

OMAHA INLAND PORT AUTHORITY

June 5, 2025

**Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.
32nd and Sorensen Pkwy, 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 May 30, 2025, notice of the Omaha Inland Port Authority Meeting on June 5, 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 May 1, 2025 meeting [See Attached](#)
- b) Authorize selection and hire of Executive Director from named finalists
- c) Approval of RFP for Audit Services from Bland and Associates CPA Firm
- d) Presentation by Holland Basham Architects
 - i) Approval of letter of engagement for housing master plan with Holland Basham Architects [See Attached](#)
- e) Approval to engage in negotiation conversations with Spark CDI, Front Porch Investments, and the Omaha Municipal Land Bank.
- f) Approval of Budget [See Attached](#)
- g) Approval of merging the Governance and Executive Committees
- h) These are the finalists for the Executive Director Position
 - i) Garry Clark
 - ii) Daffney Moore
 - iii) Wayne Brown

4) Committee Reports

- a) Executive [See Attached](#)
 - i) Status of Grant Requests
 - ii) Status of LB290 Amendment
- b) Governance
- c) Real Estate and Development [See Attached](#)
- d) Finance Committee [See Attached](#)
- e) Operations [See Attached](#)
- f) Community Advisory [See Attached](#)
 - i) CAC Survey
 - ii) CAC Vacancy Application [See Attached](#)

5) Project Reports

- a) Airport Business Park Project Report [See Attached](#)
 - i) Progress Report
- b) HR&A Report
 - i) Progress Report

6) Closed Session

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7) Discussion Items

- a) July meeting date
- b) Board Retreat

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

OMAHA INLAND PORT AUTHORITY

May 1, 2025

Metropolitan Community College, Bldg. 21, Room 112 @ 9:00 A.M.
32nd and Sorensen Pkwy, 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

Members					
Terrell McKinney (Chair)	√	Thomas Warren	√	Brook Aken	√
Mike Helgersen	√	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

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on April 25, 2025, notice of the Omaha Inland Port Authority Meeting on May 1, 2025. A current copy of the Nebraska Open Meetings Act is available on site in the meeting room 112.

3) Action Items (VOTE TODAY).

Agenda Item #	Description	Result			
3 a	Approval of April 3, 2025 meeting minutes Warren, Helgersen	Approved 8-0 Hoppe Absent			
McKinney	Y	Warren	Y	Aken	
Helgersen	Y	Phillips	Y	Hoppe	
Riedmann	Y	Tapio	Y	White	Y
3 b	Approval of Directors and Officers insurance				
McKinney	Y	Warren	Y	Aken	Y
Helgersen	Y	Phillips	Y	Hoppe	
Riedmann	Y	Tapio	Y	White	Y

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Agenda Item #	Description						Result
3 c	Approval of General Liability Insurance Warren Reidman						Approved 8-0 Hoppe Absent
McKinney		Y	Warren		Y	Aken	Y
Helgerson		Y	Phillips		Y	Hoppe	
Riedmann		Y	Tapio		Y	White	Y
3 d	Approval of COL Insurance Warren Reidman						Approved 8-0 Hoppe Absent
McKinney		Y	Warren		Y	Aken	Y
Helgerson		Y	Phillips		Y	Hoppe	
Riedmann		Y	Tapio		Y	White	Y

4) Committee Reports

- a) Executive
 - i) Status of Grant Requests
 - ii) Status of LB290 Amendment
- b) Governance
 - i) Draft of OIPA By-Laws
- c) Real Estate and Development
- d) Finance Committee
 - i) RFP for Auditing Service
 - ii) Preliminary Budget Discussion -
- e) Operations
 - i) Executive Director Recruitment
- f) Community Advisory
 - i) CAC Vacancy
 - ii) CAC Survey
 - (1) Proposals for survey implementation/data collection

5) Project Reports

- a) Airport Business Park Project Report
 - i) Community Engagement Efforts

6) Discussion Items

- a) Board Retreat
- b) One-page OIPA outline
- c) Discussion regarding draft of OIPA by-laws
- d) Master Calendar
- e) CAC- Two members to be included on trip to KC/Strategic Plan

