

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.

Wednesday, October 11, 2023

**Meeting Location:**

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

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**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 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@omb.org](mailto:info@omb.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.

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**Public Speaking Rules:** A member of the public is allowed to speak during the public hearing of any agenda item but must be called upon by the board prior to speaking. A member of the public is also allowed to speak if the person is invited to speak by a board member regarding an item on the agenda. Comments are restricted to the agenda item currently being discussed, or the topic the member of the public is invited to speak about. A person shall not be allowed to address the board at any other time during the meeting and shall not interrupt the board.

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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 September 13, 2023, Board of Directors Meeting
3.2	X	Approval of the September 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	Approval of 2024 Operating Budget <ul style="list-style-type: none"><li>• Presentation from Douglas County Treasurer – John W. Ewing</li><li>• Presentation of 2024 Operating Budget</li></ul>
3.4		Next Board Meeting Date – November 8, 2023

<b>4.</b>		<b>CONSENT AGENDA (ITEMS #6.1, 6.2, 6.3,6.4, 6.5,6.6,6.7)</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	3311 Manderson St (\$7,550)
		<b><i>Omaha Beltline Trail – Presentation by NRD</i></b>
6.2	X	1717 N 42 St
6.3	X	4212 Hamilton St
6.4	X	1425 Military Av
6.5	X	1421 Military Av
6.6	X	4044 Seward St
6.7	X	4217 Seward St
		} \$90,000
<b>7.</b>		<b>APPLICATIONS REVIEWED &amp; DISCUSSED</b>
		These items were reviewed and discussed by the Acquisitions & Dispositions Committee of the Board.
		<b><i>Not Recommended for Approval</i></b>
7.1	X	2525 Burdette Street
		<b><i>Applications In Negotiation</i></b>
7.2	X	2507 Meredith Av
7.3	X	4201 Miller St APPROX
7.4	X	2710 Howard Street
		<b><i>Garden Lease Agreement</i></b>
7.5	X	1631 Victor Av
		<b><i>Closing Request Extensions – Recommended for Approval</i></b>
7.6	X	1623 Center Street
7.7	X	6015 P Street
7.8	X	8354 Underwood Ave
<b>8.</b>		<b>REPORT AGENDA (5 MIN)</b>
8.1		Executive Director’s Report
8.2		Finance Committee Report
8.3		Governance Committee & Legislative Report
<b>9.</b>		<b>OTHER NEW BUSINESS</b>
<b>10.</b>		<b>EXECUTIVE SESSION</b> Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
<b>11.</b>		<b>Adjournment</b>

Omaha Municipal Land Bank Board  
**MINUTES**  
September 13, 2023

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

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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, September 13, 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, August 25<sup>th</sup>, 2023.

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**Voting Members Present:** Dawni Freeman  
Chris Rock  
Patrick Falke  
Mary Byrnes  
Sharlon Rodgers  
Mike Riedmann (Chair)  
Tiffany Hunter (Vice-Chair)

**Non-voting Members Present:** David Fanslau  
Juanita Johnson

**Members Not Present:**

**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

**City of Omaha Staff:** Tyler Hiipakka, Assistant City Attorney

## **Public Meeting:**

### ***1.0 Preliminaries***

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

Riedmann called the Omaha Municipal Land Bank Board of Directors Meeting to order at 9:00 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 7 voting members present in person and 2 non-voting members present in person. Rock entered the room at 9:05 a.m.

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

Riedmann 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

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:

Cheryl Weston, 1299 Farnam Street Omaha, NE 68102

Weston inquired about the timing of giving public comments. Riedmann stated that the public will have the opportunity throughout the meeting to make comments on agenda items.

## **3.0 Action Agenda**

### **3.1 Approval of the Minutes of the August 9, 2023, Board of Directors Meeting**

Riedmann called for a motion to approve the minutes of the August 9, 2023, Board of Directors meeting.

Johnson inquired about the Board meeting minutes and video recordings being available to the public through the Land Bank's website. Deana Walocha responded and stated that meeting recordings are public information and that the public may submit a public record request to obtain them.

Freeman motioned. Hunter seconded.

**Motion Carried 7-0.**

### **3.2 Approval of the August 2023 Financial Statements**

Director of Operations, Andrea Purdy-Steenholdt, presented the August 2023 Financial Statements.

Purdy-Steenholdt stated that there were no significant changes to the financial reports from the previous month.

The following person(s) appeared and spoke:

Cheryl Weston, 1299 Farnam Street Omaha, NE 68102

Weston asked if the public could obtain information on who the Land Bank's funders are.

Riedmann responded and stated that the next agenda item will discuss funders.

The Outside Funding Report was presented. This report was included as a handout for Board members. Purdy-Steenholdt reviewed all committed, pending, and rejected grant applications. Riedmann acknowledged and thanked all current funders and anonymous donors who have supported the Land Bank.

Riedmann called for a motion to approve the August 2023 Financial Statements and the Outside Funding Report.

Rodgers motioned to approve. Freeman seconded.

**Motion Carried 7-0.**

### ***3.3 Resolution to Cancel Delinquent Taxes***

Riedmann called for a motion to approve the Resolution to Cancel Delinquent Taxes.

Freeman motioned. Byrnes seconded.

**Motion Carried 7-0.**

### ***3.4 Resolution to Cancel Special Assessments***

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

Byrnes motioned. Rodgers seconded.

**Motion Carried 7-0.**

### ***3.5 Resolution to Amend AMD Policy***

Leslie Smith gave an overview of the amendment to the AMD policy. Smith stated that the amendment will require that the asking prices for any OMLB properties be informed by a Fair Market Analysis.

Johnson stated that she has concerns about the asking prices of properties not being affordable for members of the community. Riedmann stated that the new amendment will allow the Land Bank to ensure that the pricing of properties is informed by a Fair Market Analysis. Riedmann added that the Land Bank will continue to prioritize the sale of properties to residents of neighborhoods as indicated in the AMD policy and guidelines.

