OMAHA INLAND PORT AUTHORITY

REQUEST FOR EXPRESSIONS OF INTEREST

DEVELOPMENT PARTNER

PHASE 1 COMMERCIAL BUILDINGS
30TH & AMES | OIPA INNOVATION DISTRICT

Innovation Building #2 – Office/Retail • Innovation Building #1 – Creative Construction

Office • Retail • Flex / Light Manufacturing • Community Space

Issue Date	**November 6th 2026**
Questions Due	**January 18th 2027**
Responses Due	**March 1st 2027- 5:00 PM CST**

Real change. Real Investment. Right now.

1. Invitation & Purpose of this RFEI

The Omaha Inland Port Authority (OIPA) invites expressions of interest from experienced development teams interested in partnering with OIPA to deliver the office & retail building planned for Phase 1 of the OIPA Innovation District at 30th & Ames a signature office and retail building at the prominent corner of 30th Street and Ames Avenue that will serve as the front door to the district

This is a rare opportunity to help shape the first phase of a new innovation district in North Omaha. OIPA controls the land, has advanced preliminary market, design, and financial feasibility work for both buildings, regularly fields interest from prospective tenants, and brings public tools—including the potential to leverage conduit bond financing—that can materially improve project economics for a private development partner.

This Request for Expressions of Interest (RFEI) is exploratory. It is not a procurement and will not result in a selection or award. Through this RFEI, OIPA seeks to understand the development community's interest in the opportunity; gather feedback on the program, development structure, and public support needed to make the project successful; and build relationships with teams that could partner with OIPA. OIPA anticipates a developer-led partnership in which a private partner would design, finance, build, and operate the building on land that remains under OIPA ownership through long-term ground leases, and welcomes respondents' perspectives on delivering the community vision for this district. Responses will inform a future solicitation for the project.

OIPA's preference is to partner with a single development team that can develop, own, and operate Innovation Building #2 – Office/Retail This building is designed to work together with other developments (a Multifamily Mixed Use Building & Creative Construction Building) within this initial phase of development, sharing a district identity, tenant pipeline, public realm, and parking, Teams with complementary strengths are encouraged to respond together as one team.

2. About OIPA & the Innovation District

OIPA is advancing a broader North Omaha economic development strategy centered on catalytic real estate development, quality jobs, entrepreneurship, housing, infrastructure modernization, innovative businesses, community wealth building, and neighborhood livability.

About OIPA. OIPA is a political subdivision of the State of Nebraska, organized under the Municipal Inland Port Authority Act, with authority to acquire, own, lease, and develop property and to issue revenue bonds to promote development within its port district. In April 2024, the Nebraska Legislature passed Legislative Bill 164, committing $30 million in state funds to OIPA specifically to create and operate an innovation district in North Omaha. The State's allocation is an unprecedented public investment in one of Omaha's most historically underserved communities. OIPA's Board guides the organization's mission to advance catalytic real estate development, quality jobs, entrepreneurship, housing, community wealth building, and neighborhood livability in North Omaha, with a development strategy shaped by months of community engagement and a commitment to ensuring the district benefits the people who already call North Omaha home.

A Community-Driven Vision. Developed through input from North Omaha residents and stakeholders, OIPA's vision is that the Innovation District "will be a thriving, empowered, and welcoming ecosystem in North Omaha—a historic and culturally rich community—where community members leverage creativity and technology to collaboratively design and build a stronger and more vibrant environment and economy while actively preventing displacement." The district is guided by five principles:

- Foster and promote local innovation in entrepreneurship, job training, upskilling, and skill sharing that benefits North Omaha residents.
- Prevent resident and business displacement, ensuring the district is strong, affordable, and responsive to community needs.

- Leverage existing and emerging industries to put the district on the leading edge of community-driven innovation while creating opportunities to retain young professionals.
- Empower the district's multi-generational community, especially its youth, to thrive and shape the future of North Omaha.
- Celebrate the area's cultural legacy, family-oriented quality of life, and unbound potential.

The full, community-driven **Innovation District Vision and Business Plan** can be found at this link.

The 30th & Ames area is envisioned as a visible anchor for this work, and the corner property presents an opportunity to create a gateway for the district that combines high-quality office space, neighborhood-serving retail, housing, flexible space for light manufacturing and construction-innovation users, and community spaces.