Next Meeting The next meeting is scheduled for Thursday, June 5, 2025, 9:00 AM at Metropolitan Community College

Motion to Adjourn: Warren

Second: Tapio Meeting

There being no further business, the meeting adjourned at 10:14 am – Theola M. Cooper, Office Manager

May 7, 2025

Attention To: Omaha Inland Port Authority, Executive Committee
Subject: Housing Design Framework Scoping Document for the Omaha Inland Port District
HBA Project Number: 25120

Scope of Services for a Stable Housing Planning Framework for the Omaha Inland Port District

Introduction:

This document outlines the scope of services for the formulation and completion of a flexible housing planning framework—an adaptive “Housing Master Plan”—to be created by Holland Basham Architects (“HBA”) for the Omaha Inland Port District (“the District”), overseen by the Omaha Inland Port Authority (“OIPA”).

The greatest outcome of a successful Housing Master Plan, HBA contends, would be to facilitate stable housing conditions and to further propel economically sustainable and culturally appreciated new development within the District. Guided by these general goals, HBA also aligns with the OIPA’s vision statement to “drive regional economic growth by strategically developing infrastructure, fostering partnerships, and enhancing logistical capabilities for a prosperous future.”

HBA recognizes that this Omaha Inland Port Authority has a profound opportunity to make a significant and long-lasting positive impact and to address decades of dis-investment within North Omaha by leveraging its funds and the network of its Commissioners (Board Members) to drive responsible economic growth, while being good stewards to the people of the community it serves.

To this end, HBA proposes to provide a flexible framework for multi-family and single family housing planning and development within the District. More specifically, **to provide well-reasoned and evidence-based recommendations for the location and feasibility of a minimum of 20 single-family houses and 150 units of multi-family housing.** Following, below, is an outlined scope of work and supporting efforts necessary for these outcomes, which will also assist the OIPA’s Real Estate and Development (RED) Committee in identifying development approaches to implement the plan. The plan will also provide general, overall guidance as to the urban design vision, spatial organization, and design principles to provide future cohesiveness and facilitate ease of stewardship of the plan.

Holland Basham Architects proposes to develop this flexible Housing Master Plan in service to the Omaha Inland Port Authority and in collaboration with (but not limited to):

- The OIPA Community Advisory Committee
- Innovation Hub and Community Engagement consultants
- The greater North Omaha Community
- The City of Omaha
- On-going inner-District development leadership and individual developers
- Additional technical consultants, including civil and municipal engineers, as needed
- General Contractors, home builders and cost estimators

The Housing Master-plan Framework will encompass the following key elements, and the project timeline (outlined in the Project Management section) will generally follow in succession:

Project Elements:

1. Context:

Clearly situate the District within current local, regional and historical and spatial context

- A. Community Context:
 - a. Local Resurgence
 - i. Opportunities to collaborate with community organizations
 - ii. Economic re-investment
 - b. Current development activity and momentum
 - i. Existing dynamics
 - ii. Economic
 - iii. Socio-cultural
 - iv. Political
 - c. History of North Omaha
 - d. History of Omaha on the Missouri River
 - e. Existing studies, visions, improvement plans, etc.
- B. National and International Context
 - a. Case Studies
 - i. Port Authorities with Housing
 - ii. Housing in Innovation Districts
 - b. Ecological resilience, Climate Change
 - c. Technology and Innovation
 - d. Economic Challenges
 - e. Social Challenges
- C. Physical Site Analysis and Evaluation:
 - a. Existing municipal zoning
 - b. Conduct an analysis of the District, considering its topography, existing structures, environmental factors and surrounding context.
 - c. Existing infrastructure
 - i. Transportation
 - ii. Stormwater
 - iii. Sanitary
 - d. Existing environmental conditions

2. Vision:

Synthesize Community Objectives and Guiding Principles

HBA proposes to engage and solicit input from Stakeholders to contribute to an overall housing vision, through a series (3 total) of interview / working sessions with key stakeholders representing the following groups:

- Civic, government, regulatory, policy
- Capital investors within the District
- Capital investors adjacent to the District
- Community and not-for-profit Organizations
- Active citizens

The housing master plan will be informed by and incorporate knowledge and expertise from existing adjacent visions, on-going and future plans, projects, transportation, etc.

