

OMAHA INLAND PORT AUTHORITY

July 3, 2025

Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.

5300 N. 30th Street, Omaha, NE 68111

Agenda and materials are available online

<https://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:

1) Call to Order – Roll Call

2) CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on June 27, 2025, notice of the Omaha Inland Port Authority Meeting on July 3, 2025. 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 Minutes from June 5, 2025, meeting [See Attached](#)
- b) Approval of the Executive Director Employment Agreement
- c) Establishment of Financial Operations Policy
 - i) A minimum cash balance of \$5,000 shall be maintained in each of the organization's bank accounts at all times to ensure adequate liquidity and financial stability.
 - ii) All bills and financial obligations shall be reviewed and paid **twice monthly**, on or around the 1st and 15th of each month, to ensure timely payments and effective cash flow management.
 - iii) This policy shall take effect immediately upon board approval and remain in force until amended or repealed by board action.
- d) Approval to contract with UNO College of Public Affairs to implement the community survey.
- e) Approval to contract with Verizon Wireless for mobile phones for OIPA Executive Director and Office Manager.
- f) Approval to contract with Cintas for bi-monthly office floor mat/runner service.

Public comment, limited to 3 minutes

4) Committee Reports

- a) Executive and Governance [See Attached](#)
 - i) Status of Interest Transfer Requests
- b) Real Estate and Development [See Attached](#)
- c) Finance Committee [See Attached](#)
- d) Operations [See Attached](#)
- e) Community Advisory [See Attached](#)
 - i) CAC Survey

Public Comment limited to 3 minutes

5) Project Reports

- a) Airport Business Park Project Report

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- i) Progress Report [See Attached](#)
- b) HR&A Report
- i) Progress Report [See Attached](#)

Public Comment limited to 3 minutes

6) Discussion Items

- a) Board Retreat

Next Meeting The next meeting is scheduled for August 7, 9:00 AM at Metropolitan Community College

OMAHA INLAND PORT AUTHORITY

June 5, 2025
Meeting Minutes
Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.
32nd and Sorensen Pkwy, Omaha, NE 68111
<https://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:

1) Call to Order – Roll Call

ATTENDANCE:

Members					
Terrell McKinney (Chair)		Thomas Warren	√	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio		Ernest White	√
Theola M. Cooper Office Manager/Executive Administrative Assistant	√	Joel Pedersen Legal Counsel	√		
		Mark Coulter Legal Counsel	√		

2) CERTIFICATION OF PUBLICATION

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3) Action Items (VOTE TODAY).

Agenda Item #	Description	Result			
3 a	Approval of Minutes from May 1, 2025, Meeting Minutes - Motion made by Helgerson to approve May 1 Minutes Second White	Approved 7-0 Absent: McKinney, Tapio			
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3 b	Authorize the Executive Director selection process, from the named finalists and the hiring of the Executive Director to be assigned to Operations Committee. Motion made by Warren Second White	Approved 7-0 Absent: McKinney, Tapio			
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y

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3 c	Approval of RFP for Audit Services from Bland and Associates CPA Firm Motion made by Helgerson to approve RFP for Audit Services from Bland and Associates CPA Firm Second Reidmann					Approved 7-0 Absent: McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3d	Approval of letter of engagement for housing master plan with Holland Basham Architects Tabled until further discussion					
McKinney		Warren		Aken		
Helgerson		Phillips Recused due to being an employee		Hoppe		
Riedmann		Tapio		White		
3 e	Approval to engage in negotiation conversations with Spark CDI, Front Porch Investments, and the Omaha Municipal Land Bank. Motion made by Reidman to approve the real estate and development committee engage in negotiation/conversations with Spark, CDI, Front Porch Investments and the Omaha Municipal Land Bank Second Warren					Approved 7-0 Absent, McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3 f	Approval of Budget Motion made by Helgerson to approve OIPA Budget Second Aken					Approved 7-0 Absent: McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3 g	Approval of merging the Governance and Executive Committees Motion made by Aken to merge the Governance Committee into the Executive Committee Second Helgerson					Approved 7-0 Absent: McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3 h	These are the finalists for the Executive Director Position: Motion made by White to approve the finalists for the Executive Director Position: Garry Clark, Daffney Moore, and Wayne Brown Second Hoppe					Approved 7-0 Absent: McKinney, Tapio
McKinney		Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y

4) Committee Reports

a) Executive

- i) Status of Grant Requests
- ii) Status of LB290 Amendment

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- b) Governance
- c) Real Estate and Development
- d) Finance Committee
- e) Operations
- f) Community Advisory
 - i) CAC Survey
 - ii) CAC Vacancy Application

5) Project Reports

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

6) Closed Session

6	Closed Session: Motion made by Warren to 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: 1. Real Estate Acquisition Strategy Session and 2. Personnel Matters Second by Reidmann				Approved 6-0 Absent: McKinney, Tapio	
McKinney		Warren	y	Aken	y	
Helgerson	y	Phillips	y	Hoppe	y	
Riedmann	y	Tapio		White	y	

7) Discussion Items

7a	Motion by Reidman to authorize Operations committee to extend employment offer for the Executive Director Position for action of the Board at July 3 Board Meeting Seconded Warren					Approved 6-0 Absent: McKinney, Tapio,Hoppe
McKinney		Warren	Y	Aken	y	
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio		White	y	

- b) July meeting date
- c) Board Retreat

Next Meeting The next meeting is scheduled for (To be determined), 9:00 AM at Metropolitan Community College

