

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.
Wednesday, April 10, 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 March 13, 2024, Board of Directors Meeting
3.2	X	Approval of the March 2024 Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements
3.3	X	Resolution to Award Construction Services Contract for DED Lot Transformation Project
3.4	X	Resolution to Award Engineering Services Contract for DED Lot Transformation Project
3.5		Next Board Meeting Date – May 8th, 2024

4.		CONSENT AGENDA (ITEMS #6.1, 6.2, 6.3, 6.4)
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>Side Lot</i>
6.1	X	7705 Whitmore Plaza (\$300)
6.2	X	3708 John A Creighton Blvd (\$300)
		<i>New Housing</i>
6.3	X	5220 S 22 ST (\$3,000)
6.4	X	2710 HOWARD ST (\$6,100)
7.		REPORT AGENDA (5 MIN)
7.1		Executive Director's Report
7.2		Legislative Report
7.3		Finance Committee Report
7.4		Governance Committee 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
March 13, 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, March 13, 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 Tuesday, March 5, 2024.

Voting Members Present: Sharlon Rodgers (Chair)
Patrick Falke
Dawni Freeman
Chris Rock
Mike Riedmann
Mary Byrnes

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
Hailey Theim, Community Affairs Manager

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 6 voting members present in person and 1 nonvoting member present in person.

1.5 Recognition of Supporters

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 public comments.

Cheryl Weston 1402 Jones St Omaha, Ne- Weston made a general comment and the approval and denial process. She spoke about the Omaha Municipal Land Banks Mission. Weston asked that the board remember the mission when considering the approvals or denials.

JUANITA JOHNSON ENTERED 9:08am

3.0 Action Agenda

3.1 Approval of Minutes of the February 21, 2024, Board of Directors' Meeting

Rodgers called for a motion to approve the February 21, 2024, Board meeting minutes.

Falke motions to approve the minutes. Freeman seconded.

Motion Carried 6-0

3.2 Approval of January Financial Statements

Director of Operations, Andrea Purdy Steenholdt presented the February 2024 financial statements. Purdy-Steenholdt reminded the board about reporting payments that come through from the prior year. Purdy-Steenholdt stated that not much has changed since the last board meeting. Purdy-Steenholdt requested that we reconvene the presentation for Tolemi a potential new property database when the representative from Tolemi is available to address the Borad on Zoom.

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

Falke motioned to approve. Freeman seconded.

Motion Carried 6-0

3.3 Eligibility Status for Peerless Homes LLC

Freddie Ellis came forward and introduced himself and gave a brief introduction.

Riedmann asked a question about deeding his property to another company to move forward with the development. Ellis explained that he transferred the property in order to allow his bank to give him collateral to assist with moving forward with his development. Ellis stated that he did not know he could not transfer the property before the completion of his project. It was bought to the attention that the land bank was not notified. Ellis apologized and stated that he will make sure he reads the fine print.

Reidmann stated that the work Ellis is doing is what the land bank is looking for regarding developing on the properties and providing affordable housing.

Reidmann motioned to consider Peerless Homes LLC an eligible buyer of Land Bank properties contingent upon Mr. Ellis signing and acknowledging the OMLB Buyer Acknowledgment Form. Falke Seconded.

Motion Carried 6-0

3.4 Next Board Meeting Date – April 10, 2024

4.0 Consent Agenda (Items 6.1-6.8, 7.1)

6.0 Acquisitions

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

Carisma Jano gave an overview of the acquisitions and has recommended approval to accept properties.

- 6.1 3709 Lothrop St**
- 6.2 3713 Lothrop St**
- 6.3 3717 Lothrop St**
- 6.4 3623 Spencer St**
- 6.5 3615 Spencer St**
- 6.6 3707 Spencer St**
- 6.7 3619 Spencer St**
- 6.8 3712 Spencer St**

The Following Person(s) appeared and spoke:

-Cheryl Weston 1402 Jones St

Weston inquired about the property owner of the 8 listed properties.