The Vision phase of the project will benefit from limited interface with the work of Innovation District consultants and would, ideally, overlap with their timeline.

3. Design and Development:

Develop a working Flexible Urban Design Framework, based on community objectives and guiding principles to guide the formulation of a thoughtful and successful Housing Master-plan.

- A. Produce one or more Master Plan concept options – initial draft(s), with potential variations
- B. Review by Stakeholders engaged in the Visioning phase
 - a. Hold charettes and/or working sessions (up to 3 total) with stakeholders to gain additional input, test concepts and identify any potential issues within the concept plans.
 - b. Limited series of presentations (up to 3 total) to expanded group of stakeholders and/or general public, as needed, to ensure transparency and community awareness.
- C. Codify Design Standards:
 - a. Maintain historic character of North Omaha
 - b. Co-construct an urban design aesthetic through above stakeholder and community input
 - c. Reference City of Omaha Urban Design standards
 - d. Establish baseline sustainability requirements
- D. Collaborate with other technical consultants such as engineers, landscape architects and general contractors to ensure feasibility and successful project implementation

4. Implementation and Execution:

- A. Assist the OIPA Real Estate and Development Committee in identifying development approaches
- B. Recommend a development Phasing Plan
- C. Provide recommendations for sustainability and stewardship of the master plan
- D. Act as a bridge between the Board and potential builders
 - a. Make recommendations and introductions to potential contractors
 - b. Provide concept-level documentation for the purposes of overall construction budgeting
- E. Facilitate initiation and acknowledgment of additional planning initiatives:
 - a. 16th Street Corridor Study and Vision
 - b. North Omaha Comprehensive Plan

5. Documentation:

- A. Provide Regular reports to the OIPA Real Estate and Development committee
- B. Bi-monthly report to the board
 - a. Provide on-going documentation to be presented to the Port Authority Board at regular intervals
 - b. Provide updates as requested by the board
- C. Final report to the board
- D. Comprehensive Housing Master Plan Development Document
 - a. Full visual proposal of master plan and recommendations, as outlined above
 - b. Facilitate incorporation into the Omaha Comprehensive Plan

Project Management:

Project Schedule:

- HBA will work with OIPA to adapt the scheduling framework below to develop and adhere to a *specific* project schedule, ensuring timely completion of design milestones.
- 4-month overall design and development timeline

Project meetings and schedule are subject to change, pending the needs of the board and the alignment of scheduling with stakeholders and additional consultants and initiatives directed by the board. A timeline framework is below:

Total project time: 4 months (17 weeks)

Project Kick-off – 1 week

- Real-Estate and Development Committee Meeting

Review of Context, assembly of additional context – 2 weeks

Establishment of Stakeholders for OIPA review – 2 week

- Real-Estate and Development Committee Meeting
- Executive Committee Meeting

Stakeholders meeting – Visioning – 1 week

- Board Meeting

Design and Development – 4 weeks

- Real-Estate and Development Committee Meeting
- Board Meeting

Stakeholders meeting – Review – 1 week

- Real-Estate and Development Committee Meeting

Implementation and Execution – 4 weeks

- Final Report to Board

Documentation – 2 weeks

- Delivery of final report

Fee:

Architectural Planning:

Lump sum of \$87,500

Limited Civil Engineering:

On an hourly basis, not to exceed \$25,000

Conclusion:

We thank you for your consideration and opportunity to support the Omaha Inland Port Authority in working toward the goals of stable and sustainable housing and, ultimately, contributing to profound and long-lasting positive impacts in the Port District and greater North Omaha.

