

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, February 21, 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, Chris Rock

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 January 17, 2024, Board of Directors Meeting
3.2	X	Approval of the January 2024 Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements• Presentation of Outside Funding Report
3.3		Overview of Tax Lien Certificate Process

3.4	X	Resolution to Exercise an Automatically Accepted Bid Pursuant to Neb. Rev. Stat. §18-3405(11)(a)(b)and(c) <ul style="list-style-type: none"> List available for review upon request at the Omaha Municipal Land Bank offices during normal business hours.
3.5	X	Resolution to Cancel Taxes
3.6		Next Board Meeting Date – March 13, 2024
4.		CONSENT AGENDA (ITEMS #6.1, 6.2, 7.1 7.2, 7.3, 7.4)
5.		ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)
6.		ACQUISITIONS (5 MIN)
		These items have been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
6.1	X	3655 Spencer Street (Donation)
6.2		City of Omaha Parcels
7.		DISPOSITIONS (10 MIN)
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
		<i>New Housing</i>
7.1	X	4209 Ellison Av (\$16,000)
7.2	X	4215 Ellison Av (\$12,000)
		<i>Side Lot</i>
7.3	X	7902 Lake Cunningham Rd (\$1,000)
		<i>Not Recommended for Approval</i>
7.4	X	2525 Burdette St
8.		REPORT AGENDA (5 MIN)
8.1		Executive Director’s Report
8.2		Legislative Report-Catalyst Public Affairs
8.3		Finance Committee Report
8.4		Governance Committee 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

January 17, 2024

Regular Meeting:

9:00 AM, The Mule Barn Building-Room 112
Metropolitan Community College-Fort Omaha Campus
5370 N 30th Street

Meeting Minutes: This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, January 16, 2024.

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 29, 2023.

Voting Members Present:

Sharlon Rodgers (Chair)
Patrick Falke
Mary Byrnes
Dawni Freeman
Chris Rock
Mike Riedmann

Non-voting Members Present:

Juanita Johnson
David Fanslau

Members Not Present:

Director Present:

Leslie Smith, Executive Director

Staff Present:

Deana Walocha, In-house counsel
Carisma Jano, Real Estate Manager
Kione Lowe, Executive Assistant
Andrea Purdy-Steenholdt, Director of Operations
Adam Sanders, Property Specialist

City of Omaha Staff:

Tyler Hiipakka, Assistant City Attorney

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Rodgers called the meeting to order at 9:00 a.m.

1.2 Announcement of Posted Location of Open Meetings Act

Rodgers stated that the Nebraska Open Meetings Law is in effect and a copy is available in the room for review.

1.3 Recording of Notice of Public Meeting

Rodgers informed the public that a notice of the meeting had been published and copies of the agenda were available in the room. Rodgers stated the procedures of the meeting.

1.4 Roll Call

Roll call was taken with 4 voting members present in person and 2 non-voting members present in person.

CHRIS ROCK ENTERED THE ROOM AT 9:12 A.M.

MIKE RIEDMANN ENTERED THE ROOM AT 9:06 A.M.

1.5 Recognition of Supporters

Rodgers recognized the following supporters of the Omaha Municipal Land Bank:

- Lamp Rynearson
- First National Bank of Omaha
- Nebraska Investment Finance Authority
- Wells Fargo
- The City of Omaha
- The Sherwood Foundation
- The Hawks Foundation
- The Mutual of Omaha Foundation
- Oak Investment Real Estate
- The Lozier Foundation
- The National Land Bank Network
- Front Porch Investments
- Omaha Board of Realtors Foundation
- Department of Economic Development
- Union Pacific Foundation

Rodgers also acknowledged and thanked anonymous donors and any additional individual gifts given to the Land Bank.

2.0 General Public Comments

Rodgers called for any general public comments.

Cheryl Weston, 1519 Jones St

Weston introduced herself and welcomed the staff and the board to the new year.

3.0 Action Agenda

3.1 Approval of Minutes of the December 13, 2023, Board of Directors' Meeting

Rodgers called for a motion to approve the December 13, 2023, Board meeting minutes.

Byrnes motions to approve the minutes. Freeman seconded.

Motion Carried 5-0

3.2 Approval of December Financial Statements

Director of Operations, Andrea Purdy Steenholdt. Presented the December 2023 financial statements. Purdy-Steenholdt provided the board with an update on the organizations outside funding report.