OIPA Is Investing in the District. OIPA now controls a significant land assemblage around 30th & Ames, allowing it to guide the long-term vision and buildout of the district. Working with a multidisciplinary planning, design, and real estate team, OIPA has prepared a Phase 1 concept plan, market analysis, and preliminary financial feasibility analysis for 30th & Ames, and has identified potential investments in district infrastructure, open space and public realm improvements, and district activation and operations.

Phase 1 at 30th & Ames. The Phase 1 concept plans (Exhibit A) creates a highly visible "front door" to the district along Ames Avenue. It includes Innovation Building #2 – Office/Retail at the corner; a mixed-income multifamily residential building; Innovation Building #1 – Creative Construction, with flex space for light manufacturing and construction-innovation users; an outdoor activity area and community room; and the adjacent historic U.S. Mills Building. A greenway repurposing the historic Missouri- Pacific rail line is envisioned along the southern edge of this area. While housing is an important part of the broader district, OIPA will solicit a development partner for the multifamily residential building through a separate solicitation process. This RFEI is focused on the commercial building.

OIPA's future development partner will be expected to work collaboratively with OIPA, public-sector partners, neighborhood stakeholders, potential tenants, financial institutions, and other project participants to produce a development that is both market-responsive and aligned with OIPA's innovation district vision.

3. Site & Market Context

30th & Ames is one of North Omaha's most accessible and visible intersections, with a strong base of daily activity on which to build:

- **Regional access.** The site sits immediately west of the North Freeway (U.S. 75), with direct highway access to Downtown Omaha and the broader region.
- **Transit hub.** The North Omaha Transit Center, one of the most-used transit facilities in the city, is located near 30th & Ames, will be a home station for Metro Transit's next enhanced transportation project (Likely a 24th Street BRT route) and is served by multiple Metro routes with connections to Downtown.
- **An established food and beverage hub.** The corner is already an active food truck and lunch destination, demonstrating this site's key location and demand for food and beverage options.
- **Civic and neighborhood anchors.** The Charles B. Washington Branch of the Omaha Public Library sits directly across the street, B&B Sports Academy and home to internationally acclaimed, world champion boxer Terrence Bud Crawfor is within walking distance, several educational institutions are within ½ a mile including; Omaha North High, Skinner Elementary, Druid Hill Elementary, and Metropolitan Community College, several high volume neighborhood-serving retail outlets are also in close proximity.
- **New open space and trails.** Phase 1 includes a new outdoor activity area and community space at the heart of the site, and a planned greenway will run to the south of the site, connecting the district to the surrounding neighborhood and Omaha's vast trail network, including the North Omaha Trail along Sprague Street.
- **Historic character.** The U.S. Mills Building, immediately south of the site, offers a distinctive historic anchor for the district.

- **Parking.** In addition to the on-site surface parking shown in the concept plan, there are approximately 150 existing parking stalls on nearby properties, and OIPA is pursuing partnerships with nearby property owners to unlock shared parking for the district with plans for structured parking in future phases.

A Growing Market. North Omaha's office market is active: the area has captured more than 40% of the City's new Class A office deliveries in recent years, driven by developments such as Millwork Commons, the Builder's District, and the Capital District. Very little new retail space has been built in North Omaha in the past 25 years, and the limited existing space has very few vacancies, signaling unmet demand. Flex space suited to light manufacturing, maker, and construction users is extremely limited in the Omaha market. Vacancies historically have been low. Some recent developments are being delivered in North Omaha to target this relatively unserved flex space market.

Market analysis prepared for OIPA in summer 2026 estimates that with the public realm improvements and district activation envisioned for Phase 1, 30th & Ames could support the following absorption over five years:

Use	Annual Absorption Range	5-Year Cumulative Range	Basis
Office / Innovation Space	25,000–40,000 SF/year	125,000–200,000 SF	40–60% of North Omaha Class A average (10–15% of City average); anchored by known tenants
Retail	N/A – district need / tenant-driven	10,000–20,000 SF	Financial institution, café/restaurant activation, and other community retail amenities
Flex Space	5,000–10,000 SF/year	25,000–50,000 SF	10–20% of City average in a tight market; demand-driven
Multifamily Residential	40–85 units/year	200–425 units	20–40% capture of North Omaha annual average

Source: HR&A Advisors analysis for OIPA (2026). "North Omaha" study area includes northern portions of Downtown Omaha, including Millwork Commons. Multifamily figures are provided for district context and are outside the scope of this RFEI.

