



October 2, 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 September 26, 2025, notice of the Omaha Inland Port Authority Meeting on October 2, 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 September 4, 2025, meeting minutes [See Attached](#)
- b) Budget Amendment – [See Attached](#)
- c) Approval to establish Community Impact Fund
 - i. OIPA Entrepreneurship Grant
 - ii. OIPA Homes Grant

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 - No Report
- e) Community Advisory- [See Attached](#)
 - i. Quarterly Community Meeting, Tuesday, September 16, 6pm, MCC Bldg. 10 Auditorium
 - ii. CAC Survey
 - iii. CAC Retreat

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. Discussion Items

Next Meeting: The next meeting is scheduled for Thursday, November 6, 2025, 9am at Metropolitan Community College.

Public Comment is limited to 3 minutes per person per item.



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

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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)	A	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

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3) Action Items (VOTE TODAY).

Agenda Item #	Description	Result			
3 a	Minutes of August 7 Meeting Motion made by White to accept August 7 minutes, Second by Helgerson	Approved 7-0 McKinney, Tapio absent			
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3 b	Capital Asset Management Policy- Recommendation from the Finance Committee for Board approval. Motion made by Warren to accept the Capital Asset Management Police, Seconded White	Approved 7-0 McKinney, Tapio absent			

McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
Agenda 3 c	Approval to start drafting strategic action plan for OIPA-Recommendation from Real Estate and Development committee for Board approval. Motion made by Reidmann , for approval to start drafting a strategic action plan Seconded by Hoppe				Approved 7-0 McKinney, Tapio absent
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y
3d	Consider applications for CAC opening. Akeydra Haggins Motion made by Warren for Akeydra Haggins to be appointed to the CAC Seconded by Aken				Approved 7-0 McKinney, Tapio absent
McKinney		Warren	Y	Aken	Y
Helgerson	Y	Phillips	Y	Hoppe	Y
Riedmann	Y	Tapio		White	Y

4) Executive Director Report

5) Committee Reports

- a) Executive & Governance-
- b) Real Estate and Development -
- c) Finance-
- d) Operations – Follow-up with the interest
- e) Community Advisory-
 - i) Quarterly Community Meeting, Tuesday, September 16, 6pm, MCC Bldg. 10 Auditorium -

6) Project Reports

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

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.**

Motion made by **Phillips** to go into Executive Session
 Seconded by **Aken**
 Executive Session started: 9:45 am

Motion made by **Helgerson** to conclude Executive Session
 Seconded by **White**
 Executive Session concluded: 10:24 am

8) Discussion Items

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

	Motion made by Warren to reimburse participants for the Port KC Workshop Seconded by Helgerson				Approved 6-0 McKinney, Tapio, Aken absent	
McKinney		Warren	Y	Aken		
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y
3d	Motion made by Reidmann to conclude the OIPA monthly board meeting Seconded by White				Approved 6-0 McKinney, Tapio, Aken absent	
McKinney		Warren	Y	Aken		
Helgerson	Y	Phillips	Y	Hoppe		Y
Riedmann	Y	Tapio		White		Y

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

There being no further business, meeting was adjourned at 10:40am Theola Cooper,
 Office Manager/Executive Administrative Assistant



**OIPA Resolution 2025-1002-01
Amendment #01 to Fiscal Year 2025 Budget**

WHEREAS, The Omaha Inland Port Authority (OIPA) is an authority created by the City of Omaha (January 9, 2024, Ordinance 43660) and independently operating as a Nebraska public body corporate under the provisions of the Municipal Inland Port Authority Act (Neb. Rev. Stat §§13-3301 to 13-3316) (Act) to develop, manage, and operate the inland port district located in Omaha, Nebraska, as approved under the Act.

NOW THEREFORE, be it resolved by the OIPA Board of Commissioners as follows:

1. The Omaha Inland Port Authority Finance Committee (Finance Committee) has reviewed the current fiscal year budget and identified a need to amend allocations to better align with operational priorities, unforeseen expenditures, and strategic initiatives;
2. The proposed amendment reflects responsible fiscal management and ensures continued delivery of essential services to the public and the Finance Committee has recommended approval of the same;
3. Considering the Finance Committee's review and recommendation for approval, the OIPA Board of Commissioners hereby approves the following as Amendment #01 to the Fiscal Year 2025 Budget:
 - A. Increase in Allocation:
 - Department/Program: Operations
 - Current Allocation: \$ 3,031,855
 - Proposed Increase: \$ 2,570,719
 - Justification: The additional staff to be hired to serve in the capacity as defined in job descriptions to support the operations of the organization. Additional revenue to be added to the budget inflows. Adjustment to interest income earned from bank accounts, adjustments to expenses related to operations as determined necessary, including: branding, legal services, and capital expenditures not considered during the original budget process.
 - B. Decrease in Allocation:
 - Department/Program: Innovation District
 - Current Allocation: \$ 26,462,763
 - Proposed Decrease: \$ 4,747,000
 - Justification: Adjustment to interest income earned from bank accounts, adjustments to expenses related to the purchase of property inside the innovation district for the purpose of lease back to operations for office space.
 - C. Increase in Allocation:
 - Department/Program: Airport Business Park
 - Current Allocation: \$ 618,400
 - Proposed Increase: \$ 250,000
 - Justification: Adjustment to interest income earned from bank accounts.



4. Accordingly, the expenditures and allocation of OIPA funds for such purposes are hereby authorized in conformance with all applicable requirements of the Act and this OIPA Resolution.

Approved by the OIPA Board of Commissioners and effective on October 2, 2025.

Secretary's Certificate

THE UNDERSIGNED, Carmen Tapio, hereby certifies that she is the Secretary of the Omaha Inland Port Authority (OIPA), and that the preceding Resolution was duly adopted by Board of Commissioners, and that said Resolution has not been rescinded or amended, and such Resolution is recorded in the corporate books of OIPA.

Dated October 2, 2025

Carmen Tapio, Secretary



Executive and Governance Committee

Meeting

Via TEAMS 10:00 AM

September 23, 2025

MEMBERS PRESENT:

Sen Terrell McKinney, Davielle Phillips, Carmen Tapio,
Thomas Warren

STAFF:

Gary Clark, Executive Director
Theola Cooper, Office Manager

Board Retreat

Airport Business Park reporting procedures

Airport Business Park monthly meeting

HR&A reporting procedures regarding the Innovation District

Third community meeting scheduled November 5 at The Venue at The Highlander
Collaboration between HR&A and the Airport Business Park

Real Estate and Development Committee

Strategic Action Plan
Airport Business Park
Innovation District (170 units)
Bond Policy Development
Office Space Considerations
Creative Housing Concept

Community Advisory Committee

Quarterly Community Meeting
Survey
Retreat

Items to discuss

Bylaws
Budget Amendment
Items for October 2, 2025, OIPA Board Meeting



THE OMAHA INLAND PORT AUTHORITY
REAL ESTATE DEVELOPMENT COMMITTEE MEETING

Via Zoom 1:30PM

SEPTEMBER 16, 2025

MEMBERS PRESENT:

Davielle Phillips

Jake Hoppe

Mike Reidmann

Terrell McKinney

LEGAL COUNSEL

Mark Coulter

STAFF:

Garry Clark, Executive Director

Theola Cooper, Office Manager

Items to discuss:

A. Strategic Action Plan

B. Airport Business Park

C. Innovation District (170 units)

D. Bond Policy Development

E. Staff Hiring Goal

F. Office Space Considerations

G. Creative Housing Concept

H. Real Estate and Development Partner conversations

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



Finance Committee

Meeting

September 17, 2025

MEMBERS PRESENT:

Carmen Tapio
Mike Helgersen
Ernest White

Contract Staff

Catherine Maydew – Creative Planning

STAFF:

Garry Clark, Executive Director
Theola Cooper, Office Manager

Items to discuss:

Accounts Payable.

Statement of Net Position.

Discussion on Budget Amendment.

Discussion regarding Interest Funds request made.