Sharlon had a question about “unrealized gain”. Purdy-Steenholdt answered that question and referenced the financials statement.

Falke had a question about the lot preparation budget. Purdy-Steenholdt responded and stated that the lot preparation funding would be separate and specific to the project.

Rodgers called for a motion to approve the December Financial Statements.

Falke motioned to approve. Rodgers seconded.

Motion Carried 5-0

CHRIS ROCK ENTERED THE ROOM AT 9:12 A.M.

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

6.0 Dispositions

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

Carisma Jano presented the disposition of properties recommended for approval by the Acquisitions & Disposition Committee of the Board.

New Housing

6.1 1307 Jaynes St (\$7,000)

6.2 1309 Jaynes St (\$7,000)

6.3 1311 Jaynes St (\$7,000)

6.4 1313 Jaynes St (\$7,000)

6.5 1320 N 41st St (\$6,500)

6.6 4764 N 24th St (\$9,250)

Adjacent Lots

6.7 1492 Ogden St (\$6,000)

Deed Restriction Release

6.8 1607 Burdette St

6.9 1613 Burdette St

Falke also asked if there was a process in place to track how an applicant heard of the OMLB or their past experience. Leslie Smith answered this question with updates on the direction the Land Bank will be taking in 2024.

The Executive Director Leslie Smith requested that we move to the next agenda item and then revisit agenda items **6.8** & **6.9** as the applicant was scheduled to appear at a certain time on Zoom to speak on the project regarding the deed restriction release request.

Rodgers called for a motion to approve the recommendations of approval for disposition by the acquisitions and dispositions committee of the board.

Riedmann motioned. Falke seconded.

Motion Carried 6-0

7.0 Report Agenda

7.1 Executive Director Report

Leslie Smith provided the Executive Director's report.

Smith gave updates on A&D activities. She also gave an introduction for the new OMLB staff Kione L. and Rolanda Bell. Smith also gave a moment for staff to introduce themselves.

Smith notified the Board of the new vendor contracts approved by the Finance Committee. Under Section 5 of OMLB's Procurement Policy, OMLB may select a contracted vendor after receiving approval from the Finance Committee. Vendors were contracted to provide services for language translation, accounting, lobbying, and marketing.

Smith also spoke about the holiday party scheduled for February 19th.

Cheryl Weston, 1402 Jones St asked to have the term "Shovel Ready" to be explained to the those who may not understand what that means. Weston also commented on the transparency of the applicants and the application process. Smith answered with an explanation of "shovel ready." Smith also explained what the transparency within the application process.

Rodgers thanked Weston for her comments and Smith for her report.

7.2 Finance Committee Report

Mary Byrnes stated that there were no additional updates from the Finance Committee.

7.3 Governance Committee Report

Patrick Falke stated that the Committee is in the process of reviewing the Community-Informed Policy project.

Deanna Walocha added updates on the legislative sessions that are taking place.

The Committee was now ready to review agenda items **6.8 & 6.9**

Jano explained the reason for the request for a deed restriction release.

Freeman asked if the deed restrictions would still be the same once the deed is transferred over.

Don Curry came and spoke about his developer's journey. Curry also spoke about the land swap between himself and Hoppe Development.

Juanita Johnson asked a question to Curry about what year he plans to build. Curry gave an answer of 2026. Johnson also asked if Curry was being forced to sell or if there was any financial gain in the exchange of land. Curry answered no.

Falke asked Hoppe if the density of the area would support his project. Hoppe answered with an update on the details of the proposed project. Hoppe provided additional information on how the two year timeline would be feasible for his proposed project.

The following person appeared and spoke:

Cheryl Weston, 1402 Jones St

Weston commented on the community wanting to preserve the Chambers Court complex. Weston commented on the community in favor of renovating Chamber Courts. Weston also commented on how she was pleased with Hoppe Development's community engagement efforts.

Riedmann motioned to approve the deed restriction release. Byrnes seconded.

Motion Carried 6-0

The following person appeared and spoke:

Jeff Rothlisberger, 3508 N 40th Ave

Rothlisberger addressed the Board about his property at 3508 N 40th Ave. Rothlisberger's stated that his property is adjacent to a Land Bank lot and he has been billed for code violations that occurred on both properties. Rothlisberger stated that the cost for the violation should be split with the Land Bank. Smith asked if Rothlisberger had made any attempts to contact the Land Bank regarding the code violation prior to cleaning up the violation or paying the cost.

