



**September 4, 2025**  
**Metropolitan Community College, Bldg. 21, Room 112, 9:00 A.M.**  
**5300 N. 30<sup>th</sup> Street, Omaha, NE 68111**

Agenda and materials are available online at [Omahaipa.com](http://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:

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**1) Call to Order – Roll Call**

**2) CERTIFICATION OF PUBLICATION**

Omaha Inland Port Authority Office Manager certifies publication in the Daily Record on August 29, 2025, notice of the Omaha Inland Port Authority Meeting on September 4, 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 August 7 meeting minutes [See Attached](#)
- b) Capital Asset Management Policy- Recommendation from the Finance Committee for Board approval. [See Attached](#)
- c) Approval to start drafting strategic action plan for OIPA-Recommendation from Real Estate and Development committee for Board approval.
- d) Consider application(s) for CAC opening

**4) Executive Director Report**

**5) Committee Reports**

- a) Executive & Governance- [See Attached](#)
- b) Real Estate and Development -[See Attached](#)
- c) Finance- [See Attached](#)
- d) Operations - [See Attached](#)
- e) Community Advisory- [See Attached](#)
  - i) Quarterly Community Meeting, Tuesday, September 16, 6pm, MCC Bldg. 10 Auditorium

**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**

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 subject: **Real estate acquisition.**

**8) Discussion Items**

- a) Board Retreat: September 11- 12, Kansas City, MO
- i) Visit Port KC – Kansas City's Inland Port Authority

**Next Meeting** The next meeting is scheduled for Thursday, October 2, 2025, at 9 am at Metropolitan Community College.

***Public comment is limited to 3 minutes per person per item.***

# OMAHA INLAND PORT AUTHORITY

## MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

August 7, 2025

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

5300 N. 30<sup>th</sup> Street, Omaha, NE 68111

<https://omahaipa.com/>

### ATTENDANCE:

Members					
Terrell McKinney (Chair)	√	Thomas Warren	√	Brook Aken	√
Mike Helgerson	√	Davielle Phillips	√	Jake Hoppe	√
Michael Riedmann	√	Carmen Tapio	A	Ernest White	√
Garry Clark Executive Director	√	Joel Pedersen Legal Counsel	√		
Theola M. Cooper Office Manager	√	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 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).

Agenda Item #	Description	Result			
3 a	Minutes of July 3, Meeting Motion made by <b>Helgerson</b> to accept July 3 minutes, Second by <b>Warren</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3 b	Finance Committee recommendation to the Board for ED signing authority to approve up to \$25,000 for expenditures; above that amount would require board approval. This is in alignment with the committee and board chair approval authority already in place. Motion made by <b>White</b> to approve signing authority for ED, Second by <b>Helgerson</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y

# OMAHA INLAND PORT AUTHORITY

Agenda 3 c	Approval to offer 403(b) plan to Office Manager Motion made by <b>Warren</b> to approve offering the 403(b) plan to the Office Manager Second by <b>Riedmann</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3 d	Approval to enter into a service agreement with Infinet Solutions for continued IT support Motion made by <b>White</b> to enter into a service agreement with Infinet Solutions for continued IT support Second by <b>Phillips</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3e	Approval to accept the proposal from Golden Shovel Agency for economic website design and development Motion made by <b>White</b> to accept Golden Shovel Agency proposal. Second by <b>Aken</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	
3f	Consider applications for CAC opening. Motion made by <b>Warren</b> to accept Pastor JKevin Chambers application for the CAC Second by <b>Riedmann</b>	<b>Approved 8-0</b> Tapio Absent			
McKinney	Y	Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y

***Public Comment, limited to 3 minutes***

## 4) Executive Director Report

## 5) Committee Reports

- a) Executive and Governance
- b) Real Estate and Development
- c) Finance Committee
- d) Operations
- e) Community Advisory- 3<sup>rd</sup> Thursday of the month 6pm

***Public Comment limited to 3 minutes***

## 6) Project Reports

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

***Public Comment limited to 3 minutes –***

# OMAHA INLAND PORT AUTHORITY

## 7) Closed Session:

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 subject: Real estate acquisition.

8)

7a	Motion made by <b>McKinney</b> to go into Executive Session to discuss Real Estate acquisition. Second by <b>Warren</b>				<b>Approved 8-0</b> Tapio Absent	
McKinney	Y	Warren	Y	Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
7b	Motion made by <b>Helgerson</b> to conclude the Executive Session to discuss Real Estate acquisition. Second by <b>White</b>				<b>Approved 6-0</b> Tapio, Warren, and Hoppe Absent	
McKinney	Y	Warren		Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio		White		Y

## 9) Discussion Items

a) Board Retreat

i) Dates are September 11 – 12

	Motion made by <b>Reidmann</b> to adjourn the OIPA Board of Commissioners Meeting Second by <b>White</b>				<b>Approved 6-0</b> Tapio, Warren, and Hoppe Absent	
McKinney	Y	Warren		Aken		Y
Helgerson	Y	Phillips	Y	Hoppe		
Riedmann	Y	Tapio		White		Y

**Next Meeting** The next meeting is scheduled for September 4, 9:00 AM at Metropolitan Community College

There being no further business, meeting was adjourned at 11:24 am

Theola Cooper, Office Manager/Executive Administrative Assistant

## CAPITAL ASSET MANAGEMENT POLICY

### Purpose

This policy is intended to be a guide to the Omaha Inland Port Authority's determination of expenditures which are subject to capitalization, guidance on depreciable life, asset inventory and accountability procedures, and asset disposal to comply with the requirements of GASB Statement 34: Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.

