

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.

Wednesday, January 22, 2025

### 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, Bridget Bumgardner, Grace-Daniel Kouassi, Cort Bonner, Todd Swirczek, LouAnn Goding

**Non-Voting Board Members:** Mike Riedmann, Susan Rauth, Colleen Mason,

**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.

---

**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 December 11, 2024, Board of Directors Meeting
<b>3.2</b>	X	Approval of the December 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	Resolution to Elect Executive Committee
<b>3.6</b>	X	Resolution to Elect A & D Committee
<b>3.7</b>	X	Resolution to Elect Finance Committee

3.8	X	Resolution to Elect Governance Committee
3.3		Next Board Meeting Date – February 19, 2025
4		<b>CONSENT AGENDA (ITEMS #6.1,6.2,6.3)</b>
5		<b>ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)</b>
6.		<b>DISPOSITIONS (10 MIN)</b>
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
		<b><i>New Housing</i></b>
6.1		2220 N 25 <sup>th</sup> St (\$8,840)
6.2		2432 Larimore Ave (\$2,450)
6.3		2436 Larimore Ave (\$2,625)
		<b><i>Not Recommended for approval</i></b>
		<b>ACQUISITIONS (0 MIN)</b>
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
		<b><i>Note Recommended for Approval</i></b>
7.0		<b>REPORT AGENDA (10 MIN)</b>
7.1		Executive Directors Report
7.2		Finance Committee Report
7.3		Legislative Report- Catalyst
7.4		Governance Committee Report
8		<b>OTHER NEW BUSINESS</b>
9.		<b>EXECUTIVE SESSION</b> Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
10.		<b>Adjournment</b>

Omaha Municipal Land Bank Board

**MINUTES**

December 11, 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

---

**Meeting Minutes:** This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, December 11, 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, November 29, 2024.

---

**Voting Members Present:**

Sharlon Rodgers (Chair)  
Patrick Falke (Vice-Chair)  
Todd Swirczek  
Bridget Bumgardner

**Non-voting Members Present:**

Grace- Daniele Kouassi  
Collen Mason  
Mike Reidmann  
Jaunita Johnson

**Members Not Present:**

Itzel Lopez, Cort Bonner

**Director Present:**

Leslie Smith

**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  
Daniel Bennett, Vendor & Property Manager  
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 Roll Call***

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

#### ***1.5 Recognition of Supporters***

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

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

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

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

**Motion Carried 4-0**

#### ***3.2 Approval of November Financial Statements***

Andrea advised everyone to turn to page 7 for the balance sheet. Andrea stated that this is the November information and that the end-of-the-year information will be available in January. No changes since November in the balance sheet on the net assets and restrictions. We still have DED funds left, and a payment was made in December, which will show in January of a little over two hundred thousand dollars used to pay for phase II construction (13 lots). Omaha Municipal Land Bank is still sitting a little over 3.4 million, which is comparable to 2023's year to date. We received more DED funds in November. They are given in advance, and we must do monthly reporting. We will continue to get funds until we reach 1.25 million. Total revenue is just over 1.8 million, and compared to the budget, we are doing very well. We will be right around the 1.9 million mark going into December, and this was budgeted for 2024. There are no changes to the expenses; the total is just under 1.4 million. Net income: Three Hundred and ninety-four thousand dollars. We anticipate being similar by the end of the year. January will have two reports, One that shows where we are at, similar to this report, and one that pulls out all the net restricted assets that need to be pulled so that they are not counted for the next two years.

Rodgers asked for a reminder about the data infrastructure expense. Andrea updated everyone on the new software Tolemi, another reputable company for landbanks.

Falke wanted to quickly comment on property sales doing better than we anticipated—less incomplete application.

Rodgers called for a motion to approve the November 2024 financial statement.  
Bumgardner motion to approve. Falke seconded.

