

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, November 8, 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 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 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.

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.

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 October 11, 2023, Board of Directors Meeting
3.2	X	Approval of the October 2023 Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements• Presentation of Outside Funding Report
3.3	X	Resolution to Elect Executive Committee
3.4	X	Resolution to Elect Acquisitions & Dispositions Committee
3.5	X	Resolution to Elect Finance Committee
3.6	X	Resolution to Elect Governance Committee

3.7	X	Resolution to Elect Audit Committee
3.8	X	Adoption of the 2024 Board of Directors Meeting Calendar
3.9		Next Board Meeting Date – December 13, 2023
4.		CONSENT AGENDA (ITEMS #6.1, 6.2)
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>Adjacent Lot</i>
6.1	X	4525.5 S 16 ST (\$300)
		<i>New Housing</i>
6.2	X	4201 Miller Street (\$9,650)
7.		APPLICATIONS REVIEWED & DISCUSSED
		These items were reviewed and discussed by the Acquisitions & Dispositions Committee of the Board.
		<i>Not Recommended for Approval</i>
7.1	X	1631 Victor Av
7.2	X	2507 Meredith Ave
		<i>Closing Request Extensions – Recommended for Approval</i>
7.3	X	2220 N 25 ST
7.4	X	4624 N 48 ST
8.		REPORT AGENDA (5 MIN)
8.1		Executive Director’s Report
8.2		Finance Committee Report
8.3		Governance Committee & Legislative Report
9.		OTHER NEW BUSINESS
10.		EXECUTIVE SESSION Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
11.		Adjournment

Omaha Municipal Land Bank Board

MINUTES

October 11, 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, October 11, 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, September 29th, 2023.

Voting Members Present:

Dawni Freeman
Chris Rock
Patrick Falke
Mary Byrnes
Sharlon Rodgers
Tiffany Hunter (Vice-Chair)

Non-voting Members Present:

David Fanslau
Juanita Johnson

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

City of Omaha Staff:

Tyler Hiipakka, Assistant City Attorney

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Hunter 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

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 2 non-voting members present in person.

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

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.

The following person(s) appeared and spoke:

John Ewing, Douglas County Treasurer – 1819 Farnam St H-02 Omaha, NE 68183
Ewing presented an overview of the Land Bank’s impact on tax-delinquent properties and the amount of properties that have been returned to the tax base.

Alajia McKizia, 2539 Burdette Street
McKizia addressed the Board regarding her application to purchase 2525 Burdette Street. McKizia stated that the Acquisitions and Dispositions Committee did not recommend her application for approval based on her proposed use to create a community space. McKizia stated that she has plans to amend her application and proposed use to include an amphitheater space.

3.0 Action Agenda

3.1 Approval of the Minutes of the September 13, 2023 Board of Directors Meeting

Hunter called for a motion to approve the minutes of the September 13, 2023, Board of Directors Meeting.

Byrnes motioned. Rodgers seconded.

Motion Carried 6-0.

3.2 Approval of the September 2023 Financial Statements

Director of Operations, Andrea Purdy-Steenholdt, presented the September 2023 Financial Statements. Purdy-Steenholdt stated that there were no significant changes to the financial reports from the previous month.

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.

Board members had brief discussions about the DED grant and project.

Falke motioned to approve. Byrnes seconded.

Motion Carried 6-0.

3.3 Approval of 2024 Operating Budget

Director of Operations, Andrea Purdy-Steenholdt, presented the 2024 Operating Budget. A few Board members posed various questions about the expense and revenue items.

Hunter called for a motion to approve the 2024 Operating Budget.

Freeman motioned. Rodgers seconded.

Motion Carried 6-0.

3.4 Next Board Meeting Date – November 8, 2023

All Board members confirmed their availability to attend the Board meeting on November 8, 2023.

4.0 Consent Agenda (Items 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7)

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 3311 Manderson St (\$7,550)

Omaha Beltline Trail

6.2 1717 N 42 St

6.3 4212 Hamilton St

6.4 1425 Military Av

6.5 1421 Military Av

6.6 4044 Seward St

6.7 4217 Seward St

Eric Williams from the Papio Natural Resources District presented the Omaha Beltline Trail project and the progress that they have made.

