

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, June 12, 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, Chris Rock, Bridget Bumgardner, Itzel Lopez,

Non-Voting Board Members: Mike Riedmann, Susan Rauth

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 May 8, 2024, Board of Directors Meeting
3.2	X	Approval of the May 2024 Financial Statements <ul style="list-style-type: none">• Presentation of Financial Statements
3.3	X	Resolution to Elect Governance Committee
3.4	X	Resolution to Elect Acquisition & Disposition Committee
3.5	X	Resolution to Elect Finance Committee
3.6	X	Resolution to Cancel Delinquent Taxes

3.7	X	Resolution to Cancel Special Assessments
3.8	X	Next Board Meeting Date – July 10 th , 2024
4.		CONSENT AGENDA (ITEMS #6.1, 6.2, 6.3)
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	2207 N 18 ST (\$8,062.50)
		<i>Not Recommended for Approval</i>
6.2	X	1718 WILLIAM ST
6.3	X	2433 BAUMAN AVE
7.		REPORT AGENDA (5 MIN)
7.1		Executive Directors 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
May 8, 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, May 8, 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, April 26, 2024.

Voting Members Present: Sharlon Rodgers (Chair)
Patrick Falke (Vice-Chair)
Itzel Lopez
Bridget Bumgardner

Non-voting Members Present: Juanita Johnson
David Fanslau
Mike Riedmann
Susan Rauth

Members Not Present: Dawni Freeman, Christopher Rock

Director Present:

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 4 nonvoting members 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.

3.0 Action Agenda

3.1 Approval of Minutes of the April 10, 2024, Board of Directors' Meeting

Rodgers called for a motion to approve the April 10, 2024, Board meeting minutes. Falke motions to approve the minutes. Bumgardner seconded.

Motion Carried 4-0

3.2 Approval of January Financial Statements

Director of Operations, Andrea Purdy Steenholdt presented the April 2024 Financial Statements. Purdy-Steenholdt gave a detailed description of the balance sheet and profit & loss sheet. Purdy Steenholdt also explained the process for all board members and new members.

Itzel Lopez and other Board members presented general questions about funding, expenses, and the DED award.

Rodgers called a motion to approve April Financial Statements.
Falke Motioned to approve. Lopez seconded.

Motion Carried 4-0

3.3 Resolution to Amend Acquisition, Maintenance, Disposition Policy.

Andrea Purdy Steenholdt gave a background of Community Informed Policy to all new board members. Purdy Steenholdt gave a description of the CIP meetings and how many people participated and how the public was notified of the events.

Deana Walocha added that the policy update will help the application process.

Rodgers called for a motion to approve the resolution to amend Acquisition, maintenance, and disposition.

Bumgardner motioned to approve. Falke seconded.

Motion Carried 4-0

3.4 Resolution to Appoint Nominations Committee.

Walocha stated that new Board members will receive a brief orientation in the coming weeks.

Bumgardner and Falke volunteered to be on the Nominations Committee.

Rodgers calls for a motion to approve the nominations committee.
Lopez motioned. Rodgers seconded.

Motion Carried 4-0

3.5 Next Board Meeting Date- June 12, 2024

Board members confirmed their availability to attend the following month's Board meeting.

4.0 Consent Agenda (Items 7.1-7.7)

6.0 Acquisitions

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

4018 N 33rd St (\$2,000)

Carisma Jano gave an overview of the acquisitions recommended for approval by the Acquisitions & Dispositions Committee.

7.0 Dispositions

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

Carisma Jano gave an overview of the dispositions recommended for approval by the Acquisitions & Dispositions Committee.

Side Lot

7.1 4224 ½ State Street (\$300)

7.2 3329 N 41st Street (\$2,000)

Adjacent Lot

7.3 4716 N 37th Street (\$12,000)

New Housing

7.4 3183 Grand Ave (\$10,500)

7.5 2230 N 39th Street (\$16,000)

7.6 2403 John A Creighton Blvd (\$16,000)

7.7 2525 Burdette Street (\$8,000)

Lopez asked about the offer on lot 3183 Grand Ave. Lopez wanted to know if we were going to counteroffer. Jano explained the lot preparation costs and how OMLB considered that. Rauth asked who sets the asking price. Jano explained all prices are at fair market value.