Sincerely,

Curt Witzenburg



Principal

cwittenburg@hollandbasham.com

Omaha Inland Port Authority
Budget Year 2025

	Operating Fund	CAC	Airport Business Park	Innovation District	Total
Non-operating revenue:					
Grants	\$ 3,000,000	\$ -	\$ 89,618,400	\$ 27,008,763	\$ 119,627,163
Interest income	500,000	-	-	-	500,000
Total non-operating revenue	3,500,000	-	89,618,400	27,008,763	120,127,163
Operating expenses					
Administration	209,253	-	-	-	209,253
Professional services	141,850	25,000	-	546,000	712,850
Marketing	21,330	-	-	-	21,330
Occupancy	16,910	-	-	-	16,910
Office equipment & supplies	16,896	-	-	-	16,896
Utilities	8,911	-	-	-	8,911
Meeting expenses	550	1,000	-	-	1,550
Travel	10,000	12,000	-	-	22,000
Insurance	4,204	-	-	-	4,204
Community outreach	-	42,000	-	-	42,000
Communication & Tech tools	-	21,000	-	-	21,000
Total operating expenses	429,904	101,000	-	546,000	1,076,904
Capital expenditures					
Equipment	30,655	-	-	-	30,655
Leasehold improvements	7,582	-	-	-	7,582
	38,237	-	-	-	38,237
Disbursements	-	-	7,370,000	-	7,370,000
Net budget	\$ 3,031,859	\$ (101,000)	\$ 82,248,400	\$ 26,462,763	\$ 111,642,022

OMAHA INLAND PORT AUTHORITY
EXECUTIVE/GOVERNANCE COMMITTEE MEETING

Via TEAMS 10:00AM

May 27, 2025

MEMBERS PRESENT

Davielle Phillips

Thomas Warren

STAFF

Theola M. Cooper

1. The Committee discussed the Executive Director selection
2. The Committee discussed the Airport Business Park.
3. The Committee discussed the Innovation District: HR&A Community Meeting
4. The Committee discussed proposed Letter of Engagement received from Holland Basham
5. The Committee discussed CAC (Community Advisory Committee) Opening
6. The Committee discussed the June 5 OIPA Board Meeting

Omaha Inland Port Authority

Real Estate and Development Committee Report

May28th, 2025 @ 11:00 am

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

Strategic Meetings with Key Partners

Empowerment Network

1. We have not had a formal meeting with The Empowerment Network as a Committee. However, we have learned that The Empowerment Network has an initiative to implement approx. 5,000 housing units in North Omaha by 2030. This initiative includes new build homes and renovations. Our goal is to meet with them in the coming month to discuss this initiative and share information regarding our housing initiatives and OIPA unique opportunities.

Front Porch Investments

2. We met with Front Porch Investments to share opportunities regarding the housing development initiative for the Omaha Inland Port Authority. We plan to have a follow-up meeting with them in the coming weeks.

Memorandums of Understanding

3. To begin the process of coordinating with our development partners, we would like to engage Spark, Omaha Municipal Land Bank, and Front Porch Investments regarding a Memorandum of Understanding (MOU) 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.

Next steps include a formal vote by the OIPA Board of Commissioners to proceed with conversations regarding a MOU with our partners – to include legal oversight by our Legal Counsel, Joel Pederson.

Following a vote, we will begin conversations with the partners mentioned to gauge their interest and agreement criteria.

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

OIPA Housing Master Plan

1. Holland Basham Architects (HBA) has completed an at-risk analysis of the current OIPA District, which covers approximately 3,000 acres. They are prepared to present their findings publicly at the Board meeting on 6/5. Additionally, HBA has also submitted a letter of engagement to develop a *Housing Master Plan* and a portfolio.

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 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.

Respectfully Submitted,

Davielle Phillips

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY

FINANCE COMMITTEE MEETING

Via Zoom 4:00 PM

May 23, 2025

MEMBERS PRESENT

Carmen Tapio – Chair
Mike Helgersen
Ernest White

GUEST ATTENDEES:

Catherine Maydew – Creative Planning

Audit Firm Recommendation

The Committee is recommending Bland and Associates, a local firm as the audit firm for the Omaha Inland Port Authority. Three competitive bids were received and reviewed. **Resolution to affirm:**

Financials and Budget

Presentation of the Financial Net Position – Ms. Maydew

Presentation of 2025 Budget – Ms. Maydew/Mr. Helgersen. **Resolution to affirm:**

Invoices for legal services and financial service invoices. He also anticipates a potential engagement in support of the Community Advisory Committee required survey. Expenses for the survey may be up to \$10,000.