Hunter called for a motion to approve the dispositions presented.

Freeman motioned. Rodgers seconded.

Motion Carried 6-0

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 2525 Burdette St

Hunter presented the Committee's recommendation to not approve the above application based on the proposed use to create community space. Hunter stated that the Committee did not find this to be the highest and best use for the property. Jano stated that the applicant addressed the Board regarding her application and indicated revising her proposed use to include an amphitheater or stage to host events. Fanslau stated that he recommends the applicant contact City Planning to discuss whether this project is permitted use for the property.

The amended property application will be reviewed by the Committee prior to being presented to the Board.

No vote was taken.

Applications In Negotiation

7.2 2507 Meredith Av

7.3 4201 Miller St

7.4 2710 Howard St

Jano stated that the above applications are currently being negotiated as the Committee presented counteroffers to each applicant.

The following person(s) appeared and spoke:

Cheryl Weston, 1299 Farnam Street

Weston inquired about the applications in negotiation. Weston asked whether the applications were being presented to notify the Board of those applications in negotiation. Jano responded and stated that was correct.

No vote was taken.

Garden Lease Agreement

7.5 1631 Victor Av

Board members proposed adding a few amendments to the garden lease agreement. The board decided to lay this over for review at the following Board meeting.

No vote was taken.

Closing Extension Requests – Recommended for Approval

7.6 1623 Center Street

7.7 6015 P Street

7.8 8354 Underwood Av

Board members discussed the closing extension process. Board members discussed approving a closing extension for 30 days for each buyer with the condition that additional time be granted if supporting documentation is submitted to demonstrate their closing progress.

Byrnes motioned to approve an additional 30-day closing extension under the condition that more time be granted if supporting documents are submitted. Falke seconded.

Motion Carried 5-0

YEAS: Rodgers, Hunter, Byrnes, Falke

NAYS: Rock

8.0 Report Agenda

8.1 Executive Director's Report

Leslie Smith presented the Executive Director's Report and provided an update on upcoming events and community outreach efforts that staff has done.

The following person(s) appeared and spoke:

Cheryl Weston, 1299 Farnam Street

Weston inquired about the Banker's breakfast event and whether community members would be able to attend.

8.2 Finance Committee Report

Byrnes provided a brief report on the Finance Committee and thanked the team for their efforts on creating the operating budget.

8.3 Governance Committee Report

Falke provided a brief overview of the Governance Committee meeting and stated the team is in the process of reviewing the scope of work for the Community Informed Policies Project, which is expected to launch next year.

9. Other New Business

No other new business was discussed.

10. Executive Session

The Board did not enter into Executive Session.

11. Adjournment

Hunter called for a motion to adjourn the meeting.

Falke motioned. Rock seconded.

Motion Carried 6-0

Public Meeting Adjourned at 11:40 a.m.



