



06.05.24 - 06.06.24

SPONSORSHIP
PROPOSAL

Fueling Greater Omaha with the tools and resources necessary to transform vacant properties into community asset possibilities.

Table of Contents

About	03	Event Schedule	06
Event Team	04	Sponsor Benefits + Form	07
Purpose	05		





About the Symposium

Together, the Omaha Municipal Land Bank (OMLB) and Spark invite you to “Reignite 2 Unite” for a moment of learning and sharing by joining a lineup of national and local representatives providing resources that identify the intersection of land activation, housing, and economic development to build momentum toward growing a prosperous Omaha.

The success of this Symposium looks to encourage participants to play a proactive role in executing the transformation of formerly vacant and abandoned properties into community assets. In addition, the Symposium will amplify access to equitable finance opportunities for gaining a competitive advantage in building a sound development proposal. This event will take place over the course of two days and is designed to empower Greater Omaha with the tools and resources necessary to transform vacant properties into community asset possibilities.

06.05.24

Bus Tour & Happy Hour

4 PM - 7 PM


Kimpton Cottonwood Hotel
302 S 36th St., Omaha, NE

06.06.24

Developer’s Symposium

9 AM - 4PM

Metropolitan Community College
Institute for the Culinary Arts (ICA)
5370 N 30th St., Bldg. 22

 Scan QRC below to access event details and updates:



INTROD UCTION

ABOUT THE TEAM



About Omaha Municipal Land Bank (OMLB)

OMLB is a land bank that exists to catalyze the transformation of distressed properties into community assets. We partner with community entities focused on revitalization and affordable housing to reduce vacant lots and find suitable solutions. By driving community revitalization of underutilized areas, OMLB unlocks development potential, encourages economic growth, and enhances neighborhood prosperity.

omahalandbank.org



About SPARK

Spark is a community development institution that exists to catalyze, invest, and inspire neighborhoods to participate in a model of holistic development. Through education, advocacy, outreach, and lending, Spark works to profoundly transform disinvested neighborhoods into thriving and prosperous communities.

sparkcdi.org

PURPOSE

OBJECTIVES

The need for streamlining resources to cultivate an environment that encourages small-scale development allows Omaha to build momentum toward addressing the affordable housing demand, strengthening neighborhoods, and generating wealth.

OPPORTUNITIES

The reasons why individuals enter into the world of development vary by circumstance. Without guidance, experience, or capital, this transition can appear daunting and nearly impossible to accomplish. Through leveraging the educational outreach and technical assistance offered by Spark, individuals can apply their knowledge to real estate through leveraging the land bank.

OMLB is working to foster housing innovation to lower costs through conducting lot site preparation work on some of its most challenging properties to support the development of homeownership units within qualified census tracts in North and South Omaha. Through leveraging government and philanthropic dollars to absorb site prep costs, such as clearing trees, replating, rezoning, etc., and addressing the legal barriers, the landbank would essentially develop construction-ready sites with clean titles available to support the development of infill housing opportunities that not have otherwise not taken place. A minimum of twenty (20) lots will be used to support the production of future housing units, ten (10) of which will be income-restricted at 60% AMI for an affordability period of twenty (20) years.

SOLUTION

R2U Developer's Symposium will seek to empower Greater Omaha with the tools and resources necessary to transform vacant properties into community asset possibilities.

BUS TOUR & HAPPY HOUR

The Symposium kicks off with an optional guided bus tour of the selected properties. Guiding the tour will be engineers informing them of the scale of the construction work expected to take place.

R2U DEVELOPER'S TRACK

Participants interested in engaging within the developer's track at the Symposium will participate in a series of sessions that assist their development of a mock development proposal. Following the luncheon, a panel of expert judges will review a selection of presentations of the submitted proposals. Each judge will evaluate the proposal's feasibility according to their industry's discipline. Following the pitch presentation, OMLB will announce the schedule for opening proposals on the construction-ready sites.