**Motion Carried 4-0**

### ***3.3 Resolution to Elect Nomination Committee***

Deana explained that we need to elect new officers and committees. We need to elect three people to the nominations committee to elect members. Sharlon asked for volunteers. Falke, Mason, Kouassi, and Riedmann volunteered.

Rodgers called for a motion to approve the resolution to elect the nominations committee.  
Bumgardner motion to approve. Falke seconded.

**Motion Carried 4-0**

### ***5.0 Consent Agenda***

#### ***6.0 Acquisitions & Dispositions***

##### **New Housing**

### **6.1 2607 Spencer St (\$7,237.50)**

Simone Mason gave an overview of the acquisitions recommended for approval by the Acquisitions & Dispositions Committee.

#### *Cheryl Weston 1124 Pacific St*

Cheryl wanted more information on this particular property and the applicant. Is this buyer from North Omaha? Will the applicant build to own or sell?

Simone updated everyone on additional details. The applicant is a LaVista resident who will sell at market rate and has previous experience. There is no development team, and they will fund the project with a construction loan. The applicant is new to the land bank.

Rodgers called for a motion to approve the Acquisitions & Dispositions. Swirczek motioned to approve. Bumgardner seconded.

**Motion Carried 4-0**

## **7.0 Report Agenda**

### **7.1 Executive Directors Report**

Leslie gave an update on ramping up our educational series. In January, we will hold a Tax Sale 101 webinar. Leslie gave a summary of the webinar. In February, we will have a TLC open house working with new nonprofits to help identify any tax liens. Leslie gave an update on an event on December 18 that will be on the depository program and gave a summary of that webinar. We are still working with DED to identify the next step in selling properties and are looking to update the AMI. In anticipation of that, we are preparing for the RFQ—site-ready contracting and engineering services. Contractors and Coffee will be held to help identify qualifications. We are looking to exhaust all funds by the end of next year. The finance committee has approved moving forward with a project engineer contract.

Ashley gave an update on community engagement. We are vigorously working to get more applicants for adopt-a-lot. We want 10 qualified applicants. To entice more applicants, we will front-load some of the training for the program. We will partner with community organizations to provide one-on-one sessions and training on urban farming. We discussed being able to use the grant funding to provide resources. Ashley gave an update on successful Buyer workshops, and we will have more technical assistance filling out certain sections of the application.

Leslie updated us on the R2U Symposium, including information on the partnerships and the Keynote Speakers. We will also be working with the redress movement. Ashley requested correspondence for anyone interested in fundraising and volunteering.

Leslie updated us on her mentorship with the Center for Community Progress and introduced the new vendor and property manager, Daniel Bennett.

Cheryl Weston 1124 Pacific St 68108

Asked for clarification on the public tax lien properties webinar, and Nonprofit was mentioned. She also wants to know if contractors must be qualified before purchasing property.

Mike Reidmann recognized Leslie Smith for winning 40 under 40 award.

Rodgers had a question about the adopt-a-lot of funding and the timeframe. Andrea gave an update that we have until February to exhaust funds. The land bank does have a plan in place that will consist of using funds to do some site prep work, Proactive community engagement efforts, etc. Our vendor and property manager, Daniel, will lead this program.

### **7.2 Legislative Report**

Deana gave an update on an upcoming event scheduled for Jan 8th for a session. Leslie and Chris are working on getting meetings. We are working to get sponsors.

### **7.3 Finance Committee**

Our non-voting member Grace-Daniele Kouassi gave this update. The finance committee has approved four contractors for 2025. They are all in the approved budget.

Empace + Logren will handle strategy and highlight the shovel-ready lots, 10th anniversary, general PR, and crisis communication. Stable Gray will handle social media and focus on increasing engagement and doing and highlighting property sales campaigns. 2026-2028, the land bank will be working with the Center for Community Progress for strategy planning. Also, to help build a consensus and best practices for the national land bank partner. The land bank will work with MX Development Group for the Phase III DED lot transformation. They will be the project manager for the remainder of the project; they will help with site selection, manage contractors, and handle the methodology.