Other topics

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

	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 - Grants, in connection with operating activities	\$119,618,400.00	\$119,618,400.00	\$0.00	100.00%
4100 - Interest Income	\$1,541,924.45	\$342,099.00	\$1,199,825.45	450.72%
Total - Income	\$121,160,324.45	\$119,960,499.00	\$1,199,825.45	101.00%
Gross Profit	\$121,160,324.45	\$119,960,499.00	\$1,199,825.45	101.00%
Expense				
5000 - Employee Compensation	\$64,017.08	\$67,549.00	(\$3,531.92)	94.77%
5010 - Employer Taxes	\$4,349.82	\$21,616.00	(\$17,266.18)	20.12%
5020 - Contracted Services	\$446,592.57	\$419,668.00	\$26,924.57	106.42%
5030 - Rent	\$10,416.65	\$8,459.00	\$1,957.65	123.14%
5040 - Utilities	\$1,927.06	\$4,456.00	(\$2,528.94)	43.25%
5045 - Office equipment & supplies	\$12,784.06	\$5,083.00	\$7,701.06	251.51%
5046 - Equipment Expense	\$0.00	\$17,155.00	(\$17,155.00)	0.00%
5050 - Website	\$25,909.40	\$960.00	\$24,949.40	2,698.90%
5055 - Travel	\$1,626.19	\$8,000.00	(\$6,373.81)	20.33%
5056 - Communication & Tech Tools	\$0.00	\$14,000.00	(\$14,000.00)	0.00%
5060 - Rental Expenses	\$200.00	\$987.00	(\$787.00)	20.26%
5065 - Community Outreach	\$0.00	\$28,000.00	(\$28,000.00)	0.00%
5070 - Insurance	\$2,201.67	\$2,104.00	\$97.67	104.64%
5085 - Leasehold Improvements	\$0.00	\$1,197.00	(\$1,197.00)	0.00%
5090 - Board Expenses	\$2,712.07	\$250.00	\$2,462.07	1,084.83%
5100 - Bank Service Fees	\$795.32	\$0.00	\$795.32	0.00%
Total - Expense	\$573,531.89	\$599,484.00	(\$25,952.11)	95.67%
Net Ordinary Income	\$120,586,792.56	\$119,361,015.00	\$1,225,777.56	101.03%
Other Income and Expenses				
Other Expense				
6000 - Transfer Out	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%
Total - Other Expense	\$7,370,000.00	\$7,370,000.00	\$0.00	100.00%
Net Other Income	(\$7,370,000.00)	(\$7,370,000.00)	\$0.00	100.00%
Net Income	\$113,216,792.56	\$111,991,015.00	\$1,225,777.56	101.09%

CAC Quarterly Community Meeting — Summary (Q3)

Date: Tuesday, Sept 16, 2025

Time: 6:20 pm – 7:50 pm (1 hour of Q&A)

Leads: Candice Price and Garry Clark

Attendance: 29 in-person, 7 on Zoom

In Attendance:

- CAC: Candice Price; Senator Ashlei Spivey; Joe Higgins; Bishop K Jevon Chambers; Akeydra Hagens
- OIPA: Senator Terrell McKinney; Exec. Director Garry Clark; Theola Cooper
- City of Omaha: Bridgett Hadley; Karol González Rivera
- OEDC: Michael Maroney
- Community orgs: Willie Barney (Empowerment Network)

Topics Covered

- Explanation of what OIPA is (its mission, scope, etc.)
- Discussion of the airport business park
- Discussion of the Innovation District
- Sharing insights from trip to Kansas City with PortKC: describing how a port can look in the future and what it could bring in terms of workforce development, housing, community development, and broader economic development.
- Introduction of Garry Clark to the community; address of OIPA office and how community members can contact them.
- Senator McKinney provided an overview of legislative / public affairs and helped field audience questions.

Requests & Announcements

- Announcement: Upcoming **HR&A Community Meeting** on **November 5th**
- A request was made that a one-pager be created for the community to be distributed, that:

1. Describes what OIPA is
 2. Explains the differences between OIPA, the airport business park, and the Innovation District
- A request was made for one board meeting per quarter to be held in the evening, in lieu of the 9am monthly meeting so that more community members have an opportunity to attend and provide input.

Logistics & Miscellaneous

- sign-in sheet provided to add in-person attendees to the OIPA email list
- Refreshments provided by OIPA for all guests
- Final ~ 10 minutes were reserved for one-on-one interactions / networking