### Background

GFOA recommends that state and local governments consider the following guidelines in establishing capitalization thresholds:

- *Potentially capitalizable items should only be capitalized only if they have an estimated useful life of at least two years following the date of acquisition;*
- *Capitalization thresholds are best applied to individual items rather than to groups of similar items (e.g., desks and tables), unless the effect of doing so would be to eliminate a significant portion of total capital assets (e.g., books of a library district);*
- *In no case should a government establish a capitalization threshold of less than \$5,000 for any individual item;*
- *In establishing capitalization thresholds, governments that are recipients of federal awards should be aware of federal requirements that prevent the use of capitalization thresholds in excess of certain specified maximum amounts (i.e., currently \$5,000) for purposes of federal reimbursement; and*
- *Governments should exercise control over potentially capitalizable items that fall under the operative capitalization threshold.*

GASB 34 states that capital assets should be reported at historical cost. The cost of a capital asset should include any charges necessary to put the asset into place. Donated capital assets should be reported at their estimated fair value at the date of donation. Capital assets include moveable property (furniture & fixtures, machinery & equipment, automobiles, etc.), land, land improvements, buildings, building improvements, leasehold improvements, infrastructure, historical treasures & works of art, and all other tangible or intangible assets that are used in operations that have initial useful lives beyond a single reporting period. Capital assets that are not being depreciated should be disclosed separately from those that are being depreciated.

### Definitions

The Omaha Inland Port Authority (OIPA) will adopt the following definitions:

**Capital Asset** - an investment in tangible assets (things you can physically touch) intended for long term use in the ordinary course of business operations. An asset must meet both of the qualifications below to be considered a capital asset:

- a. It must have a useful life of more than 2 years.
- b. It must not lose its physical identity upon installation. For example, a pump that can be utilized in a number of production areas would be a capital asset. However, a pump that

is a built-in component of another capital asset, and can only be used for that purpose, would not be considered a capital asset by itself.

**Capital Improvement** – An expenditure to bring the asset to a condition of intended use, beyond its original or current state. Improvements will increase an asset's proper function or service capacity, perform a required extension of "useful life," enhance the quality of services, reduce future operating costs, or upgrade essential parts of the asset. Examples include modernizing elevator cabs, installing variable frequency drives on cooling tower motors, upgrading to energy-efficient lighting, or any other significant, value-adding improvements.

**Construction-In-Progress** – is a category of capital assets, which represent the cost of building, improvements other than buildings, infrastructure, or equipment under construction. When completed, the total cost is removed from construction-in-progress and reported under the appropriate capital asset category. Construction-in-progress is not depreciated.

**Economic Utility** - the capacity of an individual capital asset to satisfy its intended economic purpose. This definition will most likely apply to repairs of current capital assets. Some repairs will add economic utility and should be capitalized, while others do not add economic utility and should not be capitalized.

**Historical Cost** - An accounting method in which assets are listed on a balance sheet with the value at which they were purchased, rather than the current market value. The historical cost principle is used to reflect the amount of capital expended to acquire an asset, and is useful for matching against changes in profits or expenses relating to the asset purchased, as well as for determining past opportunity costs.

**Infrastructure** - Assets are long-lived capital assets that are normally stationary in nature and can be preserved for a significantly greater number of years than most capital assets. Examples of infrastructure assets include: roads, bridges, tunnels, drainage systems, water and sewer systems, dams, lighting systems, and data and communication networks.

**Intangible Asset** – an investment in intangible assets (things which you cannot touch) includes intellectual property such as software, patents, trademarks, and copyrights.

**Repair and Maintenance** – Both routine repair and maintenance are performed to restore the asset's physical condition and/or operation to a specified standard, prevent further deterioration, replace or substitute a component at the end of its "useful life", serve as an immediate but temporary repair, or assess ongoing maintenance requirements.

## **Guidelines**

### **A. Improvements**

Improvements provide additional value by either 1) lengthening a capital asset's estimated useful life or 2) increasing a capital asset's ability to provide service (i.e, greater effectiveness or efficiency).

OIPA will also consider the "three-part improvement test" for capitalizing expenditures to "improve" a pre-existing unit of property. For this purpose, a unit of property is improved if the expenditures result in:

1. A betterment to the structure, material condition, increase productivity, efficiency, strength, quality, or output of the unit of property. Example: 50% reduction in energy costs is considered material, while 10% is not.
2. Restorations are made to restore a unit of property. The amount paid for the replacement of a “major component or substantial structural part” of a unit of property is an amount paid to restore (and therefore improve) the unit of property. Determination of whether a component or part was “major” or “substantial” depends on the facts and circumstances.
3. New or different use – adaptation of property to a new or different use.

## **B. Donated Assets**

1. Prior to accepting any donated capital assets, the capital asset will be reported to the OIPA Finance Director.
2. Upon approval from the OIPA Executive Director or the OIPA Board, the donated capital assets will be reported to the OIPA Finance Director at their estimated fair value at the time of acquisition plus ancillary charges, if any.

## **Method of Depreciation**

For simplicity and consistency, the Omaha Inland Port Authority will use the straight-line depreciation method (historical cost divided by useful life) for depreciation of all depreciable capital assets. In addition, it will be assumed that the capital assets will have no salvage value.

