



QUARTERLY MEETING

Omaha Community Advisory Committee
Tuesday, December 16, 2025 | 6:00 PM



AGENDA

- Introduction: Committee Chair, Osuman Issaka
- Community Advisory Committee Update – Osumuan Issaka
- Community Advisory Committee Survey – Candice Price
- General Update Airport Business Park/Innovation District – Senator, Terrell McKinney
- Q&A | Takeaways



WHAT IS THE OMAHA INLAND PORT AUTHORITY

The OIPA is responsible for planning, facilitating, and developing the designated district. This includes public infrastructure and site improvements, carried out independently or in partnership with other entities.

Key powers and responsibilities include:

- Issuing Revenue Bonds to finance projects (Note: General Obligation Bonds are not permitted, and the State of Nebraska holds no liability for these bonds).
- Acquiring, owning, constructing, leasing, and selling both real estate and personal property.
- Entering into contracts necessary to support the district's development and operations.
- Charging fees to fund and maintain district operations.
- Securing funds through loans, grants, appropriations, and gifts from public agencies.

OIPA BOARD



Terrell McKinney
President



Davielle Phillips
Vice President



Carmen Tapio
Secretary



Brook Aken



Mike Helgersen



Jacob Hoppe



Mike Riedmann



Thomas Warren



Ernest White



WHAT IS THE OIPA COMMUNITY ADVISORY COMMITTEE

The Community Advisory Committee consists of nine members that include (a) at least two owners of residential property located within the inland port district, (b) at least two owners of businesses located within the inland port district, (c) a member of the city council of such city of the metropolitan class whose city council district is located within the inland port district, (d) a member of the Legislature whose legislative district is located within the inland port district, and (e) a youth representative or someone closely involved with youth in the community. A single member may satisfy more than one qualification described in subdivisions (6)(a) through (e) of this section.