Strong Tenant Interest. OIPA has been approached by multiple prospective tenants interested in locating in the district. For Innovation Building #2, OIPA has received soft commitments from prospective tenants willing to pay market rents. For Innovation Building #1, prospective users have stated interest in a combined ~55,000 SF of flex space. OIPA will share these tenant leads with its development partner.

4. The Opportunity: Phase 1 Commercial Building

The commercial building is an important anchor for Phase 1. This provides the district's front door, with office, retail, and community space.

Innovation Building #2 – Office/Retail

Innovation Building #2 – Office/Retail will be the "front door" to the OIPA Innovation District. Located at the prominent corner of 30th & Ames, the building is envisioned to offer high-quality office space above an active ground floor of retail and community space (Figure 1). Office tenants may include growing businesses and start-ups, program and service providers, and non-profit partners. Ground-floor retail is envisioned to include a financial institution and a café or restaurant, along with community space for gathering and events.



Figure 1. Conceptual rendering of Innovation Building #2 – Office/Retail at 30th & Ames. Concept for illustrative purposes only; subject to change.

OIPA is interested in development partners that can refine, design, finance, build, and operate Innovation Building #2 as an office and retail building that may include:

- High-quality, flexible office space that can serve growing businesses and start-ups, program and service providers, and mission-aligned non-profit partners, and help establish the district as a center of innovation in North Omaha.
- Ground-floor space that activates both the 30th & Ames intersection & the public space envisioned for the innovation district and supports neighborhood-serving retail, food, professional services, and/or locally owned businesses. This could include a small-format food and beverage component, such as a food hall or shared commercial kitchen, that helps local food truck operators and entrepreneurs grow into permanent, rent-paying tenants.
- A ground-floor financial services anchor, with particular interest in evaluating a bank, credit union, community development financial institution (CDFI), lending center, or comparable institution that expands access to capital and financial services.
- Community space that supports the activation of the planned public space and is capable of supporting meetings, training, entrepreneurship, pop-up retail, workforce programming, cultural activities, community events, and other adaptable uses.
- A strong public realm, pedestrian-oriented design, landscaping, lighting, signage, parking/access solutions, and a built form that creates a recognizable gateway at 30th & Ames.
- Sustainable, durable, efficient construction and operations, including consideration of innovative construction methods where they improve cost, schedule, quality, or long-term performance.

5. Development Principles

- Catalytic impact: establish the buildings as a visible, high-quality investment that encourages additional development in the 30th & Ames area.
- Community benefit: expand access to services, capital, jobs, entrepreneurship, and spaces that serve North Omaha residents.
- Local participation: create meaningful opportunities for local, small, minority-owned, women-owned, and disadvantaged businesses and contractors, consistent with applicable law and OIPA policy. The development partner will be expected to consult with the City of Omaha Human Rights & Relations Department (HR&R) to identify scopes suitable for City of Omaha Small and Emerging Businesses (SEBs) and to establish SEB participation goals.
- Anti-displacement and wealth building: support neighborhood stability, local ownership, and economic participation as property values and investment increase.
- Financial feasibility: develop a realistic capital stack that can attract private capital while strategically using eligible public tools.
- Sustainable tenanting: attract tenants that can pay rent and that adapt their formats to the district's walkable, urban design standards.
- Design excellence: create an attractive, durable, walkable, flexible development appropriate for a prominent urban intersection.
- Art, History, & Culture: find ways to embed aspects of North Omaha's Culture of Excellence into the final development.

