

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.
Wednesday, May 10, 2023

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

Omaha Municipal Land Bank Board Members: Mike Riedmann-Chair, Tiffany Hunter—Vice Chair, Sharlon Rodgers-Treasurer, Mary Byrnes, Dawni Freeman, and Patrick Falke

Non-Voting Members:

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
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 April 12, 2023 Board of Directors Meeting
3.2	X	Approval of the April 2023 Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements• Presentation of Outside Funding Report
3.3	X	Resolution to Appoint Dawni Freeman to the Acquisitions & Dispositions Committee
3.4	X	Resolution to Amend Acquisitions, Maintenance, Disposition Policy
3.5	X	Resolution to Adopt Policy for Requesting Public Records
3.6		Next Board Date – June 14, 2023

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	1619 Oak Street (\$3,800)
6.2	X	4002 N 33 Street (\$1,750)
6.3	X	1715 N 31 Street (\$4,650)
		<i>Side Lot</i>
6.4	X	5514 N 52 St (\$300)
7.		REPORT AGENDA (5 MIN)
		Executive Director's Report <ul style="list-style-type: none"> • Civic Education Updates • Community Outreach Engagement Activities • Fundraising Development
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
10.		Adjournment

Omaha Municipal Land Bank Board
MINUTES
April 12, 2023

Regular Meeting:
9:00 AM, MCC-Fort Omaha Campus
Mule Barn Building 21-Room 112

Meeting Minutes: This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, April 12, 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 31st, 2023.

Voting Members Present: Dawni Freeman
Sharlon Rodgers
John Heine
Patrick Falke
Mary Byrnes
Chris Rock

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

Members Not Present: Mike Riedmann (Chair)

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
Tyler Hiipaka, Assistant City Attorney

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Hunter called the meeting to order at 9:00 a.m.

1.2 Announcement of Posted Location of Open Meetings Act

Hunter 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

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

1.4 Roll Call

Roll call was taken with 6 voting members present in person and 3 non-voting members present in person. Johnson entered the room at 9:05 a.m.

1.5 Recognition of Supporters

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

- Lamp Rynearson
- First National Bank of Omaha
- 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

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

2.0 General Public Comments

Hunter called for any general public comments.

There were no general public comments.

3.0 Action Agenda

3.1 Approval of the Minutes of the March 15, 2023, Board of Directors Meeting

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

Falke motioned. Heine seconded.

Motion Carried 6-0.

3.2 Approval of the March 2023 Financial Statements

Purdy-Steenholdt presented the financial statements for March 2023. Falke inquired whether the Land Bank has a cash holding policy. Walocha stated that the Land Bank has a cash reserve policy.

Purdy-Steenholdt also reviewed and presented the Outside Funding report. Byrnes inquired whether the First National Bank of Nebraska is the same as FNBO. Purdy-Steenholdt responded and stated that the funder's name will be corrected.

Rodgers motioned. Heine seconded.

Motion Carried 6-0.

3.3 Resolution to Cancel Taxes

Hunter called for a motion to approve the Resolution to Cancel Taxes.

Heine motioned. Rock seconded.

Motion Carried 6-0.

3.4 Resolution to Cancel Special Assessments

Hunter called for a motion to approve the Resolution to Cancel Special Assessments.

Rodgers motioned. Freeman seconded.

Motion Carried 6-0.

3.5 Next Board Date-May 10, 2023

All voting

Board members confirmed their availability for the May 10th, 2023, Board meeting.

4.0 Consent Agenda (Items 6.1, 6.2, 6.3)

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 1614 Wirt Street (\$6,450)

6.2 1606.5 Laird Street (\$300) – Side Lot

6.3 6501 N 37 Street (\$4,500)

Jano also stated that the property at 1606.5 Laird was incorrectly listed under the heading New Housing. The property is being sold as a Side Lot.

Falke motioned to approve. Freeman seconded.

Motioned 6-0.

