

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.  
Wednesday, April 12, 2023

**Meeting Location:**  
Metropolitan Community College-Fort Omaha Campus  
Mule Barn, Building 12-Room 112

**Omaha Municipal Land Bank Board Members:** Mike Riedmann-Chair, Sharlon Rodgers-Treasurer, John Heine-Immediate Past Chair, Mary Byrnes, Dawni Freeman, and Patrick Falke  
**Non-Voting Members:** 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 a printed version of the complete board packet is requested by a member of the public, the request must be submitted to info@omlb.org or (402) 800-1246 24 hours prior to the meeting. 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
<b>1.</b>		<b>PRELIMINARIES (5 MIN)</b>
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
<b>2.</b>		<b>GENERAL PUBLIC COMMENTS</b>
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 3 minutes.</i>
<b>3.</b>		<b>ACTION AGENDA (20 MIN)</b>
3.1	X	Approval of Minutes of the March 15, 2023 Board of Directors Meeting
3.2	X	Approval of the March 2023 Financial Statements <ul style="list-style-type: none"><li>• Presentation of Financial Statements</li><li>• Presentation of Outside Funding Report</li></ul>
3.3	X	Resolution to Cancel Taxes
3.4	X	Resolution to Cancel Special Assessments
3.5		Next Board Date
<b>4.</b>		<b>CONSENT AGENDA (ITEMS #6.1, 6.2, 6.3)</b>

<b>5.</b>		<b>ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)</b>
<b>6.</b>		<b>DISPOSITIONS (10 MIN)</b>
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
		<b><i>New Housing</i></b>
6.1	X	1614 Wirt Street (\$6,450)
6.2	X	1606.5 Laird Street (\$300)
6.3.	X	6501 N 37 Street (\$4,500)
<b>7.</b>		<b>REPORT AGENDA (5 MIN)</b>
		Executive Director's Report <ul style="list-style-type: none"> <li>• Staff Updates</li> <li>• Property Request (5632 N 29 St)</li> <li>• Outreach Activities &amp; Planned Engagements</li> </ul>
7.1		Legislative Update
7.2		Out and About Report
<b>8.</b>		<b>OTHER NEW BUSINESS</b>
<b>9.</b>		<b>EXECUTIVE SESSION</b>
		Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
<b>10.</b>		<b>Adjournment</b>

Omaha Municipal Land Bank Board  
**MINUTES**  
March 15, 2023

**Regular Meeting:**  
9:00 AM, MCC-Fort Omaha Campus  
Building 10-Room 136D

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**Meeting Minutes:** This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, March 15, 2023.

**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, March 3<sup>rd</sup>, 2023.

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**Voting Members Present:** Mike Riedmann (Chair)  
Dawni Freeman  
Sharlon Rodgers  
John Heine  
Patrick Falke

**Non-voting Members Present:** Tiffany Hunter (Vice-Chair)  
Juanita Johnson (City Council Representative)  
David Fanslau

**Members Not Present:** Mary Byrnes  
Chris Rock

**Director Present:** Leslie Smith, Executive Director

**Staff Present:** Deana Walocha, In-House Counsel  
Andrea Purdy-Steenholdt, Director of Operations  
Carisma Jano, Legal Assistant  
Adam Sanders, Real Estate Assistant  
Laura Schoenrock, Part-Time Employee

## **Public Meeting:**

### ***1.0 Preliminaries***

#### ***1.1 Call to Order***

Riedmann called the meeting to order at 9:02 a.m.

#### ***1.2 Announcement of Posted Location of Open Meetings Act***

Riedmann 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***

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

#### ***1.4 Roll Call***

Roll call was taken with 5 voting members present in person and 3 non-voting members present in person. Johnson entered the room at 9:14 a.m. Fanslau entered at 9:06 a.m.

#### ***1.5 Recognition of Supporters***

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

- Lamp Rynearson
- 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
- Oak Investment Real Estate
- Commercial Interior Solutions
- Embassy Suites – Downtown

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

## **2.0 General Public Comments**

Riedmann called for any general public comments.