6. Anticipated Role of the Development Partner

OIPA anticipates that a future development partner would lead the full development process in close collaboration with OIPA. Responsibilities would likely include:

- Site due diligence, including review/coordination of survey, environmental, geotechnical, utility, access, title, zoning, entitlement, and infrastructure matters.
- Validation and refinement of OIPA's market analysis and program for office, retail, financial-services, and community uses.
- Refinement of OIPA's concept design, including program, massing, parking/access strategy, phasing, and implementation schedule.
- Preparation and ongoing management of development budgets, sources-and-uses, operating pro formas, sensitivity analyses, and long-term projections.
- Identification and pursuit of appropriate financing sources and incentives, which may include conventional debt/equity, tax credits, Opportunity Zone capital, New Markets Tax Credits, CDFI capital, grants, OIPA conduit bond financing, and other public/private sources.
- Tenant and operator strategy, including outreach to potential financial institutions, office, retail, community-serving users, and property management partners, consistent with tenanting guidelines to be established in the ground lease.
- Long-term ownership, leasing, property management, and operation, including coordination with OIPA on district activation and programming of community spaces.
- Procurement and management of architects, engineers, general contractors, specialty consultants, property managers, and other professionals, subject to OIPA approval as negotiated.
- Entitlement, permitting, design, preconstruction, construction oversight, commissioning, lease-up, and transition to operations.
- Community engagement in coordination with OIPA, including clear communication of project goals, tradeoffs, schedule, and community benefits.

- Development of proposed business terms alongside OIPA, including land/ground lease or other property structure, development fees, ownership interests, guarantees, cash-flow participation, OIPA approvals, and long-term control/mission protections.

7. OIPA's Anticipated Role

OIPA intends to be an active partner in the project and anticipates that it may offer the following support, subject to legal authority, Board approval, funding availability, and final negotiated terms:

- **Ground lease.** OIPA own the building site and anticipates making it available to its development partner through long-term ground leases, with OIPA retaining ownership of the land. The ground leases would also set out district-aligned expectations for design, tenanting, and performance, with scheduled rent resets over the term.
- **Conduit bond financing.** OIPA may be able to support the project through its conduit bond program, which is authorized under the Municipal Inland Port Authority Act and governed by OIPA's Bond & Debt Issuance and Disbursements Policy. Potential benefits to a development partner include:
    - **Property tax exemption.** Because OIPA holds title to the project (land, improvements, and equipment), the project is exempt from real property taxes. In exchange, the developer would make negotiated annual payments in lieu of taxes (PILOT). OIPA's Board-adopted template provides for a 15-year term, front-loaded with a 70% exemption in years 1–10 and a 30% exemption in years 11–15.
    - **Sales tax exemption.** Construction materials incorporated into the project may be exempt from state and local sales taxes.
    - **Greater financing capacity.** Lower operating costs allow the project to support more debt, helping to close financing gaps. OIPA bears no financial obligation on the bonds, and its lease to the developer can be subordinated to the lender's deed of trust.
    - **Partnership structure.** OIPA takes title to the project and issues revenue bonds, typically purchased by the developer, and leases the project back to the developer, which builds and operates it. The terms are documented in a development agreement, bond indenture, lease, and Incentives Compliance Agreement setting out PILOT payments and any community benefit commitments. Approval requires an application and eligibility review, a Board resolution, a public hearing, and final Board approval, and is subject to customary issuance and administrative fees and confirmation of eligibility by bond counsel.
- **Additional support to realize the buildings.** As landowner, OIPA is open to conversations with respondents about the additional support needed to realize this building.
- **Parking strategy.** OIPA intends to work with its development partner and nearby property owners on a district parking strategy that makes use of existing parking in the area and avoids costly structured parking in Phase 1.
- **District operations and activation.** OIPA anticipates playing an organizing role for activating and programming the district, including marketing, activation, and programming of the district's open space and community spaces.
- **Tenant pipeline.** OIPA will share and help cultivate its pipeline of prospective tenants that have expressed interest in locating in the district, and will hand these leads to its development partner, which will lead tenanting.
- Provide available site information and coordinate reasonable access for due diligence, subject to appropriate agreements and insurance.
- Define public-purpose goals, community-benefit expectations, and desired project outcomes.
- Approve key decisions concerning program, design, financing, public realm, and business terms, and establish district-aligned tenanting and design expectations to be codified in the ground lease.
- Coordinate with relevant governmental, utility, community, design, and economic-development partners as appropriate.
- Evaluate potential OIPA tools, participation, incentives, land structures, or other support subject to legal authority, Board approval, funding availability, and final negotiated terms.
- Lead or co-lead public/community communications associated with the project.

