

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, January 17, 2024

Meeting Location:

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

Omaha Municipal Land Bank Board Members: Sharlon Rodgers – Chair, Patrick Falke – Vice Chair, Dawni Freeman – Treasurer, Mike Riedmann – Immediate Past Chair, Mary Byrnes

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 December 13, 2023, Board of Directors Meeting
3.2	X	Approval of the December 2023 Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements• Presentation of Outside Funding Report
3.3		Next Board Meeting Date – February 21, 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	1307 Jaynes St (\$7,000)
6.2	X	1309 Jaynes St (\$7,000)
6.3	X	1311 Jaynes St (\$7,000)
6.4	X	1313 Jaynes St (\$7,000)
6.5	X	1320 N 41 St (\$6,500)
6.6	X	4764 N 24 St (\$9,250)
		<i>Adjacent Lot</i>
6.7	X	1492 Ogden St (\$6,000)
		<i>Deed Restriction Release</i>
6.8		1607 Burdette St
6.9		1613 Burdette St
7.		REPORT AGENDA (5 MIN)
7.1		Executive Director's Report
7.2		Finance Committee Report
7.3		Governance Committee & Legislative Report
8.		OTHER NEW BUSINESS
9.		EXECUTIVE SESSION Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
10.		Adjournment

Omaha Municipal Land Bank Board

MINUTES

December 13th, 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, December 13th, 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, December 1st, 2023.

Voting Members Present:

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

Non-voting Members Present:

David Fanslau
Juanita Johnson

Members Not Present:

Mary Byrnes
Mike Riedmann (Chair)

Director Present:

Leslie Smith, Executive Director

Staff Present:

Deana Walocha, In-House Counsel
Andrea Purdy-Steenholdt, Director of Operations
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 supporters and funders of the Omaha Municipal Land Bank. 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.

Cheryl Weston, 1519 Jones St

Weston stated that she appreciates the Land Bank's efforts and changes that have been made over the past few months. Weston added that she hopes that the Land Bank will continue moving forward in the direction of transparency and commitment to the community.

3.0 Action Agenda

3.1 Approval of the Minutes of the November 8, 2023 Board of Directors Meeting

Hunter called for a motion to approve the minutes of the November 8, 2023 Board of Directors Meeting.

Freeman motioned. Rodgers seconded.

Motion Carried 4-0.

3.2 Approval of the November 2023 Financial Statements

Director of Operations, Andrea Purdy-Steenholdt, presented the November 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.

Hunter called for a motion to approve the November 2023 Financial Statements.

Falke motioned to approve. Rodgers seconded.

Motion Carried 4-0.

3.3 Resolution to Cancel Taxes

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

Rodgers motioned. Falke seconded.

Motion Carried 4-0.

3.4 Resolution to Elect Executive Committee

Hunter stated that the following members have been nominated to serve on the Board's Executive Committee:

- Sharlon Rodgers, Chair
- Patrick Falke, Vice-Chair
- Dawni Freeman, Treasurer

The following person(s) appeared and spoke:

Cheryl Weston, 1519 Jones St

Weston inquired whether Rodgers' position at 75 North presented a conflict of interest with her being the Board Chair of the Land Bank. Walocha responded and stated there is no conflict of interest with Rodgers being Board Chair and the president of 75 North. Walocha added that Rodgers may recuse herself from being involved in or voting on any business that may present a conflict of interest. Hiipaka also reiterated that Rodgers would need to recuse herself from any matters that present a conflict of interest between the OMLB and 75 North.

Freeman made a motion to accept the nominations. Rodgers seconded.

Motion Carried 4-0.

3.5 Resolution to Elect Acquisitions and Dispositions Committee

Hunter stated that the following members have been nominated to serve on the Board's Acquisitions and Dispositions Committee:

- Sharlon Rodgers
- Mike Riedmann
- Juanita Johnson
- Dave Fanslau

Falke motioned to approve the nominations. Freeman seconded.

Motion Carried 4-0.