Other Items

Approved invoices

General discussion regarding review of bylaws

General discussion regarding executive director position

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY
OPERATIONS COMMITTEE MEETING

Via Zoom 8:30am

May 28, 2025

MEMBERS PRESENT:

Thomas Warren

Brook Aken

Ernest White

Mark Coulter

STAFF:

Theola M. Cooper

1. The Committee discussed the Executive Director Search Process
2. The Committee discussed HR&A Community Meeting
3. The Committee discussed the status of LB 290 Amendment
4. The Committee discussed Theola Cooper transitioning from part-time to full time effective June 1st.
5. The Committee discussed update on OIPA office space
6. The Committee discussed the Community Advisory Committee Survey

Omaha Inland Port Authority

Monthly Community Advisory Committee Meeting Minutes

Meeting Date and Time	
Date of Meeting:	Tuesday May 20, 2025
Time of Meeting:	5:00 PM
Meeting Location	
Location of Meeting:	I Be Black Girl 2306 N 24th St Omaha, Nebraska 68110
Meeting Attendees	
Present at Meeting:	Randi Peavy, Osumanu Issaka, Joe Higgins, Melissa Youngblood, Candice Price, Juanita Johnson, Laleesha Haynes, Joe Fox
Absent from Meeting:	Ashlei Spivey
Additional Attendees:	Mike Maroney (OEDC), Erin Lonoff, Manne Cook, Pasan Perera, Enviro Phillips (HR&A), Triveece Penelton, Brook Kuykenall (Bevireo)

The regular meeting of the Community Advisory Committee of Omaha Inland Port Authority was called to order at 5:04 PM on May 20, 2025 at I Be Black Girl by Osumanu Issaka.

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and approved.

III. Consideration of Open Issues

1. Mike Maroney takes the floor- Stated they reached out to the residents about the Airport Business Park, they are not authorized yet to do offers on the homes. OEDC/Burlington sent letters to the residents stating that this is slow moving, and telling residents to go ahead with their home update plans. They are looking to retain an appraiser for when they do offers, and mentioned the vacant lands will be easier to do. Copy of the letter will be provided to IPA.
2. HR&A presentation headed by Erin Lonoff- provided the Vision Plan, Business Plan and Community Engagement ideas. Provided details for the public meeting on 5/21/2025 that they are holding. They are looking to collaborate more with the CAC/OIPA and took the suggestions for how to disseminate the future information for meetings.

3. Inland Port Authority Meeting Updates provided by Candice Price
 - OIPA looking to do trips to other cities that have Port Authority Boards etc.
 - Suggestion made to include 2 members from the CAC
 - Possible location is Kansas City, MO
 - Reviewed both Survey Proposals
 - Center for Public Affairs
 - Certain number of questions
 - 1 year
 - Live Dashboard
 - Could provide phone number for other languages to call into for the survey
 - Raheem
 - Live Dashboard
 - 3 year plan
 - Unlimited questions
 - PPRP
 - Would work with World Speaks
 - HR&A
 - Cac member needs to attend every meeting they hold
 - Budgets have been listed on the website
 - 2 openings for the CAC
 - 1st will be filled by the new Council member
 - 2nd- At-Large application will be available June 1st-June 30th.
4. Strategic Discussions
 - Review of the next meetings
 - May Monthly Meeting to be held on June 17th from 5:00-5:45pm at MCC Building 10 room 110
 - Quarterly Meeting to be held on June 17th from 6-7:30pm at MCC Building 10 room 110
 - Roundtable
 - Need to find middle ground with Mike Maroney
 - Find ways to diffuse the confrontational atmosphere
 - Confusion from George Achola
 - Requested CAC Involvement however, does not bring anything to the CAC
 - There is a feeling from community members that they are being failed by the OEDC/CAC/OIPA due to wasteful spending of money.

