

OMAHA INLAND PORT AUTHORITY

August 7, 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 at 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 August 1, 2025 notice of the Omaha Inland Port Authority Meeting on August 7, 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 July 3 meeting minutes [See Attached](#)
- b) Finance Committee is making a recommendation to the Board for ED signing authority.
 - i) As discussed, and approved by the Finance Committee, the ED will be given authority to approve up to \$25,000 for expenditures; above that amount would require board approval. This is alignment with committee and board chair approval authority already in place
- c) Approval to offer 403(b) plan to Office Manager.
- d) Approval to enter into a service agreement with Infinet Solutions for continued IT support
- e) Consider application(s) for CAC opening

4) Executive Director Report

5) Committee Reports

- a) Executive & Governance- [See Attached](#)
- b) Real Estate and Development
- c) Finance- [See Attached](#)
- d) Operations [See Attached](#)
- e) Community Advisory- [See Attached](#)

6) Project Reports

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

7) Closed Session

8) Discussion Items

- a) Board Retreat

Next Meeting

The next meeting is scheduled for Thursday, September 4, 2025, 9am at Metropolitan Community College.

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MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

July 3, 2025

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

5300 N. 30th Street, 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:

ATTENDANCE:

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

BUSINESS MEETING

1) Call to Order – Roll Call

2) CERTIFICATION OF PUBLICATION

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on 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).

Agenda Item #	Description	Result			
3 a	Minutes of June 5, Meeting Motion made by Hoppe to accept the minutes from the May 1 meeting with edits showing Phillips recusing himself from the Holland Basham letter Second – Phillips	Approved 6-0 Absent, Riedmann, Tapio, Warren			
McKinney	Y	Warren		Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	Y
3 b	Approval of the Executive Director Employment Agreement Motion made by Phillips to approve the Executive Director Employment Agreement Second - White	Approved 6-0 Absent, Riedmann, Tapio, Warren			
McKinney	Y	Warren		Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y

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Riedmann		Tapio		White	Y
Agenda 3c	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. Motion made by Helgeson- To accept the establishment of Financial Operations Policy Second -Aken				Approved 6-0 Absent, Riedmann, Tapio, Warren
3 d	Approval to contract with UNO College of Public Affairs to implement the OIPA community survey for 2025. Motion made by Helgeson to approve contracting with UNO College of Public Affairs to implement the community survey Second - Phillips				Approved 6-0 Absent, Riedmann, Tapio, Warren
McKinney	Y	Warren		Aken	Y
Helgeson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	
3e	Approval to contract with Verizon Wireless for mobile phones for OIPA Executive Director and Office Manager Motion made by Phillips to approve contracting with Verizon Wireless for mobile phones for the OIPA Executive Director and Office Manager Second -Aken				Approved 6-0 Absent, Riedmann, Tapio, Warren
McKinney	Y	Warren		Aken	Y
Helgeson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	
3f	Approval to contract with Cintas for biweekly office floor mat/runner service Motion made by Aken to approve contracting with Cintas bi-weekly office floor mat/runner service Second - Phillips				Approved 6-0 Absent, Riedmann, Tapio, Warren
McKinney	Y	Warren		Aken	Y
Helgeson	Y	Phillips	Y	Hoppe	Y
Riedmann		Tapio		White	

Public Comment, limited to 3 minutes

4) Committee Reports

- a) Executive and Governance
 - i) Status of Interest Transfer Requests
 - ii) \$10 mil available
- b) Real Estate and Development 2027 have an obligation to report on the housing activity- 3-year deadline.
- c) Finance Committee
- d) Operations
- e) Community Advisory-
 - i) Vacancy will be filled and announced at August 7 Board Meeting.

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ii) CAC Survey –

Public Comment limited to 3 minutes

Bridget Hadley- What is the goal of OIPA with the housing plan- Looking for partnership with the City of Omaha.