Juanita Johnson inquired about the closing conditions for 2525 Burdette Street. Jano responded and stated that the Committee has required that the applicant host a neighborhood association meeting and consult with City Planning prior to closing.

Lopez and Bumgardner presented general questions regarding the sale of properties on the agenda. Jano responded to the inquiries presented.

Rodgers called for a motion to approve the Consent Agenda. Falke motioned to approve. Bumgardner seconded.

Motion Carried 4-0

Not recommended for Approval

7.8 1718 William Street

7.9 4345 N 41st Street

Jano gave an overview of properties not recommended for approval.

Rodgers called for a motion to approve the Disposition not recommended for approval. Falke motioned to approve. Lopez seconded.

Motion Carried 4-0

8.0 Report Agenda

8.1 Recognition of New and Outgoing Board Members

Recognition of new members was given at the beginning of the meeting.

There was a recognition of our Outgoing member Mary Byrnes.

8.2 Legislative Report

Kaitlyn Reece gave an update on the legislation and informed everyone of her departure with Catalyst. Reece introduced Chris Jones and stated that Jones will be the new lobbyist working with

Lopez requested a summary highlight of legislature bills. Reece gave an update on the legislative bills discussed at Legislature.

8.3 Finance Committee.

No additional updates were given.

8.4 Governance Committee

Falke stated that the Governance Committee has reviewed the findings of the Community-Informed Policy project.

9.0 Any New Business

The following person(s) appeared and spoke:

Cheryl Weston, 1402 Jones Street

Weston thanked the Board for the approval of 2525 Burdette Street. Weston also thanked and welcomed the new Board members.

10. Adjournment

Rodgers called for a motion to adjourn.
Falke motioned. Lopez seconded.

Motion Carried 4-0.

Public Meeting adjourned at 9:49 a.m.



May Reporting Package

Omaha Municipal Land Bank
May 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	\$1,048,015	\$1,014,981
First National Bank Checking x6245	\$904,743	\$226,992
PayPal Bank	\$48	\$118
Petty Cash	\$0	\$4
Pinnacle Bank Checking x2235	\$656,153	\$612,940
Total Cash & Equivalents	\$2,608,959	\$1,855,035
Other Current Assets		
Properties		
Depository Properties Held	\$24	\$86
Properties Held for Sale	\$738,500	\$758,200
Total Properties	\$738,524	\$758,286
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$49,660	\$51,936
Tax Lien Certificates	\$139,966	\$121,615
Total Tax Lien Certificates	\$189,626	\$173,551
Total Other Current Assets	\$928,150	\$931,837
Total Current Assets	\$3,537,109	\$2,786,872
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	\$3,558,571	\$2,808,333
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$2,473	\$1,832
FNBO Credit Card-Andrea 1626	\$5,397	\$1,985
FNBO Credit Card - Leslie x5772	\$1,606	\$19
Total Short Term Debt	\$9,476	\$3,835
Total Current Liabilities	\$9,476	\$3,835
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$9,476	\$3,835
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - DED	\$581,266	\$0
Restricted - NIFA (Legal Assistant Staff)	\$18,128	\$31,030
Restricted - Wells Fargo	\$10,000	\$0
Restricted - Union Pacific	\$8,412	\$0

	2024 (YTD)	2023 (YTD)
Total Restricted Net Assets	\$617,806	\$31,030
Unrestricted Net Assets	\$2,590,979	\$2,709,507
Total Retained Earnings	\$3,208,785	\$2,740,537
Current Earnings		
Net Income	\$340,310	\$63,962
Total Equity	\$3,549,095	\$2,804,498
Total Liabilities & Equity	\$3,558,571	\$2,808,333

