

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, December 14, 2022

Meeting Location:

Metropolitan Community College-Fort Omaha Campus
The Mule Barn Building 21-Room 105

Omaha Municipal Land Bank Board Members: John Heine—Chair, Mary Byrnes—Treasurer, Sharlon Rodgers, Chris Rock, and Mike Riedmann

Non-Voting Members: Candice Price, Tiffany Hunter—Vice Chair

Non-Voting Ex-Officio Members: Juanita Johnson (City Council Member), David Fanslau (City of Omaha Planning Director)

Certification of Publication: Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha.

The Omaha Municipal Land Bank agenda and other information regarding the Omaha Municipal Land Bank are available on the Internet at <https://planning.cityofomaha.org/boards/omaha-municipal-land-bank>. The agendas available on the Internet are subject to change and are for convenience purposes only. The agenda may be altered no later than 24 hours before the scheduled commencement of the meeting. A copy of the official agenda, kept continually current, shall be available for public inspection during normal business hours at the City of Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska. If an alternative (audio version) to this agenda is necessary, please notify the Omaha Municipal Land Bank at (402) 800-1246, 72 hours in advance. The order of agenda items is subject to change.

ITEM #	MATERIAL ATTACHED	ITEM TITLE
1.		PRELIMINARIES (5 MIN)
1.1		Call to Order
1.2		Announcement of Posted Location of Open Meetings Act
1.3		Recording of Notice of Public Meeting
1.4		Roll Call
1.5		Recognition of Supporters
2.		GENERAL PUBLIC COMMENTS
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 3 minutes.</i>
3.		ACTION AGENDA (20 MIN)
3.1	X	Approval of Minutes of the November 9, 2022 Board of Directors Meeting
3.2	X	Approval of Minutes of the December 9, 2022 Board Meeting
3.3	X	Approval of the November Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements• Presentation of Outside Funding Report
3.4	X	Adoption of the 2022-2025 Strategic Plan
3.5	X	Adoption of the 2023 Board of Directors' Meeting Calendar
3.6	X	Resolution to Elect Members of Executive Committee
3.7	X	Resolution to Elect Members of Acquisitions and Dispositions Committee
3.8	X	Resolution to Elect Members of Finance Committee
3.9	X	Resolution to Elect Members of Audit Committee

3.10		Next Board Date
4.		CONSENT AGENDA (ITEMS #6.1, 6.2, 6.3, 6.4)
5.		ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)
6.		DISPOSITIONS (10 MIN)
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
		<i>New Housing</i>
6.1	X	1704 N 36 St (\$4,250)
6.2	X	1706 N 36 St (\$4,250)
6.3	X	2710 Howard St (\$26,000)
6.4	X	6015 P St (\$27,000)
7.		REPORT AGENDA (5 MIN)
		Executive Director's Report <ul style="list-style-type: none"> • Recognition of Outgoing Board Members • Website • DED QCT-AHP Award • Other
7.1		Legislative Update
7.2		Out and About Report
8.		OTHER NEW BUSINESS
9.		EXECUTIVE SESSION
		Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
9.1		Authorization to Hire an Executive Director
10.		Adjournment

Omaha Municipal Land Bank Board

MINUTES

November 09, 2022

Regular Meeting:

9:00 AM, The Mule Barn Building-Room 112
Metropolitan Community College-Fort Omaha Campus
5370 N 30th Street

Meeting Minutes: This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, November 09, 2022.

Certification of Publication: Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Friday, October 28th, 2022

Voting Members Present:

John Heine (Chair)
Sharlon Rodgers
Chris Rock
Mike Riedmann
Mary Byrnes

Non-voting Members Present:

Juanita Johnson (City Council Representative)
David Fanslau
Tiffany Hunter
Candice Price

Members Not Present:

Director Present:

Shannon Snow, Executive Director

Staff Present:

Deana Walocha, In-House Counsel
Andrea Purdy-Steenholdt, Director of Operations
Carisma Jano, Legal Assistant
Jennifer Taylor, City Law Department

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Heine called the meeting to order at 9:04 a.m.

1.2 Announcement of Posted Location of Open Meetings Act

Heine stated that the Nebraska Open Meetings Law is in effect and a copy is available in the back of the room for review.

1.3 Recording of Notice of Public Meeting

Heine informed the public that a notice of the meeting had been published and copies of the agenda were available in the room. Heine stated the procedures of the meeting.

1.4 Roll Call

Roll call was taken with 5 voting members present in person and 4 non-voting members present in person.

Johnson entered the room at 9:09 a.m.

1.5 Recognition of Supporters

Heine recognized the following supporters of the Omaha Municipal Land Bank.

- Lamp Rynearson
- Turner Construction
- First National Bank of Nebraska
- Nebraska Investment Finance Authority
- Wells Fargo
- Project Control
- The City of Omaha
- The Sherwood Foundation
- The Hawks Foundation
- The Mutual of Omaha Foundation
- The Lozier Foundation
- The Weitz Family Foundation
- Oak Investment Real Estate
- Commercial Interior Solutions
- Embassy Suites – Downtown

Heine also acknowledged and thanked anonymous donors and any additional individual gifts given to the Land Bank.

2.0 General Public Comments

Heine called for any general public comments.

The following person appeared and spoke:

Cheryl Weston, 1811 Emmet Street Omaha, NE 68110

Weston stated that she was unable to obtain a copy of the agenda packet online and requested that she receive one. Weston also stated that she did not write a letter to the Attorney General requesting an investigation of the Omaha Land Bank. Weston further stated that the Land Bank lacks transparency towards community residents.

3.0 Action Agenda

3.1 Approval of Minutes of the October 12, 2022, Board of Directors' Meeting

Heine called for a motion to approve the October 12, 2022, Board of Director's meeting minutes.

Byrnes motioned to approve. Rodgers seconded.

Motion Carried 5-0

3.2 Approval of the October Financial Statements

Andrea Purdy-Steenholdt presented the October Financial Statements.

Shannon Snow presented the Outside Funding Report. Snow informed the Board that the Robert B. Daugherty Foundation declined the Land Bank's request for General Operating funding. The Land Bank is working with Fox Creek Fundraising to identify other potential funding sources.

Byrnes motioned to approve the October Financial Statements. Rock seconded.

Motion Carried 5-0

3.3 Acceptance of the 2021 Audited Financial Statements—Presented by Austin Hanke

Austin Hanke—Hayes & Associates LLC 1015 N 98th Street

Hanke presented the 2021 Audited Financial Statements.

Byrnes motioned to approve. Rodgers seconded.

Motion Carried 5-0

3.4 Next Board Date

Heine stated that the Board needs to ensure that there is quorum at the next Board meeting.

All voting and non-voting members responded with their availability.

4.0 Consent Agenda (Items #6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7,6.8,6.9,6.10)

5.0 Items Removed from Consent Agenda (If Any)

6.0 Dispositions—Presented by Carisma Jano

These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.

Carisma Jano presented the disposition of properties.

Adjacent Lot

6.1 2115 Lake Street (\$3,000)

6.2 2121 Lake Street (\$8,000)

6.3 2417 N 22 Street (\$7,000)

New Housing

6.4 1307 Jaynes St (\$5,000)

6.5 1309 Jaynes St (\$5,300)

6.6 1311 Jaynes St (\$5,300)

6.7 1313 Jaynes St (\$5,300)

6.8 4522 N 40 St (\$10,000)

6.9 4528 N 40 St (\$18,500)

New Business

6.10 1336 Sherwood Ave (\$10,000)

Jano stated that Items 6.8 and 6.9 are contingent upon receipt of funding from the Economic Recovery Act per the Land Bank's prequalification policy.