V. Agenda and Time of Next Meeting

The next meeting will be held at 5 PM on June 17, 2025 at:

Metropolitan Community College

Fort Omaha Campus

Building 10, Room 110

The next quarterly meeting to be held at the same place as above from 6-7:30pm

Metropolitan Community College
Fort Omaha Campus
Building 10, Room 110

The meeting was adjourned at 6:58 PM by Osumanu Issaka.

Minutes submitted by: Melissa A Youngblood
Minutes approved by: Osumanu Issaka

**INLAND PORT AUTHORITY
COMMUNITY ADVISORY COMMITTEE APPLICATION**

Pursuant to Neb. Rev. Statute §13-3306.01 (6), the Inland Port Authority shall, "Create and maintain a community advisory committee consisting of nine members that include:

- (a) at least two owners of residential property located within the inland port district
- (b) at least two owners of businesses located within the inland port district
- (c) a member of the city council of such city of the metropolitan class whose city council district is located within the inland port district
- (d) a member of the Legislature whose legislative district is located within the inland port district, and
- (e) a youth representative or someone closely involved with youth in the community.

A single member may satisfy more than one qualification described in subdivisions (6)(a) through (e) of this section".

If you would like to be considered for an appointment to the Inland Port Authority Community Advisory Committee, submit this completed form (ALL FIELDS REQUIRED), along with your resume or biography to:

Theola M. Cooper, Omaha IPA
theola.cooper@omahaipa.com
P.O. Box 11036
Omaha, Nebraska 68111

APPLICATIONS WILL BE ACCEPTED JUNE 1, 2025, TO 4:30 PM ON JUNE 30, 2025

Last Name: _____ First Name: _____ Middle Initial: _____

Home Address: _____

City: _____ Zip Code: _____ State: _____

Phone: _____ Email: _____

Gender: _____ Race/Ethnicity: _____

Business Name/Employer: _____ Job Title: _____

Business Address: _____

City: _____ Zip Code: _____ State: _____

Work Phone: _____

Where would you like to receive correspondence? Check one: Home: ____ Business: ____

My candidacy applies to the following category (check all that apply):

____ Owner of Residential Property located within the Inland Port Authority District

____ Owner of a Business located within the Inland Port Authority District

____ Youth Representative, or someone closely involved with youth in the community

____ My appointment to the Inland Port Authority Advisory Committee would not conflict with my professional or personal interests.

I hereby certify and declare that the above information is true and correct. I understand that knowingly providing false information may disqualify my application from consideration.