Hunter inquired if Johnson had any suggestions on how the OMLB can provide additional resources to community members who are looking to purchase property. Johnson responded and stated that it would be helpful to provide these resources. Johnson added that the Land Bank staff should consider keeping a journal of information on people who have requested help on property applications.

The following person(s) appeared and spoke:

Cheryl Weston, 1299 Farnam Street Omaha, NE 68102

Weston stated that there should be a way to provide resources and aid to community members to assist with purchasing property.

Riedmann called for a motion to approve the Resolution to Amend the AMD Policy. Byrnes motioned. Freeman seconded.

**Motion Carried 7-0.**

#### **4.0 Consent Agenda (Items 6.1, 6.2, 6.3, 6.4, and 6.5)**

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

No items were removed from the Consent Agenda.

#### **Dispositions**

***These items have been recommended for approval by the Acquisitions & Dispositions Committee of the Board.***

Carisma Jano presented the dispositions of properties recommended for approval by the Acquisitions and Dispositions Committee of the Board.

Hunter presented additional information regarding the Committee's recommendations.

#### **New Housing**

6.1 3824 N 38 ST (\$1,250)

6.2 3916 N 28 ST (\$4,550)

6.3 3918 N 28 ST (\$4,750)

#### **Adjacent Lot**

6.4 2712 Florence Blvd (\$3,500)

6.5 4718 N 34 Av (\$500)

#### **7. Applications Reviewed & Discussed**

***These items were reviewed and discussed by the Acquisitions & Dispositions Committee of the Board.***

Carisma Jano presented information about each property and applicant. Hunter presented additional information on the Committee's recommendations.

#### **Not Recommended for Approval**

7.1 2235 N 20 St (\$2,501)

7.2 2237 N 20 St (\$500)

#### **Garden Lease**

7.3 1417 Browne St (\$2,000)

The following person(s) appeared and spoke:

Cheryl Weston, 1299 Farnam St Omaha, NE 68102

Weston stated that the Board should have tested the properties at 2235 N 20 St and 2237 N 20 St prior to recommending a denial of the applications. Fanslau stated that the Planning Department would look into whether the lead levels of the soil at the two referenced properties had been tested. Fanslau stated that the properties were in fact tested for lead.

Tom Rosa, 1819 Farnam St Omaha, NE 68183

Rosa presented an overview of the lead levels of the properties at 2235 N 20 St and 2237 N 20 St. Rosa stated that while the soil was remediated the properties still contain high levels of lead that would not be suitable for any rooted plants.

Dee Chambers, 1814 Evans St Omaha, NE 68111

Chambers had questions about the lead levels of the properties.

Board members had discussions on the applications that were reviewed and discussed by the Acquisitions and Dispositions Committee.

Byrnes motioned to accept the Committee's recommendation to deny the applications to purchase 2237 and 2235 N 20 Street. Byrnes further motioned to deny the Committee's recommendation to extend a garden lease for the property at 1417 Browne Street.

Rodgers seconded the motion.

**Motion Carried 7-0.**

### ***Closing Request Extensions – Recommended for Approval***

7.4 4002 N 33 St (\$1,750)

Carisma Jano presented information about each property and applicant. Hunter presented additional information on the Committee's recommendations.

Freeman motioned to accept the Committee's recommendation to grant a 90-day extension for the property at 4002 N 33 ST. Byrnes seconded.

**Motion Carried 7-0.**

## ***8.0 Report Agenda***

### ***8.1 Executive Director's Report***

Leslie Smith, Executive Director, presented a report on ongoing outreach efforts and updates on current programs and operations.

Board members had discussions about the date to adjust asking prices for properties.

The following person appeared and spoke:

Cheryl Weston, 1299 Farnam St Omaha, NE 68102

Weston shared concerns about the Land Bank adjusting the prices on October 2<sup>nd</sup>. Weston stated that this quick change would not give community members sufficient time to purchase property.



Matthew Rasmussen, 10102 N 156<sup>th</sup> St Bennington, NE 68007

Rasmussen stated that he appreciates the work of the Land Bank. Rasmussen added he noticed that properties purchased by the Land Bank are often well-maintained.

Board members decided that January 1<sup>st</sup> will be an appropriate time to adjust asking prices to fair market value.

### ***8.2 Finance Committee Report***

Smith stated that the Finance Committee will be reviewing the proposed budget for 2024. The Committee also discussed the Board's participation in fundraising.

### ***8.3 Governance Committee Report***

Deana Walocha provided a brief report to the Board on legislative efforts. Walocha stated that the Legislature is not in session. Land Bank staff has been working closely with Catalyst to coordinate meetings with legislators and partners to discuss Land Bank matters.

### ***9. Other New Business***

There was no other new business discussed.

### ***10. Executive Session***

The Board did not enter into Executive Session.

### ***11. Adjournment***

Riedmann called for a motion to adjourn.

Hunter motioned. Byrnes seconded.

**Motion Carried 7-0**

**Public Meeting Adjourned at 10:43 a.m.**



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## September Reporting Package