Riedmann motioned to approve. Byrnes seconded.

Motion Carried 5-0

7.0 Report Agenda—Presented by Shannon Snow

Executive Director's Report

- Bus Tour: The Land Bank hosted a donor and legislator Bus Tour on October 24th. Board members and staff shared their feedback.
- New Jersey Trip: Board members shared feedback on their visit to New York/New Jersey October 18-21st.
- Board Social/Holiday Party: The Land Bank will be hosting a Board holiday party in January.
- Other:
 - Snow stated that Land Bank has been having some issues with its website. However, an online link to the Board agenda packet can be found on the Land Bank's social media accounts. Snow also stated that copies of the agenda are available at the City Planning department offices and at the Land Bank's office. Snow that Land Bank remains compliant with the Open Meetings Act.
 - Snow reminded the Board that any information discussed within Executive Session are confidential and protected by law.

7.1 Legislative Update—Presented by Deana Walocha

Deana Walocha stated that there has not been much activity at the Legislature yet. Walocha added that the Land Bank continues to work closely with Catalyst on monitoring any legislative activity that could affect the Land Bank.

7.2 Out and About Report

An Out and About Report printout was given to all Board members.

8.0 Other New Business

9.0 Executive Session

The Board entered into Executive Session to discuss labor negotiations, litigation, personnel matters, or real estate matters.

Byrnes motioned to enter into Executive Session. Rock seconded.

Motion Carried 5-0

The Board entered into Executive Session at 10:17 a.m.

Rodgers motioned to exit Executive Session. Byrnes seconded.

Motion Carried 5-0.

The Board exited Executive Session at 10:38 a.m.

10. Adjournment

Byrnes motioned to adjourn. Riedmann seconded.

Motion Carried 5-0

The Public Meeting adjourned at 10:39 a.m.

Omaha Municipal Land Bank Board
MINUTES
December 09, 2022

Board Meeting:
9:00 a.m., Oak Investment Real Estate
3219 Leavenworth, Omaha, NE 68105

Meeting Minutes: This document states the minutes before the Omaha Municipal Land Bank Board at their Special Board meeting held on Friday, December 9th, 2022.

Certification of Publication: Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, December 5, 2022.

Voting Members Present: John Heine (Chair)
Sharlon Rodgers
Chris Rock
Mary Byrnes

Non-voting Members Present: Tiffany Hunter
Candice Price

Members Not Present: Mike Riedmann
Dave Fanslau
Juanita Johnson

Director Present: Shannon Snow, Executive Director

Staff Present: Jennifer Taylor, City Legal Department

Board Meeting

1.0 Preliminaries

1.1 Call to Order

Heine called the meeting to order at 9:06 a.m.

1.2 Announcement of Posted Location of Open Meetings Act

Heine stated that the Nebraska Open Meetings Law is in effect and a copy is available in the back of the room for review.

1.3 Recording of Notice of Public Meeting

Heine informed the public that a notice of the meeting had been published and copies of the agenda were available in the room. Heine stated the procedures of the meeting.

1.4 Roll Call

Roll call was taken with 4 voting members present in person and 2 non-voting members present in person.

1.5 Recognition of Supporters

Heine recognized and thanked all the supporters of the Omaha Municipal Land Bank.

2.0 General Public Comments

There were no general public comments.

9.0 Executive Session

Heine called for a motion to enter into Executive Session to discuss labor negotiations, litigation, personnel matters, or real estate matters.

Byrnes motioned to enter into Executive Session. Rodgers seconded.

Motion Carried 4-0

The Board entered into Executive Session at 9:09 a.m.

Byrnes motioned to exit Executive Session. Rodgers seconded.

Motion Carried 4-0.

The Board exited Executive Session at 9:59 a.m.

10. Adjournment

Byrnes motioned to adjourn. Rodgers seconded.

Motion Carried 4-0

The Public Meeting adjourned at 9:59 a.m.



November Reporting Package

Omaha Municipal Land Bank
2022 (YTD to Nov 2022)

Basis of Preparation

The accompanying financial statements were not subjected to an audit, review, compilation, or engagement by RG & Associates and RG & Associates does not express an opinion, a conclusion, nor provide any assurance on them. Substantially all the required disclosures have been omitted. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions. Accordingly, the financial statements are not designed for those who are not informed about such matters.



Omaha Municipal Land Bank

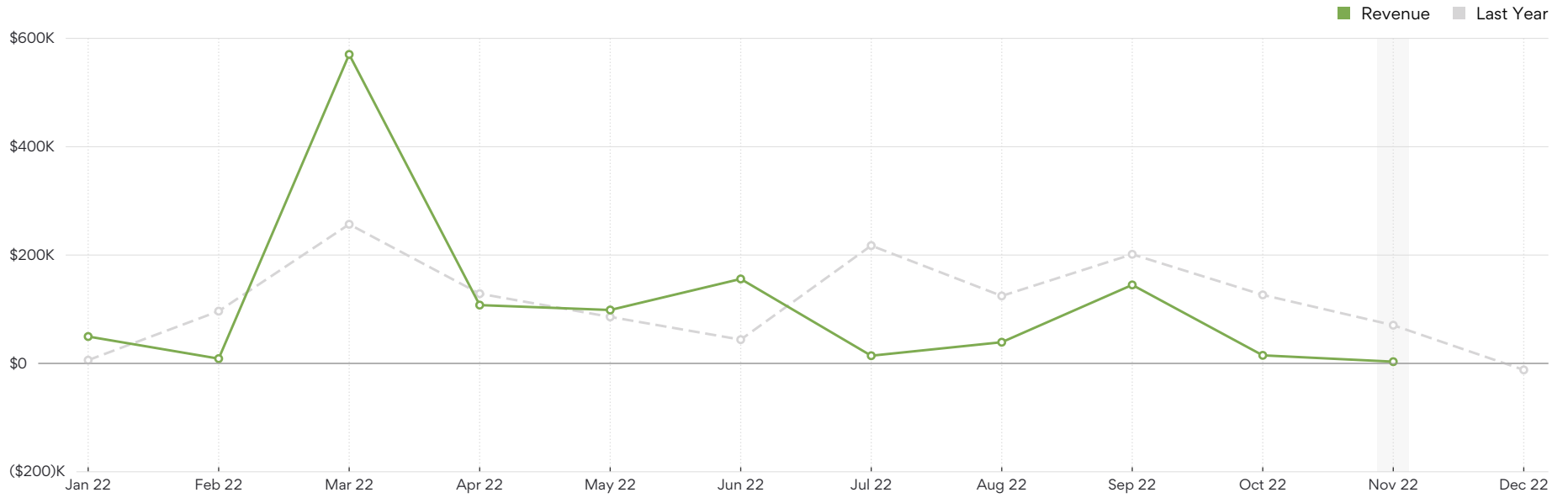
Statement of Revenues and Expenses by Class - Modified Cash Basis