A half year of depreciation will be taken in the year the asset is placed into service or disposed of, regardless of the actual date of service or disposal. The actual date of service will be tracked, however.

## **Asset's Threshold & Useful Life**

The Omaha Inland Port Authority Finance Department's parameters for treatment of Fixed Assets:

1. Capitalization threshold levels and useful lives for capital assets are as follows:

<b>Capital Asset</b>	<b>Threshold</b>	<b>Useful Life</b>
Movable Property (not including computer software)	\$10,000	Varies – see table detail
Computer s/w purchased or developed for internal use	\$10,000	3 years
Buildings & improvements	\$10,000	Varies – see table detail
Land and nondepreciable land improvements	N/A – capitalize all	No useful life assigned for inexhaustible assets
Infrastructure	\$10,000	30 years
Historical works of art	N/A	No useful life – inexhaustible
Leasehold improvements	\$10,000	< of 20 years or lease term



2. The straight-line depreciation method will be used for depreciation of all depreciable capital assets.
3. A half year will be taken for the year assets are placed into service or disposed of.
4. Repairs and maintenance will not be capitalized only improvements. See definition.
5. Land and construction in progress are not depreciated.

Description of Assets and Examples	Useful Life
<b>Moveable Property</b>	
Office furniture & fixtures Examples: desks, file cabinets, large cubicles, fire proof secure storage containers	10
Computers & peripheral equipment Examples: hard drives, printers, servers, large scanners, TV screens, mounted projectors, AV equipment	4
Medical equipment	5
Automobiles	7
High mileage automobiles Examples: Police cars	5
Light general-purpose trucks (<13,000 lbs.)	5
Heavy general-purpose trucks (>13,000 lbs.)	6
Trailers and trailer mounted container	8
Buses	9
Construction equipment Including lawn and snow removal equipment.	6
Recreation assets used in the community center Examples: exercise equipment, pool tables, billiards and pool halls, bowling alleys, theatres, and miniature golf courses.	8
Telephone central office equipment, police scanners and radios	10
<b>Buildings and Improvements</b>	
Single Use buildings	40
Service station buildings and related exterior improvements.	30
Roof	20
<b>Depreciable Land Improvements</b>	
Land improvements that are depreciable & other improvements other than buildings Examples: sidewalks, paths and trails, sprinkler systems, fences & gates, landscaping, fountains,	20

<b>Infrastructure</b>	
Examples: highways, roads, bridges, tunnels, sidewalks, curbs, gutters, street signage, street lamps, traffic signals, drainage systems, water and sewer systems, lighting systems, railroad tracks, trestles, canals, waterways, spillways, locks, dams, levees, seawalls, lakes/reservoirs, water bottoms, beaches, boat ramps, boat docks, piers, wharfs, boardwalks, radio or television towers, airport runway/taxiway, data and communication networks	30

### **Asset Control**

Maintaining an effective and accurate inventory of OIPA-owned property (assets) is necessary for insurance and reporting purposes. The Finance Department is responsible for the maintenance of automated inventory records for OIPA property over the established value threshold and for reporting said assets as part of OIPA's Financial Statements.

### **Asset Inventory**

The Finance Department will periodically perform a physical inventory of the assets within each Department and Property Coordinators will be notified prior to the actual physical count. A list of assets assigned to each location will be generated from the automated database records. The list will include an inventory number, description of the item, the account number and a location where the item can be found. The individuals performing the inventory will verify the location of each item on the list and identify any new assets that need to be assigned an inventory number and added to the database. If there are items on the list that are not found, an inquiry will be made to determine the location or disposition of the item(s). Finance Personnel and Property Coordinators will complete any necessary disposition forms or theft reports.

### **Asset Accountability**

Department Directors will be responsible for tracking and controlling all property owned by the Omaha Inland Port Authority. Property over an established value threshold will be appropriately identified, periodically verified, transferred according to established guidelines and accounted for in a computerized database system by Finance Department personnel and the designated Property Coordinators from all OIPA departments.

Department Directors shall:

1. Appoint a Property Coordinator for their Department.
2. Make each employee aware of the Asset Control policy.
3. Inform employees that OIPA is not responsible for personal items brought into the workplace.

Property Coordinators shall:

1. Serve as the liaison regarding property between their department and the Finance Department.
2. Be responsible for assisting the Finance Department with maintaining the fixed asset inventory and periodic inventory of the equipment.
3. Be aware of all equipment additions, transfers and disposals in their department and report the same to the Finance Department when the event occurs and according to the following procedure.
  - a. Acquisition of property over the value threshold shall be reported to the Finance Department on the Fixed Asset Report Form accompanied by a copy of the purchase order and the invoice.
  - b. Acquisition of property over the value threshold that must be licensed, in addition to the above requirements, shall be reported to OIPA Clerk with all original paperwork (invoice, certificate of origin, sales and use tax statement, and application of title).

### **Construction-In-Progress**

During the construction of or upgrading of buildings, improvements other than buildings, infrastructure or equipment, the cost of the construction-in-progress will not be depreciated. When completed and signed off as completed by an OIPA Engineer, the total cost is removed from construction-in-progress and reported under the appropriate capital asset category.