7.0 Report Agenda

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

- Staff Updates: Smith informed the Board that Laura Schoenrock has resigned. Adam Sanders has taken on a few of Laura's duties.
- Property Request (5632 N 29 St): The Land Bank received a request from Habitat for Humanity for the referenced property. Habitat will be utilizing the lot to stage and store equipment as they renovate the adjacent house. Board members stated that they approve of the request.
- Outreach Activities & Planned Engagements: Smith stated that the Land Bank staff will be participating in this year's Freedom Festival and Native Omaha Days. Staff added that this will allow staff to provide information and answer questions from the community about the Land Bank. Staff is also planning to do property workshop events throughout the summer.

7.1 Legislative Update—Presented by Kaitlin Reece

Kaitlin Reece presented an update on the Nebraska Legislature. Reece presented the list of priority bills that are being presented, including relevant housing legislative bills. Several Board members posed questions about the legislative process and different bills being introduced.

7.2 Out and About Report

Purdy-Steenholdt presented the Out and About Report. Purdy-Steenholdt informed the Board that staff attended the Undesign the Redline Exhibit Tour in the past month. Rodgers asked if staff could provide an annual report to the Board that outlines different engagements attended over the course of the year.

8.0 Other New Business

There was no Other New Business discussed.

9.0 Executive Session

Heine motioned to enter into Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters. Byrnes seconded.

Motion Carried 6-0.

The Board entered into Executive Session at 9:57 a.m.

Heine motioned to exit Executive Session. Rock seconded.

Motion Carried 6-0.

The Board exited Executive Session at 10:48 a.m.

10. Adjournment

Hunter called for a motion to adjourn.

Heine motioned. Falke seconded.

Motion Carried 6-0.

Public Meeting adjourned at 10:48 a.m.



April Reporting Package

Omaha Municipal Land Bank
April 2023

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 - April, 2023

	A&D-EARNED	A&D-RESTRICTED	A&D-STAFF	AMBASSADOR PROGRAM	ANNUAL GO AWARD	CLEAN & GREEN PROGRAM	GENERAL // OVERHEAD	LEGAL ASSISTANT STAFF	TLC INVESTMENT PROGRAM	TOTAL
Income										
Agency/Government Grants			28,048.39							\$28,048.39
Application Fees	900.00									\$900.00
Corporate/Business Grants						25,000.00				\$25,000.00
Foundation/Trust Grants					150,000.00		100,000.00			\$250,000.00
Individual/Small Business Contributions							5,000.00			\$5,000.00
Property Sales	10,934.50									\$10,934.50
Redemption of DC Tax Lien Certificates	4,610.19									\$4,610.19
Redemption of OMLB Tax Lien Certificates									20,279.92	\$20,279.92
Tax Recapture Revenue	60,506.07									\$60,506.07
Total Income	\$76,950.76	\$0.00	\$28,048.39	\$0.00	\$150,000.00	\$25,000.00	\$105,000.00	\$0.00	\$20,279.92	\$405,279.07
GROSS PROFIT	\$76,950.76	\$0.00	\$28,048.39	\$0.00	\$150,000.00	\$25,000.00	\$105,000.00	\$0.00	\$20,279.92	\$405,279.07
Expenses										
Acquisitions										\$0.00
Foreclosure Fees		4,359.34								\$4,359.34
Property Purchases		1,000.00								\$1,000.00
Tax Lien Certificates									40,745.47	\$40,745.47
Total Acquisitions		5,359.34							40,745.47	\$46,104.81
Advertising/Promotional										\$0.00
Direct Marketing		300.00								\$300.00
Public Relations							1,900.00			\$1,900.00
Total Advertising/Promotional		300.00					1,900.00			\$2,200.00
Ambassador Program Expenses				1,103.76						\$1,103.76
Banking Expense										\$0.00
PayPal Fees	44.24									\$44.24
Total Banking Expense	44.24									\$44.24
Building Expense										\$0.00
Rent or Lease							12,465.47			\$12,465.47
Telephone							2,142.43			\$2,142.43
Total Building Expense							14,607.90			\$14,607.90
Clean & Green Program						2,859.00				\$2,859.00
Computer & Software							7,175.92			\$7,175.92
Conferences & Training							1,030.00			\$1,030.00
Dues & Subscriptions							2,489.39			\$2,489.39
Insurance-Business							3,251.98			\$3,251.98
Office Expenses										\$0.00
Janitorial Services							615.30			\$615.30
Supplies & Materials							3,179.32			\$3,179.32
Total Office Expenses							3,794.62			\$3,794.62
Professional Services & Contracts										\$0.00
Accounting Fees							6,843.50			\$6,843.50
Attorney Fees							1,532.00			\$1,532.00
Information Technology							3,685.11			\$3,685.11
Lobbying	8,200.00									\$8,200.00
Management (Consulting)	2,000.00						17,135.00			\$19,135.00
Payroll Fees							644.24			\$644.24
Total Professional Services & Contracts	10,200.00						29,839.85			\$40,039.85