January - November, 2022

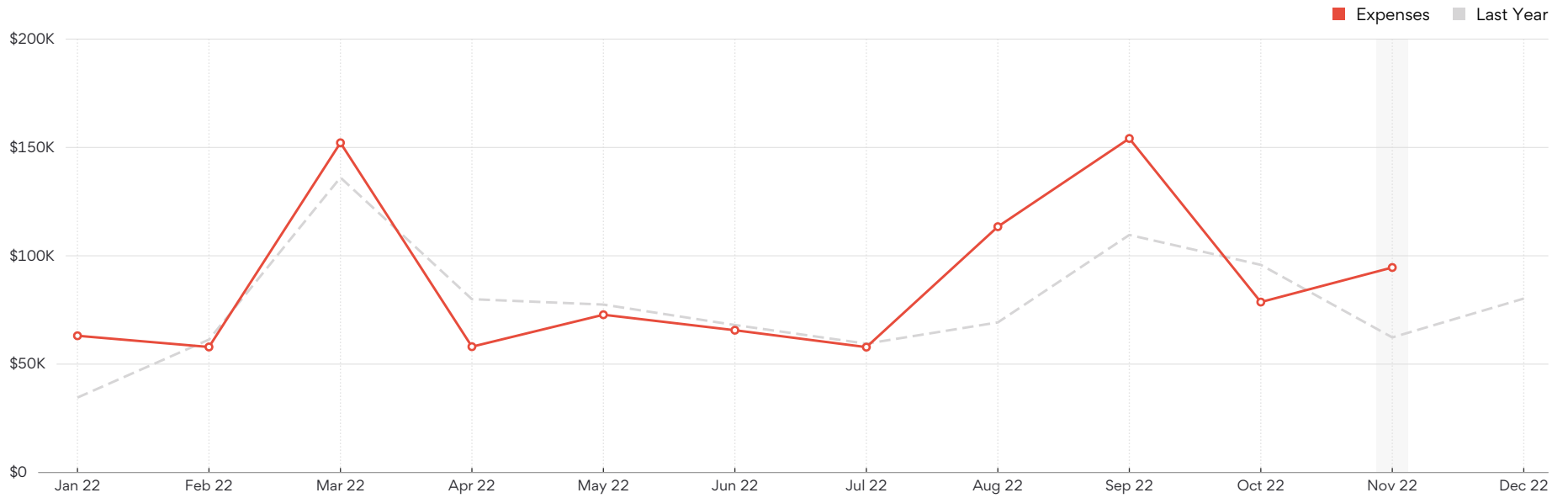
	A&D-EARNED	A&D-RESTRICTED	A&D-STAFF	AMBASSADOR PROGRAM	ANNUAL GO AWARD	GENERAL // OVERHEAD	LEGAL ASSISTANT STAFF	TECHNICAL ASSISTANCE	TLC INVESTMENT PROGRAM	TOTAL
Income										
Agency/Government Grants			110,539.14				30,000.00			\$140,539.14
Application Fees	1,525.00									\$1,525.00
Corporate/Business Grants		10,000.00				25,000.00				\$35,000.00
Foundation/Trust Grants		15,000.00		20,000.00	150,000.00	250,000.00				\$435,000.00
Individual/Small Business Contributions						5,845.30				\$5,845.30
PayPal Sales						0.00				\$0.00
Property Sales	332,068.96									\$332,068.96
Redemption of DC Tax Lien Certificates						7,873.71				\$7,873.71
Redemption of OMLB Tax Lien Certificates									80,216.64	\$80,216.64
Tax Recapture Revenue									166,368.09	\$166,368.09
Uncategorized Revenue						2,694.41				\$2,694.41
Total Income	\$333,593.96	\$25,000.00	\$110,539.14	\$20,000.00	\$150,000.00	\$291,413.42	\$30,000.00	\$0.00	\$246,584.73	\$1,207,131.25
GROSS PROFIT	\$333,593.96	\$25,000.00	\$110,539.14	\$20,000.00	\$150,000.00	\$291,413.42	\$30,000.00	\$0.00	\$246,584.73	\$1,207,131.25
Expenses										
Acquisitions										\$0.00
Property Acquisitions		2,252.34								\$2,252.34
Tax Lien Certificates									53,516.01	\$53,516.01
Taxes Paid									63,924.79	\$63,924.79
Total Acquisitions		2,252.34							117,440.80	\$119,693.14
Advertising/Promotional										\$0.00
Direct Marketing						12,060.27				\$12,060.27
Promotional Meals						287.70				\$287.70
Public Relations	726.80					6,284.44				\$7,011.24
Total Advertising/Promotional	726.80					18,632.41				\$19,359.21
Ambassador Program Expenses				19,347.05		4,800.00				\$24,147.05
Bank Charges						122.00				\$122.00
Computer, Software & Internet						30,377.04		5,784.88		\$36,161.92
Conferences & Training						6,836.81	362.50			\$7,199.31
Dues & Subscriptions						3,472.18				\$3,472.18
Employee Benefits						23,999.84	2,415.67			\$26,415.51
Entertainment Meals						3,452.37				\$3,452.37
Filing Fees		4,436.41				74.05			907.31	\$5,417.77
Insurance		4,800.00				24,384.09				\$29,184.09
Interest Expense						27.33				\$27.33
Lobbying	22,200.00									\$22,200.00
Office Expenses						20.90				\$20.90
Janitorial Services						1,337.56				\$1,337.56
Non-budgeted Office Supplies						25,410.32				\$25,410.32
Outside Services						240.00				\$240.00
Printing & Postage		123.36				533.62				\$656.98
Property [Title] Report									6,715.00	\$6,715.00
Publications		889.82				1,224.56				\$2,114.38
Supplies & Materials						6,932.75				\$6,932.75
Total Office Expenses		1,013.18				35,699.71			6,715.00	\$43,427.89
OMLB Tax Lien Certificate Expenses										\$0.00
OMLB Publications		462.36								\$462.36
Total OMLB Tax Lien Certificate Expenses		462.36								\$462.36
PayPal Fees	116.65									\$116.65
Payroll Expenditures										\$0.00
Contract Labor			3,574.89			9,351.77				\$12,926.66
Employee Benefits						9,765.97				\$9,765.97
Payroll Taxes						24,780.43	1,147.51			\$25,927.94

	A&D-EARNED	A&D-RESTRICTED	A&D-STAFF	AMBASSADOR PROGRAM	ANNUAL GO AWARD	GENERAL // OVERHEAD	LEGAL ASSISTANT STAFF	TECHNICAL ASSISTANCE	TLC INVESTMENT PROGRAM	TOTAL
Salaries			134,692.36		92,072.33	105,437.33	15,000.00			\$347,202.02
Total Payroll Expenditures			138,267.25		92,072.33	149,335.50	16,147.51			\$395,822.59
Professional Services & Contracts		4,060.00								\$4,060.00
Accounting Fees						29,249.50				\$29,249.50
Attorney Fees						5,032.50				\$5,032.50
Information Technology						6,240.09				\$6,240.09
Management (Consulting)	6,565.00	3,574.75				37,937.75				\$48,077.50
Payroll Fees						1,635.36				\$1,635.36
Total Professional Services & Contracts	6,565.00	7,634.75				80,095.20				\$94,294.95
Property Expenses										\$0.00
Preparation		15,500.10				455.00				\$15,955.10
Repair and Maintenance		22,457.88				32,434.01				\$54,891.89
Total Property Expenses		37,957.98				32,889.01				\$70,846.99
Rent or Lease						37,081.06				\$37,081.06
Telephone						7,147.15				\$7,147.15
Travel & Parking						21,204.73	1,080.55			\$22,285.28
Total Expenses	\$29,608.45	\$58,557.02	\$138,267.25	\$19,347.05	\$92,072.33	\$479,630.48	\$20,006.23	\$5,784.88	\$125,063.11	\$968,336.80
NET OPERATING INCOME	\$303,985.51	\$ -33,557.02	\$ -27,728.11	\$652.95	\$57,927.67	\$ -188,217.06	\$9,993.77	\$ -5,784.88	\$121,521.62	\$238,794.45
Other Income										
Interest Earned						5,192.58				\$5,192.58
Total Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,192.58	\$0.00	\$0.00	\$0.00	\$5,192.58
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,192.58	\$0.00	\$0.00	\$0.00	\$5,192.58
NET INCOME	\$303,985.51	\$ -33,557.02	\$ -27,728.11	\$652.95	\$57,927.67	\$ -183,024.48	\$9,993.77	\$ -5,784.88	\$121,521.62	\$243,987.03