### **Surplus Assets**

OIPA property that has become unserviceable, unusable, or outdated may be considered surplus. Disposal of surplus property can be accomplished by transfer, trade-in, auction or disposal.

1. Transfer - Equipment that is included in the database can be transferred to another department within OIPA by completing the Fixed Asset Report Form and sending a copy to the Finance Department. Property Coordinators in both the transferring and the receiving departments should also keep copies of the form.
2. Disposal – Real property owned by OIPA shall be disposed of in accordance with Nebraska State Statute 23-107.01. OIPA Council shall hold a public hearing prior to any such sale or lease, as per statute, and will make a formal decision regarding the disposal of such asset at a public meeting.

Other property shall be disposed of at public auction, after being declared surplus in accordance with Nebraska State Statute 23-3115. All OIPA identifying information shall be removed before disposal. Any electronic or digital media shall be erased of any information or rendered inoperable and useless before disposal. Department heads shall provide written documentation of assets disposed of, and a full accounting will be provided to the Finance Director.

3. Annexation – Upon annexation of county property/infrastructure by OIPA (roads/bridges/etc.), those items will be absorbed from the county's capital asset listing.



Executive and Governance Committee

Meeting  
Via TEAMS 10:00 AM  
August 26, 2025

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**MEMBERS PRESENT:** Sen Terrell Mckinney, Davielle Phillips,  
Carmen Tapio, Thomas Warren

**STAFF:** Gary Clark, Executive Director  
Theola Cooper, Office Manager

**The Committee discussed the following:**

**Board Retreat**

**Airport Business Park reporting procedures**

**HR&A reporting procedures regarding the Innovation District**

Second community meeting held August 7 at MCC

Collaboration between HR&A and the Airport Business Park

**Real Estate and Development Committee**

**Community Advisory Committee**

Vacancies

Review of applications

**Items for the September 4, 2025 OIPA Board Meeting**



## Real Estate and Development Committee

### Meeting

August 19, 2025

**Members Present:**

Davielle Phillips, Jake Hoppe

**Not Present:**

Mike Reidmann

**Staff:**

Garry Clark, Executive Director

- 1) Review current meeting cadence and revise as needed
- 2) City Comprehensive Plan Opportunity – Recap
- 3) Negotiation & Partnerships – need to start detailed MOU/partnership conversations
  - a. Residential Development
    - i. Front Porch Investments
    - ii. Spark CDI
    - iii. Omaha Municipal Land Bank
    - iv. Empowerment Network
    - v. City of Omaha
  - b. Commercial Development – discuss collaboration & Master Planning
    - i. Airport Business Park – Omaha Economic Development Corporation & Burlington Capital
    - ii. Innovation District – HR&A, Lamp Rynearson, & Vireo
- 4) Last Board & Committee Meeting Recap
  - a. Funding – Perkins Canal and other sources – approx..... \$11 Million
- 5) OIPA Comprehensive Plan needs & solicitation
  - a. Urgency for Housing Master Plan
    - i. North 16<sup>th</sup> Street Comprehensive Plan (Commercial & Residential)
    - ii. Housing Affordability Action Plan
- 6) Project Opportunities & Inquiries
  - a. List of Potential Projects
  - b. Tracking Projects
  - c. Prioritizing Projects
  - d. How to handle inquiries



Finance Committee

Meeting

August 20, 2025

**Present:** Carmen Tapio (Chair), Ernest White, Stacy Robinson, Garry Clark, Theola Cooper

**Not Present:** Mike Helgersen

1. Review Meeting Schedule 2025 (all meetings 10:30am)
  - September 17<sup>th</sup>
  - October 15
  - November 19<sup>th</sup>
  - December 17<sup>th</sup>
2. Review of bank account structure
3. General finance process review
4. Accounts Payable
5. Account minimum balance
6. Statement of Net Position
7. Discussion regarding Interest Funds request made. Request is being worked on with the Treasurer's office.
8. RFP for Audit Services
  - a. Approval of Bland and Associates to provide Audit Services
9. Capital Asset Management Policy-Recommendation from the Finance Committee for approval from the Board.
10. Airport Business Park
11. Action items.