Motion made by Reidmann to adjourn the OIPA Board Meeting
Seconded – Helgerson

There being no further business, the meeting adjourned at 1:54pm

 Administrative Assistant Theola Cooper, Office Manager/Executive

OMAHA INLAND PORT AUTHORITY
EXECUTIVE/GOVERNANCE COMMITTEE MEETING

Via TEAMS 10:00AM

June 24, 2025

MEMBERS PRESENT

Sen. Terrell McKinney

Davielle Phillips

Carmen Tapio

STAFF

Theola M. Cooper

1. The Committee discussed the Executive Director start date and transition of responsibilities.
2. The Committee discussed reporting procedures for the Airport Business Park.
3. The Committee discussed reporting procedures for HR&A regarding the Innovation District: Biweekly check-in, next community meeting scheduled, August 7.
4. The Committee discussed Real Estate and Development.
5. The Committee discussed CAC (Community Advisory Committee).
6. The Committee discussed the July 3 OIPA Board Meeting Agenda.

Omaha Inland Port Authority

Real Estate and Development Committee Report

June 17th, 2025 @ 1:30 pm

Attendees: Davielle Phillips (Chair), Jake Hoppe, (Mike Riedmann: Excused)

OIPA is mandated to create housing – we recognize the urgency needed to address the need for quality attainable housing in the OIPA District. We have a responsibility to report to the Legislature regarding our progress towards the creation of a minimum of 170 housing units (20-single-family + 150 multi-family) and approximately a 3-year deadline to implement these housing solutions. To achieve this objective, we propose working with the OIPA Executive Director to implement a plan that accomplishes the following objectives:

Capitalize On Existing Community Studies and Capture Community Values and Priorities

- Create a guiding document and flexible design framework that reflects the community's priorities and values. Special attention will be paid with respect to housing projects that balance elements of affordability, quality, design context and guidelines, ownership vs. rental mixes, and other development tradeoffs. This document would reflect past community studies and supplement past studies with intentional stakeholder engagement.

Conduct a Physical Site Analysis to Recommend Priority Areas for Housing Development

- Further analyze the district to identify areas to prioritize for housing development including the studies we have done to date with identifying available land with Partners such as the Landbank and City of Omaha and pro bono design analyses.
 - Existing land use, opportunities for site assembly, proximity to transit and amenities, environmental concerns, infrastructure improvements.
- Determine the quantity of housing that could be developed toward our statute goal and ambitious goal with reasonable and contextual massing.
- We also want to conduct an OIPA District Comprehensive Plan - making zoning and land use recommendations to be adopted in the City of Omaha Comprehensive Plan.

Housing Demand Analysis

- Analyze the market for rental and for-sale housing, including the total housing demand in the area in the context of other projects in proximity. This will consider the studies and documentation already conducted and supplemented with new data.
- Define the appropriate rental and for-sale prices that reflect the market in the area.
- Identify and quantify gaps that exist between present cost conditions and the ability of developments to meet affordability requirements without sacrificing quality.

Program Design & Implementation Recommendations

- Conduct an analysis of OIPA capabilities as an Inland Port in the form of non-monetary resources (such as the ability to issue bonds and hold land free of property taxes), and

Omaha Inland Port Authority

Real Estate and Development Committee Report

monetary resources (such as the source, availability, and need for funding) necessary to support the creation of 170 housing units.

- Recommend how we could develop these opportunities/capabilities into financial products for development that reflects the community values, priorities, and high-priority locations.
- Determine additional community partnerships that will be helpful in leveraging teamwork in implementing these products and securing relationships with these entities.

The outcome of this work would be the creation and implementation of a pilot program with an understanding of a housing products and a partnership roadmap that could be implemented over time – some of which have already been identified as seen below and identified in previous committee reports.

Timeline

Ongoing – Capture Community Values and Priorities

Q3 2025 – Outline and Initiate Initial Program Partnerships

Q3 & Q4, 2025 – Complete the Physical Site Analysis, Housing Demand Analysis, and Program Design and Implementation Recommendations

Q1, 2026 – Pilot Program Implemented with Initial Partnerships

Q2, 2026 – Solicit and Identify Initial **Development** Partnerships

Q3, 2026 – Refine and Expand Pilot Program

Q4, 2026 – Q4, 2027 – Solicit and Identify Secondary Development Partnerships

Memorandums of Understanding

1. In the last meeting, the OIPA Board of Commissioners voted to allow the Real Estate and Development Committee to begin the process of coordinating a potential MOU with our initial development partners: Spark, Omaha Municipal Land Bank, and Front Porch Investments. We hope to outline a partnership and course of action towards the development of the statute requirement of 20 single-family homes and 150 multi-family units. Our ambitious goal of 200 single-family homes and 1,200 multi-family units is part of this opportunity.

The process will include legal oversight by our Legal Counsel, Joel Pederson.

Points of Emphasis:

- Lot Inventory
- Funding Strategies
- Developer and Co-Development Programs
- Acquisition / Development Strategy

Omaha Inland Port Authority

Real Estate and Development Committee Report

Communications and Community Engagement

1. We recognize the need for a more unified and transparent communications approach. Based on community feedback, we propose that the Board and Executive Director establish an overall communications strategy for real estate development initiatives. This should include a clear framework for informing the public about ongoing projects and the Board's role regarding the specific project.

We also recommend developing a formal community engagement process to ensure consistent two-way dialogue with residents and stakeholders.

External Consultants & Solicitations

The OIPA Executive Director and Real Estate and Development Committee will work together to determine the scope of work supported through engagement with a consultant and to utilize internal or non-compensated resources in accordance with OIPA Policy including requests for proposals and other methods for solicitation of services.

