

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.

Wednesday, November 13, 2024

### Meeting Location:

Metropolitan Community College-Fort Omaha Campus

Mule Barn, Building 12-Room 112

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**Omaha Municipal Land Bank Board Members:** Sharlon Rodgers – Chair, Patrick Falke – Vice Chair, Bridget Bumgardner, Itzel Lopez, Cort Bonner, Todd Swirczek

Non-Voting Board Members: Mike Riedmann, Susan Rauth, Colleen Mason, Grace-Daniele Kouassi,

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](mailto: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.

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**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
<b>1.</b>		<b>PRELIMINARIES (5 MIN)</b>
<b>1.1</b>		Call to Order
<b>1.2</b>		Announcement of Posted Location of Open Meetings Act
<b>1.3</b>		Recording of Notice of Public Meeting
<b>1.4</b>		Roll Call
<b>1.5</b>		Recognition of Supporters
<b>2.</b>		<b>GENERAL PUBLIC COMMENTS</b>
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 3 minutes.</i>
<b>3.</b>		<b>ACTION AGENDA (30 MIN)</b>
<b>3.1</b>	X	Approval of Minutes of the October 23, 2024, Board of Directors Meeting
<b>3.2</b>	X	Approval of the October 2024 Financial Statements
<b>3.3</b>	X	Resolution to Cancel Delinquent Taxes
<b>3.4</b>	X	Resolution to Cancel Special Assessments
<b>3.5</b>	X	Next Board Meeting Date – December 11, 2024
<b>4</b>		<b>CONSENT AGENDA (ITEMS #)</b>

<b>5</b>		<b>ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)</b>
<b>6.</b>		<b>DISPOSITIONS (0 MIN)</b>
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
		<b>ACQUISITIONS (0 MIN)</b>
<b>7.0</b>		<b>REPORT AGENDA (10 MIN)</b>
<b>7.1</b>		Executive Directors Report
<b>7.2</b>		Legislative Report- Catalyst
<b>7.3</b>		Finance Committee Report
<b>7.4</b>		Governance Committee Report
<b>8</b>		<b>OTHER NEW BUSINESS</b>
<b>9.</b>		<b>EXECUTIVE SESSION</b> Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
<b>10.</b>		<b>Adjournment</b>

Omaha Municipal Land Bank Board  
**MINUTES**  
October 23, 2024

**Regular Meeting:**  
9:00 AM, The Mule Barn Building-Room 112  
Metropolitan Community College-Fort Omaha Campus  
5370 N 30<sup>th</sup> Street

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**Meeting Minutes:** This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, September 18, 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, October 11, 2024.

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

**Non-voting Members Present:** Juanita Johnson  
Grace- Daniele Kouassi  
Susan Rauth  
Collen Mason

**Members Not Present:** Todd Swirczek

**Director Present:** N/A

**Staff Present:** Deana Walocha, In-House Counsel  
Simone Mason, Real Estate Manager  
Andrea Purdy-Steenholdt, Director of Operations  
Ashley Rae Turner, Director of Community Affairs  
Kione Lowe, Executive Assistant

**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 am.

#### ***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 meeting notice had been published, and copies of the agenda were available in the room. Rodgers stated the procedures of the meeting.

#### ***1.4 Recognition of Supporters***

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

#### ***1.5 Roll Call***

Roll call was taken with 5 voting members in person and 4 non-voting members in person.

### ***3.0 Action Agenda***

#### ***3.1 Approval of Minutes of September 2024, Board of Directors Meeting***

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

**Motion Carried 5-0**

#### ***3.2 Approval of September Financial Statements***

Andrea Purdy-Steenholdt went over the financials. Started with the balance sheet of September and advised not much has changed. Updated OMLB still has DED funds. Still sitting \$250,000.00 over what was expected. HR expenses will even out by the end of the year. Net income is still in the green.

Sharlon had a question about the difference between default acquisitions and strategic pre-acquisitions.