5) Project Reports

- a) Airport Business Park Project Report
 - i) Progress Report – Approval of Community Engagement plan, Community consultant should have been in place
Limited displacement of people
Identify implementation of LB290
Partnering with current business owners.
Hiring of Community Engagement consultant, implementation
- b) HR&A Report- Guiding principles,
 - i) Progress Report

Public Comment limited to 3 minutes -

6) Discussion Items

- a) Board Retreat – Port KC to solidify dates; to better understand what could happen in Omaha. 1/3,1/3,1/3 model, becoming self-sustaining, strategic plan.
- b) Discussed doing a different board retreat just as team building during the fall.

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

Motion to Adjourn- Phillips

Seconded White

There being no further business, the meeting adjourned at 10:40 am.

Theola Cooper, Office Manager/Executive Administrative Assistant

Omaha Inland Port Authority Finance Committee

Minutes

July 23, 2025

Meeting Called to Order at 10:38 am

VIA TEAMS

Present:

Carmen Tapio – Chair

Ernest White

Garry Clark – Executive Director

Theola Cooper – Office Manager

Catherine Maydew – Creative Planning

Not Present: - Mr. Helgersen

1. Review Meeting Schedule 2025 (all meetings 10:30am)
 - August 20th
 - September 17th
 - October 23rd
 - November 19th
 - December 17th
2. Review of bank account structure
3. Finance Committee is making a recommendation the board for ED signing authority (board action August)
 - a. As discussed and approved by the Finance Committee, the ED will be given authority to approve up to \$25, 000 for expenditures; above that amount would require board approval. This is in alignment with committee and board chair approval authority already in place.
4. General finance process review
5. Accounts Payable
6. Account minimum balance
 - a. \$5000.00 was transferred from operating account checking to money market savings to maintain a minimum balance per policy as approved by the board.
 - b. \$2,300.000 was transferred from operating account to money market savings to allow for interest income on excess operating funds over FY25 budget needs.
7. Statement of Net Position reviewed.
 - a. Discussion regarding grantee financial reporting.
8. Discussion regarding Interest Funds request made. Request is being worked on by Treasurer's office.

MINUTES FOR THE OMAHA INLAND PORT AUTHORITY

OPERATIONS COMMITTEE MEETING

Via Zoom 8:30am

July 28, 2025

MEMBERS PRESENT:

Thomas Warren

Brook Aken

Ernest White

LEGAL COUNSEL

Mark Coulter

STAFF:

Garry Clark, Executive Director

Theola Cooper, Office Manager

The Committee discussed the following:**Executive Director Update-**

- Reviewed legislative documents

- Created Social Media accounts

- Provided weekly updates to OIPA Commissioners

- Created a temporary brand, logo, and business cards

- Met with Burlington Capital and OEDC regarding the Airport Business Park

- Did a boundary tour of the OIPA: working on tour for Board Members

- Met with several community stakeholders and will continue these meetings

- Met with HR&A

- Meeting with Golden Shovel, and Wheelhouse,

- Met with CAC

Board Retreat

- Preferred dates to visit Port KC are September 11-12

- Transportation to KC

- Lodging while in KC

CAC

- Two vacancies

- Review of applicants

Finance Committee

- Discussed minimum balance requirements

- Discussed interest funds request

Real Estate and Development Committee

- Discussed RED engagement with Spark CDI, Front Porch Investments, and the Omaha Municipal Land Bank.

Omaha Inland Port Authority Monthly Community Advisory Committee Meeting Minutes

Meeting Date and Time	
Date of Meeting:	Tuesday July 22, 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:	Garry Clark, Osuman Issaka, Randi Peavy, Joe Higgins, Ashlei Spivey, Lavonya Goodwin, Sen. Terrell McKinney
Absent from Meeting:	Joe Fox, Candice Price, Mike Maroney

Additional Attendees:

The regular meeting of the Community Advisory Committee of Omaha Inland Port Authority was called to order at 5:07 PM on July 22, 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.. Inland Port Authority Meeting Updates
 - Airport Business Park boundaries expanded
 - Potential New Are under review
 - Predevelopment Phase is coming to an end- October time frame
 - Sen. McKinney provided update on the Surveys
 - Working with UNO
 - CAC Openings-
 - 1 Currently
 - 1 Upcoming end of August- Randi Peavy has provided her resignation
 - Funds- State \$11M
 - Affordable Housing
 - Economic Development
 - Enhancing ABP or Innovation District