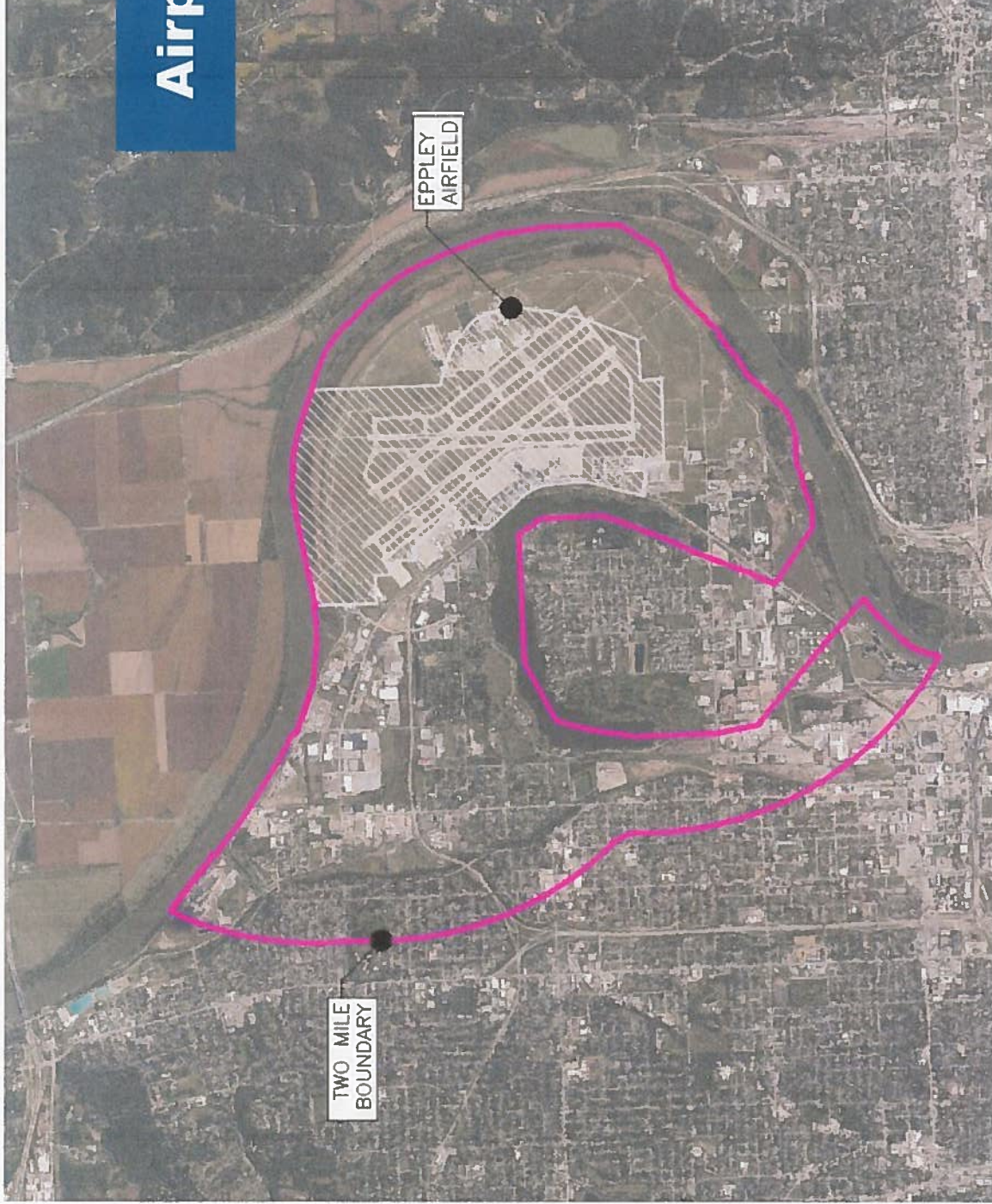
Print Name: _____

Signature: _____ Date: _____

Airport Business Park

INLAND PORT AUTHORITY REPORT

REPORT DATE:
June 5, 2025



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.