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Omaha Municipal Land Bank  
September 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 - September, 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
<b>Income</b>										
Agency/Government Grants			107,055.67					31,029.65		\$138,085.32
Application Fees	2,240.00									\$2,240.00
Corporate/Business Grants						25,000.00				\$25,000.00
Foundation/Trust Grants		30,000.00		50,000.00	150,000.00		100,000.00			\$330,000.00
Individual/Small Business Contributions							5,500.00			\$5,500.00
Miscellaneous Revenue							1,816.49			\$1,816.49
Property Sales	72,482.75									\$72,482.75
Redemption of DC Tax Lien Certificates	9,644.35									\$9,644.35
Redemption of OMLB Tax Lien Certificates								69.35	38,106.23	\$38,175.58
Tax Recapture Revenue	267,517.57									\$267,517.57
<b>Total Income</b>	<b>\$351,884.67</b>	<b>\$30,000.00</b>	<b>\$107,055.67</b>	<b>\$50,000.00</b>	<b>\$150,000.00</b>	<b>\$25,000.00</b>	<b>\$107,385.84</b>	<b>\$31,029.65</b>	<b>\$38,106.23</b>	<b>\$890,462.06</b>
<b>GROSS PROFIT</b>	<b>\$351,884.67</b>	<b>\$30,000.00</b>	<b>\$107,055.67</b>	<b>\$50,000.00</b>	<b>\$150,000.00</b>	<b>\$25,000.00</b>	<b>\$107,385.84</b>	<b>\$31,029.65</b>	<b>\$38,106.23</b>	<b>\$890,462.06</b>
<b>Expenses</b>										
Acquisitions										\$0.00
Foreclosure Fees		27,401.93								\$27,401.93
Property Purchases		1,000.00								\$1,000.00
Tax Lien Certificates									40,745.47	\$40,745.47
<b>Total Acquisitions</b>		<b>28,401.93</b>							<b>40,745.47</b>	<b>\$69,147.40</b>
Advertising/Promotional										\$0.00
Community Events							2,692.27			\$2,692.27
Direct Marketing		300.00					6,941.79			\$7,241.79
Promotional M & E							141.77			\$141.77
Public Relations							5,400.00			\$5,400.00
Realtor Services		15,300.00								\$15,300.00
<b>Total Advertising/Promotional</b>		<b>15,600.00</b>					<b>15,175.83</b>			<b>\$30,775.83</b>
Ambassador Program Expenses				4,602.76						\$4,602.76
Banking Expense										\$0.00
Bank Charges							39.00			\$39.00
Interest Expense							15.10			\$15.10
PayPal Fees	101.11									\$101.11
<b>Total Banking Expense</b>	<b>101.11</b>						<b>54.10</b>			<b>\$155.21</b>
Building Expense										\$0.00
Internet							2,378.97			\$2,378.97
Rent or Lease							28,121.12			\$28,121.12
Telephone							4,746.02			\$4,746.02
<b>Total Building Expense</b>							<b>35,246.11</b>			<b>\$35,246.11</b>
Clean & Green Program						6,509.00				\$6,509.00
Computer & Software							32,133.20			\$32,133.20
Conferences & Training							4,585.55			\$4,585.55
Dues & Subscriptions							3,925.54			\$3,925.54
Insurance-Business							22,096.66	211.75		\$22,308.41
Office Expenses										\$0.00
Janitorial Services							1,230.60			\$1,230.60
Printing & Postage							219.70			\$219.70
Supplies & Materials							6,285.94			\$6,285.94
<b>Total Office Expenses</b>							<b>7,736.24</b>			<b>\$7,736.24</b>
Professional Services & Contracts										\$0.00
Accounting Fees							25,148.50			\$25,148.50
Attorney Fees							1,532.00			\$1,532.00
Information Technology							4,477.78			\$4,477.78