2024 Budget vs Actual

PROFIT & LOSS	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$65,643	\$37,500	\$28,143	\$492,500
Board Contributions	\$1,500	\$625	\$875	\$2,500
Corporate/Business Contributions	\$31,000	\$0	\$31,000	\$185,000
Foundation/Trust Grants	\$306,255	\$450,000	(\$143,745)	\$858,000
Individual Contributions	\$1,710	\$0	\$1,710	\$11,250
Total Contributed Revenue	\$406,108	\$488,125	(\$82,017)	\$1,549,250
Earned Revenue				
Application Fees	\$1,000	\$1,450	(\$450)	\$4,225
Interest Earned	\$19,716	\$0	\$19,716	\$0
Property Sales	\$98,484	\$45,000	\$53,484	\$125,070
Redemption of DC Tax Lien Certificates	\$70,578	\$6,175	\$64,403	\$13,175
Redemption of OMLB Tax Lien Certificates	\$27,515	\$30,000	(\$2,485)	\$67,800
Tax Recapture Revenue	\$46,396	\$75,000	(\$28,604)	\$240,800
Total Earned Revenue	\$263,689	\$157,625	\$106,064	\$451,070
Net Assets Released From Restriction	\$226,673	\$0	\$226,673	\$0
Total Revenue	\$896,469	\$645,750	\$250,719	\$2,000,320
Expenses				
Acquisitions				
Default Pre-Acquisition	\$14,739	\$13,000	\$1,739	\$25,000
General Acquisition	\$1,050	\$20,000	(\$18,950)	\$50,000
Strategic Pre-Acquisition	\$52,050	\$55,000	(\$2,950)	\$70,000
Total Acquisitions	\$67,839	\$88,000	(\$20,161)	\$145,000
Dispositions				
Ambassador Program Expenses	\$17,621	\$10,000	\$7,621	\$50,000
Community-Informed Policies	\$1,588	\$39,000	(\$37,412)	\$59,000
Depository Program	\$0	\$5,000	(\$5,000)	\$5,000
Partnership Development	\$126	\$2,500	(\$2,374)	\$10,000
Successful Buyer	\$27,230	\$28,000	(\$770)	\$78,300
Total Dispositions	\$46,565	\$84,500	(\$37,935)	\$202,300
Maintenance				
Adopt-a-Lot Program	\$86	\$10,000	(\$9,914)	\$10,000
Site Preparation	\$43,734	\$130,000	(\$86,266)	\$312,500
Neighborhood Stabilization Program	\$0	\$15,000	(\$15,000)	\$170,000
Property Maintenance & Improvement	\$29,920	\$62,500	(\$32,580)	\$165,000
Total Maintenance	\$73,740	\$217,500	(\$143,760)	\$657,500
Operations				
Accounting Fees	\$13,631	\$6,500	\$7,131	\$27,400
Building Expenses	\$22,125	\$22,950	(\$825)	\$55,080
Data Infrastructure	\$60,450	\$15,000	\$45,450	\$36,000
Fundraising	\$2,000	\$43,500	(\$41,500)	\$54,700
Human Resource Expenses	\$12,316	\$7,700	\$4,616	\$25,500
Information Technology	\$10,827	\$9,500	\$1,327	\$20,000
Lobbying	\$10,200	\$10,000	\$200	\$24,000
Office Expenses	\$11,116	\$15,000	(\$3,884)	\$22,000
Staffing & Personnel Expenses	\$288,255	\$285,500	\$2,755	\$689,200
Strategic Planning	\$0	\$0	\$0	\$6,000
Total Operations	\$430,920	\$415,650	\$15,270	\$959,880
Public Relations	\$0	\$15,000	(\$15,000)	\$33,250
Total Expenses	\$619,064	\$820,650	(\$201,586)	\$1,997,930
Operating Profit	\$277,406	(\$174,900)	\$452,306	\$2,390

	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Other Income				
Unrealized Gain (Loss)	\$62,904	\$0	\$62,904	\$0
Earnings Before Interest & Tax	\$340,310	(\$174,900)	\$515,210	\$2,390
Net Income	\$340,310	(\$174,900)	\$515,210	\$2,390

RESOLUTION TO ELECT GOVERNANCE COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article III, Section 5 of the Omaha Municipal Land Bank By-laws provides that the Board of Directors may designate special committees each of which shall consist of such persons and shall have such authority as is provided in the resolution designating the committee, to the extent authorized by State law;

WHEREAS, the Board of Directors has determined that it would be beneficial to create a Governance Committee to evaluate the Omaha Land Bank’s current policies and by-laws and recommend modifications where needed.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby appoints Susan Rauth as a member of the Governance Committee upon the adoption of this resolution.