Airport Business Park



**Omaha Economic
Development**
CORPORATION

Burlington
CAPITAL

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

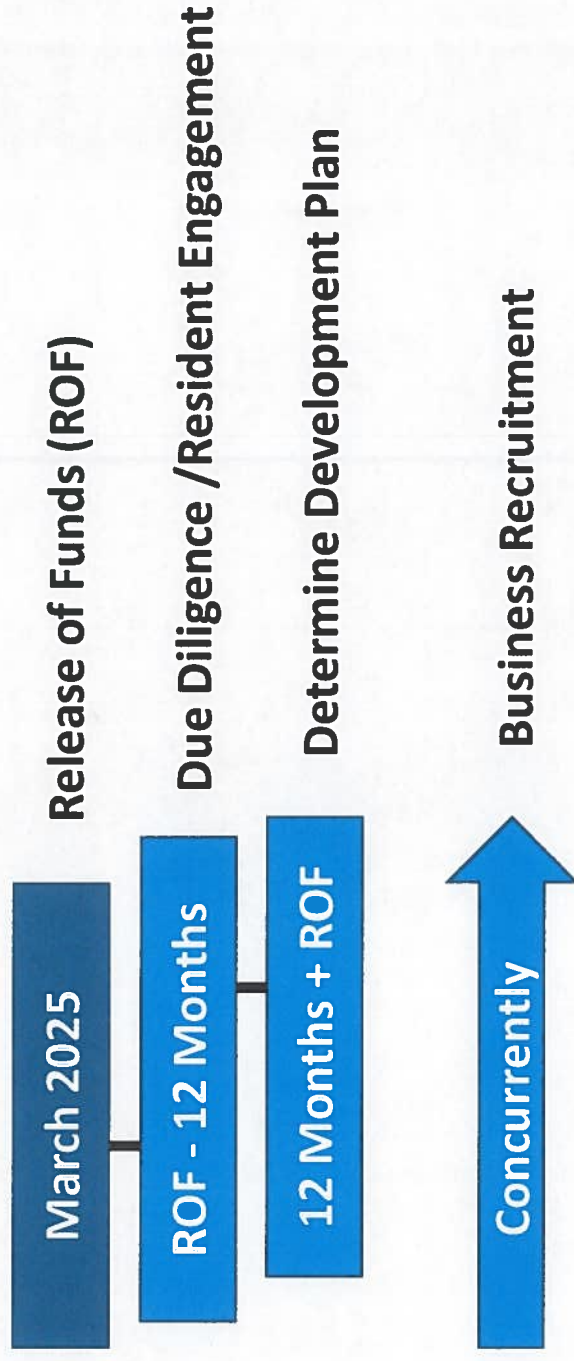
Project Scope and Timeline

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- May 2025

- Met with Innovation District team to coordinate community engagement.
- Attended the public meeting hosted by the Innovation District team.
- Engaged an appraiser to provide a comparative market analysis for the area, so we can begin signing Option Agreements and Letters of Intent with landowners.
- Continued discussion with potential sellers. Field calls from residents.
- Mailed an update letter to the neighborhood to provide a status update.
- Presented a monthly status update to the Development Committee.
- Attended the May Community Advisory Committee meeting.

May 2025 Update Letter to Residents

As you are aware, the Omaha Economic Development Corporation (OEDC) is working on the proposed Airport Business Park Project. We wanted to provide you with an update on our efforts.

Our team continues to evaluate potential sites for development. You are receiving this communication because you own property that has been studied as part of our planning effort. Although many properties have been studied for potential development, not all these parcels will be developed as part of this project.

We've had many landowners reach out to ask when they might be receiving a purchase offer. Currently, our team has not been authorized by the Omaha Inland Port Authority (OIPA) Board to make any purchase offers. However, we are continuing discussions with landowners who own property that we deem to have the highest potential for development.

In the coming weeks and months, we will continue in-depth conversations directly with landowners who own parcels that we are prioritizing. If you are not contacted directly in the coming months, it's likely your property is not currently being prioritized. The project remains nimble in terms of the final footprint and which parcels will ultimately be developed.

Because not every parcel that has been studied will be purchased, landowners should continue making the best decisions for them and their property regarding any repairs or other improvements they wish to make.

Additionally, the OIPA Board has hired a consulting team to assist with the planning of an Innovation District, within the Inland Port Authority boundary. The innovation district planning team will be holding a public meeting starting at 6:00pm on May 21st at The Venue at Highlander Accelerator. While our team is not directly working on that project, both teams are coordinating efforts related to community engagement. Our team will be attending the innovation district public meeting to hear community feedback.

Financial Update - May 2025

Item	Original Budget	Spent To Date	Remaining
Due Diligence	\$900,000	\$0	\$900,000
Property Owner Engagement	\$300,000	\$32,296	\$267,704
Community Engagement	\$100,000	\$0	\$100,000
Infrastructure Analysis / Plan	\$500,000	\$0	\$500,000
Business Recruitment	\$1,650,000	\$0	\$1,650,000
Regulatory / Legal Counsel	\$150,000	\$0	\$150,000
Land Acquisition	\$2,500,000	\$0	\$2,500,000
Government Funds Consultation	\$100,000	\$0	\$100,000
Contingency	\$500,000	\$0	\$0
Administrative Fee	\$670,000	\$111,666	\$558,334
TOTALS	\$7,370,000	\$143,963	\$7,226,037

Q&A