Grace also wanted to highlight the work the finance committee is doing behind the scenes to make the organization move forward.

Cheryl Weston 1124 Pacific St 68108

What efforts did the finance committee make to choose companies specifically in District 2?

Grace gave an update that everyone had to submit an RFP. Cheryl then asked if this got advertised. Andrea followed up with another update: Our procurement policy has guidelines for the financial threshold for when we start getting bids or using single-source procurement. This is used when a company that we used prior can be used again because they have done good work and are continuing an existing campaign. We received three bids, and the MX development group won the bid.

### **7.4 Governance Committee**

Patrick gave an update that they are keeping a close eye on the information from the special meeting's upcoming session. The senators have less ability to prioritize bills. There are a lot of senator meetings set up, and senators are listening. All positive.

Cheryl Weston, 1124 Pacific St 68108, wanted to wish everyone a merry Christmas and a happy holiday. She is looking forward to next year.

### ***9. Executive Session***

Called a motion to move into the executive session  
Falke motioned to approve. Bumgardner seconded

**Motion Carried 4-0**

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

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

**Motion Carried 4-0**

**Public Meeting adjourned at 10:12 am.**





---

## December Reporting Package

---

Omaha Municipal Land Bank  
December 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.

# Balance Sheet YTD

BALANCE SHEET	2024	2023
<b>ASSETS</b>		
<b>Cash &amp; Equivalents</b>		
<b>Cash Reserves</b>		
Security National Bank Savings 4451	\$1,067,117	\$1,033,945
First National Bank Checking x6245	\$639,769	\$862,766
PayPal Bank	\$1,412	\$191
Pinnacle Bank Checking x2235	\$663,492	\$650,508
Stripe	\$150	\$0
<b>Total Cash &amp; Equivalents</b>	<b>\$2,371,940</b>	<b>\$2,547,409</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$17	\$57
Properties Held for Sale	\$661,900	\$721,200
<b>Total Properties</b>	<b>\$661,917</b>	<b>\$721,257</b>
<b>Tax Lien Certificates</b>		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$52,551
Tax Lien Certificates	\$123,815	\$91,438
<b>Total Tax Lien Certificates</b>	<b>\$164,551</b>	<b>\$143,989</b>
<b>Total Other Current Assets</b>	<b>\$826,468</b>	<b>\$865,246</b>
<b>Total Current Assets</b>	<b>\$3,198,408</b>	<b>\$3,412,655</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>\$3,219,869</b>	<b>\$3,434,116</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$909	\$53
FNBO Credit Card-Andrea 1626	\$2,950	(\$398)
FNBO Credit Card - Leslie x5772	\$843	(\$997)
<b>Total Short Term Debt</b>	<b>\$4,703</b>	<b>(\$1,342)</b>
<b>Total Current Liabilities</b>	<b>\$4,703</b>	<b>(\$1,342)</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$4,703</b>	<b>(\$1,342)</b>
<b>EQUITY</b>		
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - DED	\$410,337	\$625,000
Restricted - FNBO	\$0	\$15,000
Restricted - Front Porch	\$0	\$59,479
Restricted - Hawks	\$0	\$75,000
Restricted - NIFA (Legal Assistant Staff)	\$0	\$30,000

	2024	2023
Restricted - NLBN	\$0	\$10,000
Restricted - Omaha Board of Realtors	\$0	\$10,000
Restricted - Wells Fargo	\$0	\$10,000
Restricted - Union Pacific	\$0	\$10,000
<b>Total Restricted Net Assets</b>	<b>\$410,337</b>	<b>\$844,479</b>
Unrestricted Net Assets	\$2,590,979	\$1,895,028
<b>Total Retained Earnings</b>	<b>\$3,001,317</b>	<b>\$2,739,507</b>
<b>Current Earnings</b>		
Net Income	\$213,850	\$695,951
<b>Total Equity</b>	<b>\$3,215,167</b>	<b>\$3,435,458</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$3,219,869</b>	<b>\$3,434,116</b>