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

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Kione Lowe, Secretary or
Leslie Smith, Executive Director

Sharlon Rodgers, Chair or
Patrick Falke, Vice Chair

RESOLUTION TO ELECT ACQUISITIONS AND DISPOSITIONS COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article III, Section 5 of the Omaha Municipal Land Bank By-laws provides that the Members of the Board by resolution adopted by a majority of the entire Board may designate among its members standing committees consisting of three or more Members, which can make recommendations to the entire Board;

WHEREAS, the Members of the Board has determined that there shall be an Acquisitions Dispositions Committee, who shall make recommendations to the Board with respect to the acquisition and disposition of real property by the Omaha Municipal Land Bank;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects Bridget Bumgardner as a member of the Acquisition and Disposition Committee effective immediately. They shall serve for a term of one year or until they are no longer a member of the Board of Directors of the Omaha Municipal Land Bank, whichever event occurs first.

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

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Kione Lowe, Secretary or
Leslie Smith, Executive Director

Sharlon Rodgers, Chair or
Patrick Falke, Vice Chair

RESOLUTION TO ELECT FINANCE COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article III, Section 2 of the Omaha Municipal Land Bank By-laws provide that there shall be a Finance Committee who shall be elected annually by the Members to serve a term of one year;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects Itzel Lopez as a member of the Finance Committee of the Omaha Municipal Land Bank, effective immediately.

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

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Kione Lowe, 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

Kione Lowe, 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
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Residential Vacant	Acquired	Omaha
1117560000	2852 Martin Av	DC TLC	6/1/2024	Residential Vacant	Acquired	Omaha
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Residential Vacant	Acquired	Omaha
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Residential Vacant	Acquired	Omaha
1730110587	10033 Seward S	DC TLC	6/1/2024	Residential Vacant	Acquired	Omaha
2517540000	3618 Lothrop St	OMLB TLC	6/1/2024	Residential Vacant	Acquired	Omaha
1426420274	5250 Kansas Av	DC TLC	6/1/2024	Residential Vacant	Acquired	Omaha

RESOLUTION TO CANCEL SPECIAL ASSESSMENTS

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 special assessments 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 or claim for special assessments assessed by Douglas County;

WHEREAS, the Omaha Municipal Land Bank Board of Directors wishes to discharge and extinguish the Douglas County liens or claims for special assessments 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 special assessments 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