The following person(s) appeared and spoke:

Marcus Chaffee, 1304 S 35 Street

Chaffee expressed his frustrations with how the Land Bank has posted notice about its Board meetings. Chaffee stated that he has experienced issues with finding the correct meeting location and date. Chaffee added that the public notice of meeting published in the Daily Record is not accessible without a subscription.

Riedmann responded and stated that the Land Bank's Board meeting locations have frequently changed due to unforeseen damages to prior room locations. Riedmann assured Chaffee that the website will be updated frequently.

Cheryl Weston, 1811 Emmet Street

Weston thanked staff for helping her access and attend the meeting virtually. Weston also welcomed the new Board members.

## **3.0 Action Agenda**

### **3.1 Approval of the Minutes of the February 15, 2023 Board of Directors Meeting**

Riedmann called for a motion to approve the minutes of the February 15, 2023 Board of Director's meeting.

Heine motioned. Rodgers seconded.

**Motion Carried 5-0.**

### **3.2 Approval of the January-February 2023 Financial Statements**

Purdy-Steenholdt presented the financial statements for January-February 2023.

The following person appeared and spoke:

Cheryl Weston, 1811 Emmet Street

Weston inquired whether there were less tax lien certificates to purchase at the tax sale this year.

Purdy-Steenholdt responded and stated that there were less certificates to purchase.

Purdy-Steenholdt also reviewed the Outside Funding Report.

Heine stated that the number of Land Bank's donors and supporters have increased over the years, which signifies the organization's positive growth and progress.

Heine motioned. Rodgers seconded.

**Motion Carried 5-0.**

### ***3.3 Resolution to Elect Members to the Governance Committee***

Riedmann stated that the Land Bank will be convening its Governance Committee to review the organization's current policies and procedures.

The following Board members agreed to serve on the Governance Committee:

- Sharlon Rodgers
- Tiffany Hunter
- Patrick Falke
- Dawni Freeman

The following person(s) appeared and spoke:

Cheryl Weston, 1811 Emmet Street

Weston inquired whether the Land Bank will include any community input or community volunteers in the Governance Committee.

Rodgers motioned to approve the Resolution to Elect Members to the Governance Committee. Freeman seconded.

**Motion Carried 5-0.**

### ***3.4 Next Board Date***

All voting members confirmed that they are able to attend the April 12 Board meeting.

### ***4.0 Consent Agenda (Items 6.1)***

#### ***5.0 Items Removed from Consent Agenda (If Any)***

There were no items removed from the Consent Agenda.

### ***6.0 Dispositions***

Carisma Jano presented the properties recommended for disposition by the Acquisition and Dispositions Committee.

#### ***New Housing***

##### ***6.1 1623 Center Street (\$25,500)***

Riedmann called for a motion to approve the disposition of property presented.

Falke motioned. Freeman seconded.

**Motioned 5-0.**

## **7.0 Report Agenda**

Executive Director's Report—*Presented by Leslie Smith*

- Transition Update: Leslie Smith introduced herself as the new Executive Director of the Omaha Municipal Land Bank.
- Inventory Report: Smith gave a brief report of the Land Bank's current inventory for properties.
- Board Training: Smith stated that Board members and Executive Director have a training event hosted by NIFA that is coming up.

Riedmann introduced and welcomed the new Board members, Patrick Falke (District 6) and Dawni Freeman (District 1).

## **7.1 Open Meetings Act Review—Presented by Tyler Hiipaka**

Hiipaka presented an overview of the Open Meetings Act.

## **7.2 Legislative Update—Presented by Deana Walocha**

Walocha stated that the Nebraska Legislature is still in session and has been reviewing several legislative bills introduced. Falke inquired whether the Land Bank actively pursues any legislative bills. Walocha responded and stated that the Land Bank works closely with its lobbyist in monitoring any bills that may affect us.

The following person(s) appeared and spoke:

Cheryl Weston, 1811 Emmett Street

Weston inquired about the status of LB 1024 and whether that bill affected the Land Bank.

Weston inquired about a Board resolution passed that was related to funding from LB 1024.

Walocha responded and stated that the Land Bank has not received any funding from LB 1024.