# 2024 Budget vs Actual

PROFIT & LOSS	2024	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
<b>Contributed Revenue</b>				
Agency/Government Grants	\$340,472	\$492,500	(\$152,028)	\$492,500
Board Contributions	\$2,700	\$2,500	\$200	\$2,500
Corporate/Business Contributions	\$8,938	\$185,000	(\$176,062)	\$185,000
Foundation/Trust Grants	\$666,255	\$858,000	(\$191,745)	\$858,000
Individual Contributions	\$0	\$11,250	(\$11,250)	\$11,250
<b>Total Contributed Revenue</b>	<b>\$1,018,365</b>	<b>\$1,549,250</b>	<b>(\$530,885)</b>	<b>\$1,549,250</b>
<b>Earned Revenue</b>				
Application Fees	\$4,131	\$4,225	(\$94)	\$4,225
Interest Earned	\$46,157	\$0	\$46,157	\$0
Property Sales	\$208,509	\$125,070	\$83,439	\$125,070
Redemption of DC Tax Lien Certificates	\$7,120	\$13,175	(\$6,055)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$55,591	\$67,800	(\$12,209)	\$67,800
Tax Recapture Revenue	\$200,639	\$240,800	(\$40,161)	\$240,800
<b>Total Earned Revenue</b>	<b>\$522,148</b>	<b>\$451,070</b>	<b>\$71,078</b>	<b>\$451,070</b>
Net Assets Released From Restriction	\$434,142	\$0	\$434,142	\$0
<b>Total Revenue</b>	<b>\$1,974,654</b>	<b>\$2,000,320</b>	<b>(\$25,666)</b>	<b>\$2,000,320</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
Default Pre-Acquisition	\$28,563	\$25,000	\$3,563	\$25,000
General Acquisition	\$1,275	\$50,000	(\$48,725)	\$50,000
Strategic Pre-Acquisition	\$52,050	\$70,000	(\$17,950)	\$70,000
<b>Total Acquisitions</b>	<b>\$81,888</b>	<b>\$145,000</b>	<b>(\$63,112)</b>	<b>\$145,000</b>
<b>Dispositions</b>				
Ambassador Program Expenses	\$38,938	\$50,000	(\$11,062)	\$50,000
Community-Informed Policies	\$15,181	\$59,000	(\$43,819)	\$59,000
Depository Program	\$0	\$5,000	(\$5,000)	\$5,000
Partnership Development	\$132	\$10,000	(\$9,868)	\$10,000
Successful Buyer	\$57,228	\$78,300	(\$21,072)	\$78,300
<b>Total Dispositions</b>	<b>\$111,480</b>	<b>\$202,300</b>	<b>(\$90,820)</b>	<b>\$202,300</b>
<b>Maintenance</b>				
Adopt-a-Lot Program	\$2,836	\$10,000	(\$7,164)	\$10,000
Site Preparation	\$406,970	\$312,500	\$94,470	\$312,500
Neighborhood Stabilization Program	\$0	\$170,000	(\$170,000)	\$170,000
Property Maintenance & Improvement	\$138,241	\$165,000	(\$26,759)	\$165,000
<b>Total Maintenance</b>	<b>\$548,047</b>	<b>\$657,500</b>	<b>(\$109,453)</b>	<b>\$657,500</b>
<b>Operations</b>				
Accounting Fees	\$33,728	\$27,400	\$6,328	\$27,400
Building Expenses	\$52,036	\$55,080	(\$3,044)	\$55,080
Data Infrastructure	\$61,430	\$36,000	\$25,430	\$36,000
Fundraising	\$23,699	\$54,700	(\$31,001)	\$54,700
Human Resource Expenses	\$26,998	\$25,500	\$1,498	\$25,500
Information Technology	\$15,043	\$20,000	(\$4,957)	\$20,000
Lobbying	\$24,500	\$24,000	\$500	\$24,000
Office Expenses	\$31,735	\$22,000	\$9,735	\$22,000
Staffing & Personnel Expenses	\$696,395	\$689,200	\$7,195	\$689,200
Strategic Planning	\$0	\$6,000	(\$6,000)	\$6,000
<b>Total Operations</b>	<b>\$965,564</b>	<b>\$959,880</b>	<b>\$5,684</b>	<b>\$959,880</b>
Public Relations	\$15,048	\$33,250	(\$18,203)	\$33,250
<b>Total Expenses</b>	<b>\$1,722,026</b>	<b>\$1,997,930</b>	<b>(\$275,904)</b>	<b>\$1,997,930</b>
<b>Operating Profit</b>	<b>\$252,628</b>	<b>\$2,390</b>	<b>\$250,238</b>	<b>\$2,390</b>