Respectfully Submitted,

Davielle Phillips

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY
FINANCE COMMITTEE MEETING

Via Zoom 12:00 PM

June 20, 2025

MEMBERS PRESENT

Carmen Tapio – Chair

Mike Helgersen

Ernest White

STAFF

Theola M. Cooper

1. Guest Attendees:

- Catherine Maydew Creative Planning items for discussion
Discussed maintaining account minimums of \$5,000 and processing AP twice monthly. Fees have been waived.
- Audit engagement letter will be sent in Q4. No audit related actions are needed at this time.
- Finance Committee will have draft financials Tuesday, June 24th for review
- Carmen to follow up with Sen. McKinney regarding bank access for Ms. Maydew

2. Interest on accounts 3-4% with approximately \$500k currently.

3. General discussion regarding Garry Clark start date as Executive Director

4. Discussion EC meeting with CAC

5. OIPA Innovation District and Business Park alignment discussion.

Omaha Inland Port Authority
OIPA (Parent) : OIPA - Operating

Statement of Revenues, Expenses, & Net Position

From Jan 2025 to May 2025

Financial Row	- Unassigned -
	Amount
Statement of Revenues, Expenses, and Changes in Net Position	
Operating revenues:	
4000 - Grants, in connection with operating activities	\$119,618,400.00
4100 - Interest Income	\$481,619.67
Total - Operating revenues:	\$120,100,019.67
Gross Profit	\$120,100,019.67
Operating expenses	
5000 - Employee Compensation	\$12,525.00
5010 - Employer Taxes	\$1,112.68
5020 - Contracted Services	\$133,167.20
5040 - Utilities	\$476.86
5045 - Office equipment & supplies	\$1,310.41
5050 - Website	\$959.40
5060 - Rental Expenses	\$10,416.65
5090 - Board Expenses	\$1,558.89
5100 - Bank Service Fees	\$413.89
Total - Operating expenses	\$161,940.98
General and administrative	
Nonoperating revenues (expenses)	
6000 - Transfer Out	\$7,370,000.00
Total - Nonoperating revenues (expenses)	\$7,370,000.00
Increase in net position	\$112,568,078.69

Omaha Inland Port Authority
OIPA (Parent) : OIPA - Operating
Statement of Net Position
End of May 2025

Financial Row	Amount
Current ASSETS	
Cash and Cash Equivalents	
Bank	
1000 - Operating Account (Checking)	\$2,905,219.71
1010 - Airport Bus Park MM (Savings)	\$79,965,060.64
1020 - Airport Bus Park Operating (Checking)	\$2,629,930.00
1030 - Innovation District MM (Savings)	\$27,064,929.03
1040 - Innovation District Operating (Checking)	\$28,500.00
1050 - OIPA Interest MM (Savings)	(\$15.00)
1060 - OIPA MM (Savings)	(\$15.00)
Other Current Asset	
1300 - Prepaid	\$5,605.00
Non-current Assets	
1503 - Equipment	\$10,549.28
Total ASSETS	\$112,609,763.66
Liabilities & Net Position	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	\$41,684.97
Total Current Liabilities	\$41,684.97
Net Position	
Net Income	\$112,568,078.69
Total Net Position	\$112,609,763.66

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY
OPERATIONS COMMITTEE MEETING

Via Zoom 8:30am

June 23, 2025

MEMBERS PRESENT:

Thomas Warren

Brook Aken

Ernest White

Mark Coulter

STAFF:

Theola M. Cooper

The Committee discussed the Executive Director position

The Committee discussed having the Omaha Inland Port Authority By-laws available for August 7 Board meeting.

The Committee discussed HR&A.

The Committee discussed Real Estate and Development.

The Committee discussed the Airport Business Park.

**INLAND PORT AUTHORITY
COMMUNITY ADVISORY COMMITTEE (CAC)
TUESDAY, JUNE 17, 2025
MCC Fort Campus Bldg. 10, Room 110 @ 5:00 P.M.
(Virtual: <https://us02web.zoom.us/j/82825896617>)
MEETING MINUTES**

Call to order: 5pm CST

Attendees: Osuman Issaka, Joe Higgins, Randy Pivey, Candice Price, Ashlei Spivey, and Mike Maroney

Quick recap

The meeting covered various aspects of a community engagement project, including administrative updates, communication challenges, and the need for improved coordination among stakeholders. Discussions focused on the appraisal process for property acquisition, partnerships with local organizations, and concerns about meeting efficiency and committee roles. The participants also addressed the importance of clear communication with the community, the need for a reset in internal dynamics, and plans for future youth development initiatives.

Next steps

- Mike Maroney to provide job description and application link for the community engagement coordinator position to the CAC.
- Osuman to forward the OEDC community engagement plan to all CAC members for review.
- CAC members to review OEDC community engagement plan slides and send feedback to Melissa.
- Melissa to compile CAC feedback on OEDC community engagement plan and send to Mike Maroney and George Ochola.
- Osuman to follow up with Senator McKinney regarding clarifying CAC's role and improving its effectiveness.
- CAC members to work on building stronger relationships within the committee to improve understanding and collaboration.
- Osuman to circle back with Melissa regarding meeting preparations and updates once she returns.

Summary

Administrative Updates and Technical Issues

The meeting began with administrative updates, noting that Melissa was unable to attend due to caring for her mother in the hospital. The meeting proceeded with Mike Maroney providing a brief update, though the transcript ends before he could share any significant information. The

discussion was briefly interrupted by technical issues as Candice switched devices to join the meeting.