This year vs last year



Expenses This year vs last year



Balance Sheet YTD

BALANCE SHEET	2022 (YTD)	2021 (YTD)
ASSETS		
Cash & Equivalents		
Cash Reserves		
FNBO Money Market x9832	\$0	\$111,126
Security National Bank Savings 4451	\$614,553	\$0
Security National x7249	\$0	\$150,000
Total Cash Reserves	\$614,553	\$261,126
First National Bank Checking x6245	\$184,939	\$464,528
PayPal Bank	\$643	\$172
Petty Cash	\$421	\$421
Pinnacle Bank Checking x2235	\$867,377	\$785,118
Total Cash & Equivalents	\$1,667,933	\$1,511,365
Other Current Assets		
Properties		
Depository Properties Held	\$365	\$375
Properties Held for Sale		
Properties Held for Sale	\$831,350	\$1,267,600
Total Properties	\$831,715	\$1,267,975
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$48,631	\$74,960
Tax Lien Certificates	\$67,241	\$30,741
Total Tax Lien Certificates	\$115,872	\$105,701
Total Other Current Assets	\$947,587	\$1,373,676
Total Current Assets	\$2,615,520	\$2,885,041
Fixed Assets		
Accumulated Amortization	(\$73,818)	(\$73,818)
Accumulated Depreciation	(\$7,144)	(\$7,144)
Computer Software	\$59,576	\$59,576
Leasehold Improvements	\$24,460	\$24,460
Office Equipment	\$3,587	\$2,343
Total Fixed Assets	\$6,660	\$5,417
Intangible Assets		
Website	\$10,000	\$10,000
Total Non-Current Assets	\$16,660	\$15,417
Total Assets	\$2,632,180	\$2,900,458
LIABILITIES		
Short Term Debt		
Credit card (8063)	(\$25,000)	(\$25,000)
FNBO Credit Card - Deana x6494	\$1,772	\$255
FNBO Credit Card - Shannon x2388	\$5,711	\$1,895
FNBO Credit Card-Andrea 1626	\$669	\$0
Total Short Term Debt	(\$16,848)	(\$22,851)
Total Current Liabilities	(\$16,848)	(\$22,851)
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	(\$16,848)	(\$22,851)
EQUITY		

	2022 (YTD)	2021 (YTD)
Retained Earnings		
Opening Balance Equity	\$25,000	\$25,000
Restricted Net Assets		
Restricted - A&D Program		
Restricted - TLC Investment Program	\$16,048	\$25,668
Restricted - A&D Program	\$0	\$25,000
Total Restricted - A&D Program	\$16,048	\$50,668
Restricted - Annual GO Award	\$0	\$13,074
Restricted - Legal Assistant Staff	\$27,206	\$28,803
Restricted - Technical Assistance	\$5,087	\$48,550
Total Restricted Net Assets	\$48,342	\$141,094
Unrestricted Net Assets	\$2,331,700	\$1,936,353
Total Retained Earnings	\$2,405,041	\$2,102,447
Current Earnings		
Net Income	\$243,987	\$820,862
Total Equity	\$2,649,028	\$2,923,309
Total Liabilities & Equity	\$2,632,180	\$2,900,458

2022 Budget vs Actual

PROFIT & LOSS	2022 (YTD)	Budget	Budget Variance (\$)	Budget Variance (%)
Revenue				
Agency/Government Grants	\$140,539	\$180,000	(\$39,461)	-21.92%
Application Fees	\$1,525	\$1,900	(\$375)	-19.74%
Corporate/Business Grants	\$35,000	\$50,000	(\$15,000)	-30.00%
Foundation/Trust Grants	\$435,000	\$460,000	(\$25,000)	-5.43%
Individual/Small Business Contributions	\$5,845	\$0	\$5,845	-
Property Sales	\$332,069	\$165,000	\$167,069	101.25%
Redemption of DC Tax Lien Certificates	\$7,874	\$19,000	(\$11,126)	-58.56%
Redemption of OMLB Tax Lien Certificates	\$80,217	\$48,400	\$31,817	65.74%
Sponsorships	\$0	\$50,000	(\$50,000)	-100.00%
Tax Recapture Revenue	\$166,368	\$52,500	\$113,868	216.89%
Uncategorized Revenue	\$2,694	\$0	\$2,694	-
Total Revenue	\$1,207,131	\$1,026,800	\$180,331	17.56%
Expenses				
Acquisitions				
Property Acquisitions	\$2,252	\$0	\$2,252	-
Tax Lien Certificates	\$53,516	\$75,000	(\$21,484)	-28.65%
Taxes Paid	\$63,925	\$45,000	\$18,925	42.06%
Total Acquisitions	\$119,693	\$120,000	(\$307)	-0.26%
Advertising/Promotional				
Direct Marketing	\$12,060	\$11,000	\$1,060	9.64%
Promotional Meals	\$288	\$3,300	(\$3,012)	-91.28%
Public Relations	\$7,011	\$6,000	\$1,011	16.85%
Total Advertising/Promotional	\$19,359	\$20,300	(\$941)	-4.63%
Ambassador Program Expenses	\$24,147	\$7,600	\$16,547	217.72%
Bank Charges	\$122	\$0	\$122	-
Computer, Software & Internet	\$36,162	\$40,950	(\$4,788)	-11.69%
Conferences & Training	\$7,199	\$8,000	(\$801)	-10.01%
Dues & Subscriptions	\$3,472	\$4,500	(\$1,028)	-22.84%
Employee Benefits	\$26,416	\$49,500	(\$23,084)	-46.64%
Entertainment Meals	\$3,452	\$3,600	(\$148)	-4.10%
Filing Fees	\$5,418	\$14,025	(\$8,607)	-61.37%
Insurance	\$29,184	\$25,000	\$4,184	16.74%
Lobbying	\$22,200	\$23,000	(\$800)	-3.48%
Office Expenses				
Closing Costs	\$0	\$1,100	(\$1,100)	-100.00%
Commissions Paid	\$0	\$1,650	(\$1,650)	-100.00%
Janitorial Services	\$1,338	\$1,760	(\$422)	-24.00%
Non-budgeted Office Supplies	\$25,410	\$0	\$25,410	-
Outside Services	\$240	\$5,500	(\$5,260)	-95.64%
Printing & Postage	\$657	\$4,500	(\$3,843)	-85.40%
Property [Title] Report	\$6,715	\$14,025	(\$7,310)	-52.12%
Publications	\$2,114	\$12,210	(\$10,096)	-82.68%
Supplies & Materials	\$6,933	\$4,400	\$2,533	57.56%
Office Expenses	\$21	\$0	\$21	-
Total Office Expenses	\$43,428	\$45,145	(\$1,717)	-3.80%
OMLB Tax Lien Certificate Expenses				
OMLB Publications	\$462	\$0	\$462	-
PayPal Fees	\$117	\$110	\$7	6.05%
Payroll Expenditures				
Contract Labor	\$12,927	\$0	\$12,927	-

