

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, December 13, 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 November 8, 2023 Board of Directors Meeting
3.2	X	Approval of the November 2023 Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements• Presentation of Outside Funding Report
3.3	X	Resolution to Cancel Taxes
3.4	X	Resolution to Elect Executive Committee
3.5	X	Resolution to Elect Acquisitions & Dispositions Committee
3.6	X	Resolution to Elect Finance Committee
3.7	X	Resolution to Elect Governance Committee

3.8		Next Board Meeting Date – January 10, 2024
4.		CONSENT AGENDA (ITEMS #6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7)
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	4212 Ames Av (\$7,000)
6.2	X	1619 Willis Av (\$9,750)
6.3	X	1623 Willis Av (\$4,750)
6.4	X	1625 Willis Av (\$4,750)
6.5	X	1705 Willis Av (\$4,750)
6.6	X	1709 Willis Av (\$3,750)
		<i>Adjacent Lot</i>
6.7	X	3512 N 44 Av (\$5,350)
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	1417 Browne St
7.2	X	3510 N 40 Av
7.3	X	2807 Wirt 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
November 8th, 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, November 8th, 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 Tuesday, October 31st, 2023.

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

Non-voting Members Present: David Fanslau
Juanita Johnson

Members Not Present: Chris Rock

Director Present: Leslie Smith, Executive Director

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

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. 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

Riedmann recognized the supporters and funders of the Omaha Municipal Land Bank. 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.

No general public comments were given.

3.0 Action Agenda

3.1 Approval of the Minutes of the October 11, 2023 Board of Directors Meeting

Riedmann called for a motion to approve the minutes of the October 11, 2023 Board of Directors Meeting.

Rodgers motioned. Hunter seconded.

Motion Carried 6-0.

3.2 Approval of the October 2023 Financial Statements

Director of Operations, Andrea Purdy-Steenholdt, presented the October 2023 Financial Statements. Purdy-Steenholdt provided the Board with an update on the organization's expenses and revenues.

Purdy-Steenholdt presented the Outside Funding Report. An overview of the amount of funding secured or pending was provided to the Board. This report was included as a handout for all Board members.

Riedmann called for a motion to approve the October 2023 Financial Statements.

Falke motioned to approve. Rodgers seconded.

Motion Carried 6-0.

Riedmann called for a motion to lay over agenda items 3.3, 3.4, 3.5, and 3.6 to the December 13, 2023 Board of Directors Meeting. Riedmann stated that a Nominations Committee will be established to nominate Board members to Committee positions. Hunter announced that she will no longer serve as a Board member as she has accepted a new job position out of state. The following Board members were selected to serve on the Nominations Committee: Sharlon Rodgers, Patrick Falke, Mary Byrnes, Juanita Johnson, and Dave Fanslau.

Byrnes motioned. Falke seconded.

Motion Carried 6-0.

3.3 Resolution to Elect Executive Committee

No action was taken on this agenda item.

This agenda item was laid over to the December 13, 2023, Board of Directors Meeting to allow for a Nominations Committee to recommend members to the various Board Committees.

3.4 Resolution to Elect Acquisitions & Dispositions Committee

No action was taken on this agenda item.

This agenda item was laid over to the December 13, 2023, Board of Directors Meeting to allow for a Nominations Committee to recommend members to the various Board Committees.

3.5 Resolution to Elect Finance Committee

No action was taken on this agenda item.

This agenda item was laid over to the December 13, 2023, Board of Directors Meeting to allow for a Nominations Committee to recommend members to the various Board Committees.

3.6 Resolution to Elect Governance Committee

No action was taken on this agenda item.

This agenda item was laid over to the December 13, 2023, Board of Directors Meeting to allow for a Nominations Committee to recommend members to the various Board Committees.

3.7 Resolution to Elect Audit Committee

No action was taken on this agenda item.

This agenda item was laid over to the December 13, 2023, Board of Directors Meeting to allow for a Nominations Committee to recommend members to the various Board Committees.