Ultimately, participants will engage in a trial run, affording them equitable access to a range of resources intended to prepare them for preparing a successful proposal.

R2U STAKEHOLDER'S TRACK

The other track allows stakeholders and leaders the platform to exchange lessons, ideas, and information regarding vacant land activation, infill financing, and affordable housing solutions. The value of this track strives to accomplish incorporating voices from different sectors and throughout the country. Success from this track yields opportunities to inject new solutions into existing and emerging efforts.

SCHEDULE

Wednesday

June 5, 2024

Bus Tour & Happy Hour

4 PM - 6 PM

Kimpton Cottonwood Hotel
302 S 36th, Omaha, NE

4:00 PM - 4:15 PM

Event Registration
Bus Loading

4:15 PM - 5:15 PM

Tour of Properties

5:15 PM - 7:00 PM

Tour Debrief
Networking

Thursday

June 6, 2024

Developer's Symposium

9 AM - 4PM

Metropolitan Community College
Institute for the Culinary Arts (ICA)
5370 N 30th St, Bldg. 22

Open Session

9:00 AM - 9:15 AM

Welcome
Introductions
Instructions

Developers Track

9:30 AM - 9:45 AM

Are you Ready to be a Developer

9:45 AM - 10:45 AM

Predevelopment Prep Work

11:00 AM - 11:45 AM

Building a Solid Proforma + Lending Options

12:00 PM - 12:35 PM

Proposal Building

Practitioner Track

9:30 AM - 10:30 AM

National Land Bank Best Practices

10:45 AM - 11:45 AM

Innovative Ideas for Financing Infill Affordable Housing

12:00 PM - 12:30 PM

Banker's Forum: Local Affordable Housing Initiatives

Lunch Session

12:30 PM - 2:00 PM

Luncheon
State of Omaha Housing Address
Ambassador Graduation
OMLB + Spark Updates

2:00 PM - 4:00 PM

Developer's Symposium Pitch Presentation
Shovel-Ready Lot Announcements



SPONSORSHIP LEVELS



Presenting Sponsor

The highest degree of engagement and visibility possibilities.

1 slot available

Agenda Participation, Booth Host & Listing on Agenda

Logo listed on Event Signage, Swag Bag & Advertising Materials

Featured in Ambassador Graduation + Spark Awards

Media Mentions, Logos Featured on Social Media, Newsletter & Event Registration

Invite to Participate in the 2025 Planning Committee

\$15,000



Pitch Sponsor

Share sponsor remarks during the pitch presentation.

2 slots available

Agenda Participation, Booth Host & Listing on Agenda

Logo listed on Event Signage, Swag Bag & Advertising Materials

Featured in Ambassador Graduation + Spark Awards

Logos Featured on Social Media and Newsletter

Invite to Participate in the 2025 Planning Committee

\$7,000

SPONSORSHIP LEVELS



Bus Sponsor

Special opportunity sponsor.

2 slots available

Agenda Participation on the Bus
Tour & Happy Hour

Logo listed on Event Signage,
Swag Bag & Advertising Materials

Featured in Ambassador Graduation
+ Spark Awards

Logos Featured on Social
Media & Newsletter

\$5,000



Community Champion

Engage in the programs
featured in the Symposium

6 slots available

Speaking Opportunities for a 2025
Ambassador Session of Choice
&
Integrate with Spark Developers
Academy

Logo listed on Event
Signage & Swag Bag

Featured in Ambassador Graduation
+ Spark Awards

Logos Featured on Social Media

\$500

SPONSORSHIP FORM

Please return this signed original pledge commitment in the enclosed envelope and retain a copy for your records.

Name of Company/Individual/Organization

_____ is pleased to sponsor the Reignite 2 Unite Omaha Developer's Symposium through a direct investment or an in-kind donation.

Sponsor Commitment

Yes, we wish to support the Reignite 2 Unite Omaha Developer's Symposium.