3.6 Resolution to Elect Finance Committee

Hunter stated that the following members have been nominated to serve on the Board's Finance Committee:

- Dawni Freeman
- Mary Byrnes
- Chris Rock

Falke motioned to approve the nominations. Rodgers seconded.

Motion Carried 4-0.

3.7 Resolution to Elect Governance Committee

Hunter stated that the following members have been nominated to serve on the Board's Governance Committee:

- Patrick Falke
- Mike Riedmann
- Mary Byrnes

Rodgers motioned to approve the nominations. Freeman seconded.

Motion Carried 4-0.

3.8 Next Board Meeting Date – January 10, 2024

Board members decided to reschedule the Board meeting date to January 17th, 2024. All Board members confirmed their availability to attend the meeting.

CHRIS ROCK ENTERED AT 9:19 a.m.

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)

The following items were removed from Consent Agenda:

6.2 1619 Willis Av (\$9,750)

6.3 1623 Willis Av (\$4,750)

6.4 1625 Willis Av (\$4,750)

6.5 1705 Willis Av (\$4,750)

6.6 1709 Willis Av (\$3,750)

Rodgers motioned to remove agenda items 6.2-6.6 from the Consent Agenda. Falke seconded.
Motion Carried 5-0.

Johnson stated that she has concerns with the property applications for the Willis Avenue land assembly lots. Johnson shared that she does not support the Committee's recommendation to sell these lots to the applicant at this time as she is aware of other local developers interested in purchasing these same lots. Board members discussed Johnson's concerns and the above applications.

The following person appeared and spoke:

Cheryl Weston, 1519 Jones St

Weston commented on Johnson's objections to the Committee's recommendations and the above property applications.

Falke motioned to approve. Rock seconded.

Motion Carried 5-0.

6.0 Dispositions

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

Deana Walocha 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 4212 Ames Av (\$7,000)

Adjacent Lot

6.7 3512 N 44 Av (\$5,350)

Hunter called for a motion to approve the applications

Falke motioned to approve. Rodgers seconded.

Motion Carried 5-0.

The following person appeared and spoke:
Cheryl Weston, 1519 Jones St

Weston inquired whether staff can expand on what types of rowhomes will be built on these lots. Walocha responded and stated that rowhouses are expected to be multiple units in one building.

Freeman motioned to approve the Committee's recommendations to dispose of 6.1 to 6.7.
Falke seconded.

Motion 5-0.

7. Applications Reviewed & Discussed

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

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

Not Recommended for Approval

7.1 1417 Browne Street

Walocha stated that this application was not recommended for approval. The applicant did not is a tenant of the adjacent lot and does not have any ownership interests in 1415 Browne Street.

7.2 3510 N 40 AV

Walocha stated that the applicant was not considered an eligible transferee due to active code violations.

7.3 2807 Wirt St

Walocha stated that the applicant was not recommended for approval. The applicant did not have any immediate plans to build on the lot.

Hunter called for a motion.

Rodgers motioned to accept the Committee's recommendation to not approve agenda items 7.1-7.3. Rock seconded.

Motion Carried 5-0.

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.

Smith stated that the staff and team are working diligently to prepare for the organizational activities in 2024. Smith also acknowledged and thanked Tiffany Hunter for her work as a Board member.

8.2 Finance Committee Report

No report given.

8.3 Governance Committee Report

Falke provided a brief overview of the Governance Committee meeting and stated the team is still in the process of reviewing policies and procedures.

Kaitlin Reece with Catalyst Public Affairs presented a summary on legislative activities. Reece stated that the Legislature will begin introducing and drafting bills for the upcoming legislative session. Updates will be provided to the Board in the coming months.

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.

Hunter called for a motion to enter into Executive Session.

Rodgers motioned. Falke seconded.

Motion Carried 5-0.

The Board entered into Executive Session at 10:04 a.m.

Hunter called for a motion to exit Executive Session.

Falke motioned. Freeman seconded.

Motion Carried 5-0.

The Board exited Executive Session at 11:06 a.m.