8. Desired Respondent Experience

OIPA is particularly interested in hearing from teams with:

- Successful development of urban office, mixed-use, or innovation district projects with active ground-floor retail and community uses.
- Experience developing, leasing, or operating flex, light manufacturing, maker, or incubator space, or a team partner with this experience.
- Experience with projects of comparable complexity involving public agencies, public-private partnerships, mission-driven landowners, or community development organizations.
- Experience with ground leases.
- Experience with conduit or tax-exempt bond structures, and partnerships with public landowners.
- Demonstrated ability to structure layered and creative financing and to close projects using multiple public and private sources.
- Experience developing and tenanting ground-floor commercial space and creating viable tenant mixes.
- Experience engaging financial institutions, CDFIs, banks, credit unions, or comparable financial-service tenants is strongly preferred.
- Strong design, construction, schedule, cost-control, and risk-management performance.
- Demonstrated commitment to local participation, workforce development, equitable contracting, and community engagement.
- Financial capacity and creditworthiness sufficient to execute the proposed development and provide appropriate guarantees if required.
- A team with the capacity to begin predevelopment promptly once a partnership is established.

Both local and national developers are encouraged to respond, including partnerships between national firms and local or emerging developers.

9. RFEI Response Contents

Submit one consolidated response, preferably not exceeding 15 pages excluding resumes and appendices. OIPA encourages concise responses. Please organize the response in the following order:

A. Cover Letter — Two pages maximum. Summarize the team's interest, understanding of the opportunity, and why the team is well suited for the Phase 1 commercial building. Indicate whether the team is interested in developing other buildings in phase one; Multifamily Mixed Use and/ or Creative Construction.

B. Development Team & Organization — Identify the lead developer, key partners and consultants (if known), office locations, and a main point of contact. Briefly describe roles and any prior working relationships among team members.

C. Relevant Development Experience — Provide up to three highly relevant projects. For each, briefly describe location, uses, size, total development cost, financing structure, public/private partners, the respondent’s role, and current status. Highlight office, flex/light manufacturing, mixed-use, community-serving, financial-services tenant, and North Omaha or comparable neighborhood experience.

D. Financing Approach — Describe how the team would approach financing a project of this type, including likely sources of debt and equity and experience with public incentives, CDFIs, conduit/tax-exempt bonds, New Markets Tax Credits, Opportunity Zones, and other applicable tools. Financial statements are not required at the RFEI stage.

E. Project Approach & Feedback on the Concept — Based on the concept rendering and site plan (Figures 1 and 2), share the team’s preliminary thinking for each building on program and use mix, building form, office, retail/financial-services, and flex space strategy, community space, public realm, parking/access, phasing, sustainability, and implementation. Identify any changes to the concept that would improve feasibility or market appeal, and describe

how the team would approach the two buildings together, including phasing, shared parking, and operations. Concept graphics are welcome but not required.

F. Tenanting & Community Activation Strategy — Explain how the team would recruit and retain a viable mix of office, retail, and flex tenants, including a potential bank/financial institution; light manufacturing and construction-innovation users; small-format food and beverage concepts; support local and small businesses; program community space; and coordinate with OIPA on tenant standards and approvals.

G. Community Benefits & Local Participation — Describe the team's approach to local hiring, workforce development, contracting opportunities, small/minority/women-owned business participation, neighborhood engagement, anti-displacement, and measurable community benefits.

H. Schedule & Capacity — Provide an indicative predevelopment-to-opening schedule and describe the availability of key staff. Identify major decision points, financing milestones, approvals, and risks.

I. Proposed Business Framework — At a high level, describe the team's preferred development structure, anticipated ownership/ground-lease approach, developer fee philosophy, guarantees, long-term property management approach, and how OIPA could retain appropriate mission and design/tenant protections. Describe the forms of OIPA support (e.g., material ground lease terms, conduit bond financing, gap funding, or anchor tenancy) the team would expect to need to make the project feasible. Final business terms are not required at the RFEI stage.

J. Questions & Feedback for OIPA — Identify any questions, information needs, or conditions that would affect the team's interest in the opportunity, as well as any interest in future development opportunities within the Innovation District. Disclose any actual or potential conflicts of interest.