Rothlisberger answered no. Rothlisberger also added that a few homeless individuals were living at his property when he had purchased it.

Rodgers thanked Rothlisberger for his commitment to assisting the homeless and suggested resources to the organizations that are aimed at addressing homelessness.

7.4 Adjournment

Rodgers called for a motion to adjourn the meeting.

Falke motioned. Brynes seconded.

Motion Carried 6-0.

Public Meeting adjourns at 10:00 a.m.



January Reporting Package

Omaha Municipal Land Bank
January 2024

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.

This year vs last year



Expenses This year vs last year



Balance Sheet YTD

BALANCE SHEET	2024 (YTD)	2023 (YTD)
ASSETS		
Cash & Equivalents		
Cash Reserves		
Security National Bank Savings 4451	\$1,036,799	\$1,005,455
First National Bank Checking x6245	\$843,792	\$240,905
PayPal Bank	\$325	\$166
Petty Cash	\$0	\$4
Pinnacle Bank Checking x2235	\$651,713	\$480,859
Total Cash & Equivalents	\$2,532,630	\$1,727,388
Other Current Assets		
Properties		
Depository Properties Held	\$57	\$147
Properties Held for Sale	\$720,600	\$788,600
Total Properties	\$720,657	\$788,747
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$52,551	\$53,670
Tax Lien Certificates	\$91,438	\$93,665
Total Tax Lien Certificates	\$143,989	\$147,335
Total Other Current Assets	\$864,646	\$936,082
Total Current Assets	\$3,397,275	\$2,663,470
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	\$3,418,737	\$2,684,932
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$1,605	\$1,560
FNBO Credit Card - Shannon x2388	\$0	\$1,526
FNBO Credit Card-Andrea 1626	\$2,000	\$1,015
FNBO Credit Card - Leslie x5772	(\$756)	\$0
Total Short Term Debt	\$2,849	\$4,100
Total Current Liabilities	\$2,849	\$4,100
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$2,849	\$4,100
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - DED	\$625,000	\$0
Restricted - FNBO	\$15,000	\$0
Restricted - Front Porch	\$28,471	\$0
Restricted - Hawks	\$75,000	\$0

	2024 (YTD)	2023 (YTD)
Restricted - NIFA (Legal Assistant Staff)	\$30,000	\$31,030
Restricted - NLBN	\$10,000	\$0
Restricted - Omaha Board of Realtors	\$10,000	\$0
Restricted - Wells Fargo	\$10,000	\$0
Restricted - Union Pacific	\$10,000	\$0
Total Restricted Net Assets	\$813,471	\$31,030
Unrestricted Net Assets	\$2,590,979	\$2,709,507
Total Retained Earnings	\$3,404,450	\$2,740,537
Current Earnings		
Net Income	\$11,438	(\$59,706)
Total Equity	\$3,415,887	\$2,680,831
Total Liabilities & Equity	\$3,418,737	\$2,684,932



Omaha Municipal Land Bank

Statement of Revenues and Expenses by Class - Modified Cash Basis

January 2024

	A&D-EARNED	GENERAL // OVERHEAD	TOTAL
Income			
Contributed Revenue			\$0.00
Foundation/Trust Grants		41,254.93	\$41,254.93
Individual Contributions		1,000.00	\$1,000.00
Total Contributed Revenue		42,254.93	\$42,254.93
Earned Revenue			
Application Fees	365.00		\$365.00
Interest Earned	4,059.64		\$4,059.64
Redemption of DC Tax Lien Certificates	533.07		\$533.07
Redemption of OMLB Tax Lien Certificates	6,322.93		\$6,322.93
Tax Recapture Revenue	7,469.89		\$7,469.89
Total Earned Revenue	18,750.53		\$18,750.53
Net Assets Released From Restriction		31,008.47	\$31,008.47
Total Income	\$18,750.53	\$73,263.40	\$92,013.93
GROSS PROFIT	\$18,750.53	\$73,263.40	\$92,013.93
Expenses			
Acquisitions			\$0.00
Default Pre-Acquisition	5,113.03		\$5,113.03
Total Acquisitions	5,113.03		\$5,113.03
Dispositions			\$0.00
Successful Buyer		2,841.49	\$2,841.49
Total Dispositions		2,841.49	\$2,841.49
Maintenance			\$0.00
Property Maintenance & Improvement		5,525.00	\$5,525.00
Total Maintenance		5,525.00	\$5,525.00
Operations			\$0.00
Accounting Fees		1,290.00	\$1,290.00
Building Expenses		4,511.81	\$4,511.81
Data Infrastructure		2,450.00	\$2,450.00
Human Resource Expenses		1,319.28	\$1,319.28
Information Technology		2,676.56	\$2,676.56
Lobbying	2,200.00		\$2,200.00
Office Expenses		2,613.79	\$2,613.79
Staffing & Personnel Expenses		49,435.47	\$49,435.47
Total Operations	2,200.00	64,296.91	\$66,496.91
Total Expenses	\$7,313.03	\$72,663.40	\$79,976.43
NET OPERATING INCOME	\$11,437.50	\$600.00	\$12,037.50



