

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.

Wednesday, February 19, 2025

### Meeting Location:

Metropolitan Community College-Fort Omaha Campus

Mule Barn, Building 12-Room 112

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**Omaha Municipal Land Bank Board Members:** Patrick Falke – Chair, Bridget Bumgardner-Vice Chair, Grace-Daniel Kouassi, -Treasurer, Cort Bonner, Todd Swirczek, Lou Ann Goding and Sharlon Rodgers.

Non-Voting Board Members: Mike Riedmann, Susan Rauth and 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@omlb.org](mailto:info@omlb.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 January 22, 2025, Board of Directors Meeting
<b>3.2</b>	X	Approval of the January 2025 Financial Statements
<b>3.3</b>	X	Resolution to Exercise Auto Bid
<b>3.4</b>	X	Resolution to Elect Fundraising Committee
<b>3.5</b>	X	Resolution to Qualify Professional General Engineering Companies
<b>3.6</b>		Next Board Meeting Date – March 12, 2025

<b>4</b>		<b>CONSENT AGENDA (ITEMS #6.1,6.2,6.3,6.4,6.5)</b>
<b>5</b>		<b>ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)</b>
<b>6.</b>		<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>
<b>6.1</b>		3315 Evans St- (\$8,628.60)
<b>6.2</b>		3215 Charles St- (\$10,120)
<b>6.3</b>		Parcel #0807170000- (\$8,625)
<b>6.4</b>		5353 N 33rd Ave-(\$14,620)
		<b><i>Land Assembly</i></b>
<b>6.5</b>		2432 and 2436 Larimore Ave- (\$5,425)
		<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>
<b>7.0</b>		<b>REPORT AGENDA (10 MIN)</b>
<b>7.1</b>		Executive Directors Report- <b>N/A</b>
<b>7.2</b>		Finance Committee Report
<b>7.3</b>		Legislative Report- <b>Catalyst</b>
<b>7.4</b>		Governance Committee Report <b>N/A</b>
<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**

January 22, 2025

**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, January 22, 2025

**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 Monday, January 13, 2025.

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**Voting Members Present:** Patrick Falke (Chair)  
Bridget Bumgardner (Vice-Chair)  
LouAnn Goding  
Sharlon Rodgers  
Cort Bonner  
Grace- Daniele Kouassi

**Non-voting Members Present:** Collen Mason

**Members Not Present:** Todd Swirczek,  
Susan Rauth,  
Mike Reidmann,  
Juanita Johnson,  
Dave Fanslau

**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 6 voting members in person and 1 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 December 2024, Board of Directors Meeting***

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

**Motion Carried 6-0**

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

Andrea advised everyone to turn to page 11 to view the 2024 year-end financials. Balance sheet starting with cash reserves, comparing 2024 with 2023. We are sitting a little over 2.3 Million. Current assets are our properties held and tax lien certificates. We also have the depository program properties are valued as a \$1. This makes up the three types of assets we have. Restricted funds were zeroed out due to expensing the funds the only grant left is the DED funds.

Patrick asked for clarification on the cash equivalence. On cash being a little high at the end of last year due to the DED grant. IS it fair the the cash is 2.4 million with four hundred thousand to spend for DED. Andrea responded that once the DED grant is spent, we will see what our net income will be by the end of the year. Andrea explained with total liabilities and equity we are sitting a litter over 3.2 million. We have 1 million in cash reserves attended to cover us for 1 year if needed. Discussing the P&L sheet, the reason for the red in revenue is because we moved the net assets release restrictions over. We kept our expenses under our budget of 2 million. Very beneficial doing the mid-year budget adjustments Andrea will be doing budget reviews monthly. And if need be, I will do an adjustment in June again.

Patrick asked about have the 2025 projected budget column. Andrea explained the timeline of approval which happened in October. From approval andrea works directly with accountant to make sure the books match.

Sharlon asked about the Mid-year adjustment. Andrea stated that in 2024, we reviewed the budget but didn't make adjustments. In 2023 an adjustment was made. We could either do a review or an adjustment in June. Sharlon asked if a recommendation would be made to the finance committee. Andrea stated that we could review but doesn't recommend adjusting unless a large unanticipated grant came through. Patrick asked about a detailed filing system in place. Andrea explained the process of how the balance sheet has become more innovative in the way we explain the carry over and how we account for funds.

Patrick wanted to make a comment of thanking the whole team on managing the finances.

Rodgers called for a motion to approve the December 2024 financial statement.  
Falke motion to approve. Kouassi seconded.

### **Motion Carried 6-0**

### ***3.3 Resolution to Cancel Delinquent Taxes***

Deana explained the process of canceling taxes and special assessments. This is a little housekeeping on a few properties.