Deana Walocha stated the property owner is Anne Zink.

7.0 Dispositions

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

7.1 Side Lot

5637 N 29 St (\$6,000)

Rodgers called for a motion to approve the consent agenda.

Reidmann motioned to approval the consent agenda. Freeman seconded.

Motion Carried 6-0

The following person(s) appeared and spoke:

Dan Marconi 295 Devonshire St Boston MA 02110

TOLEMI

Marconi gave a presentation on the functions of Tolemi and how it would benefit the land bank. He explained how it has worked for other landbanks and how Tolemi has the ability to streamline a lot of processes while being cost effective.

8.0 Applications Reviewed and Discussed

8.1 2525 Burdette St

Carisma Jano gave a brief explanation of why the recommendation is still the same.

Alajia McKizia, 2539 Burdette St

McKizia spoke about her denial and how she wanted to amend her application.

McKizia stated that she is not interested in the Adopt-A-Lot Program as she wants to own the vacant lot. She spoke about her new housing plans. McKizia requested that the board allow her to amend her application.

The following person(s) appeared and spoke:

Cheryl Weston 1402 Jones St

Weston gave her support to McKizia. She spoke about the land bank's capacity to be transparent. She gave a brief description on the work that McKizia has been doing to get her application amended.

Riedmann expressed looking forward to hearing her amended application.

9.0 Report Agenda

9.1 Executive Report

Leslie Smith gave an update on the OMLB recent ambassador bus tour and Successful Buyers Workshop.

Smith reminded the board of being intentional with local vendors and the progress of contacting the Black Contractors. Smith spoke about the progress of outreach. Smith gave an update on the Reignite to Unite Symposium in June and encouraged board members to attend. She also informed the room that this event is open to the public.

Smith gave the floor to Adam Sanders to give an update on the Adopt-A-Lot Program.

Smith gave the floor to Andrea Purdy-Steenhold to give a presentation on the logistics of the community informed policy workshops.

The following person(s) appeared and spoke:

Cheryl Weston 1402 Jones St

Weston asked about being able to participate in the Community Informed Policy workshops. She also requested information so that she could share this information with others that may want to participate.

Weston also asked about the Adopt-A-Lot program if the person leasing the lot will have a chance to purchase the lot. Weston also asked for the list of the 10 properties. She was informed there is no list. Applicants would be able to apply for properties available on the OMLB website that have an interest in adopting.

DAWNI FREEMAN left at 10:20am

9.2 Legislative Report

Deana informed us that we are still just waiting and watching for the sessions.

9.3 Finance Committee.

No updates were given.

9.4 Governance Committee

The Committee is currently waiting by for the sessions as well.

9.5 Community Informed Policy report

Updates on the Community Informed Policy project was given during the Executive Report.

9.6 Adopt A-Lot report

Updates on the Adopt-A-Lot Program was given during executive report.

10 Adjournment

Rodgers called for a motion to adjourn the meeting.

Falke motioned. Byrnes Seconded.

Motion Carried 5-0.

Public Meeting adjourned at 10:30 a.m.



March Reporting Package

Omaha Municipal Land Bank
March 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	\$1,042,345	\$1,009,911
First National Bank Checking x6245	\$685,859	\$222,500
PayPal Bank	\$637	\$522
Petty Cash	\$0	\$4
Pinnacle Bank Checking x2235	\$653,838	\$610,846
Total Cash & Equivalents	\$2,382,680	\$1,843,783
Other Current Assets		
Properties		
Depository Properties Held	\$30	\$147
Properties Held for Sale	\$710,300	\$768,500
Total Properties	\$710,330	\$768,647
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$49,660	\$53,670
Tax Lien Certificates	\$139,966	\$93,665
Total Tax Lien Certificates	\$189,626	\$147,335
Total Other Current Assets	\$899,956	\$915,982
Total Current Assets	\$3,282,636	\$2,759,765
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	\$3,304,097	\$2,781,226
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	(\$136)	\$1,167
FNBO Credit Card - Shannon x2388	\$0	\$1,367
FNBO Credit Card-Andrea 1626	\$2,207	\$1,950
FNBO Credit Card - Leslie x5772	\$1,765	\$1,330
Total Short Term Debt	\$3,836	\$5,813
Total Current Liabilities	\$3,836	\$5,813
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$3,836	\$5,813
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - DED	\$612,836	\$0
Restricted - FNBO	\$3,175	\$0
Restricted - NIFA (Legal Assistant Staff)	\$30,000	\$31,030
Restricted - NLBN	\$4,069	\$0