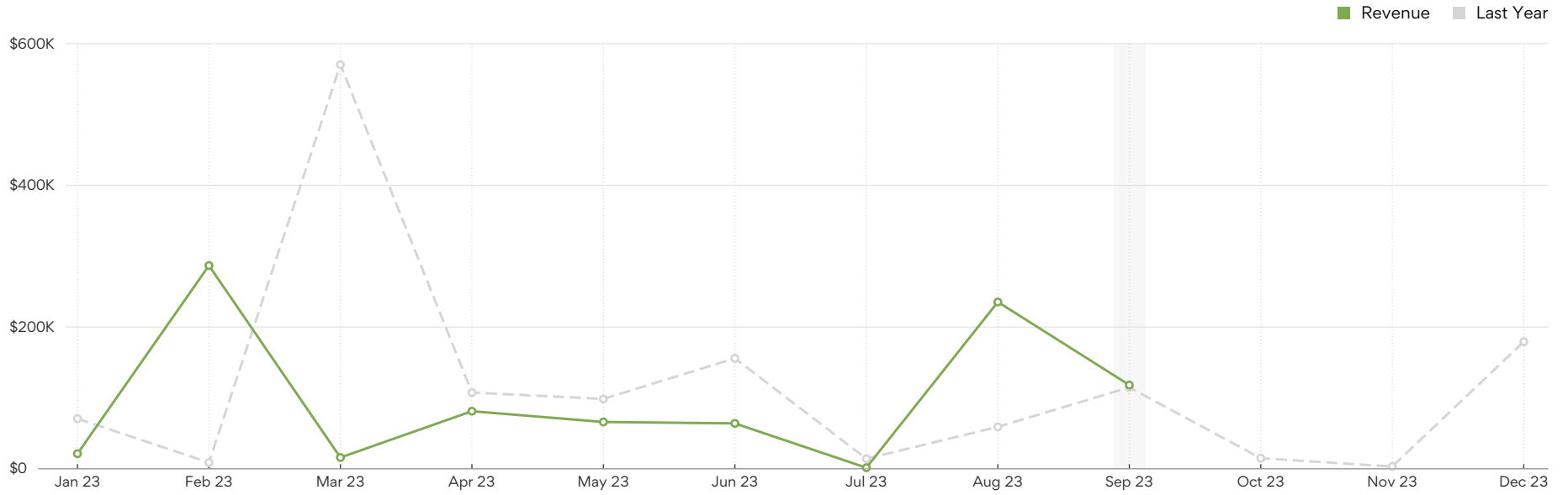
# Omaha Municipal Land Bank

## Statement of Revenues and Expenses by Class - Modified Cash Basis

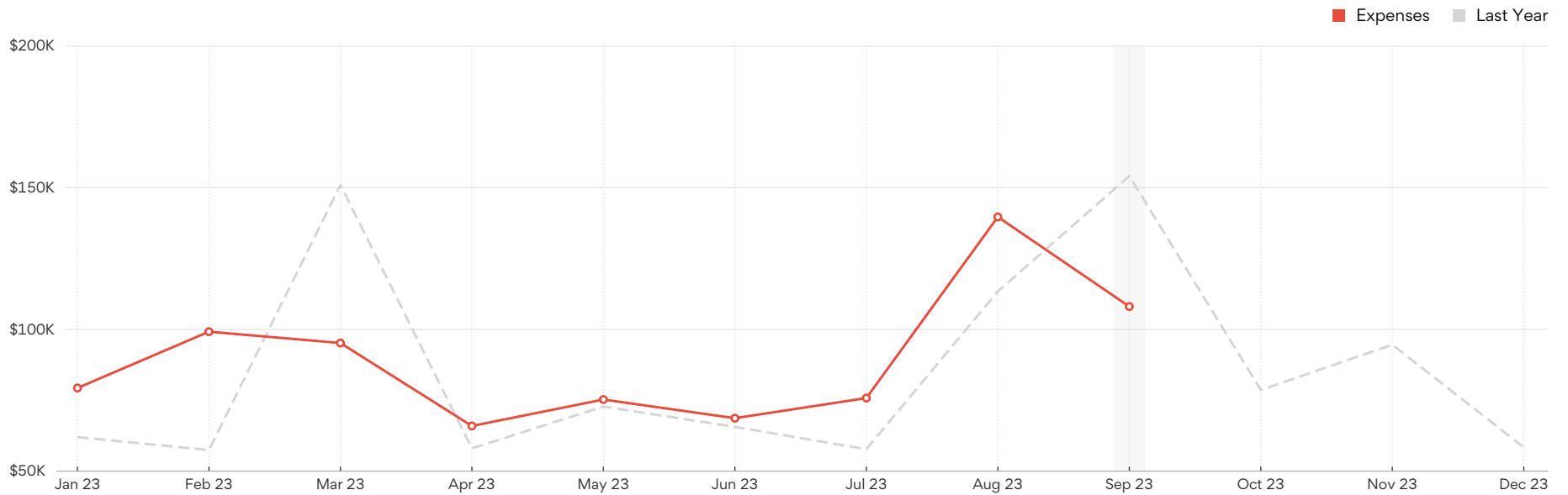
January - September, 2023

	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
Lobbying	18,200.00									\$18,200.00
Management (Consulting)	7,890.00						19,635.00			\$27,525.00
Payroll Fees							5,870.85	276.92		\$6,147.77
<b>Total Professional Services &amp; Contracts</b>	<b>26,090.00</b>						<b>56,664.13</b>	<b>276.92</b>		<b>\$83,031.05</b>
Property Expenses										\$0.00
Property Consulting		2,000.00								\$2,000.00
Repair and Maintenance		63,863.00								\$63,863.00
Supplies & Materials		1,445.04								\$1,445.04
<b>Total Property Expenses</b>		<b>67,308.04</b>								<b>\$67,308.04</b>
Staff & Board Expenses										\$0.00
Holiday Party							1,164.96			\$1,164.96
Meals & Entertainment							1,868.92			\$1,868.92
Meetings							2,500.83			\$2,500.83
<b>Total Staff &amp; Board Expenses</b>							<b>5,534.71</b>			<b>\$5,534.71</b>
Staffing Expenses										\$0.00
Employee Benefits							39,160.35	2,904.57		\$42,064.92
Employee Onboarding							206.80			\$206.80
Non-Budgeted Moving Expenses							10,000.00			\$10,000.00
Payroll Taxes							25,332.25	1,325.91		\$26,658.16
Salaries			114,850.38		39,930.75		179,973.52	17,273.03		\$352,027.68
<b>Total Staffing Expenses</b>			<b>114,850.38</b>		<b>39,930.75</b>		<b>254,672.92</b>	<b>21,503.51</b>		<b>\$430,957.56</b>
Travel & Parking							3,362.33			\$3,362.33
<b>Total Expenses</b>	<b>\$26,191.11</b>	<b>\$111,309.97</b>	<b>\$114,850.38</b>	<b>\$4,602.76</b>	<b>\$39,930.75</b>	<b>\$6,509.00</b>	<b>\$441,187.32</b>	<b>\$21,992.18</b>	<b>\$40,745.47</b>	<b>\$807,318.94</b>
NET OPERATING INCOME	<b>\$325,693.56</b>	<b>\$ -81,309.97</b>	<b>\$ -7,794.71</b>	<b>\$45,397.24</b>	<b>\$110,069.25</b>	<b>\$18,491.00</b>	<b>\$ -333,801.48</b>	<b>\$9,037.47</b>	<b>\$ -2,639.24</b>	<b>\$83,143.12</b>
Other Income										
Interest Earned							30,655.73			\$30,655.73
Unrealized Gain (Loss)							-50,623.79			\$ -50,623.79
<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>\$ -19,968.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$ -19,968.06</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>\$ -19,968.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$ -19,968.06</b>
NET INCOME	<b>\$325,693.56</b>	<b>\$ -81,309.97</b>	<b>\$ -7,794.71</b>	<b>\$45,397.24</b>	<b>\$110,069.25</b>	<b>\$18,491.00</b>	<b>\$ -353,769.54</b>	<b>\$9,037.47</b>	<b>\$ -2,639.24</b>	<b>\$63,175.06</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	\$1,025,526	\$612,844
First National Bank Checking x6245	\$221,955	\$347,312
PayPal Bank	\$563	\$24
Petty Cash	\$4	\$421
Pinnacle Bank Checking x2235	\$647,194	\$866,649
<b>Total Cash &amp; Equivalents</b>	<b>\$1,895,243</b>	<b>\$1,827,250</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$60	\$365
Properties Held for Sale	\$727,600	\$831,350
<b>Total Properties</b>	<b>\$727,660</b>	<b>\$831,715</b>
<b>Tax Lien Certificates</b>		
Subsequent Taxes Paid on Tax Lien Certificates	\$58,168	\$48,631
Tax Lien Certificates	\$103,571	\$67,241
<b>Total Tax Lien Certificates</b>	<b>\$161,740</b>	<b>\$115,872</b>
<b>Total Other Current Assets</b>	<b>\$889,400</b>	<b>\$947,587</b>
<b>Total Current Assets</b>	<b>\$2,784,642</b>	<b>\$2,774,837</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	\$2,935
Website	\$10,000	\$10,000
<b>Total Fixed Assets</b>	<b>\$16,873</b>	<b>\$16,009</b>
<b>Total Non-Current Assets</b>	<b>\$16,873</b>	<b>\$16,009</b>
<b>Total Assets</b>	<b>\$2,801,516</b>	<b>\$2,790,846</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$777	\$1,147
FNBO Credit Card - Shannon x2388	\$0	\$6,884
FNBO Credit Card-Andrea 1626	\$2,644	\$3,257
<b>Total Short Term Debt</b>	<b>\$3,422</b>	<b>\$11,289</b>
<b>Total Current Liabilities</b>	<b>\$3,422</b>	<b>\$11,289</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$3,422</b>	<b>\$11,289</b>
<b>EQUITY</b>		
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - Legal Assistant Staff	\$30,000	\$37,200
<b>Unrestricted Net Assets</b>	<b>\$2,704,919</b>	<b>\$2,331,700</b>
<b>Total Retained Earnings</b>	<b>\$2,734,919</b>	<b>\$2,368,900</b>