Airport Business Park

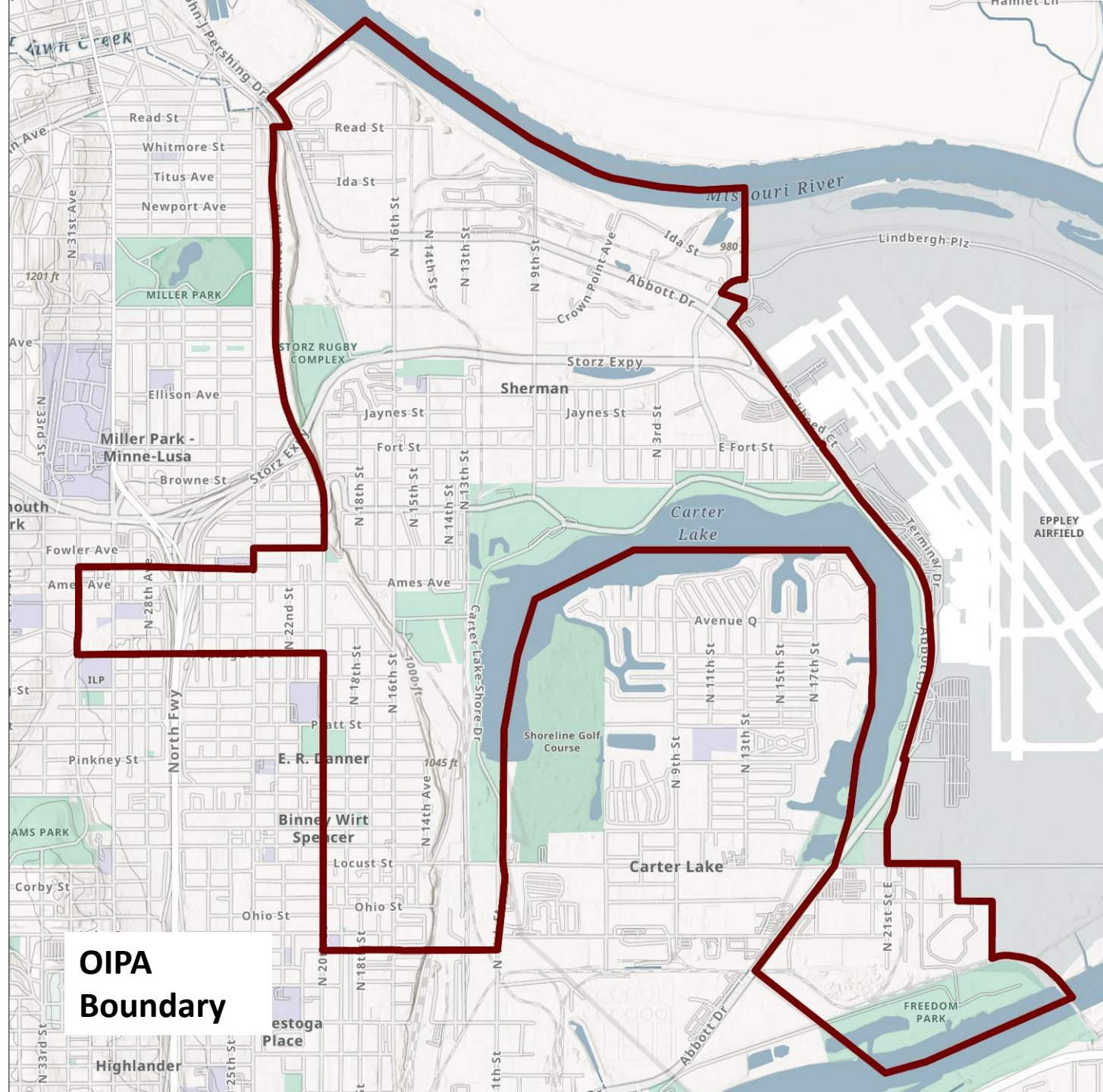
INLAND PORT AUTHORITY REPORT

REPORT DATE:
October 2, 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 – Sept. 2025

Landowner Engagement

- We have engaged with a broker to assist in contacting landowners regarding the potential to purchase.
- A letter was sent to residents in the East Omaha neighborhood regarding our current focus for land acquisition.
- Individual landowner responses were previously shared with the OIPA Board in Executive Session.

Community Engagement

- OEDC and our Community Engagement consultants attended the CAC's September meeting.
- Pre-planning for a fall public meeting is underway.

Site Option Contracts

- A purchase agreement is being negotiated on a parcel, to allow us a due diligence period to further investigate development potential. Details can be further discussed in Executive Session.

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 :

- Community Engagement team and OEDC continue to attend the CAC monthly meeting.
- Planning is underway for a public meeting this fall.

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.
- Broker engaged and conversations are underway with landowners within the newly expanded boundary.
- A purchase is being negotiated, in order to begin the Due Diligence period and further evaluation.

Financial Update

Item	Original Budget	Spent To Date	Remaining
Due Diligence	\$900,000	\$0	\$900,000
Property Owner Engagement	\$300,000	\$59,487	\$240,513
Community Engagement	\$100,000	\$35,084	\$64,916
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	\$335,000	\$335,000
TOTALS	\$7,370,000	\$441,594	\$6,928,406

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: September 1st – September 30th 2025
Date Submitted: September 24th, 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”).