Omaha Inland Port Authority  
OIPA Budget vs. Actual  
From Jan 2025 to Jul 2025

	Community Advisory Committee				Operating				Projects								Innovation District				Total				Total			
	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	Amount	Budget Amount	Amount Over Budget	% of Budget	
Ordinary Income/Expense																												
Income																												
4000 - Grants, in connection with operating activities	\$0.00	\$0.00	\$0.00	0.00%	\$3,000,000.00	\$3,000,000.00	\$0.00	100.00%	\$0.00	\$0.00	0.00%	\$89,618,400.00	\$89,618,400.00	\$0.00	100.00%	\$27,000,000.00	\$27,000,000.00	\$0.00	100.00%	\$116,618,400.00	\$116,618,400.00	\$0.00	100.00%	\$119,618,400.00	\$119,618,400.00	\$0.00	100.00%	
4100 - Interest Income	\$0.00	\$0.00	\$0.00	0.00%	\$938,272.17	\$291,669.00	\$646,603.17	321.69%	\$0.00	\$0.00	0.00%	\$196,985.21	\$0.00	\$196,985.21	0.00%	\$128,403.89	\$8,763.00	\$119,640.89	1,465.30%	\$325,389.10	\$8,763.00	\$316,626.10	3,713.22%	\$1,263,661.27	\$300,432.00	\$963,229.27	420.61%	
Total - Income	\$0.00	\$0.00	\$0.00	0.00%	\$3,938,272.17	\$3,291,669.00	\$646,603.17	119.64%	\$0.00	\$0.00	0.00%	\$89,815,385.21	\$89,618,400.00	\$196,985.21	100.22%	\$27,128,403.89	\$27,008,763.00	\$119,640.89	100.44%	\$116,943,789.10	\$116,627,163.00	\$316,626.10	100.27%	\$120,882,061.27	\$119,918,832.00	\$963,229.27	100.80%	
Gross Profit	\$0.00	\$0.00	\$0.00	0.00%	\$3,938,272.17	\$3,291,669.00	\$646,603.17	119.64%	\$0.00	\$0.00	0.00%	\$89,815,385.21	\$89,618,400.00	\$196,985.21	100.22%	\$27,128,403.89	\$27,008,763.00	\$119,640.89	100.44%	\$116,943,789.10	\$116,627,163.00	\$316,626.10	100.27%	\$120,882,061.27	\$119,918,832.00	\$963,229.27	100.80%	
Expense																												
5000 - Employee Compensation	\$0.00	\$0.00	\$0.00	0.00%	\$36,866.92	\$44,804.00	(\$7,937.08)	82.28%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$36,866.92	\$44,804.00	(\$7,937.08)	82.28%	
5010 - Employer Taxes	\$0.00	\$0.00	\$0.00	0.00%	\$2,735.31	\$14,338.00	(\$11,602.69)	19.08%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$2,735.31	\$14,338.00	(\$11,602.69)	19.08%	
5020 - Contracted Services	\$0.00	\$9,375.00	(\$9,375.00)	0.00%	\$126,246.38	\$94,959.00	\$31,287.38	132.95%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$190,960.14	\$204,750.00	(\$13,789.86)	93.27%	\$190,960.14	\$204,750.00	(\$13,789.86)	93.27%	\$317,206.52	\$309,084.00	\$8,122.52	102.63%	
5030 - Rent	\$0.00	\$0.00	\$0.00	0.00%	\$8,333.32	\$6,345.00	\$1,988.32	131.34%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$8,333.32	\$6,345.00	\$1,988.32	131.34%	
5040 - Utilities	\$0.00	\$0.00	\$0.00	0.00%	\$1,663.14	\$3,342.00	(\$1,678.86)	49.76%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,663.14	\$3,342.00	(\$1,678.86)	49.76%	
5045 - Office equipment & supplies	\$0.00	\$0.00	\$0.00	0.00%	\$10,189.16	\$4,696.00	\$5,493.16	216.98%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$10,189.16	\$4,696.00	\$5,493.16	216.98%	
5046 - Equipment Expense	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$17,155.00	(\$17,155.00)	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$17,155.00	(\$17,155.00)	0.00%	
5050 - Website	\$0.00	\$0.00	\$0.00	0.00%	\$959.40	\$960.00	(\$0.60)	99.94%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$959.40	\$960.00	(\$0.60)	99.94%	
5055 - Travel	\$0.00	\$7,000.00	(\$7,000.00)	0.00%	\$1,075.30	\$0.00	\$1,075.30	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,075.30	\$7,000.00	(\$5,924.70)	15.36%	
5056 - Communication & Tech Tools	\$0.00	\$12,250.00	(\$12,250.00)	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$12,250.00	(\$12,250.00)	0.00%	
5060 - Rental Expenses	\$200.00	\$546.00	(\$346.00)	36.63%	\$0.00	\$300.00	(\$300.00)	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$200.00	\$846.00	(\$646.00)	23.64%	
5065 - Community Outreach	\$0.00	\$24,500.00	(\$24,500.00)	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$24,500.00	(\$24,500.00)	0.00%	
5070 - Insurance	\$0.00	\$0.00	\$0.00	0.00%	\$1,688.75	\$177.00	\$1,511.75	954.10%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$1,688.75	\$177.00	\$1,511.75	954.10%	
5080 - Insurance, D&O	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$1,402.00	(\$1,402.00)	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$1,402.00	(\$1,402.00)	0.00%	
5085 - Leasehold Improvements	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$1,197.00	(\$1,197.00)	0.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$1,197.00	(\$1,197.00)	0.00%	
5090 - Board Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$891.82	\$219.00	\$672.82	407.22%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$922.24	\$0.00	\$922.24	0.00%	\$922.24	\$0.00	\$922.24	0.00%	\$1,814.06	\$219.00	\$1,595.06	828.34%	
5100 - Bank Service Fees	\$0.00	\$0.00	\$0.00	0.00%	\$637.03	\$0.00	\$637.03	0.00%	(\$119.00)	(\$119.00)	0.00%	\$119.00	\$0.00	\$119.00	0.00%	\$70.00	\$0.00	\$70.00	0.00%	\$70.00	\$0.00	\$70.00	0.00%	\$707.03	\$0.00	\$707.03	0.00%	
Total - Expense	\$200.00	\$53,671.00	(\$53,471.00)	0.37%	\$191,286.53	\$189,894.00	\$1,392.53	100.73%	(\$119.00)	(\$119.00)	0.00%	\$119.00	\$0.00	\$119.00	0.00%	\$191,952.38	\$204,750.00	(\$12,797.62)	93.75%	\$191,952.38	\$204,750.00	(\$12,797.62)	93.75%	\$383,438.91	\$448,315.00	(\$64,876.09)	85.53%	
Net Ordinary Income	(\$200.00)	(\$53,671.00)	\$53,471.00	0.37%	\$3,746,985.64	\$3,101,775.00	\$645,210.64	120.80%	\$119.00	\$119.00	0.00%	\$89,815,266.21	\$89,618,400.00	\$196,866.21	100.22%	\$26,936,451.51	\$26,804,013.00	\$132,438.51	100.49%	\$116,751,836.72	\$116,422,413.00	\$329,423.72	100.28%	\$120,498,622.36	\$119,470,517.00	\$1,028,105.36	100.86%	
Other Income and Expenses																												
Other Expense																												
6000 - Transfer Out	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%	\$0.00	\$0.00	\$0.00	0.00%	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%	
Total - Other Expense	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%	\$0.00	\$0.00	\$0.00	0.00%	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%	
Net Other Income	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%	(\$7,370,000.00)	(\$7,370,000.00)	\$0.00	100.00%	\$0.00	\$0.00	\$0.00	0.00%	(\$7,370,000.00)	(\$7,370,000.00)	\$0.00	100.00%	(\$7,370,000.00)	(\$7,370,000.00)	\$0.00	100.00%	
Net Income	(\$200.00)	(\$53,671.00)	\$53,471.00	0.37%	\$3,746,985.64	\$3,101,775.00	\$645,210.64	120.80%	\$119.00	\$119.00	0.00%	\$82,445,266.21	\$82,248,400.00	\$196,866.21	100.24%	\$26,936,451.51	\$26,804,013.00	\$132,438.51	100.49%	\$109,381,836.72	\$109,052,413.00	\$329,423.72	100.30%	\$113,128,622.36	\$112,100,517.00	\$1,028,105.36	100.92%	