	2022 (YTD)	Budget	Budget Variance (\$)	Budget Variance (%)
Employee Benefits				
Employee Benefits	\$9,766	\$21,000	(\$11,234)	-53.50%
Payroll Taxes	\$25,928	\$25,600	\$328	1.28%
Salaries				
Salaries	\$347,202	\$385,000	(\$37,798)	-9.82%
Total Payroll Expenditures	\$395,823	\$431,600	(\$35,777)	-8.29%
Professional Services & Contracts				
Accounting Fees	\$29,250	\$21,200	\$8,050	37.97%
Attorney Fees	\$5,033	\$6,600	(\$1,568)	-23.75%
Information Technology	\$6,240	\$3,850	\$2,390	62.08%
Management (Consulting)				
Management (Consulting)	\$48,078	\$11,500	\$36,578	318.07%
Payroll Fees	\$1,635	\$1,375	\$260	18.94%
Professional Services & Contracts	\$4,060	\$0	\$4,060	-
Total Professional Services & Contracts	\$94,295	\$44,525	\$49,770	111.78%
Property Expenses				
Preparation	\$15,955	\$16,500	(\$545)	-3.30%
Repair and Maintenance				
Repair and Maintenance	\$54,892	\$78,000	(\$23,108)	-29.63%
Supplies & Materials	\$0	\$2,200	(\$2,200)	-100.00%
Total Property Expenses	\$70,847	\$96,700	(\$25,853)	-26.74%
Rent or Lease	\$37,081	\$35,200	\$1,881	5.34%
Telephone	\$7,147	\$5,500	\$1,647	29.95%
Travel & Parking	\$22,285	\$7,700	\$14,585	189.42%
Total Expenses	\$968,309	\$982,955	(\$14,646)	-1.49%
Operating Profit	\$238,822	\$43,845	\$194,977	444.70%
Interest Income				
Interest Earned	\$5,193	\$0	\$5,193	-
Interest Expenses				
Interest Expense	\$27	\$0	\$27	-
Earnings Before Tax	\$243,987	\$43,845	\$200,142	456.48%
Net Income	\$243,987	\$43,845	\$200,142	456.48%

Comprehensive Strategic Plan

2022-2025

OMAHA MUNICIPAL
LANDBANK



Document Overview

This document has four main goals.

- **Inform.** Inform stakeholders and community about the organization in a clear and consistent manner.
- **Align.** Build alignment across stakeholders so that everyone understands what we do and how we do it.
- **Guide.** Create a guide to ensure everyone is focused on achieving the same goals in the same manner.
- **Inspire.** Serve as a source of inspiration and aspiration by proclaiming what we are striving for.

Organization Overview

Our mission, vision, and values guide our work each day.

Mission

To serve as a catalyst for transforming distressed properties into community assets.

Vision

Make Omaha an even better place to live by perpetually turning problem properties into opportunities.

Transparency

Community

Collaboration

History

Capacities & Resources

We are supported by a board of directors, leadership and staff, and various partners.

- **Board.** Our board of directors help guide and support the organization with their content expertise.
- **Leadership & Staff.** Our team drives ongoing progress towards our mission.
- **Partners.** Partners include local government, housing and community development partners, neighborhood associations, and state agencies.
- **Resources.** Resources include grants, in-kind support, tax recapture, sales revenue, properties, board and staff expertise.

Three-Year Plan

We will focus our efforts on six main goals. See next page for more detail.

1	Financial Sustainability	Build long-term financial sustainability with diverse funding sources to support ongoing mission.
2	Acquire Properties	Strategically acquire properties to facilitate long-term community development.
3	Prepare Properties	Maintain properties and prepare inventory for sale to the community.
4	Return to Community	Return properties to the community in alignment with disposition priorities.
5	Internal Development	Invest in internal development to optimize work and support team engagement.
6	Diversify Reach	Cultivate community awareness and partner network to strengthen transparency and impact.

Continuous Improvement Plan

We will drive and assess progress using the following process.

- **Share plan** with internal and external stakeholders to facilitate clear communication.
- **Align decisions** to strategic plan throughout everyday work. Use as a foundation and guiderail for all work.
- **Assess progress** towards goals using custom KPI checklist to build alignment and accountability.
- **Update goals** to maintain alignment with current landscape.

	Goal	Critical Actions	KPIs
01	Build long-term financial sustainability with diverse funding sources to support ongoing mission	<ul style="list-style-type: none"> • Develop budgets that set sustainable targets and reduce operational inefficiencies. • Create an accessible overview (e.g., annual report) of financials and property inventory. • Build strong and transparent relationships with key city departments and leaders. • Execute fundraising best practices based on recommendations for the Land Bank. • Seek additional financial support through private sponsorships and public/private partnerships. 	Gift counts/ amounts by donor type (e.g., foundations, gov't, individuals, sponsors)
02	Strategically acquire properties to facilitate long-term community development.	<ul style="list-style-type: none"> • Communicate acquisition priorities with the public and revisit and maintain protocols annually. • Acquire properties in accordance with identified priorities and specific focal areas. • Evaluate potential properties against priorities and for major barriers (e.g. remediation). • Identify and invest in aligned properties through Tax Lien Certificate (TLC) investment. • Explore options for additional strategic acquisition (e.g., displacement prevention). • Meet with partners and developers regarding upcoming projects and how OMLB acquisition could add value. 	Total number of properties acquired by geographical areas
03	Maintain properties and prepare inventory for sale to the community.	<ul style="list-style-type: none"> • Maximize database of property assets, including regularly updated time and cost investment. • Continue to efficiently take legal steps needed to prepare properties for sale. • Explore opportunities to maximize GIS database for internal and external use. • Build proactive and transparent relationships with community contractors to maintain properties above and beyond compliance standards. • Create vendor orientation processes for training and expectation-setting. • Promote and support the Clean and Green program for property maintenance. 	Properties above compliance standards Properties in legal cycles
04	Return properties to the community in alignment with disposition priorities.	<ul style="list-style-type: none"> • Return properties to the community in accordance with identified and updated priorities. • Simplify communications around disposition priorities to partners, city, and the community. • Gather and track data on potential buyer demographics and plans according to priorities. • Implement process to monitor formerly owned properties' adherence to development plans. • Explore options for technical assistance or one-stop resources for potential buyers. • Create an updated marketing plan to promote available properties to new audiences (e.g., signs, mailers, neighborhood associations). 	Number of properties sold by priority areas
05	Invest in internal development to optimize work and support team engagement.	<ul style="list-style-type: none"> • Identify team performance standards and implement formal performance review process. • Identify professional development and trainings to support staff education and retention. • Engage in team activities to build camaraderie, recognize contributions, and celebrate wins. • Engage board in training and development to sustain strong oversight. • Redevelop onboarding process and create robust materials for new staff and board members. • Review organization's mission, vision and values, and make any necessary updates. 	Professional development goals achieved Staff retention
06	Cultivate community awareness and partner network to strengthen transparency and impact.	<ul style="list-style-type: none"> • Invest time in learning from and engaging with leaders in focal neighborhoods. • Build trust with current partners and diversify partner network to share OMLB goals. • Identify new community stakeholders to engage and seek partnership opportunities. • Work to make website and other sources more streamlined, transparent, and accessible in multiple languages and formats. • Represent the Land Bank's goals at development meetings, planning, forums. • Maintain ambassador program to develop network of advocates and future board members. 	Communication metrics by type Counts of formalized partnerships

OMAHA MUNICIPAL
LANDBANK



Comprehensive
Strategic Plan
2022-2025



Prepared by Category One Consulting

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DOCUMENT OVERVIEW



PURPOSE

This document has four main goals...