## **7.3 Out and About Report**

Purdy-Steenholdt informed the Board that the Out and About Report is included in their Board Handout packet.

## **8.0 Other New Business**

There was no Other New Business discussed.

## **9.0 Executive Session**

The Board did not enter into Executive Session.

## **10. Adjournment**

Riedmann called for a motion to adjourn.

Heine motioned. Rodgers seconded.

**Motion Carried 5-0.**

**Public Meeting adjourned at 9:50 a.m.**



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## March Reporting Package

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Omaha Municipal Land Bank  
March 2023



# Basis of Preparation

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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 - March, 2023

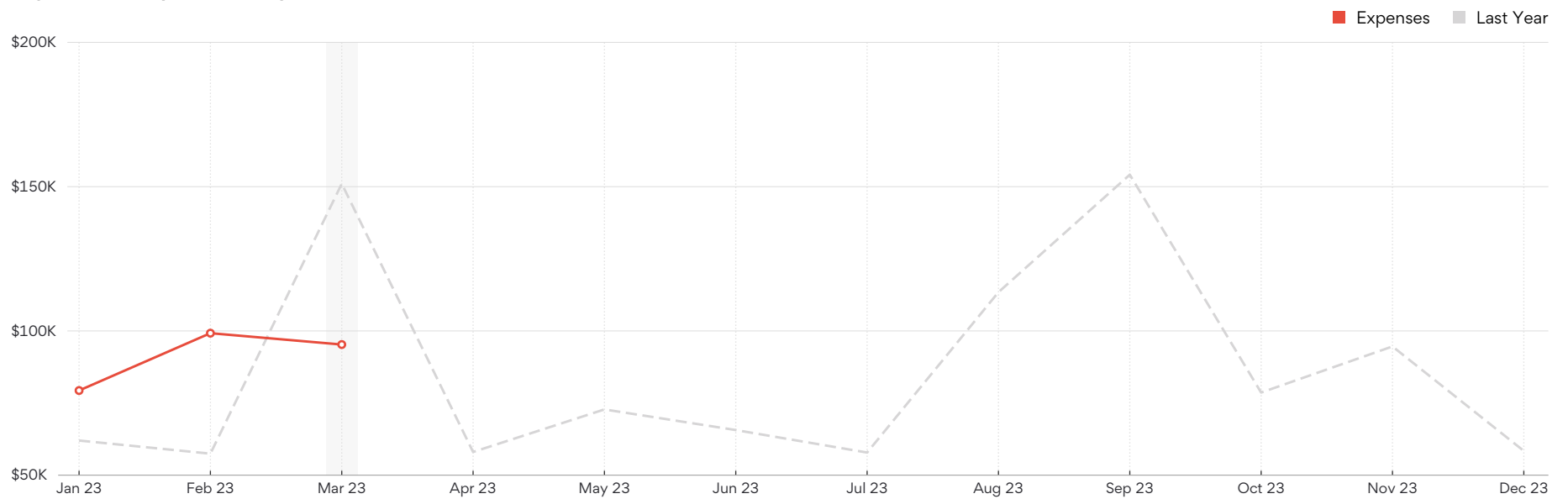
	A&D-EARNED	A&D-RESTRICTED	A&D-STAFF	AMBASSADOR PROGRAM	ANNUAL GO AWARD	CLEAN & GREEN PROGRAM	GENERAL // OVERHEAD	TLC INVESTMENT PROGRAM	TOTAL
<b>Income</b>									
Agency/Government Grants			28,048.39						\$28,048.39
Application Fees	625.00								\$625.00
Foundation/Trust Grants					150,000.00		100,000.00		\$250,000.00
Individual/Small Business Contributions							5,000.00		\$5,000.00
Property Sales	6,934.50								\$6,934.50
Redemption of DC Tax Lien Certificates	2,337.77								\$2,337.77
Redemption of OMLB Tax Lien Certificates								8,126.83	\$8,126.83
Tax Recapture Revenue	22,945.13								\$22,945.13
<b>Total Income</b>	<b>\$32,842.40</b>	<b>\$0.00</b>	<b>\$28,048.39</b>	<b>\$0.00</b>	<b>\$150,000.00</b>	<b>\$0.00</b>	<b>\$105,000.00</b>	<b>\$8,126.83</b>	<b>\$324,017.62</b>
<b>GROSS PROFIT</b>	<b>\$32,842.40</b>	<b>\$0.00</b>	<b>\$28,048.39</b>	<b>\$0.00</b>	<b>\$150,000.00</b>	<b>\$0.00</b>	<b>\$105,000.00</b>	<b>\$8,126.83</b>	<b>\$324,017.62</b>
<b>Expenses</b>									
Acquisitions									\$0.00
Foreclosure Fees		1,803.83							\$1,803.83
Tax Lien Certificates								40,745.47	\$40,745.47
<b>Total Acquisitions</b>		<b>1,803.83</b>						<b>40,745.47</b>	<b>\$42,549.30</b>
Advertising/Promotional									\$0.00
Direct Marketing		300.00							\$300.00
Public Relations							900.00		\$900.00
<b>Total Advertising/Promotional</b>		<b>300.00</b>					<b>900.00</b>		<b>\$1,200.00</b>
Ambassador Program Expenses				351.65					\$351.65
Banking Expense									\$0.00
PayPal Fees	28.00								\$28.00
<b>Total Banking Expense</b>	<b>28.00</b>								<b>\$28.00</b>
Building Expense									\$0.00
Rent or Lease							9,334.34		\$9,334.34
Telephone							1,623.01		\$1,623.01
<b>Total Building Expense</b>							<b>10,957.35</b>		<b>\$10,957.35</b>
Clean & Green Program						2,859.00			\$2,859.00
Computer & Software							3,262.53		\$3,262.53
Conferences & Training							1,030.00		\$1,030.00
Dues & Subscriptions							1,461.39		\$1,461.39
Insurance-Business							2,386.07		\$2,386.07
Office Expenses									\$0.00
Janitorial Services							492.24		\$492.24
Supplies & Materials							2,812.78		\$2,812.78
<b>Total Office Expenses</b>							<b>3,305.02</b>		<b>\$3,305.02</b>
Professional Services & Contracts									\$0.00
Accounting Fees							5,643.50		\$5,643.50
Attorney Fees							301.00		\$301.00
Information Technology							3,662.63		\$3,662.63
Lobbying	6,200.00								\$6,200.00
Management (Consulting)	1,500.00						17,135.00		\$18,635.00
Payroll Fees							492.31		\$492.31
<b>Total Professional Services &amp; Contracts</b>	<b>7,700.00</b>						<b>27,234.44</b>		<b>\$34,934.44</b>