11. Adjournment

Hunter called for a motion to adjourn the meeting.

Falke motioned. Freeman seconded.

Motion Carried 5-0

Public Meeting Adjourned at 11:06 a.m.



December Reporting Package

Omaha Municipal Land Bank
December 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 - December 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	153,516.04					31,029.65		\$809,545.69
Application Fees	2,810.00									\$2,810.00
Corporate/Business Grants						25,000.00				\$25,000.00
Foundation/Trust Grants		45,000.00		50,000.00	150,000.00		234,479.10			\$479,479.10
Individual/Small Business Contributions							18,000.00			\$18,000.00
Miscellaneous Revenue							1,816.49			\$1,816.49
Property Sales	94,614.50									\$94,614.50
Redemption of DC Tax Lien Certificates	12,850.38									\$12,850.38
Redemption of OMLB Tax Lien Certificates								69.35	54,119.52	\$54,188.87
Tax Recapture Revenue	275,537.51									\$275,537.51
Total Income	\$385,812.39	\$670,000.00	\$153,516.04	\$50,000.00	\$150,000.00	\$25,000.00	\$254,364.94	\$31,029.65	\$54,119.52	\$1,773,842.54
GROSS PROFIT	\$385,812.39	\$670,000.00	\$153,516.04	\$50,000.00	\$150,000.00	\$25,000.00	\$254,364.94	\$31,029.65	\$54,119.52	\$1,773,842.54
Expenses										
Acquisitions										\$0.00
Foreclosure Fees		30,010.49								\$30,010.49
Property Purchases		1,000.00								\$1,000.00
Tax Lien Certificates									40,745.47	\$40,745.47
Total Acquisitions		31,010.49							40,745.47	\$71,755.96
Advertising/Promotional										\$0.00
Community Events							2,803.20			\$2,803.20
Direct Marketing		300.00					36,668.42			\$36,968.42
Promotional M & E							518.07			\$518.07
Public Relations							8,617.50			\$8,617.50
Realtor Services		15,300.00								\$15,300.00
Total Advertising/Promotional		15,600.00					48,607.19			\$64,207.19
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	130.59									\$130.59
Total Banking Expense	130.59						51.85			\$182.44
Building Expense										\$0.00
Internet							3,171.96			\$3,171.96
Rent or Lease							37,514.51			\$37,514.51
Telephone							6,344.16			\$6,344.16
Total Building Expense							47,030.63			\$47,030.63
Clean & Green Program						8,159.00				\$8,159.00
Computer & Software							35,240.14			\$35,240.14
Conferences & Training							4,731.18			\$4,731.18
Dues & Subscriptions							4,810.82			\$4,810.82
Insurance-Business							26,917.00	211.75		\$27,128.75
Office Expenses										\$0.00
Janitorial Services							1,722.82			\$1,722.82
Printing & Postage							915.56			\$915.56
Supplies & Materials							14,174.35			\$14,174.35
Total Office Expenses							16,812.73			\$16,812.73
Professional Services & Contracts										\$0.00
Accounting Fees							29,048.50			\$29,048.50
Attorney Fees							1,532.00			\$1,532.00
Information Technology							4,477.78			\$4,477.78