Omaha Municipal Land Bank

Statement of Revenues and Expenses by Class - Modified Cash Basis

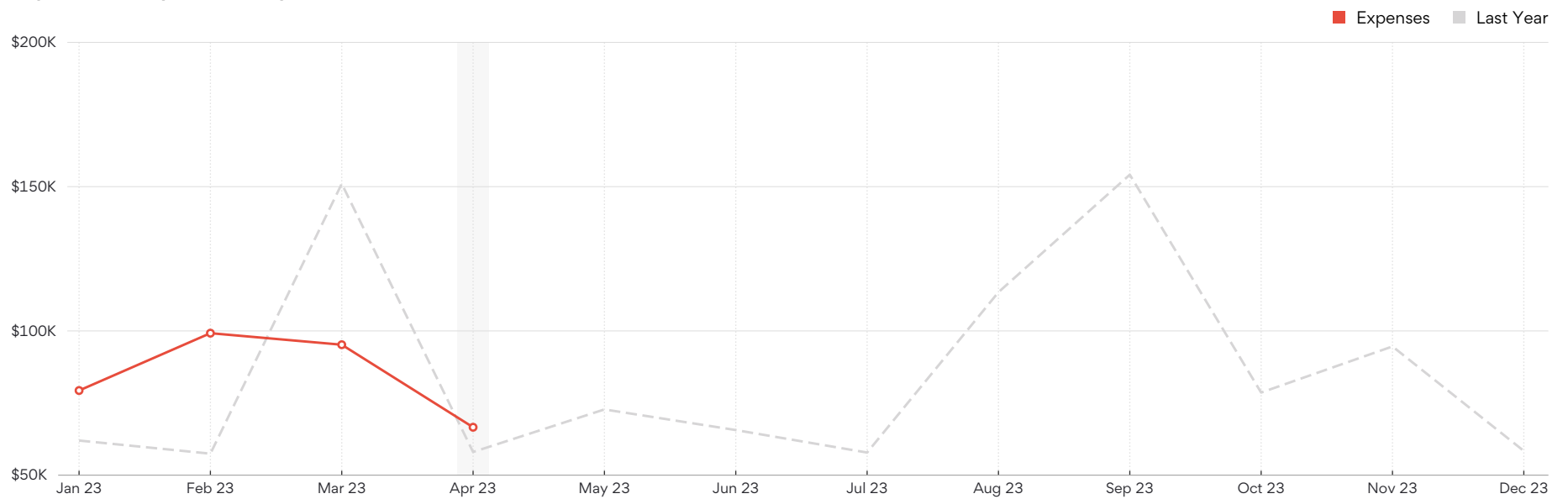
January - April, 2023

	A&D-EARNED	A&D-RESTRICTED	A&D-STAFF	AMBASSADOR PROGRAM	ANNUAL GO AWARD	CLEAN & GREEN PROGRAM	GENERAL // OVERHEAD	LEGAL ASSISTANT STAFF	TLC INVESTMENT PROGRAM	TOTAL
Property Expenses										\$0.00
Property Consulting		2,000.00								\$2,000.00
Repair and Maintenance		11,705.00								\$11,705.00
Total Property Expenses		13,705.00								\$13,705.00
Staff & Board Expenses										\$0.00
Holiday Party							1,164.96			\$1,164.96
Meals & Entertainment							1,147.84			\$1,147.84
Meetings							942.16			\$942.16
Total Staff & Board Expenses							3,254.96			\$3,254.96
Staffing Expenses										\$0.00
Employee Benefits							9,788.37	999.30		\$10,787.67
Employee Insurance/Onboarding							5,132.20			\$5,132.20
Non-Budgeted Moving Expenses							10,000.00			\$10,000.00
Payroll Taxes							11,473.56	457.13		\$11,930.69
Salaries			60,542.37		10,000.00		82,715.40	5,993.10		\$159,250.87
Total Staffing Expenses			60,542.37		10,000.00		119,109.53	7,449.53		\$197,101.43
Travel & Parking							1,645.35			\$1,645.35
Total Expenses	\$10,244.24	\$19,364.34	\$60,542.37	\$1,103.76	\$10,000.00	\$2,859.00	\$188,099.50	\$7,449.53	\$40,745.47	\$340,408.21
NET OPERATING INCOME	\$66,706.52	\$ -19,364.34	\$ -32,493.98	\$ -1,103.76	\$140,000.00	\$22,141.00	\$ -83,099.50	\$ -7,449.53	\$ -20,465.55	\$64,870.86
Other Income										
Interest Earned							12,143.43			\$12,143.43
Unrealized Gain (Loss)							-8,186.82			\$ -8,186.82
Total Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,956.61	\$0.00	\$0.00	\$3,956.61
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,956.61	\$0.00	\$0.00	\$3,956.61