	A&D-EARNED	A&D-RESTRICTED	A&D-STAFF	AMBASSADOR PROGRAM	ANNUAL GO AWARD	CLEAN & GREEN PROGRAM	GENERAL // OVERHEAD	TLC INVESTMENT PROGRAM	TOTAL
Property Expenses									\$0.00
Property Consulting		2,000.00							\$2,000.00
Repair and Maintenance		9,880.00							\$9,880.00
<b>Total Property Expenses</b>		<b>11,880.00</b>							<b>\$11,880.00</b>
Staff & Board Expenses									\$0.00
Holiday Party							1,164.96		\$1,164.96
Meals & Entertainment							1,147.84		\$1,147.84
Meetings							909.12		\$909.12
<b>Total Staff &amp; Board Expenses</b>							<b>3,221.92</b>		<b>\$3,221.92</b>
Staffing Expenses									\$0.00
Employee Benefits							10,502.57		\$10,502.57
Employee Insurance/Onboarding							206.80		\$206.80
Non-Budgeted Moving Expenses							10,000.00		\$10,000.00
Payroll Taxes							9,223.15		\$9,223.15
Salaries							123,382.37		\$123,382.37
<b>Total Staffing Expenses</b>							<b>153,314.89</b>		<b>\$153,314.89</b>
Travel & Parking							1,110.98		\$1,110.98
<b>Total Expenses</b>	<b>\$7,728.00</b>	<b>\$13,983.83</b>	<b>\$0.00</b>	<b>\$351.65</b>	<b>\$0.00</b>	<b>\$2,859.00</b>	<b>\$208,184.59</b>	<b>\$40,745.47</b>	<b>\$273,852.54</b>
NET OPERATING INCOME	<b>\$25,114.40</b>	<b>\$ -13,983.83</b>	<b>\$28,048.39</b>	<b>\$ -351.65</b>	<b>\$150,000.00</b>	<b>\$ -2,859.00</b>	<b>\$ -103,184.59</b>	<b>\$ -32,618.64</b>	<b>\$50,165.08</b>
Other Income									
Interest Earned							8,692.62		\$8,692.62
Unrealized Gain (Loss)							-24,041.67		\$ -24,041.67
<b>Total Other Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$ -15,349.05</b>	<b>\$0.00</b>	<b>\$ -15,349.05</b>
NET OTHER INCOME	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$ -15,349.05</b>	<b>\$0.00</b>	<b>\$ -15,349.05</b>
NET INCOME	<b>\$25,114.40</b>	<b>\$ -13,983.83</b>	<b>\$28,048.39</b>	<b>\$ -351.65</b>	<b>\$150,000.00</b>	<b>\$ -2,859.00</b>	<b>\$ -118,533.64</b>	<b>\$ -32,618.64</b>	<b>\$34,816.03</b>