**Omaha Inland Port Authority  
Statement of Net Position  
End of Jul 2025**

Financial Row	Amount
<b>Current ASSETS</b>	
<b>Cash and Cash Equivalents</b>	
<b>Bank</b>	
1000 - Operating Account (Checking)	\$503,730.53
1010 - Airport Bus Park MM (Savings)	\$80,548,262.89
1020 - Airport Bus Park Operating (Checking)	\$2,629,930.00
1030 - Innovation District MM (Savings)	\$27,127,127.83
1040 - Innovation District Operating (Checking)	\$14,007.16
1050 - OIPA Interest MM (Savings)	\$4,988.55
1060 - OIPA MM (Savings)	\$2,301,622.00
1072 - Bill.com Money Out Clearing	\$700.04
<b>Other Current Asset</b>	
1300 - Prepaid	\$4,616.29
<b>Non-current Assets</b>	
1503 - Equipment	\$10,549.28
<b>Total ASSETS</b>	<b>\$113,145,534.57</b>
<b>Liabilities &amp; Net Position</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 - Accounts Payable	\$10,715.89
<b>Other Current Liability</b>	
2200 - Payroll Taxes Payable	\$6,196.32
<b>Total Other Current Liability</b>	<b>\$6,196.32</b>
<b>Total Current Liabilities</b>	<b>\$16,912.21</b>
<b>Net Position</b>	
Net Income	\$113,128,622.36
<b>Total Net Position</b>	<b>\$113,145,534.57</b>





## OPERATIONS COMMITTEE MEETING

Via TEAMS 8:00 am

August 26, 2025

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### **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-**

Planning  
Engagement  
Strategy

#### **Board Retreat**

#### **CAC**

Vacancies  
Review of applicants

#### **Finance Committee**

Discussed interest funds request  
Executive Director Access  
Policy – Creative Planning

#### **Real Estate and Development Committee**

Strategic Action Plan Conversation  
Airport Business Park  
Innovation District

# **Omaha Inland Port Authority**

## **Monthly Community Advisory Committee Meeting Minutes**

<b>Meeting Date and Time</b>	
<b>Date of Meeting:</b>	Thursday August 21,, 2025
<b>Time of Meeting:</b>	5:00 PM
<b>Meeting Location</b>	
<b>Location of Meeting:</b>	I Be Black Girl 2306 N 24th St Omaha, Nebraska 68110
<b>Meeting Attendees</b>	
<b>Present at Meeting:</b>	Garry Clark, Osuman Issaka, Lavonya Goodwin, Melissa Youngblood, Candice Price, Kevin Chambers
<b>Absent from Meeting:</b>	Randi Peavy, Joe Higgins, Ashlei Spivey
<b>Additional Attendees:</b>	Naomi Hadaway, Mikayla McMorris, Mike Maroney

The regular meeting of the Community Advisory Committee of Omaha Inland Port Authority was called to order at 5:02 PM on August 21, 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. Updates from Mike Maroney
  - Introduced Naomi Hadaway
    - Here to guide community engagement
    - Feedback Sessions
  - Introduced Mikayla McMorris
    - Moxie16
      - Community outreach
  - Meeting with HR&A
    - Looking to align efforts, make sure everyone is on the same page
    - Date for meeting is 8/22/25
- 2.. Inland Port Authority Meeting Updates
  - Revamping the OIPA Website
  - No updates for the Survey
  - Projects
    - KC Visit will be a conversation session