01

Inform

Inform staff, board members, partners, funders, and community members about the organization in a clear and consistent manner.

02

Align

Build alignment across all internal and external stakeholders by ensuring everyone has a clear understanding of the organization including what we do and how we do it.

03

Guide

Create a guide for our words, actions, and decisions by ensuring everyone is focused on achieving the same goals in the same manner.

04

Inspire

Serve as a source of organizational inspiration and aspiration by proclaiming what we are striving for.

PROCESS

We partnered with Category One Consulting to conduct a six-step process

Kick-Off & Planning

- Created project plan
- Collected and reviewed updated internal documents
- Conducted three partner discovery sessions

Abridged Org. Assessment

- Created and deployed stakeholder and community survey on priorities
- Gathered and analyzed 57 responses

Refresh Workshop

- Developed agenda with activities and materials
- Conduct four-hour workshop with staff, board, and others
- Documented all notes

Plan Creation & Finalization

- Created first draft of updated strategic plan
- Conducted leader review
- Incorporated feedback to finalize the deliverables

Plan Monitoring

- Created a KPI Checklist and instructions
- Provided checklist to assess progress toward goals on a quarterly basis

Position Mapping

- Work with leaders to discuss how major tasks and responsibilities align to strategic plan
- Document summary for future planning

COMPONENTS

The strategic plan is organized into four components

Organization Overview

- History & Overview
- Mission & Vision
- Focus Areas
- Values and Guiding Principles
- Differentiators
- Potential Barriers

Capacities & Resources

- Organizational Structure
- Board of Directors Details
- Partners & Resources

Three-Year Plan

- Three-Year Goals
- Critical Actions
- Key Performance Indicators (KPIs)
- Goal Accountability
- Primary Responsibilities

Continuous Improvement Plan

- Usage Guidance
- Assessment Guidance
- Update Guidance
- Distribution Guidance



ORGANIZATION OVERVIEW



HISTORY & OVERVIEW

Brief history and description of our organization

Established in 2014



The Omaha Municipal Land Bank (OMLB) was established in 2014 to acquire vacant, abandoned, or dilapidated properties and return them to the community. OMLB is the first and only land bank in Nebraska.

Quasi-Governmental Nonprofit



OMLB is unique as an independent nonprofit that partners with the City of Omaha and Douglas County. It is granted certain unique property-related powers through its legislation and agreements with the city and county.

Community Tool



OMLB is a unique tool to empower the transformation properties and return to the community. OMLB currently holds hundreds of properties in its inventory.



MISSION & VISION

Our mission and vision are...

Mission

To serve as a catalyst for transforming distressed properties into community assets.

Vision

Make Omaha an even better place to live by perpetually turning problem properties into opportunities.

FOCUS AREAS

We focus our efforts in a few main areas

Property Acquisition

We acquire properties through purchase, donation, tax lien certificate investment, and local governmental agreements. Some targeted acquisitions support partner work or assemble land to repackage and repurpose properties.

Property Preparation

We contract with local services to maintain properties in our inventory and mitigate code violations. We also guide properties through the legal steps (e.g., clearing title, foreclosure work) needed to prepare them for sale to the community.

Property Disposition

We sell properties back to community members, nonprofits, developers, and partners. Our disposition criteria and priorities ensure properties are returned to highest and best use possible in accordance with our values.

VALUES

Our organization has several values that guide our work each day

Transparency

Transparency in the sharing of information about OMLB activities, financials, and accomplishments

Community

Working in partnership with our community to be responsive to community needs

Collaboration

The formation of partnerships to grow, support, and sustain our mission

History

Preserving the rich history and heritage of our city

DIFFERENTIATORS

We differentiate ourselves from other organizations by being...