October Reporting Package

Omaha Municipal Land Bank
October 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 - October, 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			107,055.67					31,029.65		\$138,085.32
Application Fees	2,475.00									\$2,475.00
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	88,910.25									\$88,910.25
Redemption of DC Tax Lien Certificates	9,776.66									\$9,776.66
Redemption of OMLB Tax Lien Certificates							69.35		39,543.02	\$39,612.37
Tax Recapture Revenue	274,698.56									\$274,698.56
Total Income	\$375,860.47	\$30,000.00	\$107,055.67	\$50,000.00	\$150,000.00	\$25,000.00	\$107,385.84	\$31,029.65	\$39,543.02	\$915,874.65
GROSS PROFIT	\$375,860.47	\$30,000.00	\$107,055.67	\$50,000.00	\$150,000.00	\$25,000.00	\$107,385.84	\$31,029.65	\$39,543.02	\$915,874.65
Expenses										
Acquisitions										\$0.00
Foreclosure Fees		29,047.93								\$29,047.93
Property Purchases		1,000.00								\$1,000.00
Tax Lien Certificates									40,745.47	\$40,745.47
Total Acquisitions		30,047.93							40,745.47	\$70,793.40
Advertising/Promotional										\$0.00
Community Events							2,803.20			\$2,803.20
Direct Marketing		300.00					10,452.42			\$10,752.42
Promotional M & E							141.77			\$141.77
Public Relations							5,400.00			\$5,400.00
Realtor Services		15,300.00								\$15,300.00
Total Advertising/Promotional		15,600.00					18,797.39			\$34,397.39
Ambassador Program Expenses				5,909.40						\$5,909.40
Banking Expense										\$0.00
Bank Charges							0.00			\$0.00
Interest Expense							7.85			\$7.85
PayPal Fees	115.54									\$115.54
Total Banking Expense	115.54						7.85			\$123.39
Building Expense										\$0.00
Internet							2,643.30			\$2,643.30
Rent or Lease							31,252.25			\$31,252.25
Telephone							5,296.16			\$5,296.16
Total Building Expense							39,191.71			\$39,191.71
Clean & Green Program						7,609.00				\$7,609.00
Computer & Software							32,783.53			\$32,783.53
Conferences & Training							4,640.55			\$4,640.55
Dues & Subscriptions							3,987.02			\$3,987.02
Insurance-Business							23,257.06	211.75		\$23,468.81
Office Expenses										\$0.00
Janitorial Services							1,353.66			\$1,353.66
Printing & Postage							888.23			\$888.23
Supplies & Materials							6,676.96			\$6,676.96
Total Office Expenses							8,918.85			\$8,918.85
Professional Services & Contracts										\$0.00
Accounting Fees							26,648.50			\$26,648.50
Attorney Fees							1,532.00			\$1,532.00
Information Technology							4,477.78			\$4,477.78