4.0 Consent Agenda (Items 6.1 and 6.2)

5.0 Items Removed from Consent Agenda (If Any)

No items were removed from the Consent Agenda.

6.0 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.

6.1 Adjacent Lot

4525.5 S 16 St (\$300)

6.2 New Housing

4201 Miller St (\$9,650)

Riedmann called for a motion to accept the dispositions recommended for approval.

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 1631 Victor Av

Jano stated that this application was initially presented with the recommendation from the Committee to extend a garden lease agreement. However, the Board voted to have the Committee make amendments to the proposed lease agreement. After further review, the Committee voted to not recommend this application for approval. The Land Bank is in the

process of developing an Adopt-A-Lot program in 2024, which would allow applicants to temporarily lease property for garden projects. Jano stated that this applicant was informed of this upcoming program.

7.2 2507 Meredith Av

Jano stated that the Committee voted to counter the applicant's initial offer amount. This applicant did not accept that counteroffer. Therefore, the application was not recommended for approval.

Riedmann called for a motion to accept the Committee's recommendation.

Falke motioned. Rodgers seconded.

Motion Carried 5-0

YEAS: Freeman, Rodgers, Hunter, Falke, Riedmann

NAYS: Byrnes

Closing Extension Requests – Recommended for Approval

7.3 2220 N 25 ST

7.4 4624 N 48 ST

Jano presented information on the closing extension requests. Jano stated that the buyers have demonstrated satisfactory progress in obtaining their closing requirements. The Committee has recommended both requests for approval.

The following person appeared and spoke:

Cheryl Weston, 1299 Farnam Street

Weston inquired about the closing extension requests presented and whether the buyers have requested previous extensions. Jano responded and stated that this would be the first closing extension request granted to both buyers.

8.0 Report Agenda

8.1 Executive Director's Report

Leslie Smith provided the Executive Director's Report.

Smith gave an overview of the OMLB's outreach events, program activities, and upcoming projects.

8.2 Finance Committee Report

Sharlon Rodgers provided the Finance Committee report. Rodgers stated that the Finance Committee is in the process of reviewing existing accounting policies and procedures. In addition, the Committee is exploring ways to incorporate more robust fundraising strategies.

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 policies and procedures.

Kaitlin Reece with Catalyst Public Affairs presented a summary on legislative activities. Reece also stated that the OMLB team will be meeting with several legislators over the coming months to discuss legislation related to land banking or tax lien certificates.

9. Other New Business

No other new business was discussed.

10. Executive Session

The Board entered into Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters.

Riedmann called for a motion to enter into Executive Session.

Byrnes motioned. Hunter seconded.

Motion Carried 6-0.

The Board entered into Executive Session at 9:52 a.m.

Riedmann called for a motion to exit Executive Session.

Falke motion. Brynes seconded.

Motion Carried 6-0.

The Board exited Executive Session at 10:12 a.m.

11. Adjournment

Riedmann called for a motion to adjourn the meeting.

Hunter motioned. Rodgers seconded.

Motion Carried 6-0

Public Meeting Adjourned at 10:12 a.m.