	2024 (YTD)	2023 (YTD)
Restricted - Omaha Board of Realtors	\$10,000	\$0
Restricted - Wells Fargo	\$10,000	\$0
Restricted - Union Pacific	\$9,850	\$0
Total Restricted Net Assets	\$679,929	\$31,030
Unrestricted Net Assets	\$2,590,979	\$2,709,507
Total Retained Earnings	\$3,270,908	\$2,740,537
Current Earnings		
Net Income	\$29,353	\$34,876
Total Equity	\$3,300,261	\$2,775,413
Total Liabilities & Equity	\$3,304,097	\$2,781,226

2023 Budget vs Actual

PROFIT & LOSS	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$24,532	\$37,500	(\$12,968)	\$492,500
Board Contributions	\$1,100	\$625	\$475	\$2,500
Corporate/Business Contributions	\$0	\$0	\$0	\$185,000
Foundation/Trust Grants	\$141,255	\$425,000	(\$283,745)	\$858,000
Individual Contributions	\$1,000	\$0	\$1,000	\$11,250
Total Contributed Revenue	\$167,887	\$463,125	(\$295,238)	\$1,549,250
Earned Revenue				
Application Fees	\$625	\$650	(\$25)	\$4,225
Interest Earned	\$11,731	\$0	\$11,731	\$0
Property Sales	\$10,311	\$22,000	(\$11,689)	\$125,070
Redemption of DC Tax Lien Certificates	\$1,834	\$4,425	(\$2,591)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$16,130	\$18,000	(\$1,870)	\$67,800
Tax Recapture Revenue	\$21,724	\$30,000	(\$8,276)	\$240,800
Total Earned Revenue	\$62,354	\$75,075	(\$12,721)	\$451,070
Net Assets Released From Restriction	\$164,550	\$0	\$164,550	\$0
Total Revenue	\$394,791	\$538,200	(\$143,409)	\$2,000,320
Expenses				
Acquisitions				
Default Pre-Acquisition	\$9,641	\$9,000	\$641	\$25,000
General Acquisition	\$225	\$12,000	(\$11,775)	\$50,000
Strategic Pre-Acquisition	\$52,050	\$50,000	\$2,050	\$70,000
Total Acquisitions	\$61,916	\$71,000	(\$9,084)	\$145,000
Dispositions				
Ambassador Program Expenses	\$5,931	\$4,000	\$1,931	\$50,000
Community-Informed Policies	\$150	\$29,000	(\$28,850)	\$59,000
Depository Program	\$0	\$0	\$0	\$5,000
Partnership Development	\$11	\$2,500	(\$2,489)	\$10,000
Successful Buyer	\$12,243	\$16,800	(\$4,557)	\$78,300
Total Dispositions	\$18,336	\$52,300	(\$33,964)	\$202,300
Maintenance				
Adopt-a-Lot Program	\$0	\$7,500	(\$7,500)	\$10,000
Site Preparation	\$12,165	\$78,000	(\$65,836)	\$312,500
Neighborhood Stabilization Program	\$0	\$0	\$0	\$170,000
Property Maintenance & Improvement	\$17,350	\$37,500	(\$20,150)	\$165,000
Total Maintenance	\$29,515	\$123,000	(\$93,485)	\$657,500
Operations				
Accounting Fees	\$8,551	\$3,900	\$4,651	\$27,400
Building Expenses	\$13,613	\$13,770	(\$157)	\$55,080
Data Infrastructure	\$60,450	\$15,000	\$45,450	\$36,000
Fundraising	\$1,000	\$40,300	(\$39,300)	\$54,700
Human Resource Expenses	\$4,852	\$6,700	(\$1,848)	\$25,500
Information Technology	\$7,758	\$6,500	\$1,258	\$20,000
Lobbying	\$6,200	\$6,000	\$200	\$24,000
Office Expenses	\$6,761	\$13,000	(\$6,239)	\$22,000
Staffing & Personnel Expenses	\$181,197	\$171,300	\$9,897	\$689,200
Strategic Planning	\$0	\$0	\$0	\$6,000
Total Operations	\$290,382	\$276,470	\$13,912	\$959,880
Public Relations	\$0	\$9,000	(\$9,000)	\$33,250
Total Expenses	\$400,149	\$531,770	(\$131,621)	\$1,997,930
Operating Profit	(\$5,358)	\$6,430	(\$11,788)	\$2,390