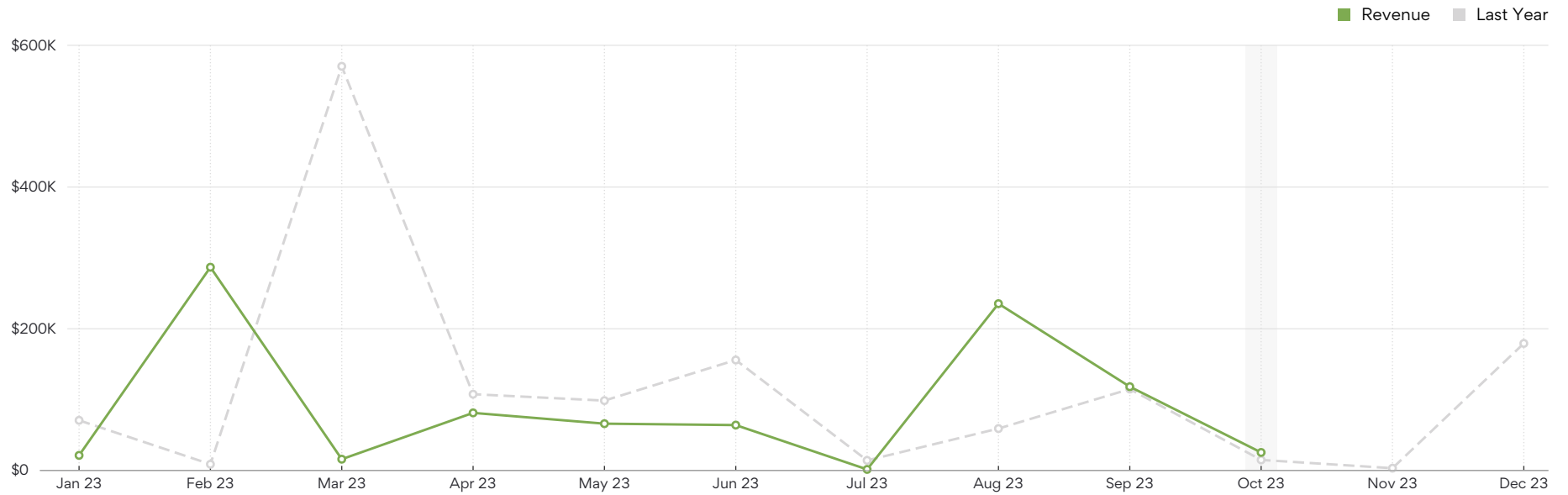
Omaha Municipal Land Bank

Statement of Revenues and Expenses by Class - Modified Cash Basis

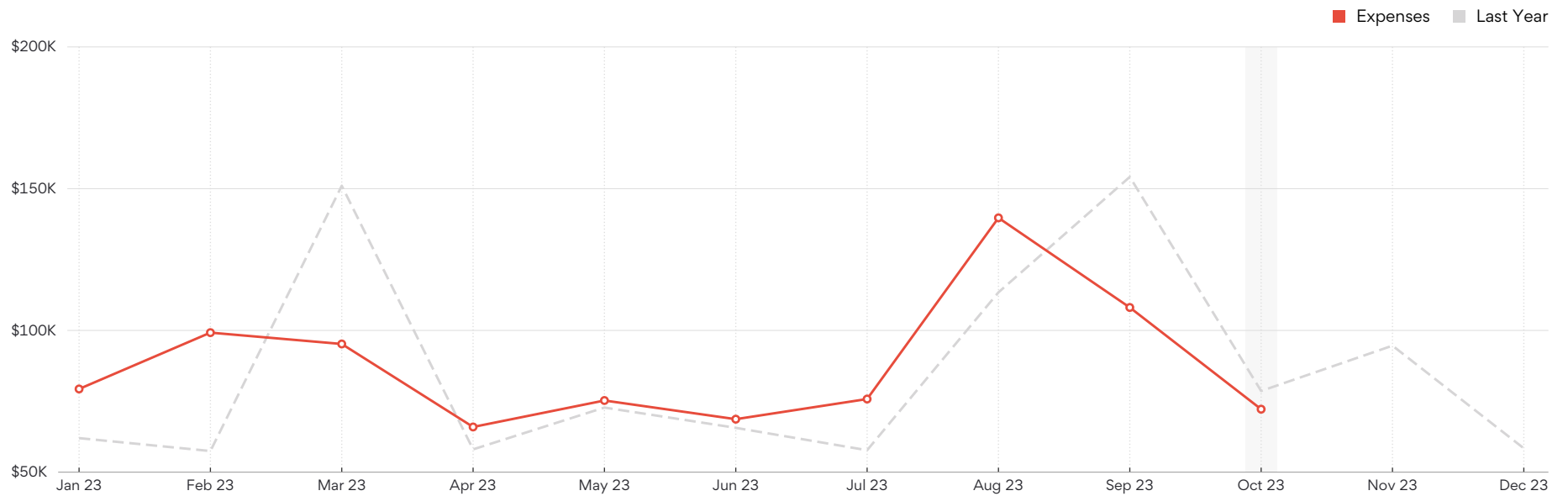
January - October, 2023

	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	20,200.00									\$20,200.00
Management (Consulting)	8,890.00						23,485.00			\$32,375.00
Payroll Fees							6,857.57	276.92		\$7,134.49
Total Professional Services & Contracts	29,090.00						63,000.85	276.92		\$92,367.77
Property Expenses										\$0.00
Property Consulting		2,000.00								\$2,000.00
Repair and Maintenance		71,078.00								\$71,078.00
Supplies & Materials		1,445.04								\$1,445.04
Total Property Expenses		74,523.04								\$74,523.04
Staff & Board Expenses							33.04			\$33.04
Holiday Party							1,164.96			\$1,164.96
Meals & Entertainment							1,868.92			\$1,868.92
Meetings							2,711.38			\$2,711.38
Total Staff & Board Expenses							5,778.30			\$5,778.30
Staffing Expenses										\$0.00
Employee Benefits							42,840.22	2,904.57		\$45,744.79
Employee Onboarding							206.80			\$206.80
Non-Budgeted Moving Expenses							10,000.00			\$10,000.00
Payroll Taxes							27,783.05	1,325.91		\$29,108.96
Salaries			114,850.38		39,930.75		212,842.02	17,273.03		\$384,896.18
Total Staffing Expenses			114,850.38		39,930.75		293,672.09	21,503.51		\$469,956.73
Travel & Parking							5,083.99			\$5,083.99
Total Expenses	\$29,205.54	\$120,170.97	\$114,850.38	\$5,909.40	\$39,930.75	\$7,609.00	\$499,119.19	\$21,992.18	\$40,745.47	\$879,532.88
NET OPERATING INCOME	\$346,654.93	\$ -90,170.97	\$ -7,794.71	\$44,090.60	\$110,069.25	\$17,391.00	\$ -391,733.35	\$9,037.47	\$ -1,202.45	\$36,341.77
Other Income										
Interest Earned							34,649.64			\$34,649.64
Unrealized Gain (Loss)							-57,110.44			\$ -57,110.44
Total Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ -22,460.80	\$0.00	\$0.00	\$ -22,460.80