### This year vs last year



### Expenses This year vs last year



# Balance Sheet YTD

BALANCE SHEET	2023 (YTD)	2022 (YTD)
<b>ASSETS</b>		
<b>Cash &amp; Equivalents</b>		
<b>Cash Reserves</b>		
Security National Bank Savings 4451	\$1,009,911	\$611,287
First National Bank Checking x6245	\$222,400	\$481,104
PayPal Bank	\$522	\$0
Petty Cash	\$4	\$421
Pinnacle Bank Checking x2235	\$610,846	\$685,380
<b>Total Cash &amp; Equivalents</b>	<b>\$1,843,683</b>	<b>\$1,778,192</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$147	\$365
Properties Held for Sale	\$768,500	\$831,350
<b>Total Properties</b>	<b>\$768,647</b>	<b>\$831,715</b>
<b>Tax Lien Certificates</b>		
Subsequent Taxes Paid on Tax Lien Certificates	\$65,131	\$48,631
Tax Lien Certificates	\$82,204	\$67,241
<b>Total Tax Lien Certificates</b>	<b>\$147,335</b>	<b>\$115,872</b>
<b>Total Other Current Assets</b>	<b>\$915,982</b>	<b>\$947,587</b>
<b>Total Current Assets</b>	<b>\$2,759,665</b>	<b>\$2,725,779</b>
<b>Fixed Assets</b>		
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	\$3,800	\$2,343
Website	\$10,000	\$10,000
<b>Total Fixed Assets</b>	<b>\$16,873</b>	<b>\$15,417</b>
<b>Total Non-Current Assets</b>	<b>\$16,873</b>	<b>\$15,417</b>
<b>Total Assets</b>	<b>\$2,776,538</b>	<b>\$2,741,195</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$1,167	\$317
FNBO Credit Card - Shannon x2388	\$1,367	\$1,133
FNBO Credit Card-Andrea 1626	\$2,010	\$1,077
FNBO Credit Card - Leslie x5772	\$1,330	\$0
<b>Total Short Term Debt</b>	<b>\$5,873</b>	<b>\$2,526</b>
<b>Total Current Liabilities</b>	<b>\$5,873</b>	<b>\$2,526</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$5,873</b>	<b>\$2,526</b>
<b>EQUITY</b>		
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - Legal Assistant Staff	\$31,030	\$27,206
<b>Unrestricted Net Assets</b>	<b>\$2,704,819</b>	<b>\$2,331,700</b>
<b>Total Retained Earnings</b>	<b>\$2,735,849</b>	<b>\$2,358,906</b>

	2023 (YTD)	2022 (YTD)
<b>Current Earnings</b>		
Net Income	\$34,816	\$379,763
<b>Total Equity</b>	<b>\$2,770,665</b>	<b>\$2,738,669</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$2,776,538</b>	<b>\$2,741,195</b>