NET INCOME	\$66,706.52	\$ -19,364.34	\$ -32,493.98	\$ -1,103.76	\$140,000.00	\$22,141.00	\$ -79,142.89	\$ -7,449.53	\$ -20,465.55	\$68,827.47

This year vs last year



Expenses This year vs last year



Balance Sheet YTD

BALANCE SHEET	2023 (YTD)	2022 (YTD)
ASSETS		
Cash & Equivalents		
Cash Reserves		
Security National Bank Savings 4451	\$1,012,401	\$611,367
First National Bank Checking x6245	\$238,887	\$529,822
PayPal Bank	\$259	\$1,261
Petty Cash	\$4	\$421
Pinnacle Bank Checking x2235	\$611,807	\$685,462
Total Cash & Equivalents	\$1,863,358	\$1,828,333
Other Current Assets		
Properties		
Depository Properties Held	\$86	\$365
Properties Held for Sale	\$758,200	\$831,350
Total Properties	\$758,286	\$831,715
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$63,397	\$48,631
Tax Lien Certificates	\$110,154	\$67,241
Total Tax Lien Certificates	\$173,551	\$115,872
Total Other Current Assets	\$931,837	\$947,587
Total Current Assets	\$2,795,194	\$2,775,920
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	\$3,800	\$2,343
Website	\$10,000	\$10,000
Total Fixed Assets	\$16,873	\$15,417
Total Non-Current Assets	\$16,873	\$15,417
Total Assets	\$2,812,068	\$2,791,337
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$505	\$1,488
FNBO Credit Card - Shannon x2388	\$668	\$1,129
FNBO Credit Card-Andrea 1626	\$1,124	\$320
FNBO Credit Card - Leslie x5772	\$5,095	\$0
Total Short Term Debt	\$7,391	\$2,936
Total Current Liabilities	\$7,391	\$2,936
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$7,391	\$2,936
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - Legal Assistant Staff	\$31,030	\$27,206
Unrestricted Net Assets	\$2,704,819	\$2,331,700
Total Retained Earnings	\$2,735,849	\$2,358,906

	2023 (YTD)	2022 (YTD)
Current Earnings		
Net Income	\$68,827	\$429,494
Total Equity	\$2,804,676	\$2,788,400
Total Liabilities & Equity	\$2,812,068	\$2,791,337