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ -22,460.80	\$0.00	\$0.00	\$ -22,460.80
NET INCOME	\$346,654.93	\$ -90,170.97	\$ -7,794.71	\$44,090.60	\$110,069.25	\$17,391.00	\$ -414,194.15	\$9,037.47	\$ -1,202.45	\$13,880.97

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	\$1,028,357	\$613,625
First National Bank Checking x6245	\$179,444	\$275,947
PayPal Bank	\$221	\$501
Petty Cash	\$4	\$421
Pinnacle Bank Checking x2235	\$648,357	\$866,833
Total Cash & Equivalents	\$1,856,382	\$1,757,327
Other Current Assets		
Properties		
Depository Properties Held	\$59	\$365
Properties Held for Sale	\$722,200	\$831,350
Total Properties	\$722,259	\$831,715
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$58,168	\$48,631
Tax Lien Certificates	\$102,486	\$67,241
Total Tax Lien Certificates	\$160,654	\$115,872
Total Other Current Assets	\$882,913	\$947,587
Total Current Assets	\$2,739,295	\$2,704,914
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	\$3,148
Website	\$10,000	\$10,000
Total Fixed Assets	\$16,873	\$16,222
Total Non-Current Assets	\$16,873	\$16,222
Total Assets	\$2,756,169	\$2,721,136
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$1,379	\$3,061
FNBO Credit Card - Shannon x2388	\$0	\$1,190
FNBO Credit Card-Andrea 1626	\$4,628	\$138
FNBO Credit Card - Leslie x5772	\$1,361	\$0
Total Short Term Debt	\$7,369	\$4,389
Total Current Liabilities	\$7,369	\$4,389
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$7,369	\$4,389
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - Legal Assistant Staff	\$30,000	\$37,200
Unrestricted Net Assets	\$2,704,919	\$2,331,700
Total Retained Earnings	\$2,734,919	\$2,368,900

	2023 (YTD)	2022 (YTD)
Current Earnings		
Net Income	\$13,881	\$347,847
Total Equity	\$2,748,800	\$2,716,747
Total Liabilities & Equity	\$2,756,169	\$2,721,136