November Reporting Package

Omaha Municipal Land Bank
November 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 - November, 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		625,000.00	107,055.67					31,029.65		\$763,085.32
Application Fees	2,585.00									\$2,585.00
Corporate/Business Grants						25,000.00				\$25,000.00
Foundation/Trust Grants		45,000.00		50,000.00	150,000.00		100,000.00			\$345,000.00
Individual/Small Business Contributions							5,500.00			\$5,500.00
Miscellaneous Revenue							1,816.49			\$1,816.49
Property Sales	91,123.50									\$91,123.50
Redemption of DC Tax Lien Certificates	10,772.06									\$10,772.06
Redemption of OMLB Tax Lien Certificates									49,776.28	\$49,845.63
Tax Recapture Revenue	275,011.52									\$275,011.52
Total Income	\$379,492.08	\$670,000.00	\$107,055.67	\$50,000.00	\$150,000.00	\$25,000.00	\$107,385.84	\$31,029.65	\$49,776.28	\$1,569,739.52
GROSS PROFIT	\$379,492.08	\$670,000.00	\$107,055.67	\$50,000.00	\$150,000.00	\$25,000.00	\$107,385.84	\$31,029.65	\$49,776.28	\$1,569,739.52
Expenses										
Acquisitions										\$0.00
Foreclosure Fees		29,374.85								\$29,374.85
Property Purchases		1,000.00								\$1,000.00
Tax Lien Certificates									40,745.47	\$40,745.47
Total Acquisitions		30,374.85							40,745.47	\$71,120.32
Advertising/Promotional										\$0.00
Community Events							2,803.20			\$2,803.20
Direct Marketing		300.00					13,568.42			\$13,868.42
Promotional M & E							351.26			\$351.26
Public Relations							5,400.00			\$5,400.00
Realtor Services		15,300.00								\$15,300.00
Total Advertising/Promotional		15,600.00					22,122.88			\$37,722.88
Ambassador Program Expenses				6,127.23						\$6,127.23
Banking Expense										\$0.00
Bank Charges							44.00			\$44.00
Interest Expense							7.85			\$7.85
PayPal Fees	121.16									\$121.16
Total Banking Expense	121.16						51.85			\$173.01
Building Expense										\$0.00
Internet							2,907.63			\$2,907.63
Rent or Lease							34,383.38			\$34,383.38
Telephone							5,820.16			\$5,820.16
Total Building Expense							43,111.17			\$43,111.17
Clean & Green Program						8,159.00				\$8,159.00
Computer & Software							33,933.06			\$33,933.06
Conferences & Training							4,731.18			\$4,731.18
Dues & Subscriptions							4,115.58			\$4,115.58
Insurance-Business							25,134.45	211.75		\$25,346.20
Office Expenses										\$0.00
Janitorial Services							1,476.72			\$1,476.72
Printing & Postage							888.23			\$888.23
Supplies & Materials							7,161.03			\$7,161.03
Total Office Expenses							9,525.98			\$9,525.98
Professional Services & Contracts										\$0.00
Accounting Fees							27,848.50			\$27,848.50
Attorney Fees							1,532.00			\$1,532.00
Information Technology							4,477.78			\$4,477.78