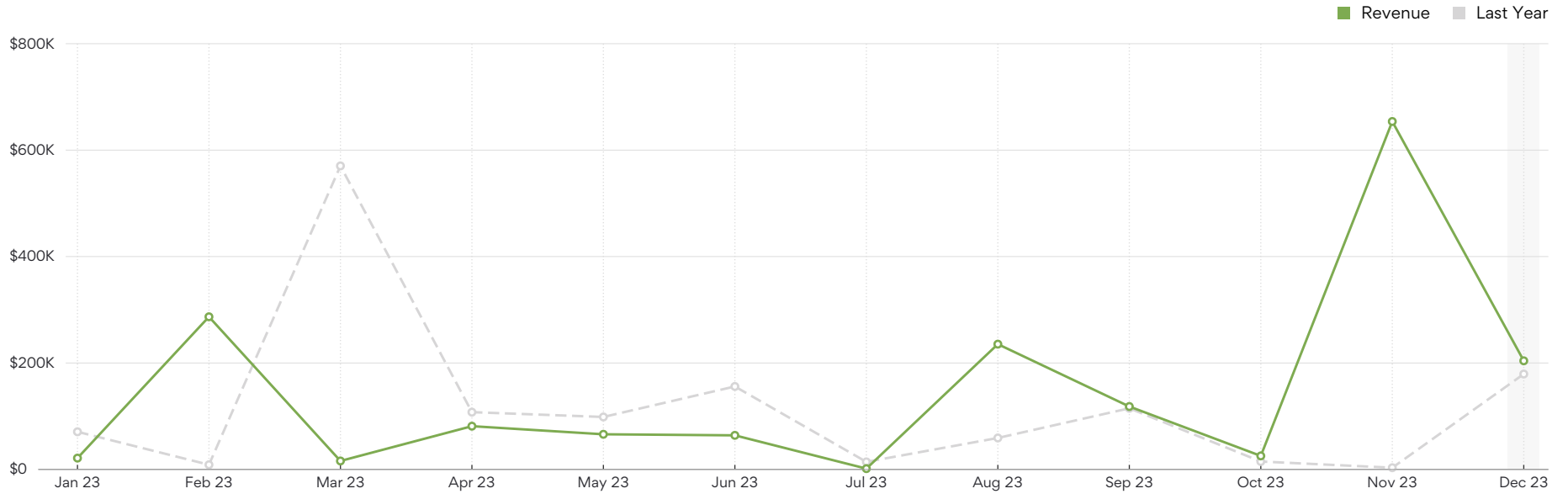
Omaha Municipal Land Bank

Statement of Revenues and Expenses by Class - Modified Cash Basis

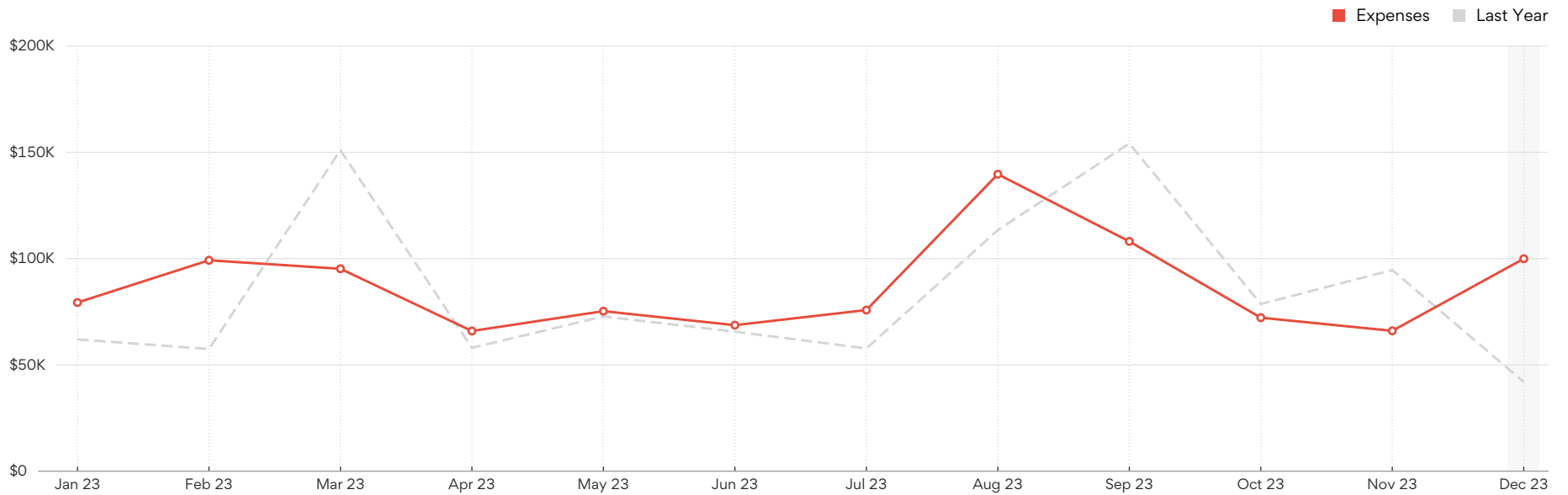
January - December 2023

	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	24,200.00									\$24,200.00
Management (Consulting)	11,390.00						23,485.00			\$34,875.00
Payroll Fees							8,830.22	276.92		\$9,107.14
Total Professional Services & Contracts	35,590.00						67,373.50	276.92		\$103,240.42
Property Expenses										\$0.00
Property Consulting		2,000.00								\$2,000.00
Repair and Maintenance		74,133.00								\$74,133.00
Supplies & Materials		1,445.04								\$1,445.04
Total Property Expenses		77,578.04								\$77,578.04
Staff & Board Expenses							140.04			\$140.04
Holiday Party							1,164.96			\$1,164.96
Meals & Entertainment							2,858.40			\$2,858.40
Meetings							3,197.81			\$3,197.81
Total Staff & Board Expenses							7,361.21			\$7,361.21
Staffing Expenses										\$0.00
Employee Benefits							54,094.57	2,904.57		\$56,999.14
Employee Onboarding							206.80			\$206.80
Non-Budgeted Moving Expenses							10,000.00			\$10,000.00
Payroll Taxes							33,580.53	1,325.91		\$34,906.44
Salaries			114,850.38		39,930.75		290,279.55	17,273.03		\$462,333.71
Total Staffing Expenses			114,850.38		39,930.75		388,161.45	21,503.51		\$564,446.09
Travel & Parking							6,694.74			\$6,694.74
Total Expenses	\$35,720.59	\$124,188.53	\$114,850.38	\$6,127.23	\$39,930.75	\$8,159.00	\$653,792.44	\$21,992.18	\$40,745.47	\$1,045,506.57
NET OPERATING INCOME	\$350,091.80	\$545,811.47	\$38,665.66	\$43,872.77	\$110,069.25	\$16,841.00	\$ -399,427.50	\$9,037.47	\$13,374.05	\$728,335.97
Other Income										
Interest Earned							42,392.98			\$42,392.98
Unrealized Gain (Loss)							-74,777.70			\$ -74,777.70
Total Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ -32,384.72	\$0.00	\$0.00	\$ -32,384.72