Andrea: The strategic pre acquisitions are the OMLB certificates that were purchased during the tax sale in February those are the ones we strategically choose. Default pre-acquisitions are foreclosures for Douglas County.

Falke asked about 3 categories of expenses: Were we underspent? Will the gap shrink and come back by the end of the year? How much will be captured?

Andrea explained how staff conducted a mid-year budget review and advised that we will continue to be in the green. Explained the anticipation budget for next year.

Cheryl Weston 1124 Pacific St Omaha ne 68108

Asked the question about the Redemption Process-

Deana answered Omaha municipal land bank has an inter local agreement with Douglas County since 2016, where we do the tax foreclosure for Douglas County. These are foreclosures that no one purchases from the first 2 sales. The certificates then default to Douglas County and when the people come in and pay their taxes, that is called a redemption. Omaha municipal land bank has then reimbursed for the funds put into the tax foreclosure process. If they are the certificates purchased by Omaha municipal land bank we are reimbursed the taxes and interest.

Rodgers called for a motion to approve the September 2024 financial statement.

Falke motion to approve. Bonner seconded.

### **Motion Carried 5-0**

### **3.3 2025 Operating Budget**

Andrea started off by informing us that we are a calendar/ fiscal year organization from January 1<sup>st</sup> to December 31<sup>st</sup>. Andrea noted that the revenue and expenses of the 1.6 million are not taking into consideration the DED grant. We anticipate spending the 1.25 million dollar grant by the end of 2025. Andrea jumped to revenue and spoke about the carryover account. Andrea informed the board of 3 different accounts: 1. cash reserves account, 2. checking account with FNB, and 3. pinnacle bank account, which is sitting at about \$660,000 to date. In 2022 we transferred 1 million into security. The money is not being used it is just sitting there. This account is overage from the past 10 years, past earned revenue, past money not being used. OMLB is actively applying for \$355,000 in uncommitted contributions. Andrea spoke with the auditor and accountant and was informed that the money in the sitting in carry over account should be used.

Andrea broke down the expenses into categories and how much the anticipated budget will be. Andrea spoke about planning on the strategic planning capacity building in 2025 that will run from 2026 til 2028.

Andrea spoke about the developer’s symposium. Falke asked if the contributions would be distributed across all the symposium categories listed. Andrea confirmed yes.

Sharlon asked if this would be subject to the audit. Andrea confirmed that everything is audited.

Councilwoman Johnson asked about the anticipated budget for programming. Ashley responded with the land bank programs and the newly updated programs and when the programs will happen. Johnson requested an update and a calendar of upcoming events.

Rauth also asked about being updated with events.

Falke suggested updating the public with the days we know of for events.

Bumgardner thanked the land bank for the work and updates.

Lopez asked about how many guests were expected at the symposium.

Ashly informed us that we are not spending money we don’t plan to raise. There was a lot of feedback to make the next event more successful.

Johnson asked for an understanding of site preparation. Johnson stated that ARPA funding would end and asked what was next for financing. Andrea informed us that we are looking for new/more funding. Andrea also stated that Lamp Rynearson is creating a playbook during this process so that the land bank could use that book to raise money in the future.

Rodgers called for a motion to approve the 2025 Operating Budget. Bumgardner motioned to approve. Bonner seconded.

**Motion Carried 5-0**

***5.0 Consent Agenda (6.1-6.5)***

***6.0 Acquisitions & Dispositions***

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

***New Housing***

***6.1 1619 Willis Ave (\$9,300)***

***6.2 1623 Willis Ave (\$9,900)***

***6.3 1625 Willis Ave (\$9,300)***

***6.4 1705 Willis Ave (11,800)***

***6.5 1709 Willis Ave (\$8,100)***

***6.6 5418 N 46<sup>th</sup> St (\$17,500)***

Councilwoman Johnson asked about the legends on the page and what did they mean. Simone answered with what the colors mean on the sheet.