2. Strategic Discussions
 - Review of the next meetings
 - Set dates for next quarterly and Monthly
 - Review the takeaways from meeting with IPA Members
 - Review need for monthly meetings
 - Ensure meetings are worthwhile and productive

IV. Consideration of New Business

1. Roundtable-
 - Ashlei-
 - Have Melissa look into Board Effect for meeting minutes etc.
 - State is facing a deficit
 - Potential for state to pull back funds
 - Randi-
 - Resigning end of August
 - Will volunteer where needed
 - Suggests to have someone from IPA board at CAC Meetings
 - Garry-
 - Giving Timeline for appraisals
 - LaVonya-
 - Working to improve beautification in neighborhoods
 - Site remediations
 - Grass Roots Level
 - Basic Engagement
 - Joe H-
 - SSN-92 Memorial for USN
 - To be erected in Levi Carter Park
 - Shore Line cleanup TBD

V. Agenda and Time of Next Meeting

The next meeting will be held at 5PM on August 21,2025 at:

I Be Black Girl
2306 N 24th St
Omaha, Nebraska
68110

The next quarterly meeting to be held on September 16, 2025 7pm Metropolitan Community College.

The meeting was adjourned at 6:55 PM by Osumanu Issaka.

Minutes submitted by: Melissa A Youngblood

Minutes approved by: Osumanu Issaka

Airport Business Park

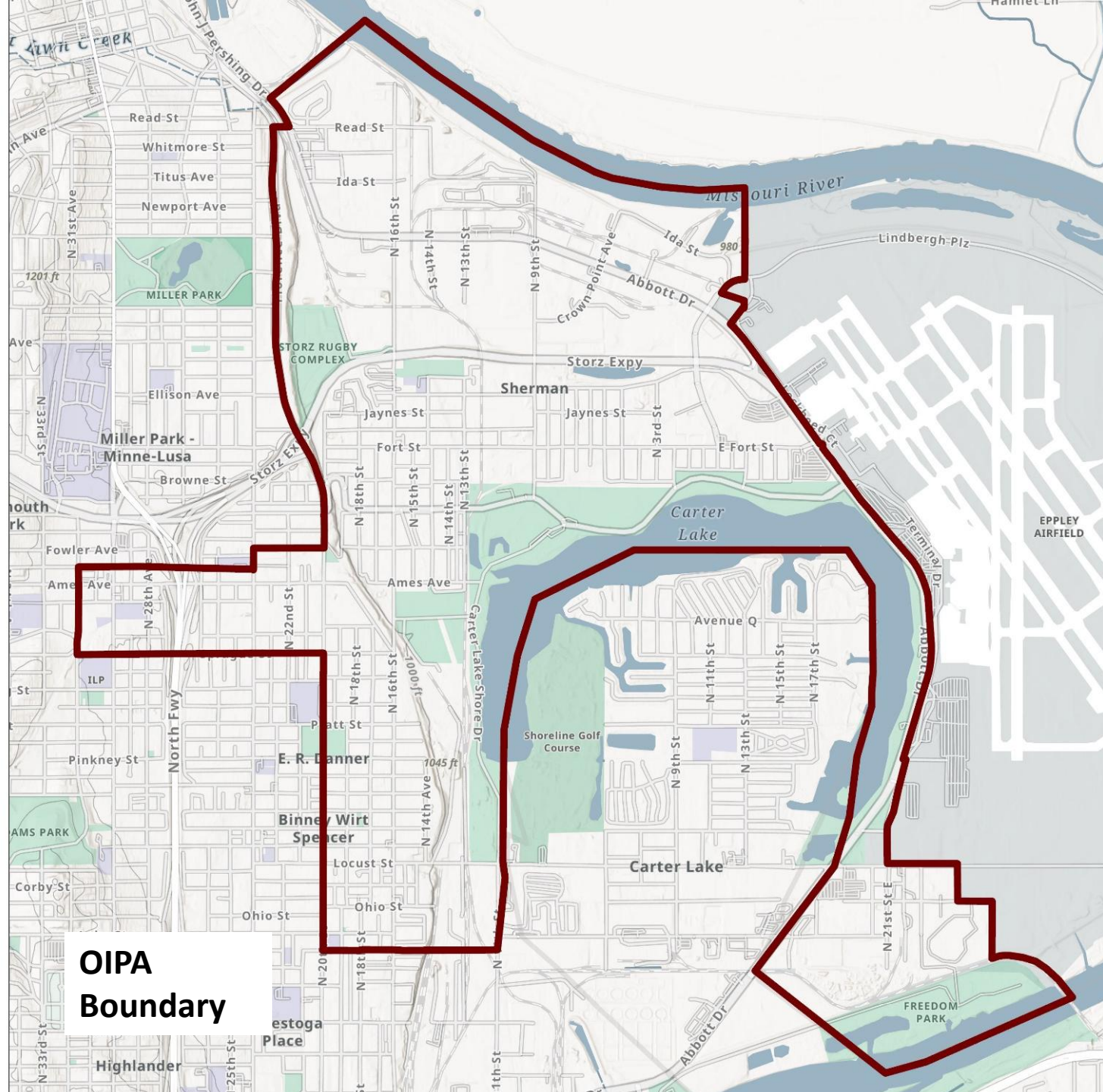
INLAND PORT AUTHORITY REPORT

REPORT DATE:
August 7, 2025



Burlington
CAPITAL

**OIPA
Boundary**



Project Background

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

Guiding Principle: To foster desirable transformation, fundamental change, and long-lasting economic growth, by - **creating quality jobs, Spurring wider economic and community development and create a beautiful and attractive environment** with varied transportation and access options

- **Total Grant Awarded:** \$89,618,400
- **Limited Release of Funds (ROF):** \$7,370,000
- **Limited ROF Date:** March 2025
- **Purpose of Limited ROF:** Predevelopment for Airport Business Park, including planning, design, site studies, and community engagement.

Predevelopment Progress Report - July 2025

Landowner Engagement

- Midwest ROW (MROW) contacted 175 landowners and met with 57, representing 94 parcels (33% of landowners).
- Individual landowner responses were shared with the OIPA Board in Executive Session.
- Conversations with landowners within the expanded boundary have begun.

Community Engagement

- A Community Engagement Plan was submitted for OIPA review in April 2025.
- A second project update letter was sent to all ABP II landowners in May 2025 and posted on the OEDC website.
- A Community Engagement consulting team has been identified and engaged with.