WHO WE ARE



Candice Price



Osuman Issaka



K Jevon Chambers



Senator Ashlei Spivey



Councilwoman LaVonya Goodwin



Akeydra Hagens



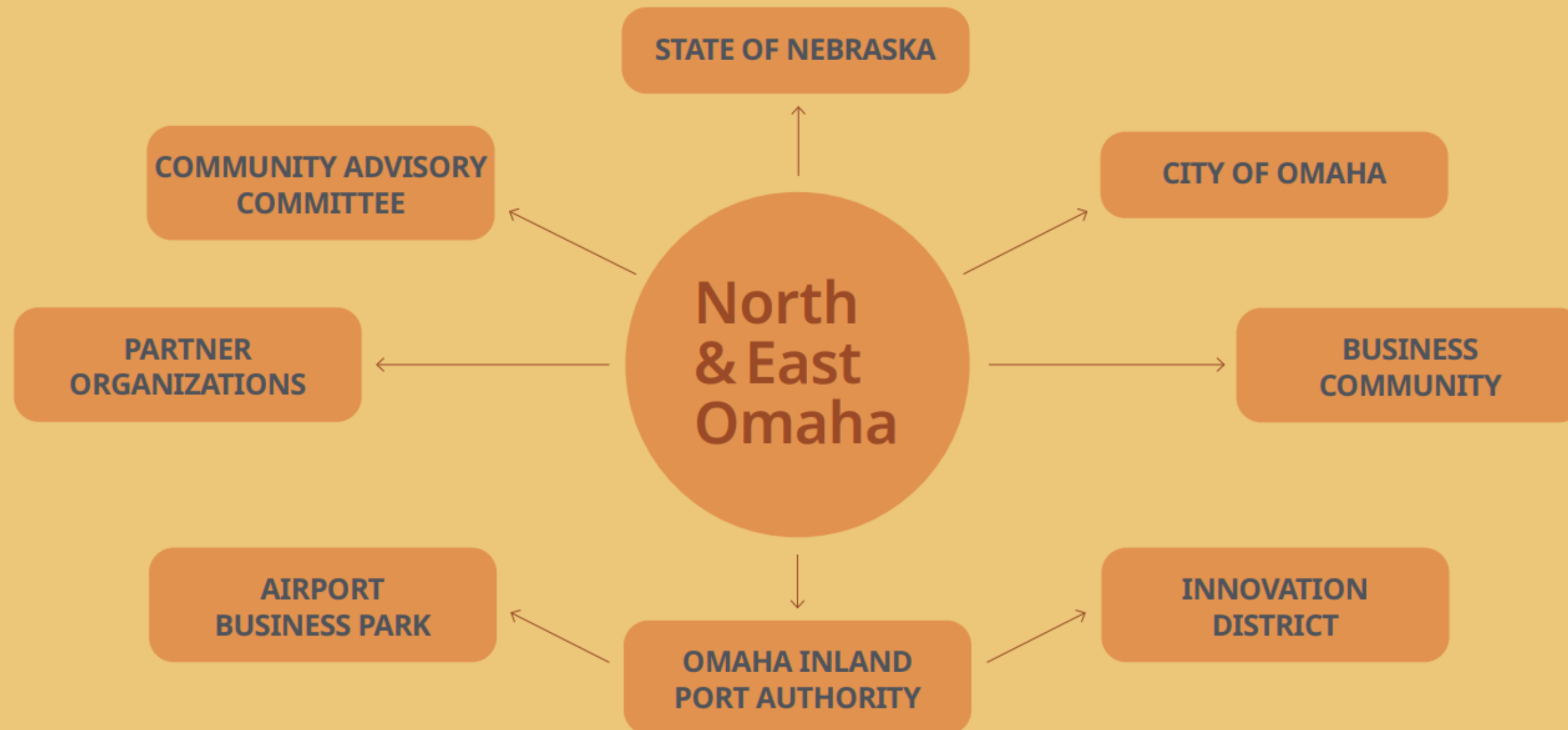
Joe Higgins



Eliana Nichols



Melissa Youngblood





LEARN MORE





UNIVERSITY OF NEBRASKA AT OMAHA
CENTER FOR PUBLIC
AFFAIRS RESEARCH

English



The Omaha Inland Port Authority (OIPA) is committed to transparent and effective communication with the community. This brief feedback form will help us understand public awareness of OIPA, gather input on recent projects, and learn more about community priorities related to our work.

Please take a few minutes to have one person in your household age 19 years or older complete this short survey. Your feedback is essential in guiding our efforts to best serve the community.

How familiar are you with the Omaha Inland Port Authority (OIPA)?

☐ Very familiar

MILESTONES



2020

Nebraska Legislature passes LB164, creating framework for inland port authorities statewide

SUMMER 2024

Nine-member OIPA Board appointed. Community Advisory Committee (CAC) formed to ensure local voices shape development

JANUARY 2025

Pre-development funding approved. Site assessment and planning actively underway

2025-2026

Master planning, site preparation, and project development phases

JANUARY 2024

Omaha City Council officially establishes the Omaha Inland Port Authority

2024

\$120+ million committed across four major projects

JULY 2025

Garry Clark hired as inaugural Executive Director

Active Projects | Real Estate & Infrastructure



Airport Business Park

- Land Acquisition
- Infrastructure & Utilities
- Industry Recruitment

Innovation District

- Property Acquisition
- Master Planning
- Anchor Development / iHub Facilities

ACTIVE

IN PROGRESS

OIPA Headquarters Acquisition

- Interim with long term community/entrepreneurship benefit
- Long-Term HQ Strategy

Workforce and Community Mix-use development

- Workforce & Creative Housing
- Mixed-Use Community Assets

Active Projects | Programs, Policy & Operations



Nebraska Innovation Hub (iHub) – Per board request and approval

- Application & Partnership Development
- Innovation Programming

Workforce Development & Impact Fund

- Employer-Driven Training
- Inclusive Capital

Community Advisory Committee (CAC)

Formation & Engagement

ACTIVE

ONGOING

- Strategic Action Plan & Master Plan
- Marketing, Communications & Website Launch
- Staff Hiring & Operations
- State Port Authority & Legislative Efforts

NEW HIRES



Jen McKeone

Deputy Economic
Development Director



James Caraway III

Sr. Director of Real Estate
and Industry

OIPA Statutory & Governance Deadlines

Annual Budget Adoption – January 5th

Board approval prior to the start of each fiscal year

Airport Business Park Request for funds to acquire parcels of land – January/Feb 2026

Drawn Down request monthly if approved by OIPA Board 2026

Innovation District Proposal – 12-18-25

Public Q1 2026

Acquisition efforts for Innovation District Q1 2026

Annual Audit & Financial Reporting –Underway

Independent audit completed and submitted annually

Annual Report to City & State -Underway

Summary of activities, finances, and progress

Community Advisory Committee (CAC)

Meetings held in accordance with statutory requirements

Ongoing compliance with Nebraska public records laws

Bonding & Financing Actions (as applicable)





Q&A AND TAKEAWAYS

<https://omahaipa.com>



THANK YOU FOR YOUR ATTENTION

Together, we can build smarter, more sustainable cities for a better future.