***These items have not been recommended for Approval by the Acquisitions & Dispositions Committee.***

### **6.7 3353 Erskine St**

Simone Mason gave an overview of the Acquisitions & Dispositions Committee's recommendation to approve and deny these items.

Rodgers called for a motion to approve the Acquisitions & Dispositions. Falke motioned to approve. Lopez seconded.

**Motion Carried 5-0**

### **7.0 Report Agenda**

#### **7.1 Executive Directors Report**

Leslie is unavailable, and Andrea announced that the Land Bank has hired someone for the vendor/property specialist position.

#### **7.2 Legislative Report**

Tim gave updates on Chris's work over the past few weeks. He always informed us that Leslie had testified for an interim study that was held, and she had done a great job. Tim told us that they are following several legislative parties. Tim informed us what his team charged the land bank for his company's services. Tim stated that many of these new senators have no clue what land banking is or the Omaha land bank. He noted that getting in front of them to educate them is essential. He reiterated that his team would make sure they listen for praise and listen for negative talk so that they can step in and educate.

Falke asked if we knew how much the governor would push in taxes. Tim stated it is not known at this moment. He noted that affordable housing will always be an issue. Tim said that the forecast is not known at this time until the elections move along.

#### **7.4 Governance Committee**

No additional updates

Sharlon shared her praise for the OMLB team, and the work being done. Sharlon mentioned that Leslie has been nominated for a couple of awards. Dec 4<sup>th</sup> Leslie has been nominated for the Midland business journal 40 under 40 class. Gave updates from RVP and congratulated the

participation in the conference. Ashley informed the board that the OMLB was featured in 2 publications.

Cheryl Weston, 1124 Pacific St, wanted to follow up on the Kudos and stated that there has been a significant improvement in the land bank. Weston noted that outreach in the community and the website have improved. Weston also Stated that Leslie is doing a great job.

Councilwoman Johnson announced her collaboration with Sacred Heart. They will bring lighting to the area and drop a heart on Jan 1<sup>st</sup>.

### ***10. Adjournment***

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

**Motion Carried 5-0**

**Public Meeting adjourned at 10:17 am.**





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## October Reporting Package

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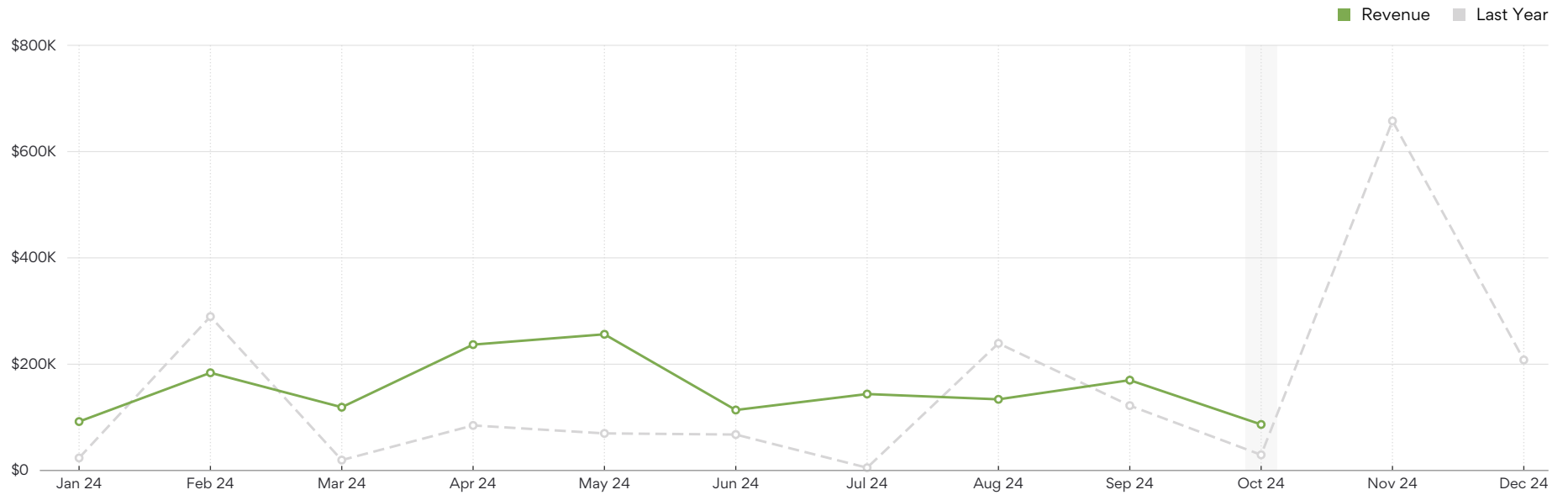
Omaha Municipal Land Bank  
October 2024