Omaha Municipal Land Bank

Statement of Revenues and Expenses by Class - Modified Cash Basis

January 2024

	A&D-EARNED	GENERAL // OVERHEAD	TOTAL
Other Income			
Unrealized Gain (Loss)		-600.00	\$ -600.00
Total Other Income	\$0.00	\$ -600.00	\$ -600.00
NET OTHER INCOME	\$0.00	\$ -600.00	\$ -600.00
NET INCOME	\$11,437.50	\$0.00	\$11,437.50

2023 Budget vs Actual

PROFIT & LOSS	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$0	\$0	\$0	\$492,500
Board Contributions	\$0	\$0	\$0	\$2,500
Corporate/Business Contributions	\$0	\$0	\$0	\$185,000
Foundation/Trust Grants	\$41,255	\$0	\$41,255	\$858,000
Individual Contributions	\$1,000	\$0	\$1,000	\$11,250
Total Contributed Revenue	\$42,255	\$0	\$42,255	\$1,549,250
Earned Revenue				
Application Fees	\$365	\$150	\$215	\$4,225
Interest Earned	\$4,060	\$0	\$4,060	\$0
Property Sales	\$0	\$6,000	(\$6,000)	\$125,070
Redemption of DC Tax Lien Certificates	\$533	\$2,000	(\$1,467)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$6,323	\$6,000	\$323	\$67,800
Tax Recapture Revenue	\$7,470	\$5,000	\$2,470	\$240,800
Total Earned Revenue	\$18,751	\$19,150	(\$399)	\$451,070
Net Assets Released From Restriction	\$31,008	\$0	\$31,008	\$0
Total Revenue	\$92,014	\$19,150	\$72,864	\$2,000,320
Expenses				
Acquisitions				
Default Pre-Acquisition	\$5,113	\$5,000	\$113	\$25,000
General Acquisition	\$0	\$4,000	(\$4,000)	\$50,000
Strategic Pre-Acquisition	\$0	\$2,000	(\$2,000)	\$70,000
Total Acquisitions	\$5,113	\$11,000	(\$5,887)	\$145,000
Dispositions				
Ambassador Program Expenses	\$0	\$0	\$0	\$50,000
Community-Informed Policies	\$0	\$0	\$0	\$59,000
Depository Program	\$0	\$0	\$0	\$5,000
Partnership Development	\$0	\$0	\$0	\$10,000
Successful Buyer	\$2,841	\$5,600	(\$2,759)	\$78,300
Total Dispositions	\$2,841	\$5,600	(\$2,759)	\$202,300
Maintenance				
Adopt-a-Lot Program	\$0	\$0	\$0	\$10,000
Site Preparation	\$0	\$26,000	(\$26,000)	\$312,500
Neighborhood Stabilization Program	\$0	\$0	\$0	\$170,000
Property Maintenance & Improvement	\$5,525	\$12,500	(\$6,975)	\$165,000
Total Maintenance	\$5,525	\$38,500	(\$32,975)	\$657,500
Operations				
Accounting Fees	\$1,290	\$1,300	(\$10)	\$27,400
Building Expenses	\$4,512	\$4,590	(\$78)	\$55,080
Data Infrastructure	\$2,450	\$2,500	(\$50)	\$36,000
Fundraising	\$0	\$1,600	(\$1,600)	\$54,700
Human Resource Expenses	\$1,319	\$500	\$819	\$25,500
Information Technology	\$2,677	\$3,500	(\$823)	\$20,000
Lobbying	\$2,200	\$2,000	\$200	\$24,000
Office Expenses	\$2,614	\$3,000	(\$386)	\$22,000
Staffing & Personnel Expenses	\$49,435	\$57,100	(\$7,665)	\$689,200
Strategic Planning	\$0	\$0	\$0	\$6,000
Total Operations	\$66,497	\$76,090	(\$9,593)	\$959,880
Public Relations	\$0	\$3,000	(\$3,000)	\$33,250
Total Expenses	\$79,976	\$134,190	(\$54,214)	\$1,997,930
Operating Profit	\$12,038	(\$115,040)	\$127,078	\$2,390