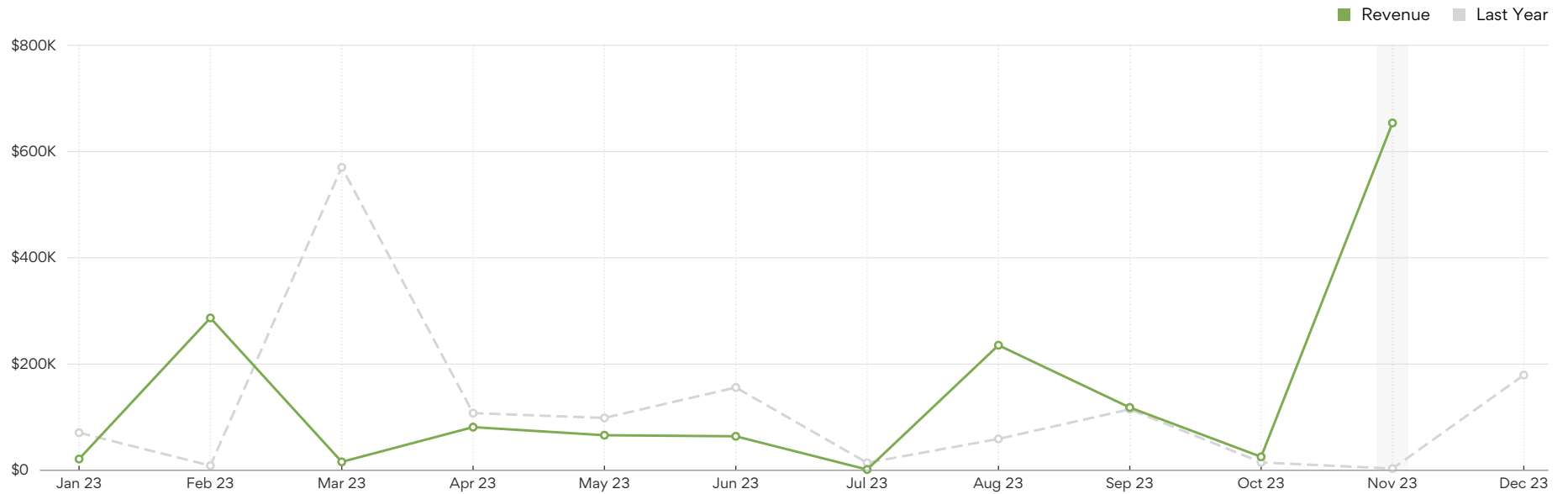
Omaha Municipal Land Bank

Statement of Revenues and Expenses by Class - Modified Cash Basis

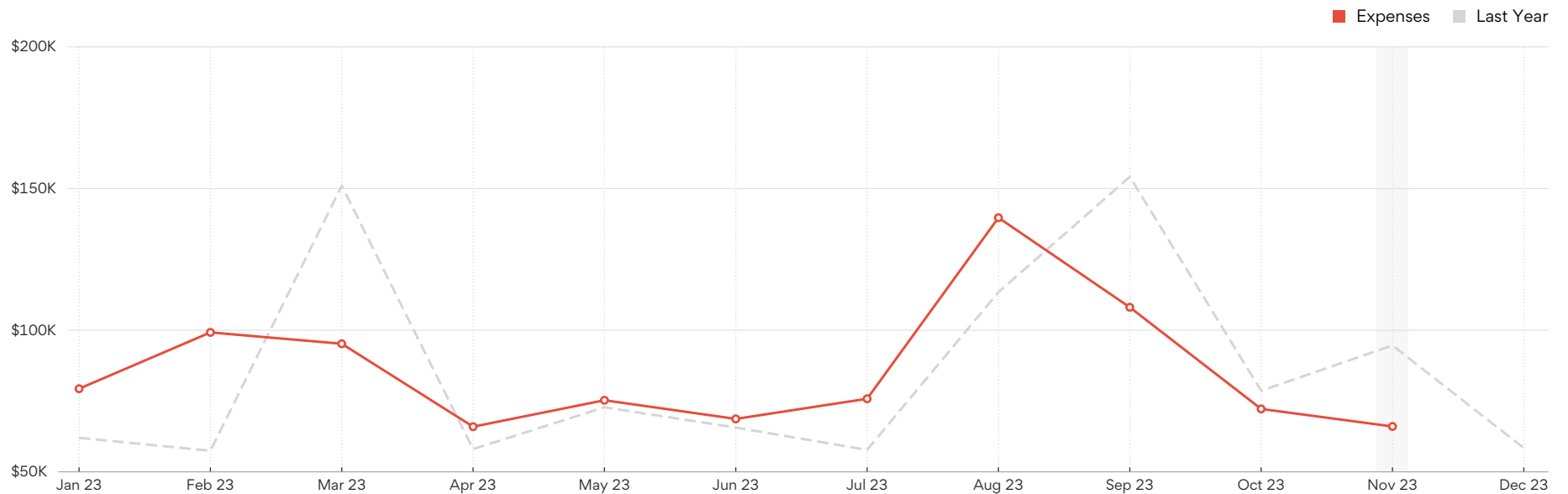
January - November, 2023

	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	22,200.00									\$22,200.00
Management (Consulting)	10,390.00						23,485.00			\$33,875.00
Payroll Fees							7,843.23	276.92		\$8,120.15
Total Professional Services & Contracts	32,590.00						65,186.51	276.92		\$98,053.43
Property Expenses										\$0.00
Property Consulting		2,000.00								\$2,000.00
Repair and Maintenance		73,613.00								\$73,613.00
Supplies & Materials		1,445.04								\$1,445.04
Total Property Expenses		77,058.04								\$77,058.04
Staff & Board Expenses							33.04			\$33.04
Holiday Party							1,164.96			\$1,164.96
Meals & Entertainment							2,858.40			\$2,858.40
Meetings							2,711.38			\$2,711.38
Total Staff & Board Expenses							6,767.78			\$6,767.78
Staffing Expenses										\$0.00
Employee Benefits							49,890.70	2,904.57		\$52,795.27
Employee Onboarding							206.80			\$206.80
Non-Budgeted Moving Expenses							10,000.00			\$10,000.00
Payroll Taxes							30,293.93	1,325.91		\$31,619.84
Salaries			114,850.38		39,930.75		246,482.05	17,273.03		\$418,536.21
Total Staffing Expenses			114,850.38		39,930.75		336,873.48	21,503.51		\$513,158.12
Travel & Parking							6,458.49			\$6,458.49
Total Expenses	\$32,711.16	\$123,032.89	\$114,850.38	\$6,127.23	\$39,930.75	\$8,159.00	\$558,012.41	\$21,992.18	\$40,745.47	\$945,561.47
NET OPERATING INCOME	\$346,780.92	\$546,967.11	\$-7,794.71	\$43,872.77	\$110,069.25	\$16,841.00	\$-450,626.57	\$9,037.47	\$9,030.81	\$624,178.05
Other Income										
Interest Earned							38,489.06			\$38,489.06