	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Other Income				
Unrealized Gain (Loss)	\$34,710	\$0	\$34,710	\$0
Earnings Before Interest & Tax	\$29,353	\$6,430	\$22,923	\$2,390
Net Income	\$29,353	\$6,430	\$22,923	\$2,390



Omaha Municipal Land Bank

Statement of Revenues and Expenses by Class - Modified Cash Basis

January - March, 2024

	A&D-EARNED	CITY	DED	FNBO	GENERAL // OVERHEAD	NLBN	UP	TOTAL
Income								
Contributed Revenue								\$0.00
Agency/Government Grants		24,532.35						\$24,532.35
Board Contributions					1,100.00			\$1,100.00
Foundation/Trust Grants					141,254.94			\$141,254.94
Individual Contributions					1,000.00			\$1,000.00
Total Contributed Revenue		24,532.35			143,354.94			\$167,887.29
Earned Revenue								\$0.00
Application Fees	625.00							\$625.00
Interest Earned	11,730.80							\$11,730.80
Property Sales	10,311.25							\$10,311.25
Redemption of DC Tax Lien Certificates	1,833.51							\$1,833.51
Redemption of OMLB Tax Lien Certificates	16,129.72							\$16,129.72
Tax Recapture Revenue	21,723.51							\$21,723.51
Total Earned Revenue	62,353.79							\$62,353.79
Net Assets Released From Restriction			12,164.50	11,825.37	134,479.10	5,931.13	150.00	\$164,550.10
Total Income	\$62,353.79	\$24,532.35	\$12,164.50	\$11,825.37	\$277,834.04	\$5,931.13	\$150.00	\$394,791.18
GROSS PROFIT	\$62,353.79	\$24,532.35	\$12,164.50	\$11,825.37	\$277,834.04	\$5,931.13	\$150.00	\$394,791.18
Expenses								
Acquisitions								\$0.00
Default Pre-Acquisition	9,641.05							\$9,641.05
General Acquisition	225.00							\$225.00
Strategic Pre-Acquisition	52,049.91							\$52,049.91
Total Acquisitions	61,915.96							\$61,915.96
Dispositions								\$0.00
Ambassador Program Expenses						5,931.13		\$5,931.13
Community-Informed Policies							150.00	\$150.00
Partnership Development	11.25							\$11.25
Successful Buyer					12,243.40			\$12,243.40
Total Dispositions	11.25				12,243.40	5,931.13	150.00	\$18,335.78
Maintenance								\$0.00
Property Maintenance & Improvement				11,825.37	5,525.00			\$17,350.37
Site Preparation			12,164.50					\$12,164.50
Total Maintenance			12,164.50	11,825.37	5,525.00			\$29,514.87
Operations								\$0.00
Accounting Fees					8,551.05			\$8,551.05
Building Expenses					13,612.87			\$13,612.87
Data Infrastructure					60,450.00			\$60,450.00
Fundraising	1,000.00							\$1,000.00
Human Resource Expenses	250.00				4,602.42			\$4,852.42
Information Technology					7,757.94			\$7,757.94
Lobbying	6,200.00							\$6,200.00
Office Expenses					6,761.17			\$6,761.17
Staffing & Personnel Expenses		24,532.35			156,664.50			\$181,196.85
Total Operations	7,450.00	24,532.35			258,399.95			\$290,382.30
Total Expenses	\$69,377.21	\$24,532.35	\$12,164.50	\$11,825.37	\$276,168.35	\$5,931.13	\$150.00	\$400,148.91
NET OPERATING INCOME	\$ -7,023.42	\$0.00	\$0.00	\$0.00	\$1,665.69	\$0.00	\$0.00	\$ -5,357.73
Other Income								
Unrealized Gain (Loss)					34,710.27			\$34,710.27
Total Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$34,710.27	\$0.00	\$0.00	\$34,710.27
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$34,710.27	\$0.00	\$0.00	\$34,710.27
NET INCOME	\$ -7,023.42	\$0.00	\$0.00	\$0.00	\$36,375.96	\$0.00	\$0.00	\$29,352.54