	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Other Income				
Unrealized Gain (Loss)	(\$600)	\$0	(\$600)	\$0
Earnings Before Interest & Tax	\$11,438	(\$115,040)	\$126,478	\$2,390
Net Income	\$11,438	(\$115,040)	\$126,478	\$2,390

RESOLUTION TO EXERCISE AN
AUTOMATICALLY ACCEPTED BID PURSUANT TO
NEB. REV. STAT. §18-3405(11)(a)(b) and (c)

WHEREAS, the Nebraska Municipal Land Bank Act, Neb. Rev. Stat. §§ 18-3401 to 18-3418, and §§ 2-235 to 2-241 of the Omaha Municipal Code provide for the Omaha Municipal Land Bank to exercise an automatically accepted bid at any sale of real property for the nonpayment of taxes conducted pursuant to Neb. Rev. Stat. §§77-1801 to 77-1863, as provided for in Neb. Rev. Stat. §18-3417; and

WHEREAS, on March 11, 2015, the Omaha Municipal Land Bank adopted policies and procedures that specify the conditions that must be met in order to exercise the automatically accepted bid; and

WHEREAS, the adopted policies and procedures for an automatically accepted bid and Neb. Rev Stat. §18-3405(11)(a), (b), and (c) state an automatically accepted bid can be given for real property that substantially meets more than one of the following criteria, as determined by two-thirds of the voting members of the board:

- a)
 - (i) The property is not occupied by the owner or any lessee or licensee of the owner;
 - (ii) There are no utilities currently being provided to the property;
 - (iii) Any buildings on the property have been deemed unfit for human habitation, occupancy, or use by local housing officials;
 - (iv) Any buildings on the property are exposed to the elements such that deterioration of the buildings building is occurring;
 - (v) Any buildings on the property are boarded up;
 - (vi) There have been previous efforts to rehabilitate any buildings on the property;
 - (vii) There is a presence of vermin, uncut vegetation, or debris accumulation on the property;
 - (viii) There have been past actions by the municipality to maintain the grounds or one or more major buildings any building on the property; or
 - (ix) The property has been out of compliance with orders of local housing officials; and

- b) The real property is contiguous to a parcel that meets more than one of the criteria in subdivision (11)(a) of this section or that is already owned by the land bank; or

- c) Acquisition of the real property by the land bank would serve the best interests of the community as determined by two-thirds of the voting members of the board. In determining whether the acquisition would serve the best interests of the community, the board shall take into consideration the hierarchical ranking of priorities for the use of real property conveyed by a land bank established pursuant to subsection (5) of section 18-3410, if any such hierarchical ranking is established.

WHEREAS, the two-thirds of the voting members of Board of Directors of the Omaha Municipal Land Bank have determined that the real property set forth on Exhibit “A”, as attached hereto and incorporated herein, substantially meet more than one of the required criteria; and

WHEREAS, an automatically accepted bid may be exercised at any sale of real property for the nonpayment of taxes conducted pursuant to Neb. Rev. Stat. §§77-1801 to 77-1863, for real property identified in Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby authorizes the exercise of an automatically accepted bid at any sale of real property for the nonpayment of taxes conducted pursuant to Neb. Rev. Stat. §§77-1801 to 77-1863, for real property identified on Exhibit A, as allowed and provided for by Neb. Rev. Stat. § 18-3405 and the adopted policies and procedures of the Omaha Municipal Land Bank.