Unrealized Gain (Loss)							-62,943.15			\$-62,943.15
Total Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$-24,454.09	\$0.00	\$0.00	\$-24,454.09
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$-24,454.09	\$0.00	\$0.00	\$-24,454.09
NET INCOME	\$346,780.92	\$546,967.11	\$-7,794.71	\$43,872.77	\$110,069.25	\$16,841.00	\$-475,080.66	\$9,037.47	\$9,030.81	\$599,723.96

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	\$1,031,099	\$614,553
First National Bank Checking x6245	\$759,591	\$187,746
PayPal Bank	\$104	\$643
Petty Cash	\$0	\$421
Pinnacle Bank Checking x2235	\$649,450	\$867,377
Total Cash & Equivalents	\$2,440,243	\$1,670,739
Other Current Assets		
Properties		
Depository Properties Held	\$57	\$365
Properties Held for Sale	\$721,700	\$831,350
Total Properties	\$721,757	\$831,715
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$55,887	\$48,631
Tax Lien Certificates	\$99,437	\$67,241
Total Tax Lien Certificates	\$155,323	\$115,872
Total Other Current Assets	\$877,080	\$947,587
Total Current Assets	\$3,317,324	\$2,618,326
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	\$3,587
Website	\$10,000	\$10,000
Total Fixed Assets	\$16,873	\$16,660
Total Non-Current Assets	\$16,873	\$16,660
Total Assets	\$3,334,197	\$2,634,987
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	(\$367)	\$1,772
FNBO Credit Card - Shannon x2388	\$0	\$5,531
FNBO Credit Card-Andrea 1626	(\$1,722)	\$875
FNBO Credit Card - Leslie x5772	\$1,643	\$0
Total Short Term Debt	(\$446)	\$8,177
Total Current Liabilities	(\$446)	\$8,177
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	(\$446)	\$8,177
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	\$599,724	\$257,910
Total Equity	\$3,334,643	\$2,626,809
Total Liabilities & Equity	\$3,334,197	\$2,634,987