	2023 (YTD)	2022 (YTD)
<b>Current Earnings</b>		
Net Income	\$63,175	\$410,658
<b>Total Equity</b>	<b>\$2,798,094</b>	<b>\$2,779,557</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$2,801,516</b>	<b>\$2,790,846</b>



# 2023 Budget vs Actual

PROFIT & LOSS	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
Agency/Government Grants	\$138,085	\$105,000	\$33,085	\$675,000
Application Fees	\$2,240	\$2,925	(\$685)	\$4,225
Corporate/Business Grants	\$25,000	\$25,000	\$0	\$25,000
Foundation/Trust Grants	\$330,000	\$365,000	(\$35,000)	\$465,000
Individual/Small Business Contributions	\$5,500	\$5,000	\$500	\$5,000
Property Sales	\$72,483	\$65,000	\$7,483	\$100,000
Redemption of DC Tax Lien Certificates	\$9,644	\$9,875	(\$231)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$38,176	\$51,000	(\$12,824)	\$67,800
Tax Recapture Revenue	\$267,518	\$184,500	\$83,018	\$244,800
Miscellaneous Revenue	\$1,816	\$0	\$1,816	\$0
<b>Total Revenue</b>	<b>\$890,462</b>	<b>\$813,300</b>	<b>\$77,162</b>	<b>\$1,600,000</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
Foreclosure Fees	\$27,402	\$47,900	(\$20,498)	\$51,500
Property Purchases	\$1,000	\$1,000	\$0	\$1,000
Tax Lien Certificates	\$40,745	\$41,000	(\$255)	\$41,000
<b>Total Acquisitions</b>	<b>\$69,147</b>	<b>\$89,900</b>	<b>(\$20,753)</b>	<b>\$93,500</b>
<b>Advertising/Promotional</b>				
Community Events	\$2,692	\$4,000	(\$1,308)	\$7,000
Direct Marketing	\$7,242	\$33,100	(\$25,858)	\$34,600
Promotional M & E	\$142	\$400	(\$258)	\$700
Public Relations	\$5,400	\$11,100	(\$5,700)	\$11,400
<b>Total Advertising/Promotional</b>	<b>\$15,476</b>	<b>\$48,600</b>	<b>(\$33,124)</b>	<b>\$53,700</b>
Ambassador Program Expenses	\$4,603	\$7,000	(\$2,397)	\$10,000
<b>Banking Expense</b>				
Bank Charges	\$39	\$0	\$39	\$0
Interest Expense	\$15	\$0	\$15	\$0
PayPal Fees	\$101	\$90	\$11	\$120
<b>Total Banking Expense</b>	<b>\$155</b>	<b>\$90</b>	<b>\$65</b>	<b>\$120</b>
<b>Building Expenses</b>				
Internet	\$2,379	\$2,385	(\$6)	\$3,180
Rent or Lease	\$28,121	\$28,170	(\$49)	\$37,560
Telephone	\$4,746	\$5,150	(\$404)	\$6,950
<b>Total Building Expenses</b>	<b>\$35,246</b>	<b>\$35,705</b>	<b>(\$459)</b>	<b>\$47,690</b>
Clean & Green Program	\$6,509	\$7,100	(\$591)	\$25,000
Computer & Software	\$32,133	\$34,850	(\$2,717)	\$38,450
Conferences & Training	\$4,586	\$7,750	(\$3,164)	\$10,025
Dues & Subscriptions	\$3,926	\$7,595	(\$3,669)	\$9,095
Insurance-Business	\$22,308	\$7,500	\$14,808	\$23,100
<b>Office Expenses</b>				
Janitorial Services	\$1,231	\$1,250	(\$19)	\$1,750
Printing & Postage	\$220	\$120	\$100	\$180
Supplies & Materials	\$6,286	\$7,950	(\$1,664)	\$10,650
<b>Total Office Expenses</b>	<b>\$7,736</b>	<b>\$9,320</b>	<b>(\$1,584)</b>	<b>\$12,580</b>
<b>Professional Services &amp; Contracts</b>				
Accounting Fees	\$25,149	\$23,000	\$2,149	\$30,500
Attorney Fees	\$1,532	\$2,350	(\$818)	\$3,100
Information Technology	\$4,478	\$7,850	(\$3,372)	\$10,550
Lobbying	\$18,200	\$18,200	\$0	\$24,200