	2024	Budget	Budget Variance (\$)	Budget (full FY)
<b>Other Income</b>				
Unrealized Gain (Loss)	(\$38,778)	\$0	(\$38,778)	\$0
<b>Earnings Before Interest &amp; Tax</b>	<b>\$213,850</b>	<b>\$2,390</b>	<b>\$211,460</b>	<b>\$2,390</b>
<b>Net Income</b>	<b>\$213,850</b>	<b>\$2,390</b>	<b>\$211,460</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 \_\_\_\_\_ 2025.

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
2517920000	3652 Spencer Street	DC Tax foreclosure	1/8/2024	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 \_\_\_\_\_, 2025.

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
2517920000	3652 Spencer Street	DC Tax foreclosure	1/8/2024	Residential Vacant	acquired	Omaha
2517910000	3656 Spencer Street	DC Tax foreclosure	1/8/2024	Residential Vacant	acquired	Omaha
2517710000	3677 Lothrop	DC Tax foreclosure	1/8/2024	Residential Vacant	acquired	Omaha
542470002	3012 Pinkney	DC Tax foreclosure	7/16/2024	Residential Vacant	acquired	Omaha

RESOLUTION TO ELECT EXECUTIVE 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 IV of the Omaha Municipal Land Bank By-laws provide that the officers of the Land Bank Board shall be a Chair, a Vice Chair, a Treasurer and an Immediate Past Chair and that those officers shall be elected by the Board by and from the among its voting members at its regular meeting at the end of each year;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects Patrick Falke as Board Chair, Bridget Bumgardner as Vice Chair, and Grace-Daniele Kouassi as Treasurer. Sharlon Rodgers shall be the immediate past chair. These officers shall assume office as of January 1<sup>st</sup>, 2024.

Approved by majority vote of the Board of Directors this \_\_\_\_ day of \_\_\_\_\_ 2025.

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

\_\_\_\_\_  
Kione Lowe, Secretary or  
Leslie Smith, Executive Director

\_\_\_\_\_  
Patrick Falke, Chair or  
Bridget Bumgardner, 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 Dave Fanslau, Juanita Johnson, Mike Riedmann, Sharlon Rodgers, Bridget Bumgardner, Colleen Mason, and Todd Swirczek as members 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 \_\_\_\_\_ 2025.

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

---

Kione Lowe, Secretary or  
Leslie Smith, Executive Director

---

Patrick Falke, Chair or  
Bridget Bumgardner, 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 Grace-Daniele Kouassi and Louann Goding as members of the Finance Committee of the Omaha Municipal Land Bank, effective immediately.

Approved by majority vote of the Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

\_\_\_\_\_  
Kione Lowe, Secretary or  
Leslie Smith, Executive Director

\_\_\_\_\_  
Patrick Falke, Chair or  
Bridget Bumgardner, Vice-Chair

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 Patrick Falke, Cort Bonner, Mike Riedmann, and Susan Rauth as members of the Governance Committee upon the adoption of this resolution.