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ -32,384.72	\$0.00	\$0.00	\$ -32,384.72
NET INCOME	\$350,091.80	\$545,811.47	\$38,665.66	\$43,872.77	\$110,069.25	\$16,841.00	\$ -431,812.22	\$9,037.47	\$13,374.05	\$695,951.25

This year vs last year



Expenses This year vs last year



Balance Sheet YTD

BALANCE SHEET	2023	2022
ASSETS		
Cash & Equivalents		
Cash Reserves		
Security National Bank Savings 4451	\$1,033,945	\$1,003,495
First National Bank Checking x6245	\$862,766	\$298,387
PayPal Bank	\$191	\$119
Petty Cash	\$0	\$4
Pinnacle Bank Checking x2235	\$650,508	\$480,522
Total Cash & Equivalents	\$2,547,409	\$1,782,526
Other Current Assets		
Properties		
Depository Properties Held	\$57	\$340
Properties Held for Sale	\$721,200	\$789,300
Total Properties	\$721,257	\$789,640
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$52,551	\$53,978
Tax Lien Certificates	\$91,438	\$96,406
Total Tax Lien Certificates	\$143,989	\$150,384
Total Other Current Assets	\$865,246	\$940,024
Total Current Assets	\$3,412,655	\$2,722,550
Fixed Assets		
Accumulated Amortization	(\$59,660)	(\$59,660)
Accumulated Depreciation	(\$15,421)	(\$15,421)
Computer Software	\$59,436	\$59,436
Leasehold Improvements	\$24,764	\$24,764
Office Equipment	\$2,343	\$2,343
Website	\$10,000	\$10,000
Total Fixed Assets	\$21,461	\$21,461
Total Non-Current Assets	\$21,461	\$21,461
Total Assets	\$3,434,116	\$2,744,011
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$53	\$928
FNBO Credit Card - Shannon x2388	\$0	\$1,478
FNBO Credit Card-Andrea 1626	(\$398)	\$1,068
FNBO Credit Card - Leslie x5772	(\$997)	\$0
Total Short Term Debt	(\$1,342)	\$3,474
Total Current Liabilities	(\$1,342)	\$3,474
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	(\$1,342)	\$3,474
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - Legal Assistant Staff	\$30,000	\$31,030
Unrestricted Net Assets	\$2,709,507	\$2,319,866
Total Retained Earnings	\$2,739,507	\$2,350,895