	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Management (Consulting)	\$27,525	\$31,560	(\$4,035)	\$37,560
Payroll Fees	\$6,148	\$5,790	\$358	\$8,790
<b>Total Professional Services &amp; Contracts</b>	<b>\$83,031</b>	<b>\$88,750</b>	<b>(\$5,719)</b>	<b>\$114,700</b>
<b>Property Expenses</b>				
Lot Preparation	\$0	\$0	\$0	\$500,000
Property Consulting	\$2,000	\$2,000	\$0	\$2,000
Repair and Maintenance	\$63,863	\$53,800	\$10,063	\$60,800
Supplies & Materials	\$1,445	\$1,800	(\$355)	\$1,800
<b>Total Property Expenses</b>	<b>\$67,308</b>	<b>\$57,600</b>	<b>\$9,708</b>	<b>\$564,600</b>
<b>Staff &amp; Board Expenses</b>				
Holiday Party	\$1,165	\$1,200	(\$35)	\$1,200
Meals & Entertainment	\$1,869	\$2,250	(\$381)	\$3,000
Meetings	\$2,501	\$2,200	\$301	\$2,760
<b>Total Staff &amp; Board Expenses</b>	<b>\$5,535</b>	<b>\$5,650</b>	<b>(\$115)</b>	<b>\$6,960</b>
<b>Staffing Expenses</b>				
Contract Labor	\$0	\$2,000	(\$2,000)	\$8,000
Employee Benefits	\$42,065	\$36,300	\$5,765	\$48,300
Employee Onboarding	\$207	\$220	(\$13)	\$220
Non-Budgeted Moving Expenses	\$10,000	\$10,000	\$0	\$10,000
Payroll Taxes	\$26,658	\$26,700	(\$42)	\$35,700
Salaries	\$352,028	\$348,500	\$3,528	\$464,000
<b>Total Staffing Expenses</b>	<b>\$430,958</b>	<b>\$423,720</b>	<b>\$7,238</b>	<b>\$566,220</b>
Travel & Parking	\$3,362	\$4,500	(\$1,138)	\$8,400
Realtor Services	\$15,300	\$15,375	(\$75)	\$15,375
<b>Total Expenses</b>	<b>\$807,319</b>	<b>\$851,005</b>	<b>(\$43,686)</b>	<b>\$1,599,515</b>
<b>Operating Profit</b>	<b>\$83,143</b>	<b>(\$37,705)</b>	<b>\$120,848</b>	<b>\$485</b>
<b>Other Income</b>				
Unrealized Gain (Loss)	(\$50,624)	\$0	(\$50,624)	\$0
<b>Other Expenses</b>				
Transfer to Cash Reserves	\$0	\$0	\$0	\$485
<b>Earnings Before Interest &amp; Tax</b>	<b>\$32,519</b>	<b>(\$37,705)</b>	<b>\$70,224</b>	<b>\$0</b>
<b>Interest Income</b>				
Interest Earned	\$30,656	\$0	\$30,656	\$0
<b>Earnings Before Tax</b>	<b>\$63,175</b>	<b>(\$37,705)</b>	<b>\$100,880</b>	<b>\$0</b>
<b>Net Income</b>	<b>\$63,175</b>	<b>(\$37,705)</b>	<b>\$100,880</b>	<b>\$0</b>

## Omaha Municipal Land Bank 2024 Budget

	<b>Budget Total</b>
<b>Revenue</b>	
<b>Contributed Revenue</b>	
Agency/Government Grants	492,500.00
Board Contributions	2,500.00
Corporate/Business Contributions	185,000.00
Foundation/Trust Grants	858,000.00
Individual Contributions	11,250.00
<b>Total Contributed Revenue</b>	<b>1,549,250.00</b>
<b>Earned Revenue</b>	
Application Fees	4,225.00
Property Sales	125,070.00
Redemption of DC Tax Lien Certificates	13,175.00
Redemption of OMLB Tax Lien Certificates	67,800.00
Tax Recapture Revenue	240,800.00
<b>Total Earned Revenue</b>	<b>451,070.00</b>
<b>Total Revenue</b>	<b>2,000,320.00</b>
<b>Expenses</b>	
<b>Acquisitions</b>	
Default Pre-Acquisition	25,000.00
General Acquisition	50,000.00
Strategic Pre-Acquisition	70,000.00
<b>Total Acquisitions</b>	<b>145,000.00</b>
<b>Dispositions</b>	
Adopt-A-Lot Program	10,000.00
Ambassador Program	50,000.00
Community-Informed Policies	59,000.00
Depository Program	5,000.00
Partnership Development	10,000.00
Property Maintenance	165,000.00
Site Preparation	312,500.00
Successful Buyer	78,300.00
<b>Total Dispositions</b>	<b>689,800.00</b>
<b>Internal Development</b>	
Professional Development	13,500.00
Staff M&E Expenses	7,000.00
Strategic Planning	6,000.00
<b>Total Internal Development</b>	<b>26,500.00</b>

## Omaha Municipal Land Bank 2024 Budget

	<u>Budget Total</u>
<b>Operations</b>	
Accounting Fees	27,400.00
Building Expenses	55,080.00
Data Infrastructure	36,000.00
Fundraising	54,700.00
Human Resource Expenses	5,000.00
Information Technology	20,000.00
Lobbying	24,000.00
Office Expenses	22,000.00
Staffing & Personnel Expenses	689,200.00
<b>Total Operations</b>	<b>933,380.00</b>
<b>Total Expenses</b>	<b>1,794,680.00</b>
<b>Net Operating Income</b>	<b>205,640.00</b>
<b>Other Expenses</b>	
Operating Contingency	200,000.00
Transfer to Cash Reserves	0.00
Transfers for DED Grant	0.00
<b>Total Other Expenses</b>	<b>200,000.00</b>
<b>Net Other Income</b>	<b>200,000.00</b>
<b>Net Income</b>	<b>5,640.00</b>



## Property Details

<b>Address:</b>	3311 MANDERSON ST OMAHA, NE 68111
<b>Parcel Number:</b>	0943950208
<b>Owner:</b>	City of Omaha
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R4-35
<b>Lot Size:</b>	7357.48 ft
<b>Proposed Use:</b>	New Affordable Housing, New Housing
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	04/24/2019