Primary Point of Contact

Mailing or Address

City

State

Zip

Contact Phone Number

Email Address

Select Sponsorship Level:

Presenting Pitch Bus Community Champion In-Kind: _____

Payment Instructions

All contributions made payable to the Omaha Municipal Land Bank (OMLB), a 501(c)(3) nonprofit organization, are tax-deductible to the extent allowed by law.

You may pay by [PayPal](#) [scan QR Code], money order or mail a check to the OMLB office at the following address:

1905 Harney Street, Suite 224
Omaha, NE 68102

Payment Delivery

Item to be picked up

Item to be Mailed

Item to be wired through ACH

Pay through PayPal



**Request for Taxpayer
Identification Number and Certification**
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Omaha Municipal Land Bank	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) <u>3</u> Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) <u>C</u> (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
5 Address (number, street, and apt. or suite no.). See instructions. 1905 Harney St., Suite 224		Requester's name and address (optional)
6 City, state, and ZIP code Omaha, NE 68102		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
				-			-		
or									
Employer identification number									
4	7	-	2	8	7	6	4	3	3

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>Leslie Smith</i>	Date <u>03/21/2024</u>
------------------	--	------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 25 2015**

OMAHA MUNICIPAL LAND BANK
C/O THOMAS H MCLEAY
1819 FARNAM ST STE 1100
OMAHA, NE 68183

Employer Identification Number:
47-2876433
DLN:
17053092304035
Contact Person:
SHERRY Q WAN ID# 31052
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170 (b) (1) (A) (vi)
Form 990 Required:
No
Effective Date of Exemption:
July 22, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

OMAHA MUNICIPAL LAND BANK

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Cooper", written in a cursive style.

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements




990 Exemption Information

The Omaha Municipal Land Bank is not only a 501(c)(3) entity, it is also an arm of a governmental unit (based on the 2015 classification from the IRS handed to Omaha Municipal Land Bank) making it exempt from having to file a Form 990 as they are. Pasted below is a screenshot from the list of basic instructions for completing a Form 990 – item 7 within the highlighted area below shows the particular section this falls within.

Returns when exempt status not yet established. An organization is required to file Form 990 under these instructions if the organization claims exempt status under section 501(a) but has not established such exempt status by filing Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code, Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code, Form 1024, Application for Recognition of Exemption Under Section 501(a), or Form 1024-A, Application for Recognition of Exemption under Section 501(c)(4) of the Internal Revenue Code, and receiving an IRS determination letter recognizing tax-exempt status. In such a case, the organization must check the "Application pending" checkbox in Form 990, Item B, Heading, page 1 (whether or not a Form 1023, 1023-EZ, 1024, or 1024-A, has been filed) to indicate that Form 990 is being filed in the belief that the organization is exempt under section 501(a), but that the IRS has not yet recognized such exemption.

To be recognized as exempt retroactive to the date of its organization or formation, an organization claiming tax-exempt status under section 501(c) (other than 501(c)(29)) generally must file an application for recognition of exemption (Form 1023, 1023-EZ, 1024, or 1024-A) within 27 months of the end of the month in which it was legally organized or formed.

 An organization that has filed a letter application for recognition of exemption as a qualified nonprofit health insurance issuer under section 501(c)(29), or plans to do so, but has not yet received an IRS determination letter recognizing exempt status, must check the "Application pending" checkbox in the Form 990, Heading, Item B.

B. Organizations Not Required To File Form 990 or 990-EZ

An organization does not have to file Form 990 or 990-EZ even if it has at least \$200,000 of gross receipts for the tax year or \$500,000 of total assets at the end of the tax year if it is described below (except for section 509(a)(3) supporting organizations, which are described earlier). See Section A. *Who Must File* to determine if the organization can file Form 990-EZ instead of Form 990. An organization described in paragraph 10, 11, or 13 of this Section B is required to submit Form 990-N unless it voluntarily files Form 990, 990-EZ, or 990-BL, as applicable.