- A one-page ad and survey was published in a Native Omaha Day booklet, with 5,000 copies printed.
- Window graphics describing the project and inviting feedback were installed in OEDC's storefront windows.

Site Option Contracts

- An appraiser has been engaged to appraise certain tracts of land. These valuations will be used to obtain option agreements.

Feasibility Studies

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

Infrastructure Planning

- All three areas identified for potential development have had the infrastructure analyzed.

Initial Business Recruitment Efforts

- Conversations with initial businesses interested in land have begun.

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

Recent Activities

- Began preliminary analysis of property outside of previous two-mile limit.

Milestone Progress

Milestone: Community Engagement

- Status: Ongoing
- Date Started: July 17, 2024 (1st Public Meeting)-See notes .
- Date Completed: Ongoing
- Who's the community engagement consultant: 8th & Home and Moxie 16 are partnering on this scope.

Recent Activities :

- Presented Community Engagement Plan to OIPA Development Committee
- Second project update sent to landowners (May 2025)
- Identified and engaged with a Community Engagement consultant.
- Published an ad with a survey link in 5,000 booklets printed for Native Omaha Days. Offering a raffle drawing of 3, \$100 Visa gift cards to incentivize residents to complete the survey.
- Installed window graphics in OEDC's storefront, explaining the goals of the project and inviting people to share feedback and ideas online.

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 Progress



Milestone Progress

Milestone: Initial Landowner Engagement

- Status: Ongoing
- Date Started: July 2024. One-on-one meetings began Q1 2025.
- Date Completed: Ongoing

Recent Activities

- Contacted **175 landowners** (57 meetings, 94 parcels)
- Responses shared with OIPA Board in Executive Session
- Appraiser engaged for valuation of specific tracts of land.
- Conversations are underway with landowners within the newly expanded boundary.
- Targeting land aggregation for viable project sites

Financial Update

Item	Original Budget	Spent To Date	Remaining
Due Diligence	\$900,000	\$0	\$900,000
Property Owner Engagement	\$300,000	\$51,018	\$248,982
Community Engagement	\$100,000	\$17,763	\$82,237
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	\$3,000	\$97,000
Contingency	\$500,000	\$0	\$500,000
Administrative Fee	\$670,000	\$223,333	\$446,666
TOTALS	\$7,370,000	\$295,114	\$7,074,886

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.