Quasi-governmental

We were established by the state and the city and maintain strong relations



Granted unique powers

We have unique abilities to clear title and prepare properties for sale



Community focused

We engage with for-profit, nonprofit, and individual community members



Transparent

We hold public-facing and transparent board meetings and business



Economic development tool

We serve as a tool to increase property values and build wealth



Independent

As an independent 501(c)(3), we can set our own priorities and values

POTENTIAL BARRIERS

The following could be barriers we face as we implement our strategic plan



Many stakeholders

We answer to government officials, funders, partners, and community



Small staff

Small team manages inventory and relationships across the city/county



Unique mission and role

OMLB fills specialized role in a complex community development landscape



Limited awareness

Many community members are still unaware of OMLB and its properties



Budget size

OMLB investments cannot address the full scope of community needs



Property landscape

Property market fluctuations affect OMLB's ability to enact strategies

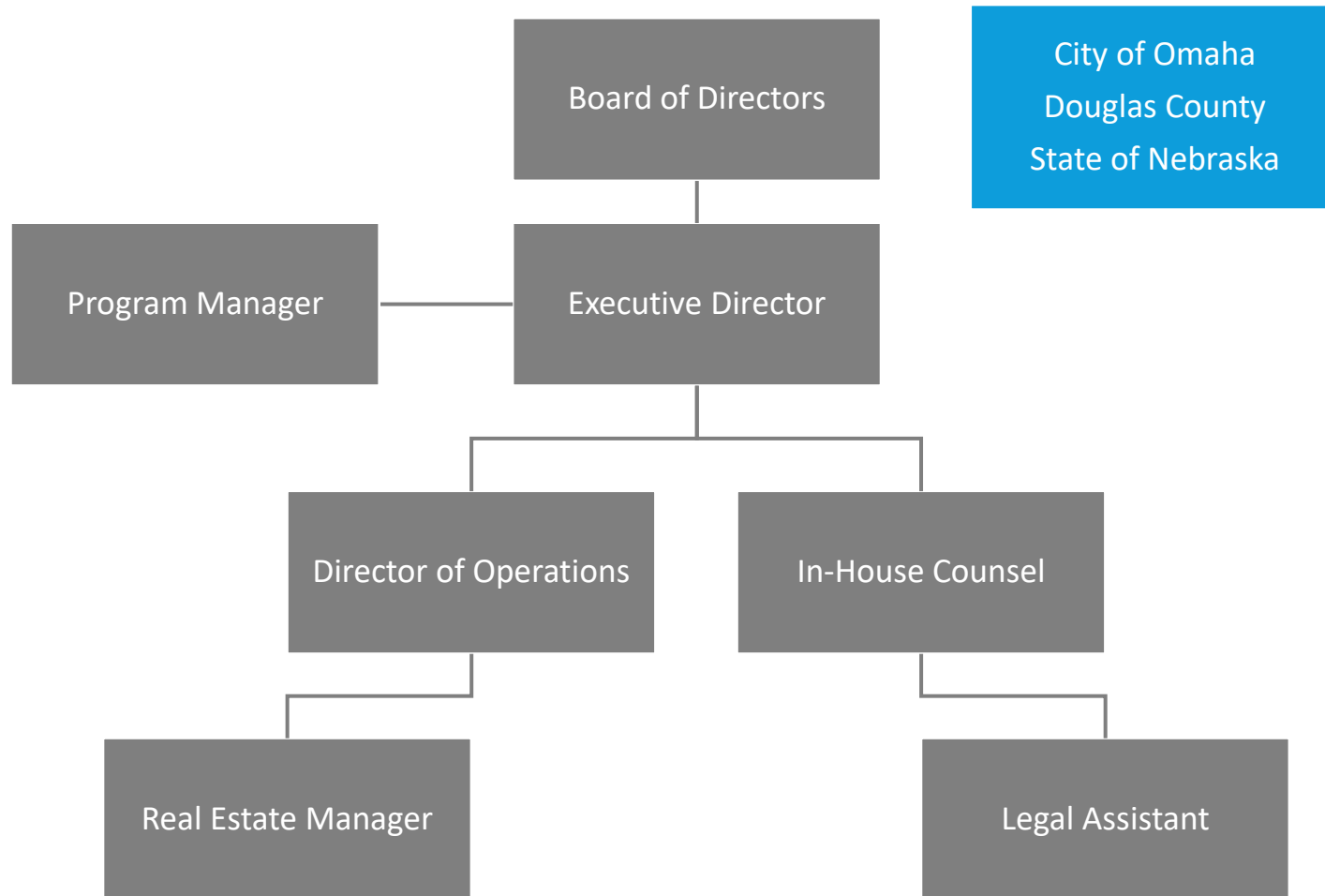


CAPACITIES & RESOURCES



ORGANIZATIONAL STRUCTURE

We are supported by a board of directors, leadership, and several staff



BOARD OF DIRECTORS

We are supported by a board of directors

Member	Title
John Heine	Chair (2022) – District #3 Board Representative
Tiffany Hunter	Vice-Chair (2022) – Non-Voting Board Member
Mary Byrnes	Treasurer (2022) – District #4 Board Representative
Chris Rock	Immediate Past Chair (2022) – District #5 Board Representative
Sharlon Rodgers	District #2 Board Representative
Michael Riedmann	District #7 Board Representative
Candice Price	Non-Voting Board Member
David Fanslau	Non-Voting Ex Officio Board Member
Juanita Johnson	Non-Voting Ex Officio Board Member
TBD	District #1 Board Representative
TBD	District #6 Board Representative

PARTNERS & RESOURCES

We utilize several partners and resources to maximize our impact

Partners

- City of Omaha
- Douglas County
- Community development partners
- Housing partners
- Neighborhood associations
- State agencies (e.g., NIFA)

Resources

- Board and staff content expertise
- Grants from local foundations and the city
- In-kind city support
- Tax recapture revenue
- Property sale revenue
- Hundreds of properties



THREE-YEAR PLAN



STRATEGIC GOALS

We will focus on achieving several main goals over the next few years

01

Financial Sustainability

Build long-term financial sustainability with diverse funding sources to support ongoing mission.

02

Acquire Properties

Strategically acquire properties to facilitate long-term community development.

03

Prepare Properties

Maintain properties and prepare inventory for sale to the community.

04

Return to Community

Return properties to the community in alignment with disposition priorities.

05

Internal Development

Invest in internal development to optimize work and support team engagement.

06

Diversify Reach

Cultivate community awareness and partner network to strengthen transparency and impact.

GOAL #1 – ACTION PLAN

Build long-term financial sustainability with diverse funding sources to support ongoing mission

Critical Actions	Priority
Build relationships with donors and secure major gifts in alignment with our mission.	
Develop budgets that set sustainable targets and reduce operational inefficiencies.	
Create an accessible overview (e.g., annual report) of financials and property inventory.	
Build strong and transparent relationships with key city departments and leaders.	
Execute fundraising best practices based on recommendations for the Land Bank.	
Seek additional financial support through private sponsorships and public/private partnerships.	

Key Performance Indicators

Gift counts/amounts by donor type (e.g., foundations, gov't, individuals, sponsors)

Goal Accountability

We are accountable to ourselves and to our donors and other supporters to sustain this work

Primary Responsibilities

Executive Director
Finance Committee

GOAL #2 – ACTION PLAN

Strategically acquire properties to facilitate long-term community development

Critical Actions	Priority
Communicate acquisition priorities with the public and revisit and maintain protocols annually.	
Acquire properties in accordance with identified priorities and specific focal areas.	
Evaluate potential properties against priorities and for major barriers (e.g. remediation).	
Identify and invest in aligned properties through Tax Lien Certificate (TLC) investment.	
Explore options for additional strategic acquisition (e.g., displacement prevention).	
Meet with partners and developers regarding upcoming projects and how OMLB acquisition could add value.	

Key Performance Indicators

Total number of properties acquired by geographical area

Goal Accountability

We are accountable to residents who live in areas of acquisition and partners seeking support

Primary Responsibilities

Legal Staff
Acquisition & Disposition Comm.

GOAL #3 – ACTION PLAN

Maintain properties and prepare inventory for sale to the community

Critical Actions	Priority
Maximize database of property assets, including regularly updated time and cost investment.	
Continue to efficiently take legal steps needed to prepare properties for sale.	
Explore opportunities to maximize GIS database for internal and external use.	
Build proactive and transparent relationships with community contractors to maintain properties above and beyond compliance standards.	
Create vendor orientation processes for training and expectation-setting.	
Promote and support the Clean and Green program for property maintenance.	

Key Performance Indicators
Properties above compliance standards
Properties in legal cycles

Goal Accountability
We are accountable to residents near OMLB properties and the City of Omaha

Primary Responsibilities
Director of Operations
In-House Counsel

GOAL #4 – ACTION PLAN

Return properties to the community in alignment with disposition priorities

Critical Actions	Priority
Return properties to the community in accordance with identified and updated priorities.	
Simplify communications around disposition priorities to partners, city, and the community.	
Gather and track data on potential buyer demographics and plans according to priorities.	
Implement process to monitor formerly owned properties' adherence to development plans.	
Explore options for technical assistance or one-stop resources for potential buyers.	
Create an updated marketing plan to promote available properties to new audiences (e.g., signs, mailers, neighborhood associations).	

Key Performance Indicators
Number of properties sold by priority areas

Goal Accountability
We are accountable to residents near OMLB properties and potential buyers

Primary Responsibilities
Legal Staff Acquisition & Disposition Comm.

GOAL #5 – ACTION PLAN

Invest in internal development to optimize work and support team engagement

Critical Actions	Priority
Identify team performance standards and implement formal performance review process.	
Identify professional development and trainings to support staff education and retention.	
Engage in team activities to build camaraderie, recognize contributions, and celebrate wins.	
Engage board in training and development to sustain strong oversight.	
Redevelop onboarding process and create robust materials for new staff and board members.	
Review organization’s mission, vision and values, and make any necessary updates.	

Key Performance Indicators
Professional development goals achieved Staff retention

Goal Accountability
We are accountable to our staff members to support their development and retention

Primary Responsibilities
Executive Director Director of Operations

GOAL #6 – ACTION PLAN

Cultivate community awareness and partner network to strengthen transparency and impact

Critical Actions	Priority
Invest time in learning from and engaging with leaders in focal neighborhoods.	
Build trust with current partners and diversify partner network to share OMLB goals.	
Identify new community stakeholders to engage and seek partnership opportunities.	
Work to make website and other sources more streamlined, transparent, and accessible in multiple languages and formats.	
Represent the Land Bank’s goals at development meetings, planning, forums.	
Maintain ambassador program to develop network of advocates and future board members.	