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$1.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$0.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$0.00)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$832.50)
<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:	\$7,550.00	Offer Amount:	\$7,550.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$832.50</b>
<b>Estimated Total:</b>	<b>\$6,520.00</b>	<b>Actual Total:</b>	<b>\$6,717.50</b>



## Property Details

<b>Address:</b>	1717 N 42 St Omaha, NE 68111
<b>Parcel Number:</b>	0906900630
<b>Owner:</b>	Omaha Municipal Land Bank
<b>Property Class:</b>	Industrial Vacant
<b>Zoned As:</b>	GI
<b>Lot Size:</b>	77582.35 ft
<b>Proposed Use:</b>	Land Assembly
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	04/10/2018

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$10,034.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$160.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$10,194.00)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$2,960.00)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$2,960.00)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$38,500.00	Offer Amount:	\$15,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$13,154.00</b>
<b>Estimated Total:</b>	<b>\$37,470.00</b>	<b>Actual Total:</b>	<b>\$1,846.00</b>



## Property Details

<b>Address:</b>	4212 Hamilton St Omaha, NE 68131
<b>Parcel Number:</b>	0217100004
<b>Owner:</b>	Omaha Municipal Land Bank
<b>Property Class:</b>	Industrial Vacant
<b>Zoned As:</b>	GI
<b>Lot Size:</b>	84029.16 ft
<b>Proposed Use:</b>	Omaha Beltline Trail
<b>Buildable:</b>	No
<b>Acquisitions Date:</b>	04/10/2018

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$10,034.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$160.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$10,194.00)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$2,871.87)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$2,871.87)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$42,000.00	Offer Amount:	\$15,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$13,065.87</b>
<b>Estimated Total:</b>	<b>\$40,970.00</b>	<b>Actual Total:</b>	<b>\$1,934.13</b>



## Property Details

<b>Address:</b>	1425 Military Av Omaha, NE 68131
<b>Parcel Number:</b>	1722180000
<b>Owner:</b>	Omaha Municipal Land Bank
<b>Property Class:</b>	Commercial Vacant
<b>Zoned As:</b>	GI
<b>Lot Size:</b>	8544.6 ft
<b>Proposed Use:</b>	Omaha Beltline Trail
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	04/10/2018

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$10,034.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$160.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$10,194.00)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$2,586.47)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$2,586.47)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$4,250.00	Offer Amount:	\$15,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$12,780.47</b>
<b>Estimated Total:</b>	<b>\$3,220.00</b>	<b>Actual Total:</b>	<b>\$2,219.53</b>





## Property Details

<b>Address:</b>	1421 Military Av Omaha, NE 68131
<b>Parcel Number:</b>	1722170000
<b>Owner:</b>	Omaha Municipal Land Bank
<b>Property Class:</b>	Commercial Vacant
<b>Zoned As:</b>	GI
<b>Lot Size:</b>	4227.11 ft
<b>Proposed Use:</b>	Omaha Beltline Trail
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	04/10/2018

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$9,034.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$160.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$9,194.00)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$3,616.87)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$3,616.87)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$2,200.00	Sold Amount:	\$15,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$12,810.87</b>
<b>Estimated Total:</b>	<b>\$1,170.00</b>	<b>Actual Total:</b>	<b>\$2,189.13</b>



## Property Details

<b>Address:</b>	4044 Seward St Omaha, NE 68111
<b>Parcel Number:</b>	0906900006
<b>Owner:</b>	Omaha Municipal Land Bank
<b>Property Class:</b>	Industrial Vacant
<b>Zoned As:</b>	GI
<b>Lot Size:</b>	88666.85 ft
<b>Proposed Use:</b>	Omaha Beltline Trail
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	03/13/2018

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$2,825.65)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$160.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$2,985.65)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$428.47)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$428.47)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$42,000.00	Offer Amount:	\$15,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$3,414.12</b>
<b>Estimated Total:</b>	<b>\$40,970.00</b>	<b>Actual Total:</b>	<b>\$11,585.88</b>



## Property Details

<b>Address:</b>	4217 Seward St Omaha, NE 68111
<b>Parcel Number:</b>	1722310000
<b>Owner:</b>	Omaha Municipal Land Bank
<b>Property Class:</b>	Industrial Vacant
<b>Zoned As:</b>	GI
<b>Lot Size:</b>	50269.95 ft
<b>Proposed Use:</b>	Omaha Beltline Trail
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	03/13/2018

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$10,034.40)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$160.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$10,194.00)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$223.87)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$223.87)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$25,000.00	Offer Amount:	\$15,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$10,417.87</b>
<b>Estimated Total:</b>	<b>\$23,970.00</b>	<b>Actual Total:</b>	<b>\$4,582.13</b>



## Property Details

<b>Address:</b>	2525 Burdette St Omaha, NE 68111
<b>Parcel Number:</b>	2001081054
<b>Owner:</b>	Omaha Municipal Land Bank
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R7
<b>Lot Size:</b>	7178.12 ft
<b>Proposed Use:</b>	Community Space
<b>Buildable:</b>	YES
<b>Acquisitions Date:</b>	07/07/2020

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$0.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$0.00)</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:	\$9,475.00	Offer Amount:	\$8,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>\$0.00</b>
<b>Estimated Total:</b>	<b>\$8,445.00</b>	<b>Actual Total:</b>	<b>\$8,000.00</b>



## Property Details

<b>Address:</b>	2507 MEREDITH AV OMAHA, NE 68111
<b>Parcel Number:</b>	1222500000
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R5-35
<b>Lot Size:</b>	4792.52 ft
<b>Proposed Use:</b>	Expand property lines
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	10/21/2019

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$334.31)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$409.31)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$335.00)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$335.00)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$5,550.00	Offer Amount:	\$1,250.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$744.31</b>
<b>Estimated Total:</b>	<b>\$4,520.00</b>	<b>Actual Total:</b>	<b>\$505.69</b>