RESOLUTION TO AWARD CONSTRUCTION SERVICES CONTRACT
UNDER DED LOT TRANSFORMATION PROJECT

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, on April 14, 2021, the Omaha Municipal Land Bank adopted a policy for Procurement; and,

WHEREAS pursuant to Section (c)(3) of the Procurement policy the Omaha Land Municipal Bank may utilize a Request for Proposals in instances where a specific skill set is required, or the Omaha Municipal Land Bank is utilizing a flat-rate method of payment; and,

WHEREAS, the Nebraska Department of Economic Development awarded a grant to the Omaha Municipal Land Bank on November 28, 2022, for the preparation of lots for construction and on which affordable housing must be built on 50 percent of the lots on which these funds were utilized; and,

WHEREAS, on March 26, 2024, Lamp Rynerson as the project manager for the Omaha Municipal Land Bank issued a Request for Proposals for professional design services for the first five Omaha Municipal Land Bank selected for the pilot of the transformation project; and

WHEREAS, these services will be paid for using the grant funds awarded by the Department of Economic Development; and,

WHEREAS, responses to these Request for Proposals were received on April 4, 2024;

WHEREAS, each member of the Finance Committee independently reviewed each company's submission using an inclusive process of carefully comparing disciplines, attributes, proposals and experiences of the firms; and

WHEREAS, the Finance Committee has determined that the bid submitted by _____ to be the best proposal to fulfill the scope of service requirements as listed in Request for Proposals;

WHEREAS, the Finance Committee has determined that the Executive Director of the Omaha Municipal Land Bank should be authorized to accept the proposal of _____ and enter into a contract with the same for the services as described in the proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OMAHA MUNICIPAL LAND BANK:

THAT, as recommended by the Finance Committee of the Board of the Omaha Municipal Land Bank, that the Executive Director of the Omaha Municipal Land Bank should be authorized to accept the proposal of _____ and enter into a contract with the same for the services as described in the proposal.

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

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Kione Lowe, Secretary or
Leslie Smith, Executive Director

Sharlon Rodgers, Board Chair or
Patrick Falke, Board Vice-Chair

RESOLUTION TO AWARD ENGINEERING SERVICES CONTRACT UNDER
DED LOT TRANSFORMATION PROJECT

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, on April 14, 2021, the Omaha Municipal Land Bank adopted a policy for Procurement; and,

WHEREAS pursuant to Section (c)(3) of the Procurement policy the Omaha Land Municipal Bank may utilize a Request for Proposals in instances where a specific skill set is required, or the Omaha Municipal Land Bank is utilizing a flat-rate method of payment; and,

WHEREAS, the Nebraska Department of Economic Development awarded a grant to the Omaha Municipal Land Bank on November 28, 2022, for the preparation of lots for construction and on which affordable housing must be built on 50 percent of the lots on which these funds were utilized; and,

