

To: Omaha Municipal Land Bank Board of Directors
Cc: Leslie Smith, Executive Director
From: Deana K. Walocha, Esq.
Date: June 12, 2023
Re: Board Action Audit

I have conducted an audit of the Board's actions from January 2022 through May, 2023 and found the following to be proper in form and procedure:

- 4 Resolutions to clear property taxes
- 4 Resolutions to clear special assessments
- 12 Resolutions to dispose of 75 OMLB properties (20 to Omaha Permaculture)
- 1 Resolution to acquire 2 new properties
- 1 Resolutions to elect the Acquisition and Disposition Committee
- 1 Resolution to elect the Finance Committee
- 1 Resolution to elect the Audit Committee
- 1 Resolution to elect the Governance Committee
- 1 Resolution to elect the Executive Committee
- 1 Resolution to appoint Mike Riedmann to the Acquisitions and Dispositions Committee
- 1 Resolution to appoint Dawni Freeman to the Acquisitions and Dispositions Committee
- 1 Resolution to authorize the Executive Director to Sign and negotiate a lease for new office space
- 1 Resolution to exercise the automatic bid provided in Neb. Rev. Stat. §§18-3405 and 18-3417
- 1 Resolution to exercise the automatic bid provided in Neb. Rev. Stat. §18-3418
- 1 Resolution to pay subsequent taxes pursuant to Neb. Rev. Stat §18-77-1818
- 1 Resolution to approve the creation of an executive assistant/Program manager position
- 1 Resolution to adopt an interlocal agreement between the OMLB and the City of Omaha for the OMLB to conduct foreclosures of demolition liens held by the City of Omaha
- 1 Resolution to adopt a letter of pre-qualification policy for potential LB 1024 grant recipients
- 1 Resolution to allow the Executive Committee to accept the QCT grant from the Nebraska Department of Economic Development
- 1 Resolution to Contribute to Income Restricted Housing
- 1 Resolution to qualify professional engineering companies



- 1 Resolution to qualify Professional Geotechnical Service Companies
- 1 Resolution to qualify Tree Removal and Trimming Companies
- 1 Resolution for the OMLB Board to accept the Nebraska Department of Economic Development's QCT Grant
- 1 Resolution authorizing the OMLB Executive Director to accept grant funding up to \$250,000.00 annually without prior Board approval
- 1 Resolution to adopt a public records request policy
- 1 Resolution to amend the Acquisition and Disposition Policy
- 1 Resolution to amend the OMLB by-laws

There were no meetings in the months of August and September of 2022 due to the lack of a quorum of the Board available to meet.

There are two employment contracts for which I can find no record of Board action with respect to their approval and execution.

Thank you,



Deana K. Walocha, Esq.
In House Counsel