Next Steps (90 Days)

Task: Approval of the Community Engagement Plan.

- Responsible Party: OIPA Board
- Target Date: Needed ASAP.

Task: Formally engage Community Engagement consultant

- Responsible Party: Airport Business Park team.
- Target Date: Completed

Task: Formally engage Government Funding consultant.

- Responsible Party: Airport Business Park team.
- Target Date: Completed.

Task: Begin to obtain option agreements on identified parcels.

- Responsible Party: Airport Business Park team.
- Target Date: Ongoing

Q&A

Innovation District Progress Report
Prepared By: HR&A Advisors
Reporting Period: July 1st – July 31st 2025
Date Submitted: July 30th, 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 July, our team completed the 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 compiling our analyses into a draft existing conditions summary report.

Our team hosted a focus group meeting in early July with residents and community leaders in North Omaha to understand existing economic development conditions in North Omaha and identify opportunities for physical and programmatic investments within an innovation district. We also completed our first round of developer interviews to understand existing development conditions and opportunities. Additionally, Consultant Team members met with staff members from Mayor Ewing’s administration to better understand existing development activities and housing initiatives and how to integrate the innovation district’s housing approach with the City’s housing priorities.

The Consultant Team is preparing for the next community engagement event, now scheduled for August 7th. As part of this preparation, the Consultant Team has created and disseminated community meeting flyers to the public and created a meeting presentation detailing innovation district approaches, identity, and existing site conditions which will be discussed by community meeting participants during breakout sessions. These concepts are being 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: 60%
 - 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: 90%
 - 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: 90%
 - Summary of Activities:
 - *Spatial (GIS) data collection and analysis*
 - *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: 75%
 - 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: 75%
 - 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: 90%
 - 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: In Progress
 - % Complete: 0%
 - Summary of Activities: N/A
 - 3.2 Pro Forma Model Development
 - Status: Not Started
 - % Complete: 10%
 - Summary of Activities:
 - *Creating pro forma model to illustrate financial performance for innovation district concepts and highlight funding priorities for the innovation district.*

- 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 and published summary findings from focus group workshops and public community meeting.*
 - 5.2 Visioning Charrette
 - Status: In Progress
 - % Complete: 80%
 - Summary of Activities:
 - *Confirmed meeting dates and location with the Client*
 - *Created and circulated outreach materials for the community to attend the meeting*
 - *Drafted public meeting presentation and additional meeting collateral*
 - 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 July 1st – July 31st

- Task 1: Existing Conditions Analysis:
 - Contracted amount: \$125,000
 - % Complete: 90%
 - Amount Billed to Date: \$112,500
 - Notes:
- Task 2: Customized Vision Plan for North Omaha
 - Contracted amount: \$150,000
 - % Complete: 80%
 - Amount Billed to Date: \$120,000
 - Notes:
- Task 3: Detailed Financial Pro Forma
 - Contracted amount: \$95,000
 - % Complete: 5%
 - Amount Billed to Date: \$4,750
 - 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: 55%
 - Amount Billed to Date: \$44,000
 - Notes:
- Consultant Team Expenses:
 - Contracted amount: \$31,000
 - % Complete: 24%
 - Amount Billed to Date: \$8,598
 - Notes: As of July 30th
- 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 draft of full existing conditions report*

Task 2: Customized Vision Plan for North Omaha

- *Complete anti-displacement analysis*
- *Collect feedback on concept scenarios from community*

Task 3: Detailed Financial Pro Forma

- *Create financial pro forma*
- *Continue gathering data inputs for financial pro forma*

Task 5: Community Engagement

- *Continue preparing for August community workshop*
- *Host August community workshop*

Prepared by:

Erin Lonoff

Principal

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