10. How OIPA Will Use Responses & Next Steps

Responses to this RFEI will help OIPA understand the level and nature of developer interest, test the program and development structure, and shape its approach to a future solicitation for the Phase 1 commercial buildings. Responses will not be scored, and no developer will be selected through this RFEI.

Following receipt of responses, OIPA may invite some or all respondents to one-on-one conversations to discuss their responses, and may use this period for collaborative, pre-predevelopment discussions with interested teams through spring 2027. OIPA anticipates issuing a subsequent RFP for the project, as permitted by applicable law.

11. Tentative RFEI Schedule

Milestone	Tentative Date
RFEI Issued	November 6th 2026
Optional Virtual Site Tour / Information Session	January 19th & 21st 2027
Questions Requested By	January 18th 2027
OIPA Responses / Addenda	January 25th 2027
Responses Due	March 1st 2027, 5:00 PM CST
Anticipated Subsequent Solicitation (RFQ/RFP)	April 2027

12. Submission Instructions

Responses shall be submitted electronically as a single PDF file to **https://wkf.ms/4z3udT1** by the Responses Due date and time listed in Section 11. Files should not exceed 100MB. Respondents are responsible for timely delivery.

RFEI Contact: info@omahaipa.com

File Name: OIPA-2026-30A-01_RFEI_[RespondentName].pdf

13. Communications & Site Access

Questions regarding this RFEI are welcome at any time and shall be directed to the designated OIPA RFEI Contact listed in Section 12. To allow OIPA to share answers before responses are due, respondents are encouraged to submit questions by the Questions Requested By date listed in Section 11. To ensure all interested parties receive consistent information, OIPA will share answers to substantive questions with all registered respondents. Respondents should not contact OIPA Board members regarding this RFEI. OIPA may establish an optional site tour and may require an entry agreement, proof of insurance, and release documentation before investigative site access.

14. General Terms & Reservation of Rights

- This RFEI is a request for information only. It is not a solicitation of proposals or qualifications and does not constitute an offer, commitment, or guarantee that OIPA will enter into any agreement or proceed with the project.
- OIPA may reject any or all submissions; waive informalities; request clarification or additional information; modify, suspend, cancel, or reissue the RFEI; alter the project scope or boundaries; change the schedule; hold conversations with one or more respondents; or elect not to proceed with any subsequent solicitation, subject to applicable law.
- Any future selection of a development partner will occur through a subsequent process, which may lead to a predevelopment agreement, exclusive negotiating agreement, development agreement, ground lease, disposition agreement, or other transaction documents as authorized and approved.
- All costs of preparing and submitting responses, attending meetings, conducting due diligence, or participating in negotiations are the respondent's sole responsibility unless otherwise agreed in writing.
- Information supplied by OIPA is provided for informational purposes and should be independently verified by respondents. Any future development partner will be responsible for appropriate due diligence.
- Respondents must identify actual or potential conflicts of interest and comply with all applicable federal, state, and local laws, OIPA policies, ethics requirements, public-records requirements, and procurement rules.
- Any final transaction will be subject to satisfactory due diligence, negotiation of definitive documents, legal review, financing, governmental approvals, and any required OIPA Board action.
- Responses may be subject to disclosure under Nebraska public records laws. Respondents should clearly mark any information they consider proprietary or confidential; OIPA will protect such information to the extent permitted by law.

15. Desired Outcome

OIPA's objective is to engage development partners that can help convert a strategically important corner and its adjacent sites into a signature North Omaha place: a high-quality place where people can work, gather, build businesses, further artistic, creative, and innovative pursuits, and see tangible evidence of sustained investment. The strongest respondents will pair development sophistication and financial capacity with a clear understanding of how this project must perform both as real estate and as a community asset.

Appendix A — RFEI Response Checklist

☐ Cover Letter

☐ Team / Organizational Description

☐ Key Personnel and Resumes (optional)

☐ Relevant Project Experience

☐ Financing Approach

☐ Project Approach & Feedback on the Concept

☐ Tenanting & Community Activation Strategy

☐ Community Benefits and Local Participation Plan

☐ Indicative Schedule

☐ Proposed Business Framework & Requested OIPA Support

☐ Questions & Feedback for OIPA

☐ Conflict of Interest Disclosure

☐ Authorized Signature

Exhibit A: Linear Concept