Airport Community Engagement Strategy Meeting

The meeting focused on community engagement and communication with the Airport Authority Board. Osuman and George met with Osuman to discuss collaboration and shared a community engagement plan with the board, though they did not receive direct feedback. The group emphasized the importance of avoiding confusion in future meetings and identified the need for a community engagement coordinator and an appraiser. Candice mentioned that some community members had left a previous meeting believing it was about the Port Authority, highlighting the need for clear communication.

Community Engagement Framework Discussion

The meeting focused on a discussion about a presentation and framework related to community engagement and the innovation district. There was confusion about the public's understanding of the project's components, including the innovation district and business park. The group emphasized the need for coordination between HR, OEDC, and other stakeholders to ensure successful community engagement. There was also an issue regarding access to a PowerPoint presentation that was shared publicly, which the speaker had requested but never received.

Enhancing Community Communication Strategies

The meeting focused on communication challenges between the project team and the community, with concerns raised about the lack of a PowerPoint presentation and coordination of information. The group discussed the need for better coordination of communication strategies, including email and direct mail, to manage public reactions and address community concerns. Candice pointed out some grammatical corrections needed for the CAC presentation slides, which the Osuman agreed to try to update before the presentation. The discussion also touched on the importance of including relevant stakeholders in meetings to avoid confusion and ensure better collaboration.

Property Appraisal Process Discussion

The meeting focused on the appraisal process for a property acquisition project. It was clarified that appraisers are not currently contacting residents, and any appraisals would only occur after agreements are made with property owners. The group discussed the need for a letter of intent or option to purchase to ensure sensitivity to property owners' interests. They also explored the concept of acquiring enough property to assemble a larger tract, potentially requiring several acres. The discussion touched on the challenges of utilities and infrastructure costs for dispersed properties.

Community Engagement and Partnership Strategies

The meeting focused on improving partnerships and communication to reduce community stress and increase involvement. They discussed moving forward with a report to the Inland Port Authority and considered sharing some responsibilities with Melissa to lighten her

workload. The group also addressed the impact of boundary changes on the project, with Ashley noting potential complexities but no negative effects so far. Finally, they planned to review and compile community engagement materials from OEDC for distribution to Mike Barone and George Ochola.

Enhancing Meeting Efficiency and Communication

The meeting focused on addressing concerns about meeting efficiency and communication, with Osuman noting frustration from committee members about the lack of value addition and effective communication during meetings. Osuman emphasized the need for respectful and accessible communication, as well as the importance of ensuring every voice is heard and time is valued. The discussion highlighted the need for improvement in how information is presented, and questions are addressed, with Osuman planning to communicate these concerns to committee members and ensure efficient and effective meetings moving forward.

Resetting Dynamics and Enhancing Collaboration

Candice emphasized the need to reset internal dynamics and improve communication as new city council members join, highlighting shared goals and community impact. She encouraged collaboration and information sharing to facilitate smoother processes. The group discussed a community engagement role, with Candice and Ashley noting the importance of reviewing the job description to ensure alignment with community needs. Candice agreed to follow up on obtaining the job posting details to share with the team.

Stakeholder Alignment and Role Clarification

Ashlei emphasized the importance of the project's success and expressed hope for greater alignment among stakeholders to ensure healthy discourse and progress. She highlighted the need for a reset to clarify roles and resolve any dissonance between the committee and stakeholders. Wayne shared his struggle with adding value to the committee, expressing frustration over his inability to fulfill his expected role and advocate effectively for the community and the Inland Port Authority.

Challenges:

Advisory Committee Engagement Challenges

The meeting focused on the challenges and frustrations faced by the advisory committee in their current role and the need for more involvement and clarity in decision-making processes. The participants discussed the importance of having representation in interviews and the need for better communication and trust-building with the community. They also highlighted the lack of progress in achieving the project's goals within the expected timeline and emphasized the need for more time and effort to engage the neighborhood effectively.

Announcement:

Youth Development Event Expansion Plan

The meeting focused on a youth development organization event that reached 800 kids, with plans to expand to 2,000 kids next year. Osuman shared their passion for this work outside of

their industrial engineering role and mentioned presenting to Metro, which would be discussed separately. The group also discussed a presentation that Osuman had prepared, which incorporated restorative and achievement themes, and Osuman expressed a desire for others to present while they monitored the audience.