	2023	2022
Current Earnings		
Net Income	\$695,951	\$389,641
Total Equity	\$3,435,458	\$2,740,537
Total Liabilities & Equity	\$3,434,116	\$2,744,011

2023 Budget vs Actual

PROFIT & LOSS	2023	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Agency/Government Grants	\$809,546	\$675,000	\$134,546	\$675,000
Application Fees	\$2,810	\$4,225	(\$1,415)	\$4,225
Corporate/Business Grants	\$25,000	\$25,000	\$0	\$25,000
Foundation/Trust Grants	\$479,479	\$465,000	\$14,479	\$465,000
Individual/Small Business Contributions	\$18,000	\$5,000	\$13,000	\$5,000
Property Sales	\$94,615	\$100,000	(\$5,386)	\$100,000
Redemption of DC Tax Lien Certificates	\$12,850	\$13,175	(\$325)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$54,189	\$67,800	(\$13,611)	\$67,800
Tax Recapture Revenue	\$275,538	\$244,800	\$30,738	\$244,800
Miscellaneous Revenue	\$1,816	\$0	\$1,816	\$0
Total Revenue	\$1,773,843	\$1,600,000	\$173,843	\$1,600,000
Expenses				
Acquisitions				
Foreclosure Fees	\$30,010	\$51,500	(\$21,490)	\$51,500
Property Purchases	\$1,000	\$1,000	\$0	\$1,000
Tax Lien Certificates	\$40,745	\$41,000	(\$255)	\$41,000
Total Acquisitions	\$71,756	\$93,500	(\$21,744)	\$93,500
Advertising/Promotional				
Community Events	\$2,803	\$7,000	(\$4,197)	\$7,000
Direct Marketing	\$36,968	\$34,600	\$2,368	\$34,600
Promotional M & E	\$518	\$700	(\$182)	\$700
Public Relations	\$8,618	\$11,400	(\$2,783)	\$11,400
Total Advertising/Promotional	\$48,907	\$53,700	(\$4,793)	\$53,700
Ambassador Program Expenses	\$6,127	\$10,000	(\$3,873)	\$10,000
Banking Expense				
Bank Charges	\$44	\$0	\$44	\$0
Interest Expense	\$8	\$0	\$8	\$0
PayPal Fees	\$131	\$120	\$11	\$120
Total Banking Expense	\$182	\$120	\$62	\$120
Building Expenses				
Internet	\$3,172	\$3,180	(\$8)	\$3,180
Rent or Lease	\$37,515	\$37,560	(\$45)	\$37,560
Telephone	\$6,344	\$6,950	(\$606)	\$6,950
Total Building Expenses	\$47,031	\$47,690	(\$659)	\$47,690
Clean & Green Program	\$8,159	\$25,000	(\$16,841)	\$25,000
Computer & Software	\$35,240	\$38,450	(\$3,210)	\$38,450
Conferences & Training	\$4,731	\$10,025	(\$5,294)	\$10,025
Dues & Subscriptions	\$4,811	\$9,095	(\$4,284)	\$9,095
Insurance-Business	\$27,129	\$23,100	\$4,029	\$23,100
Office Expenses				
Janitorial Services	\$1,723	\$1,750	(\$27)	\$1,750
Printing & Postage	\$916	\$180	\$736	\$180
Supplies & Materials	\$14,174	\$10,650	\$3,524	\$10,650
Total Office Expenses	\$16,813	\$12,580	\$4,233	\$12,580
Professional Services & Contracts				
Accounting Fees	\$29,049	\$30,500	(\$1,452)	\$30,500
Attorney Fees	\$1,532	\$3,100	(\$1,568)	\$3,100
Information Technology	\$4,478	\$10,550	(\$6,072)	\$10,550
Lobbying	\$24,200	\$24,200	\$0	\$24,200