Approved by majority vote of the Board of Directors this _____ day of _____ 2024.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary, or
Leslie Smith, Executive Director

Sharlon Rodgers, Chair or
Patrick Falke, Vice-Chair

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 _____ 2024.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Carisma Jano, Secretary or
Leslie Smith, Executive Director

Sharlon Rodgers, Chair or
Patrick Falke, Vice-Chair

Resolution to Cancel Taxes - Exhibit A

Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1143950000	2537 Binney St	OMLB TLC - Tax Sale Purchas	11/5/2020	Residential Vacant	Acquired	Omaha
1128230000	3718 N 42 ST	Donation	4/23/2021	Residential Vacant	Acquired	Omaha
2206110000	1492 Ogden St	Donation	4/23/2021	Residential Vacant	Acquired	Omaha



Property Details

Address:	3655 Spencer St Omaha, NE 68111
Parcel Number:	2518030000
Owner:	James Duff
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	4520.02 ft
Proposed Use:	N/A
Buildable:	No
Acquisitions Date:	Pending

Property Budget

Acquisition Cost: Estimate

Purchase Price:	(\$0.00)
Foreclosure:	(\$0.00)
Title Search:	(\$85.00)
Total:	(\$85.00)

Operations Cost: Estimate

Insurance:	(\$50.00)
Maintenance:	(\$0.00)
Total:	(\$50.00)

Disposition Revenue: Estimate

Asking Price:	N/A
Total:	N/A
Estimated Total:	\$135.00



Property Details

Address:	4209 ELLISON AV OMAHA, NE 68111
Parcel Number:	0535350000
Owner:	City of Omaha
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	33216.62 ft
Proposed Use:	Land Assembly, New Affordable Housing, New Housing
Buildable:	No
Acquisitions Date:	04/24/2019

Property Budget

	Acquisition Cost: Actual
	Asking Price: \$16,000.00
Purchase Price:	(\$0.00)
Foreclosure:	(\$0.00)
Title Search:	(\$0.00)
Total:	(\$0.00)
	Operations Cost: Actual
Insurance:	(\$50.00)
Maintenance:	(\$1,550.00)
Total:	(\$1,600.00)
	Disposition Revenue: Actual
Offer Amount:	\$16,000.00
Total:	-\$1,600.00
Actual Total:	\$14,400.00



Property Details

Address:	4215 Ellison Av Omaha, NE 68111
Parcel Number:	1730980000
Owner:	Omaha Municipal Land Bank
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	14395.33 ft
Proposed Use:	New Affordable Housing
Buildable:	Yes
Acquisitions Date:	05/04/2023

Property Budget

Acquisition Cost: Actual

Asking Price: \$12,000.00

Purchase Price:	(\$1,000.00)
Foreclosure:	(\$0.00)
Title Search:	(\$0.00)
Total:	(\$1,000.00)

Operations Cost: Actual

Insurance:	(\$50.00)
Maintenance:	(\$1,807.50)
Total:	(\$1,857.50)

Disposition Revenue: Actual

Offer Amount:	\$12,000.00
Total:	-\$2,857.50
Actual Total:	\$9,142.50



Property Details

Address:	7902 Lake Cunningham Rd OMAHA, NE 00000
Parcel Number:	1601395861
Owner:	OMLB
Property Class:	Developmental Reserve
Zoned As:	DR
Lot Size:	282516.88 ft
Proposed Use:	Urban Prairie Habitat
Buildable:	No
Acquisitions Date:	10/23/2019

Property Budget

Acquisition Cost: Actual

Asking Price: \$5,000.00

Purchase Price:	(\$0.00)
Foreclosure:	(\$279.77)
Title Search:	(\$85.00)
Total:	(\$364.77)

Operations Cost: Actual

Insurance:	(\$50.00)
Maintenance:	(\$0.00)
Total:	(\$50.00)

Disposition Revenue: Actual

Offer Amount:	\$1,000.00
Total:	-\$414.77

Actual Total:	\$585.23
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Property Details

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

Property Budget

Acquisition Cost: Actual	
Asking Price: \$9,500.00	
Purchase Price:	(\$0.00)
Foreclosure:	(\$0.00)
Title Search:	(\$0.00)
Total:	(\$0.00)
Operations Cost: Actual	
Insurance:	(\$50.00)
Maintenance:	(\$100.00)
Total:	(\$150.00)
Disposition Revenue: Actual	
Offer Amount:	\$8,000.00
Total:	\$150.00
Actual Total:	<hr/> \$7,850.00