# 2023 Budget vs Actual

PROFIT & LOSS	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
Agency/Government Grants	\$28,048	\$37,500	(\$9,452)	\$180,000
Application Fees	\$625	\$375	\$250	\$2,000
Corporate/Business Grants	\$0	\$0	\$0	\$35,000
Foundation/Trust Grants	\$250,000	\$450,000	(\$200,000)	\$465,000
Individual/Small Business Contributions	\$5,000	\$3,000	\$2,000	\$5,000
Property Sales	\$6,935	\$60,000	(\$53,066)	\$250,000
Redemption of DC Tax Lien Certificates	\$2,338	\$2,000	\$338	\$18,000
Redemption of OMLB Tax Lien Certificates	\$8,127	\$18,000	(\$9,873)	\$60,000
Sponsorships	\$0	\$0	\$0	\$30,000
Tax Recapture Revenue	\$22,945	\$7,500	\$15,445	\$55,000
<b>Total Revenue</b>	<b>\$324,018</b>	<b>\$578,375</b>	<b>(\$254,357)</b>	<b>\$1,100,000</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
Foreclosure Fees	\$1,804	\$11,700	(\$9,896)	\$46,800
Tax Lien Certificates	\$40,745	\$75,000	(\$34,255)	\$75,000
Taxes Paid	\$0	\$0	\$0	\$45,000
<b>Total Acquisitions</b>	<b>\$42,549</b>	<b>\$86,700</b>	<b>(\$44,151)</b>	<b>\$166,800</b>
<b>Advertising/Promotional</b>				
Direct Marketing	\$300	\$3,000	(\$2,700)	\$12,000
Promotional M & E	\$0	\$1,200	(\$1,200)	\$3,900
Public Relations	\$900	\$2,000	(\$1,100)	\$16,500
<b>Total Advertising/Promotional</b>	<b>\$1,200</b>	<b>\$6,200</b>	<b>(\$5,000)</b>	<b>\$32,400</b>
Ambassador Program Expenses	\$352	\$6,800	(\$6,448)	\$13,000
<b>Banking Expense</b>				
PayPal Fees	\$28	\$0	\$28	\$0
<b>Building Expenses</b>				
Internet	\$0	\$795	(\$795)	\$3,180
Rent or Lease	\$9,334	\$9,300	\$34	\$37,200
Telephone	\$1,623	\$690	\$933	\$2,760
<b>Total Building Expenses</b>	<b>\$10,957</b>	<b>\$10,785</b>	<b>\$172</b>	<b>\$43,140</b>
Clean & Green Program	\$2,859	\$15,000	(\$12,141)	\$25,000
Computer & Software	\$3,263	\$12,100	(\$8,837)	\$40,375
Conferences & Training	\$1,030	\$0	\$1,030	\$8,000
Dues & Subscriptions	\$1,461	\$2,500	(\$1,039)	\$4,500
Insurance-Business	\$2,386	\$0	\$2,386	\$15,000
<b>Office Expenses</b>				
Janitorial Services	\$492	\$375	\$117	\$1,500
Printing & Postage	\$0	\$300	(\$300)	\$1,200
Supplies & Materials	\$2,813	\$1,200	\$1,613	\$4,800
<b>Total Office Expenses</b>	<b>\$3,305</b>	<b>\$1,875</b>	<b>\$1,430</b>	<b>\$7,500</b>
<b>Professional Services &amp; Contracts</b>				
Accounting Fees	\$5,644	\$3,200	\$2,444	\$22,200
Attorney Fees	\$301	\$1,800	(\$1,499)	\$7,200
Information Technology	\$3,663	\$1,050	\$2,613	\$4,200
Lobbying	\$6,200	\$6,000	\$200	\$25,000
Management (Consulting)	\$18,635	\$12,000	\$6,635	\$12,000
Payroll Fees	\$492	\$375	\$117	\$1,500
<b>Total Professional Services &amp; Contracts</b>	<b>\$34,934</b>	<b>\$24,425</b>	<b>\$10,509</b>	<b>\$72,100</b>
<b>Property Expenses</b>				
Preparation	\$0	\$4,500	(\$4,500)	\$18,000