	2023	Budget	Budget Variance (\$)	Budget (full FY)
Management (Consulting)	\$34,875	\$37,560	(\$2,685)	\$37,560
Payroll Fees	\$9,107	\$8,790	\$317	\$8,790
Total Professional Services & Contracts	\$103,240	\$114,700	(\$11,460)	\$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	\$74,133	\$60,800	\$13,333	\$60,800
Supplies & Materials	\$1,445	\$1,800	(\$355)	\$1,800
Total Property Expenses	\$77,578	\$564,600	(\$487,022)	\$564,600
Staff & Board Expenses				
Holiday Party	\$1,165	\$1,200	(\$35)	\$1,200
Meals & Entertainment	\$2,858	\$3,000	(\$142)	\$3,000
Meetings	\$3,198	\$2,760	\$438	\$2,760
Total Staff & Board Expenses	\$7,221	\$6,960	\$261	\$6,960
Staffing Expenses				
Contract Labor	\$0	\$8,000	(\$8,000)	\$8,000
Employee Benefits	\$56,999	\$48,300	\$8,699	\$48,300
Employee Onboarding	\$207	\$220	(\$13)	\$220
Non-Budgeted Moving Expenses	\$10,000	\$10,000	\$0	\$10,000
Payroll Taxes	\$34,906	\$35,700	(\$794)	\$35,700
Salaries	\$462,334	\$464,000	(\$1,666)	\$464,000
Total Staffing Expenses	\$564,446	\$566,220	(\$1,774)	\$566,220
Travel & Parking	\$6,695	\$8,400	(\$1,705)	\$8,400
Realtor Services	\$15,300	\$15,375	(\$75)	\$15,375
Staff & Board Expenses	\$140	\$0	\$140	\$0
Total Expenses	\$1,045,507	\$1,599,515	(\$554,008)	\$1,599,515
Operating Profit	\$728,336	\$485	\$727,851	\$485
Other Income				
Unrealized Gain (Loss)	(\$74,778)	\$0	(\$74,778)	\$0
Other Expenses				
Transfer to Cash Reserves	\$0	\$485	(\$485)	\$485
Earnings Before Interest & Tax	\$653,558	\$0	\$653,558	\$0
Interest Income				
Interest Earned	\$42,393	\$0	\$42,393	\$0
Earnings Before Tax	\$695,951	\$0	\$695,951	\$0
Net Income	\$695,951	\$0	\$695,951	\$0



Property Details

Address:	1307 Jaynes St -APPROX- OMAHA, NE 00000
Parcel Number:	2206250000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	5440.37 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	08/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$162.15)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$247.15)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$892.50)
Total:	(\$720.00)	Total:	(\$892.50)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$5,000.00	Offer Amount:	\$7,000
Estimated Total Costs:	-\$1,030.00	Actual Total Cost:	-\$1,139.65
Estimated Total:	\$3,970.00	Actual Total:	\$5,860.35