- CAC Attendees- Kevin Chambers and Candice Price
      - Potential 3rd person being Joe Higgins
  - Creative Housing Campus review
  - Low hanging fruit-
    - Potential rehab program for renters/owners
      - Request to CAC to recommend 3 areas for housing rehab
        - Who is the target audience?
        - What is the liability?
      - Garry mentioned requesting \$2 million for this project.
  - 2 Outstanding positions on CAC
    - Replace Randi Peavy and Joe Fox
  - 2 positions for the OIPA
  - Negotiating the additional space needed for the OIPA as the current location has been outgrown.
- 3. Strategic Discussions
  - Review of the next meetings
    - September will be the quarterly meeting, no monthly meeting that day
    - October next monthly meeting
    - Request for more information on meetings
      - LaVonya Goodwin
        - No Tuesdays
      - Ashlei Spivey
        - Request to have them on Wednesday or Thursday
      - Osuman Isaaka
        - Agreed with the two above
      - Melissa Youngblood
        - No Mondays or weekends
  - 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- N/A

#### **V. Agenda and Time of Next Meeting**

The next meeting will be held at 5PM on October 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 6:29 PM by Osumanu Issaka.

Minutes submitted by: Melissa A Youngblood

Minutes approved by: Osumanu Issaka

The map displays the OIPA Boundary in St. Louis, Missouri, outlined in red. The boundary encompasses several key areas:

- Northwest Area:** Includes Miller Park, Miller Park - Minne-Lusa, and the Storz Rugby Complex. Streets shown include Read St, Whitmore St, Titus Ave, Newport Ave, and Ellison Ave.
- Central Area:** Features the Sherman neighborhood, Storz Expy, and Carter Lake. Streets include Jaynes St, Fort St, Ames Ave, and North Fwy.
- Southwest Area:** Includes the E. R. Danner and Binney Wirt Spencer areas. Streets shown are Platt St, Locust St, and Ohio St.
- East Area:** Features Carter Lake, Shoreline Golf Course, and Freedom Park. Streets include Avenue Q, N 11th St, N 13th St, N 15th St, N 17th St, and N 21st St.

Major landmarks and features include the Missouri River, Lindbergh Plz, Eppley Airfield, and various parks like Miller Park and Freedom Park. The map also shows a grid of local streets and major highways like the North Fwy.

**REPORT DATE:**  
September 4, 2025



# 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  $\leq 2$  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 - August 2025

## **Landowner Engagement**

- We have had significant discussions with 4 owners of large parcels.
- Conversations with landowners within the expanded boundary have begun.
- Individual landowner responses were shared with the OIPA Board in Executive Session.

## **Community Engagement**

- A meeting was had between the Innovation District Team (HR&A team), and our (including our community engagement consultants) team.
- Our Community Engagement consulting team was introduced to the Community Advisory Committee (CAC).
- Pre-planning is underway for public meetings in the Fall.

## **Site Option Contracts**

- Appraisal has been received with some preliminary valuations and are under evaluation as we present and have discussions regarding site options.

## **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: 8<sup>th</sup> & Home and Moxie 16 are partnering on this scope.

### Recent Activities :

- Introduced Community Engagement team to CAC and Executive Director of the OIPA.
- Community engagement collaboration call was help with the Innovation District and the ABP team, including our consultants.
- Collaboration discussed with HR&A between Airport Business Park project, Innovation District and OIPA staff.

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: Initial Landowner Engagement

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

### Recent Activities

- Responses shared with OIPA Board in Executive Session
- Appraiser has provided some initial valuations.
- Conversations are underway with landowners within the newly expanded boundary.
- Targeting land aggregation for viable project sites
- Evaluating real estate professionals to facilitate potential acquisitions.

# Financial Update

Item	Original Budget	Spent To Date	Remaining
Due Diligence	\$900,000	\$0	\$900,000
Property Owner Engagement	\$300,000	\$53,843	\$246,157
Community Engagement	\$100,000	\$18,084	\$81,916
Infrastructure Analysis / Plan	\$500,000	\$6,024	\$493,976
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	\$6,000	\$94,000
Contingency	\$500,000	\$0	\$500,000
Administrative Fee	\$670,000	\$279,166	\$390,834
<b>TOTALS</b>	<b>\$7,370,000</b>	<b>\$363,117</b>	<b>\$7,006,883</b>

# 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. (In progress, see previous notes)
- Mitigation Strategy: Expanded informational meeting and discussions with OIPA leadership.

**Challenge #2:** Continually shifting oversight requirements from the OIPA.

**Challenge #3:** Complexity of potential projects and potential legal or technical barriers.

- Mitigation Strategy: Collaborations with various public-private potential partners and extensive due diligence.

# Next Steps (90 Days)

**Task: Approval of the Community Engagement Plan. (Complete)**

**Task: Formally engage Community Engagement consultant (Complete)**

**Task: Formally engage Government Funding consultant. (Complete)**

**Task: Begin to obtain option agreements on identified parcels.**

- Responsible Party: Development Team
- Target Date: Ongoing

**Task: Secure purchase and commence appropriate due diligence of viable parcels for development.**

- Responsible Party: Development Team.
- Target Date: Within the next 90 days.

**Task: Implement full community engagement plan as presented to the OIPA.**

- Responsible Party: Development Team, including Community Engagement consultants.

**Task: Explore potential collaboration between Airport Business Park project and the Innovation District.**

- Responsible Party: OIPA Leadership and OEDC / Burlington Capital team.