Adjourn: 5:39PM CST

Airport Business Park

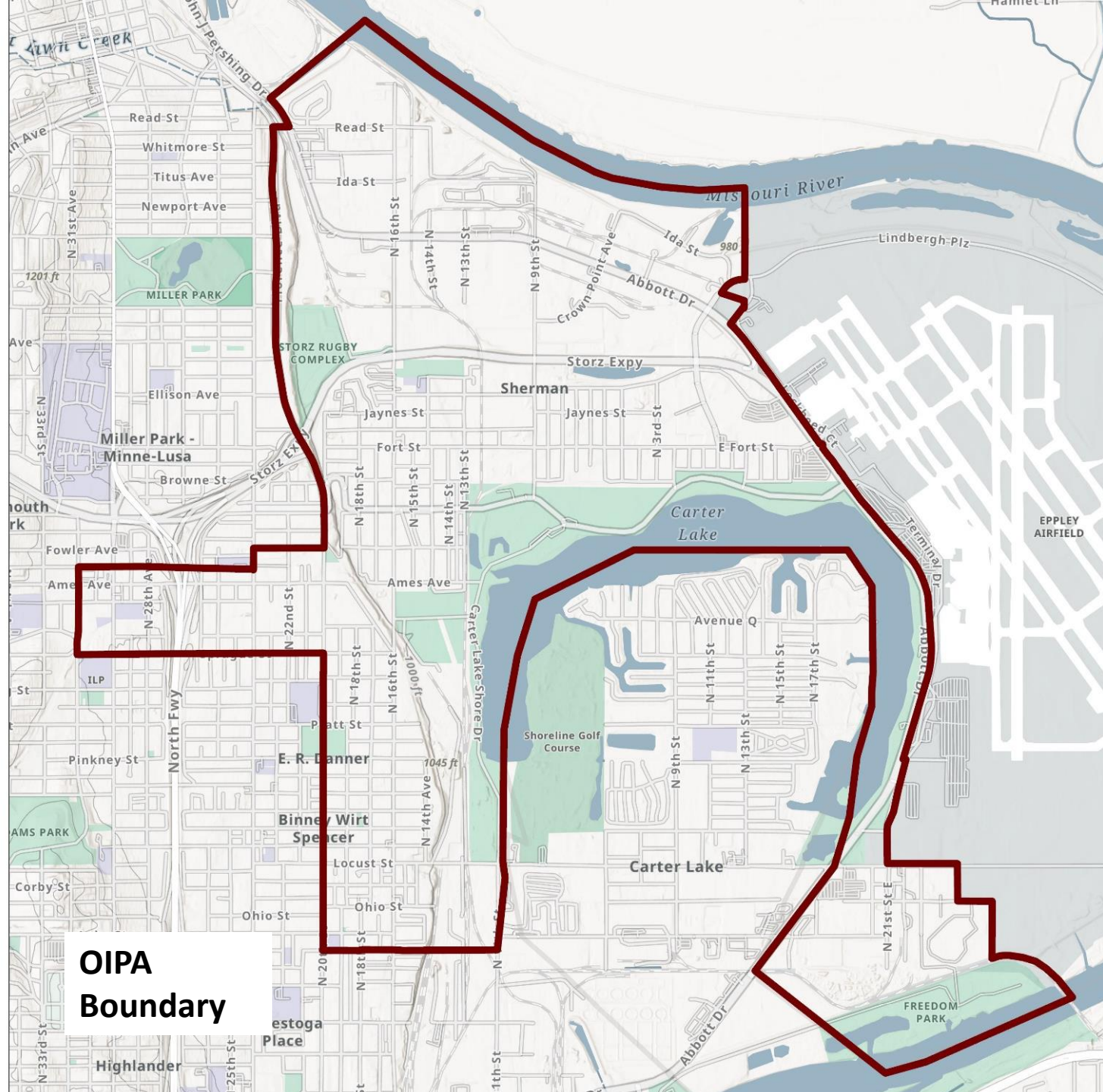
INLAND PORT AUTHORITY REPORT

REPORT DATE:
July 3, 2025



Burlington
CAPITAL

**OIPA
Boundary**



Guiding Principles

THE GOAL is to foster desirable transformation, fundamental change, and long-lasting economic growth.

Source: The Economic Recovery Grant Program Coordination Plan

Creation of quality jobs

Create opportunities for job training and advancement

Spur wider economic and community development.

Create a beautiful and attractive environment with varied transportation and access options.

Project Scope

The Airport Business Park Program is authorized and further described within Neb. Rev. Stat. §81-12,241(4)(a).

The Nebraska Department of Economic Development (DED) granted funds not to exceed \$90,000,000.00 for the development of a business park in or adjacent to Qualified Census Tracts (QCTs) located within the boundaries of a city of the metropolitan class and within two miles of a major airport as defined in Neb. Rev. Stat. §13-3303.