Property Details



Address: 1309 Jaynes St -APPROX-
OMAHA, NE 00000

Parcel Number: 2206260000

Owner: OMLB

Property Class: Residential Vacant

Zoned As: R4-35

Lot Size: 5339.88 ft

Proposed Use: Land Assembly, New Affordable
Housing, New Housing

Buildable: Yes

Acquisitions Date: 08/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$162.15)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$247.15)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$892.50)
Total:	(\$720.00)	Total:	(\$892.50)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$5,300.00	Offer Amount:	\$7,000.00
Estimated Total:	-\$1,030.00	Actual Total Cost:	-\$1,139.65
Estimated Total:	\$4,270.00	Actual Total:	\$5,860.35



Property Details

Address: 1311 Jaynes St -APPROX-
OMAHA, NE 00000
Parcel Number: 2206270000
Owner: OMLB
Property Class: Residential Vacant
Zoned As: R4-35
Lot Size: 4851.65 ft
Proposed Use: Land Assembly, New Affordable
Housing, New Housing
Buildable: Yes
Acquisitions Date: 08/05/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$162.15)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$247.15)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$892.50)
Total:	(\$720.00)	Total:	(\$892.50)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$5,300.00	Offer Amount:	\$7,000.00
Estimated Total:	-\$1,030.00	Actual Total Cost:	-\$1,139.65
Estimated Total:	\$4,270.00	Actual Total:	\$5,860.35



Property Details

Address:	1313 Jaynes St -APPROX- OMAHA, NE 00000
Parcel Number:	2206280000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	5451.89 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	05/24/2019

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$162.15)
Title Search:	(\$85.00)	Title Search:	(\$85.00)
Total:	(\$310.00)	Total:	(\$247.15)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$892.50)
Total:	(\$720.00)	Total:	(\$892.50)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$5,300.00	Offer Amount:	\$7,000.00
Estimated Total:	-\$1,030.00	Actual Total Cost:	-\$1,139.65
Estimated Total:	\$4,270.00	Actual Total:	\$5,860.35



Property Details

Address:	1320 N 41 St Omaha, NE 68131
Parcel Number:	2408940000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R5-35
Lot Size:	5804.73 ft
Proposed Use:	New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	10/29/2020

Property Budget

Acquisition Cost: Estimate		Acquisition Cost: Actual	
Purchase Price:	(\$0.00)	Purchase Price:	(\$0.00)
Foreclosure:	(\$225.00)	Foreclosure:	(\$509.73)
Title Search:	(\$85.00)	Title Search:	(\$100.00)
Total:	(\$310.00)	Total:	(\$609.73)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$185.00)
Total:	(\$720.00)	Total:	(\$385.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$6,500.00	Offer Amount:	\$6,500.00
Total:	-\$1,030.00	Total:	-\$994.73
Estimated Total:	\$5,470.00	Actual Total:	\$5,505.27



Property Details

Address:	4764 N 24 ST OMAHA, NE 68110
Parcel Number:	0204020000
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R5-35
Lot Size:	8960.87 ft
Proposed Use:	New Housing
Buildable:	No
Acquisitions Date:	12/08/2017

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:	(\$75.00)
Total:	(\$310.00)	Total:	(\$75.00)
Operations Cost: Estimate		Operations Cost: Actual	
Insurance:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$2,055.02)
Total:	(\$720.00)	Total:	(\$2,055.02)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$9,250.00	Offer Amount:	\$9,250.00
Total:	-\$1,030.00	Total:	-\$2,130.02
Estimated Total:	\$8,220.00	Actual Total:	\$7,119.98



Property Details

Address:	1492 Ogden St Omaha, NE 68110
Parcel Number:	2206110000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	5319.03 ft
Proposed Use:	New Affordable Housing, New Housing
Buildable:	Yes
Acquisitions Date:	04/23/2021

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:	(\$240.00)	Insurance:	(\$0.00)
Maintenance:	(\$480.00)	Maintenance:	(\$580.00)
Total:	(\$720.00)	Total:	(\$580.00)
Disposition Revenue: Estimate		Disposition Revenue: Actual	
Asking Price:	\$5,750.00	Offer Amount:	\$6,000.00
Total:	-\$1,030.00	Total:	-\$580.00
Estimated Total:	\$4,720.00	Actual Total:	\$5,420.00