2023 Budget vs Actual

PROFIT & LOSS	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Agency/Government Grants	\$763,085	\$605,000	\$158,085	\$675,000
Application Fees	\$2,585	\$3,925	(\$1,340)	\$4,225
Corporate/Business Grants	\$25,000	\$25,000	\$0	\$25,000
Foundation/Trust Grants	\$345,000	\$465,000	(\$120,000)	\$465,000
Individual/Small Business Contributions	\$5,500	\$5,000	\$500	\$5,000
Property Sales	\$91,124	\$90,000	\$1,124	\$100,000
Redemption of DC Tax Lien Certificates	\$10,772	\$12,075	(\$1,303)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$49,846	\$62,200	(\$12,354)	\$67,800
Tax Recapture Revenue	\$275,012	\$224,700	\$50,312	\$244,800
Miscellaneous Revenue	\$1,816	\$0	\$1,816	\$0
Total Revenue	\$1,569,740	\$1,492,900	\$76,840	\$1,600,000
Expenses				
Acquisitions				
Foreclosure Fees	\$29,375	\$50,300	(\$20,925)	\$51,500
Property Purchases	\$1,000	\$1,000	\$0	\$1,000
Tax Lien Certificates	\$40,745	\$41,000	(\$255)	\$41,000
Total Acquisitions	\$71,120	\$92,300	(\$21,180)	\$93,500
Advertising/Promotional				
Community Events	\$2,803	\$6,000	(\$3,197)	\$7,000
Direct Marketing	\$13,868	\$34,100	(\$20,232)	\$34,600
Promotional M & E	\$351	\$600	(\$249)	\$700
Public Relations	\$5,400	\$11,300	(\$5,900)	\$11,400
Total Advertising/Promotional	\$22,423	\$52,000	(\$29,577)	\$53,700
Ambassador Program Expenses	\$6,127	\$9,000	(\$2,873)	\$10,000
Banking Expense				
Bank Charges	\$44	\$0	\$44	\$0
Interest Expense	\$8	\$0	\$8	\$0
PayPal Fees	\$121	\$110	\$11	\$120
Total Banking Expense	\$173	\$110	\$63	\$120
Building Expenses				
Internet	\$2,908	\$2,915	(\$7)	\$3,180
Rent or Lease	\$34,383	\$34,430	(\$47)	\$37,560
Telephone	\$5,820	\$6,350	(\$530)	\$6,950
Total Building Expenses	\$43,111	\$43,695	(\$584)	\$47,690
Clean & Green Program	\$8,159	\$18,000	(\$9,841)	\$25,000
Computer & Software	\$33,933	\$37,250	(\$3,317)	\$38,450
Conferences & Training	\$4,731	\$9,825	(\$5,094)	\$10,025
Dues & Subscriptions	\$4,116	\$8,595	(\$4,479)	\$9,095
Insurance-Business	\$25,346	\$22,400	\$2,946	\$23,100
Office Expenses				
Janitorial Services	\$1,477	\$1,500	(\$23)	\$1,750
Printing & Postage	\$888	\$120	\$768	\$180
Supplies & Materials	\$7,161	\$9,750	(\$2,589)	\$10,650
Total Office Expenses	\$9,526	\$11,370	(\$1,844)	\$12,580
Professional Services & Contracts				
Accounting Fees	\$27,849	\$28,000	(\$152)	\$30,500
Attorney Fees	\$1,532	\$2,850	(\$1,318)	\$3,100
Information Technology	\$4,478	\$9,650	(\$5,172)	\$10,550
Lobbying	\$22,200	\$22,200	\$0	\$24,200