2023 Budget vs Actual

PROFIT & LOSS	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Agency/Government Grants	\$28,048	\$37,500	(\$9,452)	\$180,000
Application Fees	\$900	\$575	\$325	\$2,000
Corporate/Business Grants	\$25,000	\$0	\$25,000	\$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	\$10,935	\$82,000	(\$71,066)	\$250,000
Redemption of DC Tax Lien Certificates	\$4,610	\$4,000	\$610	\$18,000
Redemption of OMLB Tax Lien Certificates	\$20,280	\$24,000	(\$3,720)	\$60,000
Sponsorships	\$0	\$0	\$0	\$30,000
Tax Recapture Revenue	\$60,506	\$27,500	\$33,006	\$55,000
Total Revenue	\$405,279	\$628,575	(\$223,296)	\$1,100,000
Expenses				
Acquisitions				
Foreclosure Fees	\$4,359	\$15,600	(\$11,241)	\$46,800
Property Purchases	\$1,000	\$0	\$1,000	\$0
Tax Lien Certificates	\$40,745	\$75,000	(\$34,255)	\$75,000
Taxes Paid	\$0	\$0	\$0	\$45,000
Total Acquisitions	\$46,105	\$90,600	(\$44,495)	\$166,800
Advertising/Promotional				
Direct Marketing	\$300	\$4,000	(\$3,700)	\$12,000
Promotional M & E	\$0	\$1,500	(\$1,500)	\$3,900
Public Relations	\$1,900	\$2,500	(\$600)	\$16,500
Total Advertising/Promotional	\$2,200	\$8,000	(\$5,800)	\$32,400
Ambassador Program Expenses	\$1,104	\$7,200	(\$6,096)	\$13,000
Banking Expense				
PayPal Fees	\$44	\$0	\$44	\$0
Building Expenses				
Internet	\$0	\$1,060	(\$1,060)	\$3,180
Rent or Lease	\$12,465	\$12,400	\$65	\$37,200
Telephone	\$2,142	\$920	\$1,222	\$2,760
Total Building Expenses	\$14,608	\$14,380	\$228	\$43,140
Clean & Green Program	\$2,859	\$20,000	(\$17,141)	\$25,000
Computer & Software	\$7,176	\$12,800	(\$5,624)	\$40,375
Conferences & Training	\$1,030	\$0	\$1,030	\$8,000
Dues & Subscriptions	\$2,489	\$3,200	(\$711)	\$4,500
Insurance-Business	\$3,252	\$0	\$3,252	\$15,000
Office Expenses				
Janitorial Services	\$615	\$500	\$115	\$1,500
Printing & Postage	\$0	\$400	(\$400)	\$1,200
Supplies & Materials	\$3,179	\$1,600	\$1,579	\$4,800
Total Office Expenses	\$3,795	\$2,500	\$1,295	\$7,500
Professional Services & Contracts				
Accounting Fees	\$6,844	\$14,200	(\$7,357)	\$22,200
Attorney Fees	\$1,532	\$2,400	(\$868)	\$7,200
Information Technology	\$3,685	\$1,400	\$2,285	\$4,200
Lobbying	\$8,200	\$8,000	\$200	\$25,000
Management (Consulting)	\$19,135	\$12,000	\$7,135	\$12,000
Payroll Fees	\$644	\$500	\$144	\$1,500
Total Professional Services & Contracts	\$40,040	\$38,500	\$1,540	\$72,100
Property Expenses				