# Basis of Preparation

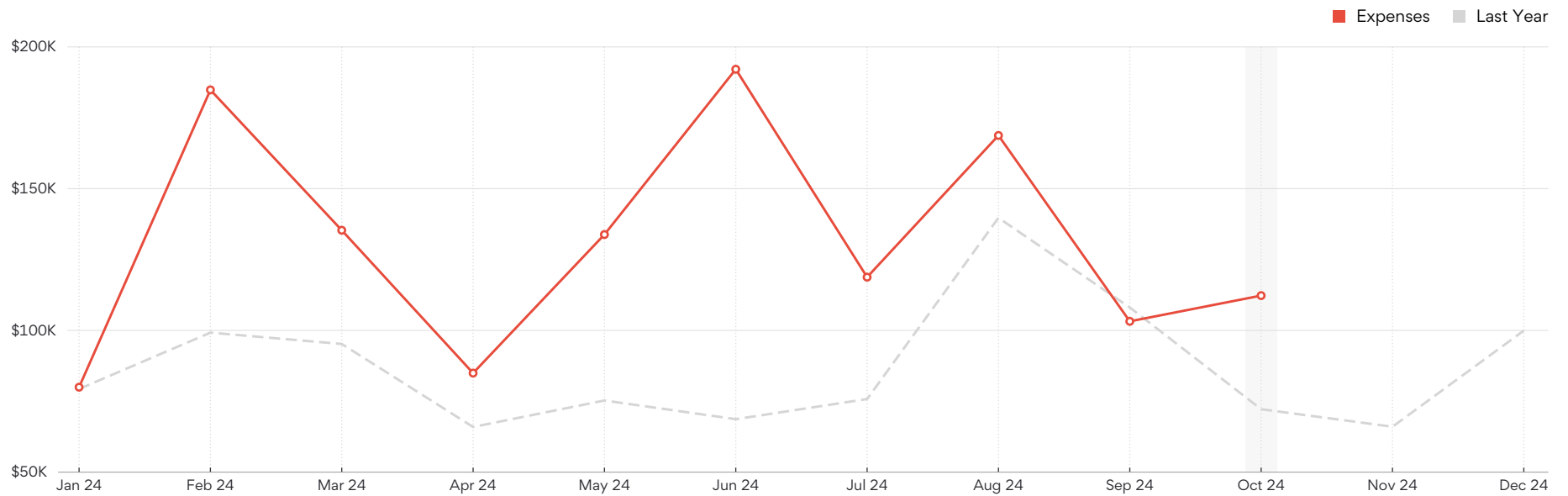
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The accompanying financial statements were not subjected to an audit, review, compilation, or engagement by RG & Associates and RG & Associates does not express an opinion, a conclusion, nor provide any assurance on them. Substantially all the required 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)
<b>ASSETS</b>		
<b>Cash &amp; Equivalents</b>		
<b>Cash Reserves</b>		
Security National Bank Savings 4451	\$1,062,078	\$1,028,357
First National Bank Checking x6245	\$640,522	\$179,444
PayPal Bank	\$156	\$221
Petty Cash	\$0	\$4
Pinnacle Bank Checking x2235	\$661,556	\$648,357
Stripe	\$25	\$0
<b>Total Cash &amp; Equivalents</b>	<b>\$2,364,337</b>	<b>\$1,856,382</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$16	\$59
Properties Held for Sale	\$678,400	\$722,200
<b>Total Properties</b>	<b>\$678,416</b>	<b>\$722,259</b>
<b>Tax Lien Certificates</b>		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$46,707
Tax Lien Certificates	\$123,815	\$113,947
<b>Total Tax Lien Certificates</b>	<b>\$164,551</b>	<b>\$160,654</b>
<b>Total Other Current Assets</b>	<b>\$842,967</b>	<b>\$882,913</b>
<b>Total Current Assets</b>	<b>\$3,207,304</b>	<b>\$2,739,295</b>
<b>Fixed Assets</b>		
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
<b>Total Fixed Assets</b>	<b>\$21,461</b>	<b>\$21,461</b>
<b>Total Non-Current Assets</b>	<b>\$21,461</b>	<b>\$21,461</b>
<b>Total Assets</b>	<b>\$3,228,765</b>	<b>\$2,760,757</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$1,957	\$1,379
FNBO Credit Card-Andrea 1626	\$3,495	\$4,628
FNBO Credit Card - Leslie x5772	\$2,940	\$1,361
<b>Total Short Term Debt</b>	<b>\$8,392</b>	<b>\$7,369</b>
<b>Total Current Liabilities</b>	<b>\$8,392</b>	<b>\$7,369</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$8,392</b>	<b>\$7,369</b>
<b>EQUITY</b>		
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - DED	\$430,025	\$0
Restricted - NIFA (Legal Assistant Staff)	\$0	\$30,000
<b>Total Restricted Net Assets</b>	<b>\$430,025</b>	<b>\$30,000</b>
Unrestricted Net Assets	\$2,590,979	\$2,709,507