**Task: Complete Deliverables outlined in the contract amendment between OEDC and OIPA, dated 01/03/2025.**

- Responsible Party: Development Team

**Q&A**

Innovation District Progress Report  
Prepared By: HR&A Advisors  
Reporting Period: August 1<sup>st</sup> – August 31<sup>st</sup> 2025  
Date Submitted: August 27<sup>th</sup>, 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 and business planning work with the Omaha Inland Port Authority (OIPA) subcommittee (the “Client”).*

*In August, our team hosted a community meeting at the Metropolitan Community College (MCC) Swanson Center. This event was attended by over 75 community members and included a presentation on the draft innovation district vision and principles, innovation district models, and innovation district identity. Community members then discussed what an innovation district could mean for the community, important assets, market opportunities, the “look and feel” of inclusive development, and potential achievements for the district.*

*In addition to the community meeting, our team presented our progress on the innovation district study to the OIPA board during their monthly meeting, met with business stakeholders to discuss innovation district opportunities and collaboration, and met with Mayor Ewing and his staff to discuss ways to integrate the innovation district’s housing and anti-displacement strategies with the Mayor’s housing priorities during the team’s visit to Omaha.*

*The Consultant Team is currently developing a pro forma model to understand development gaps and potential gap financing approaches for realizing the innovation district. Our team is also advancing the development of housing and anti-displacement strategies to meet OIPA’s goals of developing 150 homes and minimizing displacement impacts. The Consultant Team has also initiated planning efforts for the participatory budgeting workshop with the community, tentatively scheduled for mid-fall 2025.*

## 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: Completed
    - % Complete: 100%
    - Summary of Activities:
      - *Virtual kickoff meeting to discuss project objectives, timelines, and expectations.*
  - 0.2 Biweekly Check-Ins

- Status: In Progress
- % Complete: 75%
- 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: Completed
    - % Complete: 100%
    - 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: Completed
    - % Complete: 100%
    - Summary of Activities:
      - *Spatial (GIS) data collection and analysis*
      - *Drafting of existing conditions and assets maps*
      - *Summary of existing conditions*
  - 1.3 Infrastructure Guidance
    - Status: Completed
    - % Complete: 100%
    - 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: 90%
    - 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: 80%
- 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.*
  - *Developing 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.*
    - *Presented concepts to community during August meeting*
- 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: In Progress
    - % Complete: 60%
    - Summary of Activities:
      - *Interviews with developers to understand current development costs in Omaha and other considerations which may impact development feasibility*
      - *Developing 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: In Progress
    - % Complete: 40%
    - Summary of Activities:
      - *Conducting research on potential gap financing strategies to support OIPA in developing the innovation district*
  - 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.*
      - *Hosted community meeting on May 21<sup>st</sup> at Highlander*
  - 5.2 Visioning Charrette
    - Status: Completed
    - % Complete: 100%
    - 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*
      - *Hosted community meeting on August 7<sup>th</sup> at MCC*
  - 5.3 CAC Meetings
    - Status: Not Started
    - % Complete: 0%
    - Summary of Activities: N/A
  - 5.4 Participatory Budgeting

- Status: In Progress
- % Complete: 10%
- Summary of Activities:
  - *Internal workshop for approaches to participatory budgeting meeting*
  - *Coordination with external planning studies and projects to avoid overlap of engagement efforts and minimize planning fatigue within the community.*

### 3. Deliverables Submitted

- Deliverable Name(s): Existing Conditions Analysis
- Date submitted: 8/1/2025
- Status (Draft/Final): Draft
- Notes: Awaiting consolidated comments from OIPA subcommittee

### 4. Budget and Invoicing Summary: Billing August 1<sup>st</sup> – August 31<sup>st</sup>

- Task 1: Existing Conditions Analysis:
  - Contracted amount: \$125,000
  - % Complete: 100%
  - Amount Billed to Date: \$125,000
  - Notes:
- Task 2: Customized Vision Plan for North Omaha
  - Contracted amount: \$150,000
  - % Complete: 85%
  - Amount Billed to Date: \$127,500
  - Notes:
- Task 3: Detailed Financial Pro Forma
  - Contracted amount: \$95,000
  - % Complete: 45%
  - Amount Billed to Date: \$42,750
  - Notes:
- Task 4: Business Plan:
  - Contracted amount: \$60,000
  - % Complete: 20%
  - Amount Billed to Date: \$12,000
  - Notes:
- Task 5: Community Engagement:
  - Contracted amount: \$80,000
  - % Complete: 70%
  - Amount Billed to Date: \$56,000
  - Notes:
- Consultant Team Expenses:
  - Contracted amount: \$31,000
  - % Complete: 30%
  - Amount Billed to Date: \$10,891
  - Notes: Submitted expenses as of August 27th

- 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*

- *Incorporate feedback from OIPA subcommittee and publish draft on OIPA website*

##### *Task 2: Customized Vision Plan for North Omaha*

- *Create anti-displacement strategies*
- *Finalize innovation district concepts based on feedback from August community meeting*

##### *Task 3: Detailed Financial Pro Forma*

- *Finalize financial pro forma*

##### *Task 4: Business Plan*

- *Develop recommendations for financial & partnership strategies, governance framework, financial review processes, and KPIs and monitoring.*

##### *Task 5: Community Engagement*

- *Preparing for participatory budgeting workshop*

Prepared by:

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