2023 Budget vs Actual

PROFIT & LOSS	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Agency/Government Grants	\$138,085	\$605,000	(\$466,915)	\$675,000
Application Fees	\$2,475	\$3,425	(\$950)	\$4,225
Corporate/Business Grants	\$25,000	\$25,000	\$0	\$25,000
Foundation/Trust Grants	\$330,000	\$465,000	(\$135,000)	\$465,000
Individual/Small Business Contributions	\$5,500	\$5,000	\$500	\$5,000
Property Sales	\$88,910	\$78,000	\$10,910	\$100,000
Redemption of DC Tax Lien Certificates	\$9,777	\$10,975	(\$1,198)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$39,612	\$56,600	(\$16,988)	\$67,800
Tax Recapture Revenue	\$274,699	\$204,600	\$70,099	\$244,800
Miscellaneous Revenue	\$1,816	\$0	\$1,816	\$0
Total Revenue	\$915,875	\$1,453,600	(\$537,725)	\$1,600,000
Expenses				
Acquisitions				
Foreclosure Fees	\$29,048	\$49,100	(\$20,052)	\$51,500
Property Purchases	\$1,000	\$1,000	\$0	\$1,000
Tax Lien Certificates	\$40,745	\$41,000	(\$255)	\$41,000
Total Acquisitions	\$70,793	\$91,100	(\$20,307)	\$93,500
Advertising/Promotional				
Community Events	\$2,803	\$5,000	(\$2,197)	\$7,000
Direct Marketing	\$10,752	\$33,600	(\$22,848)	\$34,600
Promotional M & E	\$142	\$500	(\$358)	\$700
Public Relations	\$5,400	\$11,200	(\$5,800)	\$11,400
Total Advertising/Promotional	\$19,097	\$50,300	(\$31,203)	\$53,700
Ambassador Program Expenses	\$5,909	\$8,000	(\$2,091)	\$10,000
Banking Expense				
Interest Expense	\$8	\$0	\$8	\$0
PayPal Fees	\$116	\$100	\$16	\$120
Total Banking Expense	\$123	\$100	\$23	\$120
Building Expenses				
Internet	\$2,643	\$2,650	(\$7)	\$3,180
Rent or Lease	\$31,252	\$31,300	(\$48)	\$37,560
Telephone	\$5,296	\$5,750	(\$454)	\$6,950
Total Building Expenses	\$39,192	\$39,700	(\$508)	\$47,690
Clean & Green Program	\$7,609	\$11,100	(\$3,491)	\$25,000
Computer & Software	\$32,784	\$36,050	(\$3,266)	\$38,450
Conferences & Training	\$4,641	\$9,625	(\$4,984)	\$10,025
Dues & Subscriptions	\$3,987	\$8,095	(\$4,108)	\$9,095
Insurance-Business	\$23,469	\$21,700	\$1,769	\$23,100
Office Expenses				
Janitorial Services	\$1,354	\$1,375	(\$21)	\$1,750
Printing & Postage	\$888	\$120	\$768	\$180
Supplies & Materials	\$6,677	\$8,850	(\$2,173)	\$10,650
Total Office Expenses	\$8,919	\$10,345	(\$1,426)	\$12,580
Professional Services & Contracts				
Accounting Fees	\$26,649	\$25,500	\$1,149	\$30,500
Attorney Fees	\$1,532	\$2,600	(\$1,068)	\$3,100
Information Technology	\$4,478	\$8,750	(\$4,272)	\$10,550
Lobbying	\$20,200	\$20,200	\$0	\$24,200
Management (Consulting)	\$32,375	\$33,560	(\$1,185)	\$37,560
Payroll Fees	\$7,134	\$6,790	\$344	\$8,790

	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Total Professional Services & Contracts	\$92,368	\$97,400	(\$5,032)	\$114,700
Property Expenses				
Lot Preparation	\$0	\$500,000	(\$500,000)	\$500,000
Property Consulting	\$2,000	\$2,000	\$0	\$2,000
Repair and Maintenance	\$71,078	\$56,800	\$14,278	\$60,800
Supplies & Materials	\$1,445	\$1,800	(\$355)	\$1,800
Total Property Expenses	\$74,523	\$560,600	(\$486,077)	\$564,600
Staff & Board Expenses				
Holiday Party	\$1,165	\$1,200	(\$35)	\$1,200
Meals & Entertainment	\$1,869	\$2,500	(\$631)	\$3,000
Meetings	\$2,711	\$2,400	\$311	\$2,760
Total Staff & Board Expenses	\$5,745	\$6,100	(\$355)	\$6,960
Staffing Expenses				
Contract Labor	\$0	\$4,000	(\$4,000)	\$8,000
Employee Benefits	\$45,745	\$40,300	\$5,445	\$48,300
Employee Onboarding	\$207	\$220	(\$13)	\$220
Non-Budgeted Moving Expenses	\$10,000	\$10,000	\$0	\$10,000
Payroll Taxes	\$29,109	\$29,700	(\$591)	\$35,700
Salaries	\$384,896	\$387,000	(\$2,104)	\$464,000
Total Staffing Expenses	\$469,957	\$471,220	(\$1,263)	\$566,220
Travel & Parking	\$5,084	\$7,200	(\$2,116)	\$8,400
Realtor Services	\$15,300	\$15,375	(\$75)	\$15,375
Staff & Board Expenses	\$33	\$0	\$33	\$0
Total Expenses	\$879,533	\$1,444,010	(\$564,477)	\$1,599,515
Operating Profit	\$36,342	\$9,590	\$26,752	\$485
Other Income				
Unrealized Gain (Loss)	(\$57,110)	\$0	(\$57,110)	\$0
Other Expenses				
Transfer to Cash Reserves	\$0	\$0	\$0	\$485
Earnings Before Interest & Tax	(\$20,769)	\$9,590	(\$30,359)	\$0
Interest Income				
Interest Earned	\$34,650	\$0	\$34,650	\$0
Earnings Before Tax	\$13,881	\$9,590	\$4,291	\$0
Net Income	\$13,881	\$9,590	\$4,291	\$0