Predevelopment Plan

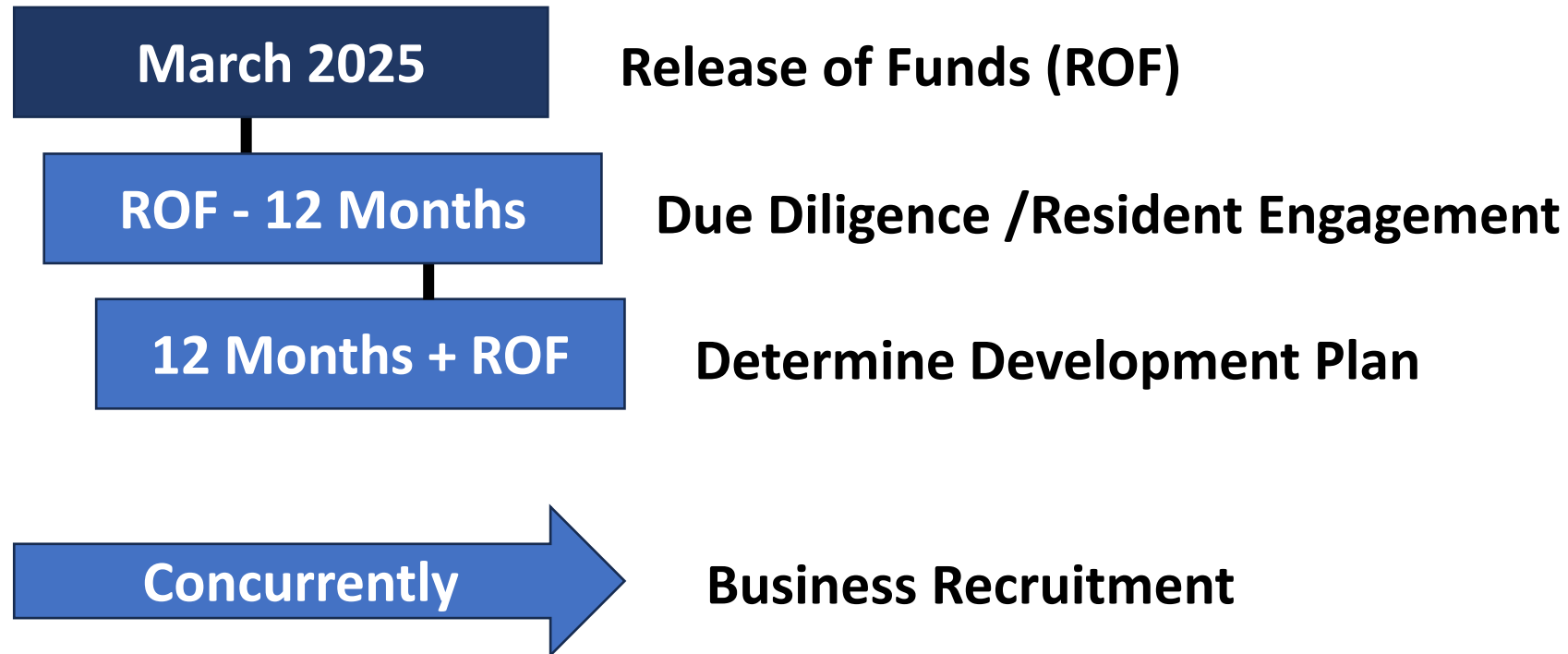
Project Scope and Timeline

A 12-month pre-development, with a in depth 6-month review- phase focusing on:

- Landowner engagement
- Community engagement
- Site option contracts
- Feasibility studies
- Infrastructure planning
- Initial business recruitment efforts

Critical Path

Pre-Development Phase



Activities/Tasks- June 2025

1. Met with the OIPA Development Committee to provide a monthly update.
 - a) Discussed our request to have the Community Engagement plan approved by OIPA.
2. Attended the monthly Community Advisor Committee (CAC) meeting.
3. We are in the process of engaging a Community Engagement consultant.
4. We are planning to have project information available and opportunities for the community to give feedback and ideas during Native Omaha Days.
5. We have engaged Miltenberger Strategies, LLC for Government Relations / Government Funding (State & Federal) consulting along with Business Recruitment.
6. We met with the Greater Omaha Chamber of Commerce to touch base on conversations and interest from businesses looking for sites.
7. Lamp Rynearson is updating maps and owner data to include the expanded area approved through LB 290.
8. As a baseline, to begin negotiations with willing sellers in areas that we reasonably foresee potential to aggregate sufficient land for a project, we have engaged an appraiser to provide appraisals and value opinions to allow for discussions with interested sellers.

Activities/Tasks- June 2025

Appendix A: Predevelopment Progress Report

Appendix A: Airport Business Park Project Predevelopment Progress Report - June 2025

1. Executive Summary

The Omaha Inland Port Authority (OIPA) released an initial installment of the total grant funds in March 2025. The installment released was \$7,370,000.

Since the Release of Funds (ROF), significant progress has been made in determining landowner willingness to sell. The project's relocation consultant, Midwest ROW (MROW), mailed letters to 175 individual landowners within the boundary commonly referenced as "Airport Business Park II." The letter requested that landowners contact MROW to schedule a time to meet and discuss "the possibility of voluntarily selling" their property. MROW met with 57 landowners, that represented a total of 94 parcels (approximately 33% of the landowners within this boundary). Responses from individual landowner's willingness to sell have previously been shared with the OIPA Board in Executive Session, to protect the privacy of each landowner.

In addition to the Enterprise Properties parcel and the "ABP II" boundary identified in the Master Plan, our team has begun to identify other parcels outside of these areas that occur within the OIPA boundary and are suitable for development. These parcels are primarily vacant and are zoned with non-residential zoning districts.

As a baseline, to begin negotiations with willing sellers in areas that we reasonably foresee potential to aggregate sufficient land for a project, we have engaged an appraiser to provide appraisals and value opinions to allow for further discussions with interested sellers.

The project team sent a 2nd letter to all landowners within the ABP II boundary in May 2025 to provide an update on the project status to keep them informed. This letter was provided to the OIPA Board in the project's May 2025 monthly update and is posted on the Omaha Economic Development Corporation (OEDC) website.

Our team also drafted a Community Engagement Plan that was provided to the OIPA for review and approval in April 2025. Our understanding is that this is still under review and approval is pending.

Our Community Engagement Plan stated that we would hire a Community Engagement consultant within 90 days of the OIPA approving the Community Engagement Plan. While we have yet to receive approval of the plan, in anticipation of approval, we have begun identifying consultants that could serve in this role. We believe a consultant could be in-place as early as August 2025.

Other activities from our team have included monthly attendance at both the Community Advisor Committee (CAC) meetings as well as the monthly OIPA Development Committee meeting.

Additional details on our activities and progress have been made available via the monthly updates that have been provided previously.

2. Project Background

- Project Name: Airport Business Park
- Project Location: Northeast Omaha – within the boundaries established in LB 290.
- 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.