	2023 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Management (Consulting)	\$33,875	\$35,560	(\$1,685)	\$37,560
Payroll Fees	\$8,120	\$7,790	\$330	\$8,790
Total Professional Services & Contracts	\$98,053	\$106,050	(\$7,997)	\$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	\$73,613	\$58,800	\$14,813	\$60,800
Supplies & Materials	\$1,445	\$1,800	(\$355)	\$1,800
Total Property Expenses	\$77,058	\$562,600	(\$485,542)	\$564,600
Staff & Board Expenses				
Holiday Party	\$1,165	\$1,200	(\$35)	\$1,200
Meals & Entertainment	\$2,858	\$2,750	\$108	\$3,000
Meetings	\$2,711	\$2,600	\$111	\$2,760
Total Staff & Board Expenses	\$6,735	\$6,550	\$185	\$6,960
Staffing Expenses				
Contract Labor	\$0	\$6,000	(\$6,000)	\$8,000
Employee Benefits	\$52,795	\$44,300	\$8,495	\$48,300
Employee Onboarding	\$207	\$220	(\$13)	\$220
Non-Budgeted Moving Expenses	\$10,000	\$10,000	\$0	\$10,000
Payroll Taxes	\$31,620	\$32,700	(\$1,080)	\$35,700
Salaries	\$418,536	\$425,500	(\$6,964)	\$464,000
Total Staffing Expenses	\$513,158	\$518,720	(\$5,562)	\$566,220
Travel & Parking	\$6,458	\$7,800	(\$1,342)	\$8,400
Realtor Services	\$15,300	\$15,375	(\$75)	\$15,375
Staff & Board Expenses	\$33	\$0	\$33	\$0
Total Expenses	\$945,561	\$1,521,640	(\$576,079)	\$1,599,515
Operating Profit	\$624,178	(\$28,740)	\$652,918	\$485
Other Income				
Unrealized Gain (Loss)	(\$62,943)	\$0	(\$62,943)	\$0
Other Expenses				
Transfer to Cash Reserves	\$0	\$0	\$0	\$485
Earnings Before Interest & Tax	\$561,235	(\$28,740)	\$589,975	\$0
Interest Income				
Interest Earned	\$38,489	\$0	\$38,489	\$0
Earnings Before Tax	\$599,724	(\$28,740)	\$628,464	\$0
Net Income	\$599,724	(\$28,740)	\$628,464	\$0

RESOLUTION TO CANCEL DELINQUENT TAXES

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

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

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

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

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

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

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Leslie Smith, Executive Director

Mike Riedmann, Chair or
Tiffany Hunter, Vice-Chair

Resolution to Cancel Taxes - Exhibit A

Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
2540120571	7423 N 39 ST	DC TLC	6/11/2019	Residential Vacant	Compliance Monitoring	Omaha

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



Property Details

Address:	4212 Ames Av Omaha, NE 68111
Parcel Number:	2031870000
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	6128 ft
Proposed Use:	New Housing
Buildable:	Yes
Acquisitions Date:	03/01/2018

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	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:	(\$0.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$2,570.02)
Total:	(\$720.00)	Total:	(\$2,570.02)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$7,000.00	Offer Amount:	\$7,000.00
Total:	-\$1,030.00	Total:	-\$2,570.02
Estimated Total:	\$5,970.00	Actual Total:	\$4,429.98



Property Details

Address:	1619 WILLIS AV OMAHA, NE 68110
Parcel Number:	2401660000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	3624.6 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	09/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$80.92)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
Total:	(\$310.00)	Total:	(\$155.92)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$820.00)
Total:	(\$720.00)	Total:	(\$820.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$9,750.00	Sold Amount:	\$9,750.00
Total:	-\$1,030.00	Total:	-\$8,774.08
Estimated Total:	\$8,720.00	Actual Total:	\$975.92



Property Details

Address:	1623 WILLIS AV OMAHA, NE 68110
Parcel Number:	2401670000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	3882.16 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	09/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$80.91)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$165.91)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$680.00)
Total:	(\$720.00)	Total:	(\$680.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$4,750.00	Offer Amount:	\$4,750.00
Total:	-\$1,030.00	Total:	-\$845.91
Estimated Total:	\$3,720.00	Actual Total:	\$3,904.09



Property Details

Address:	1625 WILLIS AV OMAHA, NE 68110
Parcel Number:	2401680000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	3621.8 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	09/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$80.91)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
Total:	(\$310.00)	Total:	(\$155.91)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$1,215.00)
Total:	(\$720.00)	Total:	(\$1,215.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$4,750.00	Offer Amount:	\$4,750.00
Total:	-\$1,030.00	Total:	-\$1,370.91
Estimated Total:	\$3,720.00	Actual Total:	\$3,379.09