Kione Lowe, Secretary or
Leslie Smith, Executive Director

Sharlon Rodgers, Chair or
Patrick Falke, Vice-Chair

Resolution to Cancel Special Assessments - Exhibit A					
Parcel number	Address	Acquisition Method	Acquisition date	Special assessment	Amount of lien
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Litter	\$912.61
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Building Demolition	\$11,465.39
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Litter	\$603.79
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$1,226.89
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$1,226.89
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$1,294.35
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$1,221.02
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$1,136.68
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$466.38
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$1,052.32
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Litter	\$697.82
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$245.20
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$875.36
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Litter	\$1,542.52
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$791.00
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$705.00
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$685.08
0542470002	3012 Pinkey Street	DC TLC	6/1/2024	Weeds	\$735.83
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Litter	\$603.79
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Weeds	\$1,226.89
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Weeds	\$786.34
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Weeds	\$784.11
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Weeds	\$1,052.32
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Litter	\$1,179.89
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Building Demolition	\$11,399.74
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Litter	\$712.14
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Litter	\$660.39
0544520000	3412 N 28 AV	DC TLC	6/1/2024	Litter	\$520.14
1117560000	2852 Martin Av	DC TLC	6/1/2024	Litter	\$1,228.78
1117560000	2852 Martin Av	DC TLC	6/1/2024	Weeds	\$351.88
1117560000	2852 Martin Av	DC TLC	6/1/2024	Building Demolition	\$22,027.36
1117560000	2852 Martin Av	DC TLC	6/1/2024	Weeds	\$495.58
1117560000	2852 Martin Av	DC TLC	6/1/2024	Litter	\$448.72
1117560000	2852 Martin Av	DC TLC	6/1/2024	Weeds	\$389.96
1117560000	2852 Martin Av	DC TLC	6/1/2024	Litter	\$1,227.72
1117560000	2852 Martin Av	DC TLC	6/1/2024	Weeds	\$705.00
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Building Demolition	\$11,806.43
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$502.81
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$1,136.68
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Litter	\$1,049.93
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$1,052.32
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$669.06
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$875.36
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Litter	\$959.18
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$791.00
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$705.00
1223910000	4917 N 18 ST	DC TLC	6/1/2024	Weeds	\$788.46
1426420274	5250 Kansas Av	DC TLC	6/1/2024	Weeds	\$262.77
1426420274	5250 Kansas Av	DC TLC	6/1/2024	Weeds	\$334.25
1730110587	10033 Seward S	DC TLC	6/1/2024		\$3,247.04
2517540000	3618 Lothrop St	DC TLC	6/1/2024		\$1,497.57



Property Details

Address:	2207 N 18th Street Omaha, NE 68110
Parcel Number:	0211060000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4
Lot Size:	9359.49 ft
Proposed Use:	New Affordable Housing, New Housing
Buildable:	No - Needs Platted
Acquisitions Date:	10/21/2020

Property Budget

Acquisition Cost: Actual

Asking Price: \$10,750.00

Purchase Price:	(\$0.00)
Foreclosure:	(\$598.40)
Title Search:	(\$85.00)
Total:	(\$683.40)

Operations Cost: Actual

Insurance:	(\$50.00)
Maintenance:	(\$1,106.00)
Total:	(\$1,156.00)

Disposition Revenue: Actual

Offer Amount:	\$8,062.50
Total:	-\$1,839.40
Actual Total:	\$6,223.10



Property Details

Address:	2433 BAUMAN AV OMAHA, NE 68112
Parcel Number:	1749990000
Owner:	OMLB
Property Class:	Residential Vacant
Zoned As:	R4-35
Lot Size:	5337.56 ft
Proposed Use:	Expand Property Lines
Buildable:	Yes
Acquisitions Date:	04/11/2019

Property Budget

	Acquisition Cost: Actual
Purchase Price:	(\$3,860.71)
Foreclosure:	(\$0.00)
Title Search:	(\$85.00)
Total:	(\$3,945.71)
	Operations Cost: Actual
Insurance:	(\$50.00)
Maintenance:	(\$415.00)
Total:	(\$465.00)
	Disposition Revenue: Actual
Offer Amount:	\$10,000.00
Total:	-\$4,410.71
Actual Total:	\$5,589.29



Property Details

Address: 1718 William St
Omaha, NE 68108

Parcel Number: 1262260000

Owner: OMLB

Property Class: Residential Vacant

Zoned As: HI

Lot Size: 2169.47 ft

Proposed Use: Garden

Buildable: No - Needs Platted

Acquisitions Date: 10/22/2020

Property Budget

Acquisition Cost: Actual

Asking Price \$2,500

Purchase Price:	(\$0.00)
Foreclosure:	(\$304.40)
Title Search:	(\$100.00)
Total:	(\$404.40)

Operations Cost: Actual

Insurance:	(\$50.00)
Maintenance:	(\$310.00)
Total:	(\$360.00)

Disposition Revenue: Actual

Offer Amount:	\$1,500.00/\$2,000
Total:	-\$799.40
Actual Total:	\$700.60/\$1,200.60