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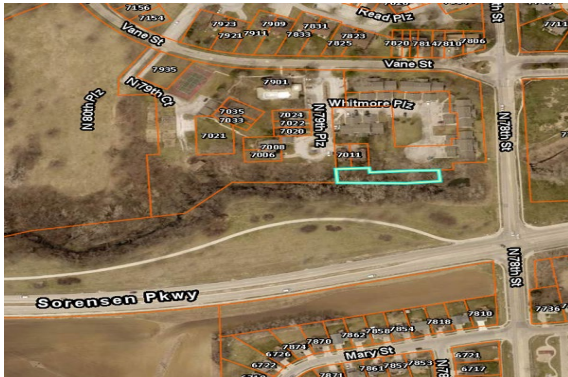
Approved by majority vote of the Board of Directors this _____ day of April 2024.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Kione Lowe, Secretary or
Leslie Smith, Executive Director

Sharlon Rodgers, Board Chair or
Patrick Falke, Board Vice-Chair



Property Details

Address:	7705 Whitmore Plz -APPROX- OMAHA, NE 00000
Parcel Number:	2544013182
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	11269.66 ft
Proposed Use:	Adjacent Lot Sales, Garden Lot, Recreation
Buildable:	No
Acquisitions Date:	01/18/2019

Property Budget

Acquisition Cost: Actual

Asking Price: \$300

Purchase Price:	(\$0.00)
Foreclosure:	(\$1,228.64)
Title Search:	(\$85.00)
Total:	(\$1,313.64)

Operations Cost: Actual

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

Disposition Revenue: Actual

Offer Amount:	\$300.00
Total:	-\$1,313.64
Actual Total:	-\$1,013.64



Property Details

Address:	3708 JOHN A CREIGHTON BD - APPROX- Omaha, NE 68111
Parcel Number:	1232660004
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	390.68 ft
Proposed Use:	Adjacent Lot Sales
Buildable:	No
Acquisitions Date:	04/23/2021

Property Budget

Acquisition Cost: Actual

Purchase Price:	(\$202.71)
Foreclosure:	(\$0.00)
Title Search:	(\$50.00)
Total:	(\$252.71)

Operations Cost: Actual

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

Disposition Revenue: Actual

Offer Amount:	\$300.00
Total:	-\$252.71
Actual Total:	\$47.29



Property Details

Address:	5220 S 22 ST OMAHA, NE 68107
Parcel Number:	0726930000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R7
Lot Size:	3170.81 ft
Proposed Use:	New Housing
Buildable:	No
Acquisitions Date:	06/11/2019

Property Budget

Acquisition Cost: Actual

Asking Price: \$3,750

Purchase Price:	(\$0.00)
Foreclosure:	(\$252.01)
Title Search:	(\$75.00)
Total:	(\$327.01)

Operations Cost: Actual

Insurance:	(\$0.00)
Maintenance:	(\$794.00)
Total:	(\$794.00)

Disposition Revenue: Actual

Offer Amount:	\$3,000.00
Total:	-\$1,121.01

Actual Total:	\$1,878.99
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Property Details

Address: 2710 HOWARD ST
OMAHA, NE 68105

Parcel Number: 2101930000

Owner: OMLB

Property Class: Residential Vacant

Zoned As: R8

Lot Size: 3362.92 ft

Proposed Use: Land Assembly, New Housing

Buildable: No

Acquisitions Date: 01/06/2020

Property Budget

Asking Price: 12,856

Acquisition Cost: Actual

Purchase Price:	(\$0.00)
Foreclosure:	(\$319.49)
Title Search:	(\$85.00)
Total:	(\$404.49)

Operations Cost: Actual

Insurance:	(\$50.00)
Maintenance:	(\$445.00)
Total:	(\$495.00)

Disposition Revenue: Actual

Offer Amount:	\$6,100.00
Total:	-\$899.49
Actual Total:	\$5,200.51