The Consultant Team is developing a pro forma model to understand development gaps and potential gap financing approaches and partnership strategies for realizing the innovation district. Our team is also conducting an infrastructure analysis to determine the cost of delivering infrastructure needed to support innovation district development. The Consultant Team has initiated the development of the remainder of the business plan, which includes a governance framework, financial review process, and KPI monitoring and evaluation. Our team is also advancing the development of housing and anti-displacement strategies to meet OIPA’s goals of developing 170 homes and minimizing displacement impacts.

In addition to developing the pro forma model and business plan, our team has met with various stakeholders in the business, technology, and affordable housing development fields to identify potential partnership collaborations with the innovation district.

The Consultant Team is also preparing for the participatory budgeting workshop with the community, scheduled for 6pm on Nov. 5th at the Venue.

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: 85%
 - 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*
 - *Drafted Development Challenges Matrix*

Task 2 – Customized Visioning Plan

- Subtask
 - 2.1 Innovation District Best Practices
 - Status: In Progress
 - % Complete: 95%
 - 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: 85%
 - 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: 95%
 - 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*
 - *Prepared and workshopped development concepts with the OIPA subcommittee to identify preferred development uses for the innovation district.*
- 2.4 Infrastructure Planning Recommendations
 - Status: In Progress
 - % Complete: 50%
 - Summary of Activities:
 - *Evaluating the infrastructure needs for development concepts proposed for the innovation district, including road networks, utility connections, and stormwater management.*

Task 3 – Financial Pro Forma

- Subtask
 - 3.1 Infrastructure Cost Estimates
 - Status: In Progress
 - % Complete: 50%
 - Summary of Activities:
 - *Preparing preliminary cost estimates for development concepts proposed for the innovation district, including road networks, utility connections, and stormwater management*
 - 3.2 Pro Forma Model Development
 - Status: In Progress
 - % Complete: 70%
 - 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: In progress
 - % Complete: 10%
 - Summary of Activities:
 - *Consultant team coordination to explore sustainability initiatives to incorporate in the pro forma model*

Task 4 – Business Plan

- Subtask
 - 4.1 Financial & Partnership Strategies
 - Status: In Progress
 - % Complete: 60%
 - Summary of Activities:
 - *Conducting research on potential gap financing strategies to support OIPA in developing the innovation district*
 - 4.2 Governance Framework
 - Status: In Progress
 - % Complete: 10%
 - Summary of Activities:
 - *Initiated research and outline for governance framework for innovation district*
 - 4.3 Financial Review Process
 - Status: In Progress
 - % Complete: 10%
 - Summary of Activities:
 - *Initiated research and outline for financial review process for innovation district*
 - 4.4 KPI Evaluation & Monitoring
 - Status: In Progress
 - % Complete: 10%
 - Summary of Activities:
 - *Initiated research and outline for KPI evaluation and monitoring framework for innovation district*

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 21st 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 7th at MCC*
- 5.3 CAC Meetings
 - Status: Not Started
 - % Complete: 0%
 - Summary of Activities: N/A
- 5.4 Participatory Budgeting
 - Status: In Progress
 - % Complete: 30%
 - 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.*
 - *Confirmed date for the community meeting (Nov. 5th) and prepared marketing materials to disseminate to the public*

3. Deliverables Submitted

- Deliverable Name(s): Existing Conditions Analysis
- Date submitted: 8/1/2025
- Status (Draft/Final): Draft
- Notes: Finalizing comments from OIPA subcommittee, to be published on OIPA's website in late September.

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

- 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: 95%
 - Amount Billed to Date: \$142,500
 - Notes:
- Task 3: Detailed Financial Pro Forma
 - Contracted amount: \$95,000
 - % Complete: 65%

- Amount Billed to Date: \$61,750
 - Notes:
- Task 4: Business Plan:
 - Contracted amount: \$60,000
 - % Complete: 40%
 - Amount Billed to Date: \$24,000
 - Notes:
- Task 5: Community Engagement:
 - Contracted amount: \$80,000
 - % Complete: 75%
 - Amount Billed to Date: \$60,000
 - Notes:
- Consultant Team Expenses:
 - Contracted amount: \$31,000
 - % Complete: 36%
 - Amount Billed to Date: \$13,005
 - Notes: Submitted expenses as of September 24th
- Public Engagement Reimbursements:
 - Contracted amount: \$5,000
 - % Complete: 0%
 - Amount Billed to Date: \$0
 - Notes:

5. Challenges or Barriers Encountered

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

N/A

6. Next Steps

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

Task 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*

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