Certain religious organizations.

1. A church, an interchurch organization of local units of a church, a convention or association of churches, or an integrated auxiliary of a church as described in Regulations section 1.6033-2(h) (such as a men's or women's organization, religious school, mission society, or youth group).
2. A church-affiliated organization that is exclusively engaged in managing funds or maintaining retirement programs and is described in Rev. Proc. 96-10, 1996-1 C.B. 577. But see the filing requirements for section 509(a)(3) supporting organizations in A. *Who Must File*.
3. A school below college level affiliated with a church or operated by a religious order described in Regulations section 1.6033-2(g)(1)(vii).
4. A mission society sponsored by, or affiliated with, one or more churches or church denominations, if more than half of the society's activities are conducted in, or directed at, persons in foreign countries.
5. An exclusively religious activity of any religious order described in Rev. Proc. 91-20, 1991-1 C.B. 524.

Certain governmental organizations.

6. A state institution whose income is excluded from gross income under section 115.
7. A governmental unit or affiliate of a governmental unit described in Rev. Proc. 95-48, 1995-2 C.B. 418. But see the filing requirements for section 509(a)(3) supporting organizations in A. *Who Must File*.
8. An organization described in section 501(c)(1). A section 501(c)(1) organization is a corporation organized under an Act of Congress that is an instrumentality of the United States, and exempt from federal income taxes.

Certain political organizations.

9. A political organization that is:
 - A state or local committee of a political party;
 - A political committee of a state or local candidate;
 - A caucus or association of state or local officials; or
 - Required to report under the Federal Election Campaign Act of 1971 as a political committee (as defined in section 301(4) of such Act).

Certain organizations with limited gross receipts.

10. An organization whose gross receipts are normally \$50,000 or less. Such organizations generally are required to submit Form 990-N if they choose not to file Form 990 or Form 990-EZ. To determine what an organization's gross receipts "normally" are, see Appendix B. *How to Determine Whether an Organization's Gross Receipts Are Normally \$50,000 (or \$5,000) or Less*.
11. Foreign organizations and organizations located in U.S. possessions, whose gross receipts from sources within the United States are normally \$50,000 or less and which did not engage in significant activity in the United States (other than investment activity). Such organizations, if they claim U.S. tax exemption or are recognized by the IRS as tax-exempt, generally are required to submit Form 990-N if they choose not to file Form 990 or 990-EZ.

If a foreign organization or U.S. possession organization is required to file Form 990 or Form 990-EZ, then its worldwide gross receipts, as well as assets, are taken into account in determining whether it qualifies to file Form 990-EZ.

Certain organizations that file different kinds of annual information returns.

12. A private foundation (including a private operating foundation) exempt under section 501(c)(3) and described in section 509(a). Use Form 990-PF, Return of Private Foundation. Also use Form 990-PF for a taxable private foundation, a section 4947(a)(1) nonexempt charitable trust treated as a private foundation, and a private foundation terminating its status by becoming a public charity under section 507(b)(1)(B) (for tax years within its 60-month termination period). If the organization successfully terminates, then it files Form 990 or 990-EZ in its final year of termination.
13. A black lung benefit trust described in section 501(c)(21). Use Form 990-BL, Information and Initial Excise Tax Return for Black Lung Benefit Trusts and Certain Related Persons.
14. A religious or apostolic organization described in section 501(d). Use Form 1065, U.S. Return of Partnership Income.
15. A stock bonus, pension, or profit-sharing trust that qualifies under section 401. Use Form 5500, Annual Return/Report of Employee Benefit Plan.

TIP Subordinate organizations in a group exemption which are included in a group return filed by the central organization for the tax year should not file a separate Form 990, Form 990-EZ, or Form 990-N for the tax year.

-4-

Instructions for Form 990



Thank you

for your interest in the Inaugural
Reignite 2 Unite Omaha's Developer's Symposium.

Contact Information

Phone (402) 800-1240

Email info@omlb.org