	2024 (YTD)	2023 (YTD)
<b>Total Retained Earnings</b>	<b>\$3,021,005</b>	<b>\$2,739,507</b>
<b>Current Earnings</b>		
Net Income	\$199,368	\$13,881
<b>Total Equity</b>	<b>\$3,220,373</b>	<b>\$2,753,388</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$3,228,765</b>	<b>\$2,760,757</b>

# 2024 Budget vs Actual

PROFIT & LOSS	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
<b>Contributed Revenue</b>				
Agency/Government Grants	\$110,476	\$142,500	(\$32,024)	\$492,500
Board Contributions	\$2,500	\$1,875	\$625	\$2,500
Corporate/Business Contributions	\$8,938	\$0	\$8,938	\$185,000
Foundation/Trust Grants	\$501,255	\$735,000	(\$233,745)	\$858,000
Individual Contributions	\$0	\$0	\$0	\$11,250
<b>Total Contributed Revenue</b>	<b>\$623,169</b>	<b>\$879,375</b>	<b>(\$256,206)</b>	<b>\$1,549,250</b>
<b>Earned Revenue</b>				
Application Fees	\$2,511	\$3,775	(\$1,264)	\$4,225
Interest Earned	\$39,182	\$0	\$39,182	\$0
Property Sales	\$204,972	\$110,070	\$94,902	\$125,070
Redemption of DC Tax Lien Certificates	\$73,759	\$10,175	\$63,584	\$13,175
Redemption of OMLB Tax Lien Certificates	\$45,787	\$59,000	(\$13,213)	\$67,800
Tax Recapture Revenue	\$131,886	\$225,800	(\$93,914)	\$240,800
<b>Total Earned Revenue</b>	<b>\$498,097</b>	<b>\$408,820</b>	<b>\$89,277</b>	<b>\$451,070</b>
Net Assets Released From Restriction	\$414,454	\$0	\$414,454	\$0
<b>Total Revenue</b>	<b>\$1,535,720</b>	<b>\$1,288,195</b>	<b>\$247,525</b>	<b>\$2,000,320</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
Default Pre-Acquisition	\$23,769	\$23,000	\$769	\$25,000
General Acquisition	\$1,275	\$40,000	(\$38,725)	\$50,000
Strategic Pre-Acquisition	\$52,050	\$65,000	(\$12,950)	\$70,000
<b>Total Acquisitions</b>	<b>\$77,094</b>	<b>\$128,000</b>	<b>(\$50,906)</b>	<b>\$145,000</b>
<b>Dispositions</b>				
Ambassador Program Expenses	\$32,276	\$49,000	(\$16,724)	\$50,000
Community-Informed Policies	\$13,178	\$59,000	(\$45,822)	\$59,000
Depository Program	\$0	\$5,000	(\$5,000)	\$5,000
Partnership Development	\$132	\$5,000	(\$4,868)	\$10,000