3. Milestone Progress

- Milestone: Feasibility Study Initiated
 - Status: Feasibility studies for the Airport Business Park II and Enterprise sites were substantially completed during the Master Plan effort. Since the passage of LB 290 we have begun exploring feasibility for other sites as well.
 - Date Started: May 30, 2025 (Passage of LB 290)
 - Date Completed: Ongoing
 - Notes:
- Milestone: Community Engagement
 - Status: Ongoing
 - Date Started: July 17, 2024 (1st Public Meeting)
 - Date Completed: Ongoing
 - Who's the community engagement consultant?: See Executive Summary
 - Notes: See Engagement Plan previously provided for additional detail. Two public meetings were completed in 2024. We attend the monthly CAC meeting, Empowerment Network Transformation 2030 Summit (April 12, 2025), etc.
- Milestone: Initial Landowner Engagement
 - Status: Ongoing
 - Date Started: July 2024. One-on-one meetings began Q1 2025.
 - Date Completed: Ongoing
 - Notes:

4. Financial Report

- Category: Due Diligence
 - Budgeted: \$900,000
 - Spent: \$0
 - Remaining: \$900,000
- Category: Community Engagement
 - Budgeted: \$100,000
 - Spent: \$0
 - Remaining: \$100,000
- Category: Property Owner Engagement
 - Budgeted: \$300,000
 - Spent: \$43,144
 - Remaining: \$0
- Category: Infrastructure Planning
 - Budgeted: \$500,000

- Spent: \$0
 - Remaining: \$500,000
- Category: Business Recruitment
 - Budgeted: \$1,650,000
 - Spent: \$0
 - Remaining: \$1,650,000
- Category: Regulatory/ Legal Counsel
 - Budgeted: \$150,000
 - Spent: \$0
 - Remaining: \$150,000
- Category: Land Acquisition
 - Budgeted: \$2,500,000
 - Spent: \$0
 - Remaining: \$2,500,000
- Category: Government Funds Consultant
 - Budgeted: \$100,000
 - Spent: \$0
 - Remaining: \$100,000
- Category: Contingency: \$500,000
 - Budgeted: \$500,000
 - Spent: \$0
 - Remaining: \$500,000
- Category: Administrative Fee: \$670,000
 - Budgeted: \$670,000
 - Spent: \$167,500
 - Remaining: \$502,500

5. Community & Stakeholder Engagement

- Who's your community engagement consultant? When did he/she start?: See response to same question under Milestones and in Executive Session.
- Plans for engagement separate from Innovation district grantees and quarterly meetings, plans notify board and CAC before public engagement and communications being sent out: See Community Engagement Plan and Executive Summary.
- Public Meetings Held:
 - Date(s): July 17, 2024, July 31, 2024
 - Location(s): Sherman Elementary, North High School
 - Attendees: 115,
 - Summary of Issues Raised: Attendees were introduced to the Airport Business Park project. Attendees at the first meeting also heard a presentation on the voluntary relocation process. Attendees at both meetings were invited to complete a survey and share ideas for the business park.
 - Upcoming Engagement Plans: Additional outreach will be conducted in July and August, corresponding with Native Omaha Days.

6. Challenges or Risks

- Identify any delays, regulatory hurdles, or community concerns. Include mitigation strategies or requests for assistance:
 - Challenge #1: The need for cohesion and symmetry in community engagement between the OIPA, the Airport Business Park team, and the CAC.
 - Mitigation Strategy: We request to meet with the OIPA innovation district consultant and the CAC, following approval of our Community Engagement Plan.
 - Challenge #2: Continually shifting oversight requirements from the OIPA.

7. Next Steps (Next 90 Days)

- Task: Approval of the Community Engagement Plan.
 - Responsible Party: OIPA Board
 - Target Date: Needed ASAP. Preferably by end of June.
 - Notes:
- Task: Continue to evaluate sites in the expanded boundary.
 - Responsible Party: Airport Business Park team.
 - Target Date: Ongoing
 - Notes:
- Task: Formally engage Community Engagement consultant
 - Responsible Party: Airport Business Park team.
 - Target Date: Within 90 days of approval of the Community Engagement plan.
 - Notes:
- Task: Formally engage Government Funding consultant.
 - Responsible Party: Airport Business Park team.
 - Target Date: Starting in July.
 - Notes

8. Attachments

- Community survey

Q&A

Innovation District Progress Report
Prepared By: HR&A Advisors
Reporting Period: June 1st – June 30th 2025
Date Submitted: June 25th, 2025

1. Project Overview

Provide a brief summary (2-3 paragraphs) of overall progress during the reporting period, including major milestones achieved and any significant developments.

During this reporting period, HR&A Advisors, Lamp Rynearson, and Vireo (collectively, the “Consultant Team”) continued our work on the innovation district visioning planning work with the Omaha Inland Port Authority (OIPA) subcommittee (the “Client”).

In June, our team continued its barriers analysis, infrastructure and site conditions assessment, and displacement analyses to understand potential barriers and opportunities for creating an innovation district in North Omaha. These analyses have included conducting a real estate market analysis on potential land uses which could be included within the innovation district (residential, office, retail, light industrial uses), reviewing existing site conditions (floodplains, topography, etc.) for the OIPA boundary, assessing existing infrastructure conditions (roadways, utility connections, etc.), and analyzing housing displacement trends within North Omaha to guide future anti-displacement strategies. Our team is in the process of compiling our analyses into a draft existing conditions summary report.

Our team has also conducted eight one-on-one interviews with local developers and economic development professionals to understand Omaha’s real estate development climate and opportunities for real estate development within OIPA’s geographic jurisdiction. Findings from these interviews will also be used to inform the business planning efforts for the innovation district.

Based on the outcomes of the first public meeting in May, the Consultant Team drafted a vision statement with guidance and feedback from the Client. The draft vision statement will be published on the OIPA Innovation District project webpage and the Consultant Team and Client will collect feedback from the public.

The Consultant Team has begun to prepare for the next community engagement event, now scheduled for August 7th. As part of this preparation, the Consultant Team has outlined potential innovation district concepts for North Omaha. These concepts will be reviewed by the Client and workshopped with the community during the August public meeting.

2. Progress by Task and Subtask

Please provide updates for each task. Indicate the status (Not Started, In Progress, Completed), percentage completed, and summarize key activities and deliverables.