	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Preparation	\$0	\$6,000	(\$6,000)	\$18,000
Property Consulting	\$2,000	\$0	\$2,000	\$0
Repair and Maintenance	\$11,705	\$13,000	(\$1,295)	\$80,000
Supplies & Materials	\$0	\$800	(\$800)	\$2,400
Total Property Expenses	\$13,705	\$19,800	(\$6,095)	\$100,400
Staff & Board Expenses				
Holiday Party	\$1,165	\$0	\$1,165	\$0
Meals & Entertainment	\$1,148	\$800	\$348	\$2,400
Meetings	\$942	\$1,000	(\$58)	\$3,000
Total Staff & Board Expenses	\$3,255	\$1,800	\$1,455	\$5,400
Staffing Expenses				
Employee Benefits	\$10,788	\$14,000	(\$3,212)	\$42,000
Employee Insurance/Onboarding	\$5,132	\$3,780	\$1,352	\$10,500
Non-Budgeted Moving Expenses	\$10,000	\$0	\$10,000	\$0
Payroll Taxes	\$11,931	\$10,000	\$1,931	\$31,000
Salaries	\$159,251	\$158,000	\$1,251	\$474,000
Total Staffing Expenses	\$197,101	\$185,780	\$11,321	\$557,500
Travel & Parking	\$1,645	\$2,800	(\$1,155)	\$8,400
Total Expenses	\$340,408	\$407,360	(\$66,952)	\$1,099,515
Operating Profit	\$64,871	\$221,215	(\$156,344)	\$485
Other Income				
Unrealized Gain (Loss)	(\$8,187)	\$0	(\$8,187)	\$0
Other Expenses				
Transfer to Cash Reserves	\$0	\$0	\$0	\$485
Earnings Before Interest & Tax	\$56,684	\$221,215	(\$164,531)	\$0
Interest Income				
Interest Earned	\$12,143	\$0	\$12,143	\$0
Earnings Before Tax	\$68,827	\$221,215	(\$152,388)	\$0
Net Income	\$68,827	\$221,215	(\$152,388)	\$0

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 Dawni Freeman as a member of the Acquisition and Disposition Committee effective immediately. The appointed member 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 _____ 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 AMEND THE ACQUISITION, MAINTENANCE,
AND DISPOSITION OF REAL PROPERTY POLICCY

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 policies and procedures by the Omaha Municipal Land Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted a policy for the sale of its real property on September 11, 2015;

WHEREAS, the Omaha Municipal Land Bank Board of Directors amended and replaced this policy with the Acquisition, Maintenance, and Disposition of Real Property Policy, on April 14, 2021,

WHEREAS, the Omaha Municipal Land Bank Board of Directors desire to amend the Acquisition, Maintenance, and Disposition of Real Property Policy, as identified in Exhibit "A" which reflects the goals and priorities of the Omaha Municipal Land Bank.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby amends the Acquisition, Maintenance and Disposition of Real Property Policy, as identified on Exhibit "A", as allowed for and provided by the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code.

Approved by majority vote of the Board of Directors this ____ day of May 2023.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Leslie Smith, Executive Director

Michael Riedman, Chair or
Tiffany Hunter, Vice Chair

EXHIBIT “A”

7.02 Financial Considerations. In every transfer of real property, the OMLB will require good and valuable consideration in an amount determined by the OMLB in its sole discretion and consistent with these Policies and Procedures. The consideration to be received by the land bank in return for the transfer of real property and interests in real property may take the form of monetary payments and secured financial obligations, covenants and conditions related to the present and future use of the property, contractual commitments of the transferee, and such forms of consideration as determined by the board to be in the best interest of the land bank.

- A. Laws that restrict how municipalities may dispose of real property do not apply to local land bank corporations such as the Omaha Municipal Land Bank, that are created under the Nebraska Land Bank Act. The OMLB is not required to sell its real property to the highest bidder with no regard to the property’s future use.
 - i. OMLB property will be sold for an amount determined to be fair market value (“FMV”) by an independent third party using a Broker’s Price Opinion (“BPO”) process. The FMV is non-negotiable.
 - ii. For properties disposed of through OMLB’s programs, the OMLB will determine pricing based on program policies and agreements.
 - iii. Discounted pricing and donations are based on available philanthropic subsidies associated with properties unless otherwise approved by the OMLB Board. Discounted pricing and donations are generally available in limited circumstances and the terms of transfer must satisfy the requirements of the policies and procedures for the applicable program.

RESOLUTION TO ADOPT A POLICY FOR REQUESTING PUBLIC RECORDS

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 policies and procedures by the Omaha Municipal Land Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors desire to implement formal procedure for requesting public records from the Omaha Municipal Land Bank, pursuant to Nebraska Revised Statute §84-712 et seq.