	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Property Consulting	\$2,000	\$0	\$2,000	\$0
Repair and Maintenance	\$9,880	\$6,000	\$3,880	\$80,000
Supplies & Materials	\$0	\$600	(\$600)	\$2,400
<b>Total Property Expenses</b>	<b>\$11,880</b>	<b>\$11,100</b>	<b>\$780</b>	<b>\$100,400</b>
<b>Staff &amp; Board Expenses</b>				
Holiday Party	\$1,165	\$0	\$1,165	\$0
Meals & Entertainment	\$1,148	\$600	\$548	\$2,400
Meetings	\$909	\$750	\$159	\$3,000
<b>Total Staff &amp; Board Expenses</b>	<b>\$3,222</b>	<b>\$1,350</b>	<b>\$1,872</b>	<b>\$5,400</b>
<b>Staffing Expenses</b>				
Employee Benefits	\$10,503	\$10,500	\$3	\$42,000
Employee Insurance/Onboarding	\$207	\$2,940	(\$2,733)	\$10,500
Non-Budgeted Moving Expenses	\$10,000	\$0	\$10,000	\$0
Payroll Taxes	\$9,223	\$7,500	\$1,723	\$31,000
Salaries	\$123,382	\$118,500	\$4,882	\$474,000
<b>Total Staffing Expenses</b>	<b>\$153,315</b>	<b>\$139,440</b>	<b>\$13,875</b>	<b>\$557,500</b>
Travel & Parking	\$1,111	\$2,100	(\$989)	\$8,400
<b>Total Expenses</b>	<b>\$273,853</b>	<b>\$320,375</b>	<b>(\$46,522)</b>	<b>\$1,099,515</b>
<b>Operating Profit</b>	<b>\$50,165</b>	<b>\$258,000</b>	<b>(\$207,835)</b>	<b>\$485</b>
<b>Other Income</b>				
Unrealized Gain (Loss)	(\$24,042)	\$0	(\$24,042)	\$0
<b>Other Expenses</b>				
Transfer to Cash Reserves	\$0	\$0	\$0	\$485
<b>Earnings Before Interest &amp; Tax</b>	<b>\$26,123</b>	<b>\$258,000</b>	<b>(\$231,877)</b>	<b>\$0</b>
<b>Interest Income</b>				
Interest Earned	\$8,693	\$0	\$8,693	\$0
<b>Earnings Before Tax</b>	<b>\$34,816</b>	<b>\$258,000</b>	<b>(\$223,184)</b>	<b>\$0</b>
<b>Net Income</b>	<b>\$34,816</b>	<b>\$258,000</b>	<b>(\$223,184)</b>	<b>\$0</b>



RESOLUTION TO CANCEL DELINQUENT TAXES

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-237 of the Omaha Municipal Code provides for the ownership of real property by the Omaha Municipal Land Bank;

WHEREAS, Neb. Rev Stat. §18-3416 of the Nebraska Municipal Land Bank Act provides that any property acquired by a land bank and encumbered by a lien or claim for real property taxes owed to a political subdivision may be discharged and extinguished by a resolution of the board of directors;

WHEREAS, the Omaha Municipal Land Bank owns certain real property as identified on Exhibit A, attached hereto and incorporated herein, which real property is encumbered by a lien for real property taxes assessed by Douglas County;

WHEREAS, the Omaha Municipal Land Bank Board of Directors wishes to discharge and extinguish the Douglas County liens for real property taxes that encumber the real property, as identified in Exhibit A, as allowed by Neb. Rev. Stat. §18-3416 of the Nebraska Municipal Land Bank Act.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby discharges and extinguishes the Douglas County liens for real property taxes that encumber real property, as identified on Exhibit A, as allowed and provided for by Neb. Rev. Stat. 18-3416.