## Property Details

<b>Address:</b>	4201 Miller St -APPROX- OMAHA, NE 00000
<b>Parcel Number:</b>	1740670002
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R4
<b>Lot Size:</b>	8183.44 ft
<b>Proposed Use:</b>	New Housing
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	12/30/2019

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$319.48)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$404.48)</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:	\$9,650.00	Offer Amount:	\$650.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$404.48</b>
<b>Estimated Total:</b>	<b>\$8,620.00</b>	<b>Actual Total:</b>	<b>\$245.52</b>



## Property Details

<b>Address:</b>	2710 HOWARD ST OMAHA, NE 68105
<b>Parcel Number:</b>	2101930000
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R8
<b>Lot Size:</b>	3362.92 ft
<b>Proposed Use:</b>	Land Assembly, New Housing
<b>Buildable:</b>	No
<b>Acquisitions Date:</b>	01/06/2020

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$319.49)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$404.49)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$420.00)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$420.00)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$26,000.00	Offer Amount:	\$5,000.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$824.49</b>
<b>Estimated Total:</b>	<b>\$24,970.00</b>	<b>Actual Total:</b>	<b>\$4,175.51</b>



## Property Details

<b>Address:</b>	1631 VICTOR AV OMAHA, NE 68110
<b>Parcel Number:</b>	2401900000
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R4
<b>Lot Size:</b>	3829.68 ft
<b>Proposed Use:</b>	Garden Lot
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	01/07/2020

## Property Budget

<b>Acquisition Cost: Estimate</b>		<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$228.54)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$310.00)</b>	<b>Total:</b>	<b>(\$313.54)</b>
<b>Operations Cost: Estimate</b>		<b>Operations Cost: Actual</b>	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$140.00)
<b>Total:</b>	<b>(\$720.00)</b>	<b>Total:</b>	<b>(\$140.00)</b>
<b>Disposition Revenue: Estimate</b>		<b>Disposition Revenue: Actual</b>	
Asking Price:	\$1,700.00	Offer Amount:	\$1,700.00
<b>Total:</b>	<b>-\$1,030.00</b>	<b>Total:</b>	<b>-\$453.54</b>
<b>Estimated Total:</b>	<b>\$670.00</b>	<b>Actual Total:</b>	<b>\$1,245.46</b>





## Property Details

<b>Address:</b>	1623 Center St Omaha, NE 68108
<b>Parcel Number:</b>	1410590000
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R7
<b>Lot Size:</b>	4053.22 ft
<b>Proposed Use:</b>	New Affordable Housing
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	10/29/2020

## Property Budget

### Acquisition Cost: Estimate

Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)
Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$310.00)</b>

### Operations Cost: Estimate

Insurance:	(\$240.00)
Maintenance:	(\$480.00)
<b>Total:</b>	<b>(\$720.00)</b>

### Disposition Revenue: Estimate

Asking Price:	\$6,750.00
<b>Total:</b>	<b>-\$1,013.00</b>

**Estimated Total Revenue:** \$5,737.00

### Acquisition Cost: Actual

Purchase Price:	(\$0.00)
Foreclosure:	(\$413.90)
Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$498.90)</b>

### Operations Cost: Actual

Insurance:	(\$0.00)
Maintenance:	(\$60.00)
<b>Total:</b>	<b>(\$60.00)</b>

### Disposition Revenue: Actual

Offer Amount:	\$25,500.00
<b>Total:</b>	<b>- \$558.90</b>

**Actual Total:** \$24,941.10



## Property Details

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

## Property Budget

### Acquisition Cost: Estimate

Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)
Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$310.00)</b>

### Operations Cost: Estimate

Insurance:	(\$240.00)
Maintenance:	(\$480.00)
<b>Total:</b>	<b>(\$720.00)</b>

### Disposition Revenue: Estimate

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

### Acquisition Cost: Actual

Purchase Price:	(\$0.00)
Foreclosure:	(\$413.90)
Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$498.90)</b>

### Operations Cost: Actual

Insurance:	(\$0.00)
Maintenance:	(\$340.00)
<b>Total:</b>	<b>(\$340.00)</b>

### Disposition Revenue: Actual

Offer Amount:	\$27,000.00
<b>Actual Total Costs:</b>	<b>-\$838.90</b>
<b>Actual Total:</b>	<b>\$26,161.10</b>



## Property Details

<b>Address:</b>	8354 Underwood Av Omaha, NE 68114
<b>Parcel Number:</b>	2437580000
<b>Owner:</b>	OMLB
<b>Property Class:</b>	Residential Vacant
<b>Zoned As:</b>	R3
<b>Lot Size:</b>	9576.36 ft
<b>Proposed Use:</b>	New Affordable Housing, New Housing
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	11/02/2020

## Property Budget

<b>Acquisition Cost: Estimate</b>	
Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)
Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$310.00)</b>
<b>Operations Cost: Estimate</b>	
Insurance:	(\$240.00)
Maintenance:	(\$480.00)
<b>Total:</b>	<b>(\$720.00)</b>
<b>Disposition Revenue: Estimate</b>	
Asking Price:	\$32,500.00
<b>Estimated Total:</b>	<b>-\$1,030.00</b>
<b>Estimated Total:</b>	<b>\$31,470.00</b>

<b>Acquisition Cost: Actual</b>	
Purchase Price:	(\$0.00)
Foreclosure:	(\$395.89)
Title Search:	(\$85.00)
<b>Total:</b>	<b>(\$480.89)</b>
<b>Operations Cost: Actual</b>	
Insurance:	(\$0.00)
Maintenance:	(\$185.00)
<b>Total:</b>	<b>(\$185.00)</b>
<b>Disposition Revenue: Actual</b>	
Offer Amount:	\$32,500.00
<b>Actual Total Costs:</b>	<b>-\$665.89</b>
<b>Actual Total:</b>	<b>\$31,834.11</b>