RESOLUTION TO ELECT EXECUTIVE COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects _____ as Board Chair, _____ as Vice Chair, and _____ as Treasurer. _____ shall be the immediate past chair. These officers shall assume office as of January 1st, 2024.

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 ELECT ACQUISITIONS AND DISPOSITIONS COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

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

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

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

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

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

Approved by majority vote of the Board of Directors this _____ day of _____ 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 ELECT FINANCE COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

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

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

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

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

Approved by majority vote of the Board of Directors this ____ day of _____ 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 ELECT GOVERNANCE 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 Board of Directors may designate special committees each of which shall consist of such persons and shall have such authority as is provided in the resolution designating the committee, to the extent authorized by State law;

WHEREAS, the Board of Directors has determined that it would be beneficial to create a Governance Committee to evaluate the Omaha Land Bank’s current policies and by-laws and recommend modifications where needed.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby appoints _____, _____, _____, and _____ as members of the Governance Committee upon the adoption of this resolution.

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 ELECT AUDIT COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

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

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

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

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

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

2024 Board Meetings Dates

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

January 10, 2024

February 14, 2024

March 13, 2024

April 10, 2024

May 8, 2024

June 12, 2024

July 10, 2024

August 14, 2024

September 11, 2024

October 9, 2024

November 13, 2024

December 11, 2024





Property Details

Address:	4525.5 S 16 ST OMAHA, NE 68107
Parcel Number:	2345950002
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	554.35 ft
Proposed Use:	Adjacent Lot Sales
Buildable:	No
Acquisitions Date:	10/02/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$71.18)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
Total:	(\$310.00)	Total:	(\$146.18)
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:	\$500.00	Offer Amount:	\$300.00
Total:	-\$1,030.00	Total:	-\$146.18
Estimated Total:	\$530.00	Actual Total:	\$153.82



Property Details

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

Property Budget

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



Property Details

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

Property Budget

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



Property Details

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

Property Budget

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



Property Details

Address:	2220 N 25 ST OMAHA, NE 68111
Parcel Number:	2001320000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R7
Lot Size:	4919.23 ft
Proposed Use:	New Housing
Buildable:	Yes
Acquisitions Date:	06/25/2020

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$321.84)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$406.84)
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:	\$2,750.00	Offer Amount:	\$2,750.00
Total:	-\$1,030.00	Total:	-\$578.64
Estimated Total:	\$1,720.00	Actual Total:	\$2,171.36



Property Details

Address:	4624 N 48 St Omaha, NE 68104
Parcel Number:	1740100004
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	8305.85 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:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$0.00)
Title Search:	(\$85.00)	Title Search:	(\$0.00)
Total:	(\$310.00)	Total:	(\$0.00)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$665.00)
Total:	(\$720.00)	Total:	(\$665.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$9,400.00	Sold Amount:	\$7,500.00
Total:	-\$1,030.00	Total:	-\$665.00
Estimated Total:	\$8,370.00	Actual Total:	\$6,835.00