Approved by majority vote of the Board of Directors this \_\_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

\_\_\_\_\_  
Carisma Jano, Secretary or  
Leslie Smith, Executive Director

\_\_\_\_\_  
Mike Riedmann, Chair or  
Tiffany Hunter, Vice-Chair

Resolution to Cancel Taxes - Exhibit A

Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
2329230000	3621 Browne Street	Depository Agreement	02/27/2023	Residential Vacant	Acquired	Omaha
2329280000	3622 Saratoga Street	Depository Agreement	02/27/2023	Residential Vacant	Acquired	Omaha

RESOLUTION TO CANCEL SPECIAL ASSESSMENTS

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-237 of the Omaha Municipal Code provides for the ownership of real property by the Omaha Municipal Land Bank;

WHEREAS, Neb. Rev Stat. §18-3416 of the Nebraska Municipal Land Bank Act provides that any property acquired by a land bank and encumbered by a lien or claim for real special assessments owed to a political subdivision may be discharged and extinguished by a resolution of the board of directors;

WHEREAS, the Omaha Municipal Land Bank owns certain real property as identified on Exhibit A, attached hereto and incorporated herein, which real property is encumbered by a lien or claim for special assessments assessed by Douglas County;

WHEREAS, the Omaha Municipal Land Bank Board of Directors wishes to discharge and extinguish the Douglas County liens or claims for special assessments encumber the real property, as identified in Exhibit A, as allowed by Neb. Rev. Stat. §18-3416 of the Nebraska Municipal Land Bank Act.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby discharges and extinguishes the Douglas County liens for special assessments that encumber real property, as identified on Exhibit A, as allowed and provided for by Neb. Rev. Stat. 18-3416

Approved by majority vote of the Board of Directors this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

\_\_\_\_\_  
Carisma Jano, Secretary or  
Leslie Smith, Executive Director

\_\_\_\_\_  
Mike Riedmann, Chair or  
Tiffany Hunter, Vice-Chair

Resolution to Cancel Special Assessments - Exhibit A					
Parcel number	Address	Acquisition Method	Acquisition date	Special assessment	Amount of lien
2329280000	3622 Saratoga Street	Depository Agreement	02/27/2023	Litter	\$279.00
2329280000	3622 Saratoga Street	Depository Agreement	02/27/2023	Weeds	\$493.00



## Property Details

<b>Address:</b>	1614 WIRT ST OMAHA, NE 68110
<b>Parcel Number:</b>	1526320000
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R7
<b>Lot Size:</b>	6294.55 ft
<b>Proposed Use:</b>	New Affordable Housing, New Housing
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	09/20/2019

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$236.01)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$311.01)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$180.00)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$180.00)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$6,450.00	Offer Amount:	\$5,150.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$491.01</b>
<b>Estimated Total:</b>	<b>\$5,420.00</b>	<b>Actual Total:</b>	<b>\$4,658.99</b>



## Property Details

**Address:** 1606.5 LAIRD ST  
OMAHA, NE 68110

**Parcel Number:** 0701600000

**Owner:**

**Property Class:** Residential Vacant

**Zoned As:** GC

**Lot Size:** 390.13 ft

**Proposed Use:** Adjacent Lot Sales, Garden Lot

**Buildable:** No

**Acquisitions Date:** 02/11/2020

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$315.71)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$390.71)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$0.00)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$0.00)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$300.00	Offer Amount:	\$300.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$390.71</b>
<b>Estimated Total:</b>	<b>-\$730.00</b>	<b>Actual Total:</b>	<b>-\$90.71</b>



## Property Details

<b>Address:</b>	6501 N 37 ST OMAHA, NE 68112
<b>Parcel Number:</b>	1837790000
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R4-35
<b>Lot Size:</b>	8104.14 ft
<b>Proposed Use:</b>	Adjacent Lot Sales, New Housing
<b>Buildable:</b>	YES
<b>Acquisitions Date:</b>	05/24/2019

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$330.31)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$405.31)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$200.00)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$200.00)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$4,500.00	Offer Amount:	\$4,500.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$605.31</b>
<b>Estimated Total:</b>	<b>\$3,470.00</b>	<b>Actual Total:</b>	<b>\$3,894.69</b>