Task 0 – Project Management

- Subtask:

- 0.1 Kickoff Meeting
 - Status: Complete
 - % Complete: 100%
 - Summary of Activities:
 - *Virtual kickoff meeting to discuss project objectives, timelines, and expectations.*
- 0.2 Biweekly Check-Ins
 - Status: In Progress
 - % Complete: 45%
 - Summary of Activities:
 - *Biweekly check in meetings with the OIPA Subcommittee to discuss progress on innovation district study planning tasks and prepare for community engagement tasks*

Task 1 – Existing Conditions Analysis

- Subtask
 - 1.1 Barriers Analysis
 - Status: In Progress
 - % Complete: 80%
 - Summary of Activities:
 - *Collecting data and synthesizing findings on socioeconomic and real estate market conditions within North Omaha*
 - *Conducting outreach to stakeholders to discuss existing conditions, challenges, and opportunities for creating an innovation district in North Omaha from an economic and real estate market perspective*
 - *Synthesizing findings to be utilized in the existing conditions analysis*
 - 1.2 Site Conditions Evaluation
 - Status: In Progress
 - % Complete: 80%
 - Summary of Activities:
 - *Spatial (GIS) data collection*
 - *Drafting of existing conditions and assets maps*
 - 1.3 Infrastructure Guidance
 - Status: In Progress
 - % Complete: 80%
 - Summary of Activities:
 - *Outreach to Utility providers and Public Works*
 - *Drafting of Development Challenges Matrix*

Task 2 – Customized Visioning Plan

- Subtask
 - 2.1 Innovation District Best Practices
 - Status: In Progress
 - % Complete: 15%

- Summary of Activities:
 - *Identified and profiled precedent innovation districts that could serve as case studies to inform the approach for developing an innovation district in North Omaha*
- 2.2 Anti-Displacement Evaluation
 - Status: In Progress
 - % Complete: 50%
 - Summary of Activities:
 - *Collecting data and synthesizing findings on socioeconomic and housing market conditions within North Omaha to identify trends related to displacement and gentrification, including population changes and housing costs.*
 - *Synthesizing findings to guide recommendations on potential anti-displacement strategies.*
- 2.3 Conceptual Site Planning
 - Status: In Progress
 - % Complete: 25%
 - Summary of Activities:
 - *Conducted workshops (internally with Consultant Team members and with the Client) to begin framing concept scenarios for the innovation district in North Omaha.*
- 2.4 Infrastructure Planning Recommendations
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A

Task 3 – Financial Pro Forma

- Subtask
 - 3.1 Infrastructure Cost Estimates
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A
 - 3.2 Pro Forma Model Development
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A
 - 3.3 Sustainability Initiatives
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A

Task 4 – Business Plan

- Subtask
 - 4.1 Financial & Partnership Strategies

- Status: Not Started
- % Complete: 0%
- Summary of Activities: N/A
- 4.2 Governance Framework
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A
- 4.3 Financial Review Process
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A
- 4.4 KPI Evaluation & Monitoring
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A

Task 5 – Community Engagement

- Subtask
 - 5.1 Stakeholder Workshop
 - Status: Completed
 - % Complete: 100%
 - Summary of Activities:
 - *Prepared summary findings from focus group workshops and public community meeting.*
 - 5.2 Visioning Charrette
 - Status: In Progress
 - % Complete: 20%
 - Summary of Activities:
 - *Confirmed meeting dates and location with the Client*
 - 5.3 CAC Meetings
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A
 - 5.4 Participatory Budgeting
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A

3. Deliverables Submitted

- Deliverable Name(s): N/A
- Date submitted: N/A
- Status (Draft/Final): N/A
- Notes: N/A

4. Budget and Invoicing Summary: Billing June 1st – June 30th

- Task 1: Existing Conditions Analysis:
 - Contracted amount: \$125,000
 - % Complete: 80%
 - Amount Billed to Date: \$100,000
 - Notes:
- Task 2: Customized Vision Plan for North Omaha
 - Contracted amount: \$150,000
 - % Complete: 40%
 - Amount Billed to Date: \$60,000
 - Notes:
- Task 3: Detailed Financial Pro Forma
 - Contracted amount: \$95,000
 - % Complete: 0%
 - Amount Billed to Date: \$0
 - Notes:
- Task 4: Business Plan:
 - Contracted amount: \$60,000
 - % Complete: 0%
 - Amount Billed to Date: \$0
 - Notes:
- Task 5: Community Engagement:
 - Contracted amount: \$80,000
 - % Complete: 30%
 - Amount Billed to Date: \$24,000
 - Notes:
- Consultant Team Expenses:
 - Contracted amount: \$31,000
 - % Complete: 26%
 - Amount Billed to Date: \$8,023
 - Notes: As of June 24th
- Public Engagement Reimbursements:
 - Contracted amount: \$5,000
 - % Complete: 0%
 - Amount Billed to Date: \$0
 - Notes:

5. Challenges or Barriers Encountered

- Describe any significant obstacles, risks, or issues faced this period. Include plans for mitigation or resolution.

N/A

6. Next Steps

- List tasks planned for the next reporting period and upcoming milestones.

Task 1: Existing Conditions Analysis

- *Complete barriers assessment and real estate market assessment*
- *Complete site conditions analysis and infrastructure assessment*
- *Complete draft of full existing conditions report*

Task 2: Customized Vision Plan for North Omaha

- *Complete anti-displacement analysis*
- *Create concept development to preview*

Task 3: Detailed Financial Pro Forma

- *Continue gathering data inputs for financial pro forma*

Task 5: Community Engagement

- *Continue preparing for August community workshop*
- *Advertise second community workshop across multiple outlets*

Prepared by:

Erin Lonoff

Principal

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