WHEREAS, the Omaha Municipal Land Bank Board of Directors desire to implement the procedure for making a public records request from the Omaha Municipal Land Bank as identified on Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby adopts a policy for requesting public records from the Omaha Municipal Land Bank, as identified on Exhibit "A", as allowed for and provided by the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code.

Approved by majority vote of the Board of Directors this ____ day of May 2023.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Leslie Smith, Executive Director

Michael Riedman, Chair or
Tiffany Hunter, Vice Chair

EXHIBIT "A"

OMAHA LAND BANK'S POLICY FOR
REQUESTING PUBLIC RECORDS

The Omaha Land Bank shall comply with all state laws regarding responding to requests for Omaha Land Bank records made by the public. This includes, but is not limited to the Nebraska Public Records Law, Nebraska Revised Statutes §84-712.02, et seq. and the Nebraska Open Meetings Act, Nebraska Statutes §84-1408.08 et seq.

- 1) Your request must be sufficiently detailed so as to enable the OMLB to identify the specific records sought. Please keep in mind that the OMLB is not required to create records or documents to fulfill a Public Records request.
- 2) Pursuant to these statutes, the OMLB may charge a fee for providing copies of records, which shall not exceed the actual cost of making said copy or copies. Upon requestor's receipt of confirmation of their written request for access to or copies of a public record, the OMLB shall provide to the requestor an estimate of the expected cost of the record within four (4) business days or if there is a legal basis for denial of access or copies, a written denial of the request and the reason for denial in accordance with the Nebraska Public Records Act. The requestor shall have ten (10) business days to review the estimated costs and request OMLB to fulfill the request.
- 3) To submit a public records request pursuant to the Nebraska Public Records Act, please complete and submit the form below:

Name:

Address:

City or town:

State or Province:

Zip or Postal Code:

Phone:

Email:

Date:

Requested Information:



Property Details

Address:	1619 Oak St Omaha, NE 68108
Parcel Number:	0940140000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	2987.48 ft
Proposed Use:	Adjacent Lot Sales, Garden Lot
Buildable:	Yes – With Modifications
Acquisitions Date:	10/22/2020

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$513.86)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$598.86)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$170.00)
Total:	(\$720.00)	Total:	(\$170.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$3,750.00	Offer Amount:	\$3,800.00
Total:	-\$1,030.00	Total:	-\$768.86
Estimated Total:	\$2,720.00	Actual Total:	\$3,031.14



Property Details

Address:	4002 N 33 ST Omaha, NE 68111
Parcel Number:	0941140000
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	4864.27 ft
Proposed Use:	New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	03/01/2018

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$304.00)	Purchase Price:	(\$304.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$389.00)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$1,309.00)
Total:	(\$720.00)	Total:	(\$1,309.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$1,750.00	Offer Amount:	\$1,750.00
Total:	-\$1,030.00	Total:	-\$1,698.00
Estimated Total:	\$0.00	Actual Total:	52.00



Property Details

Address:	1715 N 31 ST OMAHA, NE 68111
Parcel Number:	2111780000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R5-35
Lot Size:	4151.21 ft
Proposed Use:	New Affordable Housing, New Garage, New Housing
Buildable:	Yes
Acquisitions Date:	10/10/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$190.10)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$275.10)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$280.00)
Total:	(\$720.00)	Total:	(\$280.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$4,650.00	Offer Amount:	\$4,650.00
Total:	-\$1,030.00	Total:	-\$555.10
Estimated Total:	\$3,620.00	Actual Total:	\$4,094.90



Property Details

Address:	5514 N 52 ST - APPROX OMAHA, NE 00000
Parcel Number:	1434680004
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R1
Lot Size:	600.17 ft
Proposed Use:	Adjacent Lot Sales
Buildable:	No
Acquisitions Date:	06/10/2020

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$282.29)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$367.29)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$0.00)
Total:	(\$720.00)	Total:	(\$0.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$750.00	Offer Amount:	\$300.00
Total:	-\$1,030.00	Total:	-\$367.29
Estimated Total:	-\$280.00	Actual Total:	-\$67.29