Property Details

Address:	1705 WILLIS AV OMAHA, NE 68110
Parcel Number:	2401690000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	4598.63 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	Yes - With Modification
Acquisitions Date:	09/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$80.91)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
Total:	(\$310.00)	Total:	(\$155.91)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$815.00)
Total:	(\$720.00)	Total:	(\$815.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$4,750.00	Offer Amount:	\$4,750.00
Total:	-\$1,030.00	Total:	\$970.91
Estimated Total:	\$3,720.00	Actual Total:	\$3,779.09



Property Details

Address:	1709 WILLIS AV OMAHA, NE 68110
Parcel Number:	2401700000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	3183.33 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	Yes - With Modification
Acquisitions Date:	03/19/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$1,367.51)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
Total:	(\$310.00)	Total:	(\$1,442.51)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$855.00)
Total:	(\$720.00)	Total:	(\$855.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$3,750.00	Offer Amount:	\$3,750.00
Total:	-\$1,030.00	Total:	-\$2,297.51
Estimated Total:	\$2,720.00	Actual Total:	\$1,452.49



Property Details

Address:	3512 N 44 Av Omaha, NE 68111
Parcel Number:	1126690000
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	5101.49 ft
Proposed Use:	Expand property lines
Buildable:	Yes
Acquisitions Date:	12/05/2017

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:	(\$1,050.00)
Total:	(\$720.00)	Total:	(\$1,050.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$5,350.00	Offer Amount:	\$5,350.00
Total:	-\$1,030.00	Total:	-\$1,439.00
Estimated Total:	\$4,320.00	Actual Total:	\$3,911.00



Property Details

Address:	1417 BROWNE ST OMAHA, NE 68110
Parcel Number:	2222310000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	4481.74 ft
Proposed Use:	Adjacent Lot
Buildable:	Yes - With Waiver
Acquisitions Date:	09/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$235.71)
Title Search:	(\$85.00)	Title Search:	(\$75.00)
Total:	(\$310.00)	Total:	(\$310.71)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$1,035.00)
Total:	(\$720.00)	Total:	(\$1,110.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$2,000.00	Offer Amount:	\$1,100.00
Total:	-\$1,030.00	Total:	-\$1,420.71
Estimated Total:	\$970.00	Actual Total:	-\$320.71

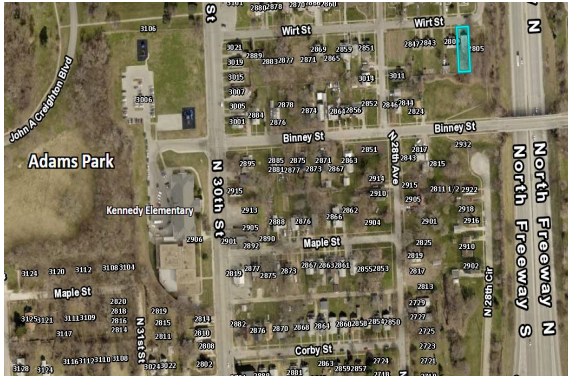


Property Details

Address:	3510 N 40 AV OMAHA, NE 68111
Parcel Number:	1438360000
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	5035.38 ft
Proposed Use:	New Affordable Housing, New Housing
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:	(\$110.42)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$195.42)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$80.00)
Total:	(\$720.00)	Total:	(\$80.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$5,750.00	Offer Amount:	\$500.00
Total:	-\$1,030.00	Total:	-\$275.42
Estimated Total:	\$4,720.00	Actual Total:	\$224.58



Property Details

Address:	2807 Wirt St Omaha, NE 68111
Parcel Number:	1143010000
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R5
Lot Size:	5836.74 ft
Proposed Use:	New Affordable Housing, New Housing
Buildable:	No
Acquisitions Date:	10/01/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$2,609.31)
Foreclosure:	(\$225.00)	Legal Costs:	(\$15,090.84)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$17,785.15)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$675.75)
Total:	(\$720.00)	Total:	(\$675.75)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$6,150.00	Offer Amount:	\$1,000.00
Estimated Total:	-\$1,030.00	Total:	-\$18,460.90
Estimated Total:	\$5,120.00	Actual Total:	-\$17,460.90