Successful Buyer	\$49,653	\$57,100	(\$7,447)	\$78,300
<b>Total Dispositions</b>	<b>\$95,238</b>	<b>\$175,100</b>	<b>(\$79,862)</b>	<b>\$202,300</b>
<b>Maintenance</b>				
Adopt-a-Lot Program	\$2,836	\$10,000	(\$7,164)	\$10,000
Site Preparation	\$194,975	\$260,000	(\$65,025)	\$312,500
Neighborhood Stabilization Program	\$0	\$142,000	(\$142,000)	\$170,000
Property Maintenance & Improvement	\$104,741	\$140,000	(\$35,259)	\$165,000
<b>Total Maintenance</b>	<b>\$302,552</b>	<b>\$552,000</b>	<b>(\$249,448)</b>	<b>\$657,500</b>
<b>Operations</b>				
Accounting Fees	\$30,930	\$24,800	\$6,130	\$27,400
Building Expenses	\$43,425	\$45,900	(\$2,475)	\$55,080
Data Infrastructure	\$61,430	\$36,000	\$25,430	\$36,000
Fundraising	\$23,699	\$51,500	(\$27,801)	\$54,700
Human Resource Expenses	\$23,593	\$10,200	\$13,393	\$25,500
Information Technology	\$13,402	\$17,000	(\$3,598)	\$20,000
Lobbying	\$20,500	\$20,000	\$500	\$24,000
Office Expenses	\$28,659	\$20,000	\$8,659	\$22,000
Staffing & Personnel Expenses	\$578,800	\$575,000	\$3,800	\$689,200
Strategic Planning	\$0	\$0	\$0	\$6,000
<b>Total Operations</b>	<b>\$824,438</b>	<b>\$800,400</b>	<b>\$24,038</b>	<b>\$959,880</b>
Public Relations	\$14,750	\$30,000	(\$15,250)	\$33,250
<b>Total Expenses</b>	<b>\$1,314,072</b>	<b>\$1,685,500</b>	<b>(\$371,428)</b>	<b>\$1,997,930</b>
<b>Operating Profit</b>	<b>\$221,647</b>	<b>(\$397,305)</b>	<b>\$618,952</b>	<b>\$2,390</b>

	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Other Income</b>				
Unrealized Gain (Loss)	(\$22,279)	\$0	(\$22,279)	\$0
<b>Earnings Before Interest &amp; Tax</b>	<b>\$199,368</b>	<b>(\$397,305)</b>	<b>\$596,673</b>	<b>\$2,390</b>
<b>Net Income</b>	<b>\$199,368</b>	<b>(\$397,305)</b>	<b>\$596,673</b>	<b>\$2,390</b>

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
1923030000	4033 Decatur Street	Depository Agreement	10/3/2024	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	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1923030000	4033 Decatur Street	Depository Agreement	10/3/2024	Residential Vacant	acquired	Omaha