aken
  - Executive and Governance Chair- Carmen Tapio
    - Helgerson, Riedmann, Warren
  - Operations Chair - McKinney
    - White, Aken, Warren
  - Finance Chair – White - Treasurer
    - Helgerson, and Tapio
  - Impact Fund Chair - Aken
    - White, Phillips and McKinney
- **Finance Committee** (Ernest White)
  - 2027 budget sent to board with 2 dates in advance of the board meeting.
  - 2026 budget still well under budget
- **Real Estate and Development Committee** (Garry)
  - RFEI – For hard corner, RFQ for housing & RFP for CCC All Releasing Nov. 2nd Due in February & March.
  - HR&A recommendations go to board either Dec or January.
  - Next PIDP window is May
  - Site development plan needed by city for city owned lots for single family housing.

- LOIs (Museum, CCC, General Land Use)
- **Additional Items** (Garry)
    - Fundraising Vendor Review
    - Transition

Community Advisory Committee (CAC) August Meeting Minutes
Tuesday, October 20th, 2026 | 5:00pm – 6:30pm
Hybrid meeting | 4411 Florence Blvd., Unit 001, Omaha, NE

In attendance:
CAC Members: Osuman Issaka, Bishop K. Jevon Chambers, Terri Sanders, Akeydra Hagens
Associate CAC Members: Patrick Boyle, Jekemah Turner,
OIPA Staff: Garry Clark, Ms. You Williams
Board of Commissioners: Mike Helgerson (BOC Secretary)
Community Partners: Micheal Maroney-OEDC
Consultants: Taylor Goulbourne- TMG

Absent:
CAC Members: Councilwoman Lavonya Goodwin, Senator Ashlei Spivey, Eliana Nichols
Associate CAC Members: Nya Moses, Daric Heard, Felicia Dailey, Kye Chumley, Xavier Jackson

1. **Welcome/ Call to Order**
    a. The meeting was called to order at 5:10pm
    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 final two Airport Business Park grant payments remain, with funds to be deployed by December 31. The Board will continue to monitor project progress.
    b. OIPA is planning requests for development interest and qualifications for the Innovation District, including the 30th and Ames site and a proposed 150-unit multifamily housing project.
    c. The Impact Fund has $300,000 available for grants of up to $25,000 per project. The $1.2 million loan fund offered loans up to $100,000 at half the prime rate.
    d. Creative Planning is preparing for OIPA annual audit.
    e. OIPA Staff is preparing for the annual state report and the 2027 budget
    f. Jen McKeone, Deputy Director of Economic Development, is transitioning to a new opportunity at OPPD. Her contributions to OIPA's grant and housing work were recognized.
3. **OEDC Updates**
    a. Pacific Engineering Inc ribbon cutting at 5906 Abbott Drive was scheduled for October 21.
    b. Two businesses were identified for the approximately nine-acre site at 6102 Abbott Drive. OEDC planned to meet with City planning staff about the proposed site layout.
    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 and OIPA planned to continue discussions on a community benefits agreement and share a fuller project update with the CAC and community.
4. **CAC Updates and Statutory Requirements**

a. Staff reported two CAC vacancies and a need for a CAC leadership vote.
    a. Another potential vacancy had been discussed but not confirmed.
    b. Associate members, Patrick Boyle & Jekemah Turner expressed interest in the seats
    c. Members present expressed support; any appointments remain subject to the Board's decision and the process under review.
b. Staff and Commissioner Helgerson discussed a proposed shift toward CAC-led monthly meetings, with staff providing updates and supporting quarterly public meetings. The intent is to strengthen community listening and advisory work while respecting members' time. The handbook and proposed changes remain under review.
c. Staff requested member suggestions for questions to strengthen the CAC application. A possible December Board vote on appointments and subsequent CAC leadership selection were discussed; timing remained subject to further review

5. **Annual Community Survey—** Taylor Goulbourne, TMG Consulting
    a. The annual survey launched October 1, 2026. As of October 19, TMG reported 26 valid responses from people connected to the OIPA area.
    b. Outreach includes community events, flyers, social media and community networks. Survey postcards were printed for residential addresses within the boundary; a mailing date was pending. TMG was also coordinating with Terri Sanders on Omaha Star promotion.
    c. TMG reported fraudulent bot submissions and was cleaning and validating responses before reporting results. A live dashboard was difficult to maintain because of the ongoing review required
    d. Members and associates were asked to complete the CAC spotlight form and share the survey. Ms. Yo offered to provide flyers and asked members to suggest locations and events for outreach.
7. **Upcoming Events & Announcements**
    a. OIPA Fall Social: October 22nd 4:00pm – 6:00pm OIPA Offices 4411 Florence Blvd Unit#01
    b. Board of Commissioners meeting: November 5, 2026, 9:00–11:00 a.m., MCC Building 21, Room 112.
        a. Staff requested a CAC representative to provide an update.
    c. Next CAC meeting: November 12, 2026; time and location to be confirmed.
    d. Next CAC Quarterly Public Meeting: December 15th at 6:00pm
8. **Adjourn**