Key Performance Indicators
Communication metrics by type Counts of formalized partnerships

Goal Accountability
We are accountable to the general public and to our network of partners

Primary Responsibilities
OMLB staff



CONTINUOUS IMPROVEMENT PLAN



CONTINUOUS IMPROVEMENT PLAN

We will evaluate our progress using the following process


- 01 Share It**
Share the updated plan with board members, leadership, and staff. Use it to facilitate clear communication about your organization both internally and externally.
- 02 Use It**
Ensure that all decisions align with action plan throughout the year. This should serve as a foundation and guiderail for all work (current and new) you do over the next 3-5 years.
- 03 Assess It**
Review and assess alignment and progress on a quarterly basis using your KPI checklist. Conducting these reviews collaboratively helps build alignment and accountability.
- 04 Update It**
Review, assess, and update your strategic plan on an annual basis. When over half of your goals and critical actions need to be updated, you may benefit from starting from scratch.



Questions?

Contact OMLB

 info@omlb.org

 402-800-1240

Prepared by Category One Consulting



2023 Board Meetings Dates

Unless otherwise noted, Board meetings will be held at the MCC's Fort Omaha Campus-Mule Barn Building at 9:00 a.m.

January 11, 2023

February 15, 2023* - Third Wednesday

March 8, 2023

April 12, 2023

May 10, 2023

June 14, 2023

July 12, 2023

August 9, 2023

September 13, 2023

October 11, 2023

November 8, 2023

December 13, 2023



RESOLUTION TO ELECT EXECUTIVE COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article IV of the Omaha Municipal Land Bank By-laws provide that the officers of the Land Bank Board shall be a Chair, a Vice Chair, a Treasurer and an Immediate Past Chair and that those officers shall be elected by the Board by and from the among its voting members at its regular meeting in December of each year;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects _____ as Board Chair, _____ as Vice Chair, and _____ as Treasurer. _____ shall be immediate past chair. These officers shall assume office as of December 15, 2023.

Approved by majority vote of the Board of Directors this _____ day of _____ 2022.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Shannon Snow, Executive Director

John Heine, Chair or
Chris Rock, Immediate Past Chair

RESOLUTION TO ELECT ACQUISITIONS AND DISPOSITIONS COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article III, Section 5 of the Omaha Municipal Land Bank By-laws provides that the Members of the Board by resolution adopted by a majority of the entire Board may designate among its members standing committees consisting of three or more Members, which can make recommendations to the entire Board;

WHEREAS, the Members of the Board has determined that there shall be an Acquisitions Dispositions Committee, who shall make recommendations to the Board with respect to the acquisition and disposition of real property by the Omaha Municipal Land Bank;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects _____, _____, _____, _____ and _____ as members of the Acquisition and Disposition Committee effective immediately. They shall serve for a term of one year or until they are no longer a member of the Board of Directors of the Omaha Municipal Land Bank, whichever event occurs first.

Approved by majority vote of the Board of Directors this ____ day of _____ 2022.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Shannon Snow, Executive Director

John Heine, Chair or
Chris Rock, Immediate Past Chair

RESOLUTION TO ELECT FINANCE COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article III, Section 2 of the Omaha Municipal Land Bank By-laws provide that there shall be a Finance Committee who shall be elected annually by the Members to serve a term of one year;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects _____, _____, and _____ as members of the Finance Committee of the Omaha Municipal Land Bank, effective immediately.

Approved by majority vote of the Board of Directors this ____ day of _____ 2022.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Shannon Snow, Executive Director

John Heine, Chair or
Chris Rock, Immediate Past Chair

RESOLUTION TO ELECT AUDIT COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article IV, Section 3 of the Omaha Municipal Land Bank By-laws provide that there shall be an Audit Committee who shall be elected by the Members in December of every year to serve thru the next December;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects _____, _____, and _____ as members of the Audit Committee of the Omaha Municipal Land Bank, effective immediately.

Approved by majority vote of the Board of Directors this ____ day of _____ 2022.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Shannon Snow, Executive Director

John Heine, Chair or
Chris Rock, Immediate Past Chair



Property Details

Address:	1704 N 36 ST OMAHA, NE 68111
Parcel Number:	1923480000
Owner:	
Property Class:	Residential Vacant
Zoned As:	R5-35
Lot Size:	3696.39 ft
Proposed Use:	Adjacent Lot Sales, New Affordable Housing, New Garage, New Housing
Buildable:	Yes - With Waiver
Acquisitions Date:	01/28/2020

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$320.00)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$405.00)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$275.00)
Total:	(\$720.00)	Total:	(\$275.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$4,250.00	Offer Amount:	\$4,250.00
Total:	-\$1,030.00	Total:	-\$680.00
Estimated Total:	\$3,220.00	Actual Total:	\$3,570.00



Property Details

Address:	1706 N 36 St Omaha, NE 68111
Parcel Number:	1923470000
Owner:	City of Omaha
Property Class:	Residential Vacant
Zoned As:	R5-35
Lot Size:	4035.01 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Garage, New Housing
Buildable:	Yes - With Modification
Acquisitions Date:	04/24/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$1.00)	Purchase Price:	(\$1.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$311.00)	Total:	(\$86.00)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$320.00)
Total:	(\$720.00)	Total:	(\$320.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$4,250.00	Sold Amount:	\$4,250.00
Total:	-\$1,031.00	Total:	-\$406.00
Estimated Total:	\$3,220.00	Actual Total:	\$3,844.00



Property Details

Address:	2710 HOWARD ST OMAHA, NE 68105
Parcel Number:	2101930000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R8
Lot Size:	3362.92 ft
Proposed Use:	Land Assembly, New Housing
Buildable:	Yes - With Waiver
Acquisitions Date:	01/06/2020

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$404.49)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$489.49)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$160.00)
Total:	(\$720.00)	Total:	(\$160.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$26,000.00	Offer Amount:	\$26,000.00
Total:	\$1,030.00	Total:	\$649.49
Estimated Total:	\$24,970.00	Actual Total:	\$25,350.51



Property Details

Address:	6015 P St Omaha, NE 68117
Parcel Number:	2423340000
Owner:	Private Owner
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	6045.43 ft
Proposed Use:	New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	10/29/2020

Property Budget

Acquisition Cost: Estimate

Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)
Title Search:	(\$85.00)
Total:	(\$310.00)

Operations Cost: Estimate

Insurance:	(\$240.00)
Maintenance:	(\$480.00)
Total:	(\$720.00)

Disposition Revenue: Estimate

Asking Price:	\$25,000.00
Estimated Total Costs	-\$1,030.00
Estimated Total:	\$23,970.00

Acquisition Cost: Actual

Purchase Price:	(\$0.00)
Foreclosure:	(\$413.90)
Title Search:	(\$85.00)
Total:	(\$498.90)

Operations Cost: Actual

Insurance:	(\$0.00)
Maintenance:	(\$340.00)
Total:	(\$340.00)

Disposition Revenue: Actual

Offer Amount:	\$27,000.00
Actual Total Costs:	-\$838.90
Actual Total:	\$26,161.10