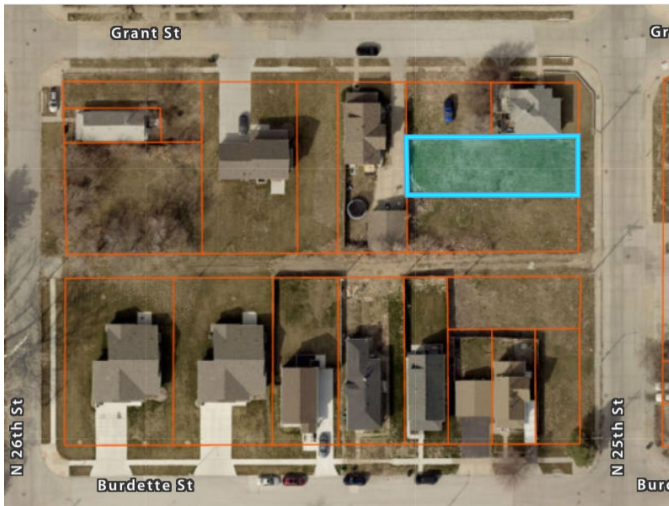
Approved by majority vote of the Board of Directors this \_\_\_\_ day of \_\_\_\_\_ 2025.

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

\_\_\_\_\_  
Kione Lowe, Secretary or  
Leslie Smith, Executive Director

\_\_\_\_\_  
Patrick Falke, Chair or  
Bridget Bumgardner, Vice Chair



### Property Details

Address: 2220 N 25<sup>th</sup> St  
 Parcel Number: 2001320000  
 Owner: OMLB  
 Zoned As: R7  
 Lot Size: 4,919 sq ft  
 Proposed Use: Multi-Family Housing  
 Buildable: Yes  
 Acquisitions Date: 6/25/2020

### Property Budget

**Asking Price: \$10,400**

#### Acquisition Costs: Actual

Purchase Price: \$ 0  
 Foreclosure: \$158  
 Title Search: \$85  
 Total: \$243

#### Operations Cost: Actual

Insurance: \$ 0  
 Maintenance: \$ 630  
 Total: \$ 630

#### Disposition Revenue: Actual

**Liens Removed: \$17,469.14**  
 Discount Eligibility Amount: \$8,840  
 Property Investment Amount: (\$873)

---

Total: \$7,967



## Property Details

Address	2432 Larimore Ave
Parcel Number:	2316450000
Owner:	OMLB
Zoned As:	Residential
Lot Size:	3375 sq ft
Proposed Use:	Housing
Buildable:	No
Acquisitions Date:	12/8/2017

## Property Budget

**Asking Price: \$3,500**

### Acquisition Costs: Actual

Purchase Price:	\$0
Foreclosure:	\$0
Title Search:	\$ 85
Total:	\$85

### Operations Cost: Actual

Insurance:	\$ 50
Maintenance:	\$710
Total:	\$760

### Disposition Revenue: Actual

Discount Eligibility Amount:	\$2,450
Property Investment Amount:	(\$ 845)

---

Total:	\$1,605
--------	---------





### Property Details

Address: 2436 Larimore Ave  
 Parcel Number: 2316460000  
 Owner: OMLB  
 Zoned As: Residential  
 Lot Size: 3375 sq ft  
 Proposed Use: Housing  
 Buildable: No  
 Acquisitions Date: 10/29/2020

### Property Budget

**Asking Price: \$3,500**

#### Acquisition Costs: Actual

Purchase Price:	\$ 0
Foreclosure:	\$883.19
Title Search:	\$ 85
<b>Total:</b>	<b>\$968.19</b>

#### Operations Cost: Actual

Insurance:	\$ 50
Maintenance:	\$970
<b>Total:</b>	<b>\$1,020</b>

#### Disposition Revenue: Actual

Discount Eligibility Amount:	\$2,625
Property Investment Amount:	(\$1,988.19)

---

<b>Total:</b>	<b>\$637.31</b>
---------------	-----------------