Rodgers called for a motion to approve the resolution to Cancel Delinquent Taxes.

Falker motion to approve. Bumgardner seconded.

**Motion Carried 6-0**

### **3.4 Resolution to Cancel Special Assessments**

*Cheryl Weston*

*1124 Pacific St – asked about both cancellations and why the amount was not included. Deana responded that per the treasury, we leave the amount blank due to the amount possibly changing. It is a public record.*

Rodgers called for a motion to approve the resolution to Cancel Special Assessments.  
Falke motion to approve. Kouassi seconded.

**Motion Carried 6-0**

### **3.5 Resolution to Elect Executive Committee**

*Deana explained that the nominations for Chair are Patrick, the Vice Chair is Bridget and Treasury Grace. Immediate past chair*

*Cheryl Weston, 1124 Pacific St, asked a question about the executive committee resolution and pointed out that it said 2024. Deana responded with an error. It is supposed to be 2025.*

Rodgers called for a motion to approve the resolution to elect the executive committee.  
Falke motion to approve the amended resolution. Bonner seconded.

**Motion Carried 6-0**

### **3.6 Resolution to Elect A & D Committee**

*Deana explained that the nominations Dave, Juanita, mike, sharlon, Bridget, Collen and Todd*

Bumgardner motion to approve. Falke seconded.

**Motion Carried 6-0**

### **3.7 Resolution to Elect Finance Committee**

*Grace, LouAnn*

LouAnn stated that her name was misspelled.

Rodgers called for a motion to approve the resolution to elect the finance committee. Falke motioned to approve the amended resolution. Bonner seconded.

**Motion Carried 6-0**

### ***3.8 Resolution to Elect Governance Committee***

*Patrick, Cort, Susuan, & Mike*

Rodgers called for a motion to approve the resolution to elect the governance committee. Bumgardner motion to approve. Kouassi seconded.

**Motion Carried 6-0**

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

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

##### **New Housing**

#### ***6.1 2220 N 25<sup>th</sup> ST (\$8,840)***

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

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

**Motion Carried 6-0**

### ***7.0 Report Agenda***

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

Leslie informed the board of the tax webinar held at the beginning of the year. This webinar was open to the public. Next month, we will bring in a new TLC List for approval. There is no guarantee that we will be able to acquire properties, but we do work to support existing community efforts in that regard. Office hours will be available next month for anyone looking for more training in the process. We have also been doing a lot of work on the shovel-ready project. The original purpose of this grant looks to go towards the end of 2026. We are ahead of schedule in terms of completing the terms of the grant. With the onboarding of Daniel, the vendor & property manager, we have been able to jump the capacity. We will enter Phase 3 this year. Leslie touched base on the outreach efforts for the RFQs, giving everyone a chance to

work with the grant project. Invited the board to assist with getting the word out within their districts.

Patrick asked if there were people from the outreach efforts that have worked with the land bank with successful project?

Grace asked if the contractors have to come from certain districts.

This year, we are celebrating our 10th anniversary.

Leslie updated us on the efforts for the new strategic plan process. Phase 1 involves working with the Center for Community Progress on research and data gathering. Leslie informed the board that they would be contacted to complete surveys. Please achieve a 100% success rate on responses.

Bridget asked what the contact form would be: the correspondence would be via email. Ashley informed us that the emails will come from Karen or Sara from the Center for Community Progress. Patrick added that this is a great opportunity to work with the Center for Community Progress.

Ashley reported on the ambassador's updates. There will be a holiday party for ambassadors and board members, and we will have the opportunity to speak with land bank lot developers. February 10<sup>th</sup>, 6- 8 p.m.

Leslie reminded us that we are a nonprofit and requested volunteers for the fundraising committee. The resolution will be presented at next month's board meeting. Leslie also asked for annual board donations.

## **7.2 Finance Committee**

Grace updated the approval of 3 contracts. For Language services we will work with World Speaks. For accounting services we will work with RG & Associates. We will be working with Strawhecker on fund development. All companies fit in with the budget.

Patrick asked for clarification on the procurement process.

Andrea answered that our procurement process has financial thresholds. We use bids or single-source procurement if the amount is between five thousand and twenty-five thousand. The only time we use single-source procurement is if we have used them before and like their services. For anything over twenty-five thousand, we have to use an RFP.

LouAnn asked about the dollar requirement for the finance committee. Leslie informed us the procurement policy is on our website if anyone is interested in learning that policy.



Patrick asked if there is anything in writing that states the things we can and cannot invest in. Deana stated that the land bank was originally able to sell bonds, which has since been removed.

### ***7.3 Legislative Report***

Chris gave a brief update on our legislative session on day 10. New bills have to be presented within the first 10 days. The last update was about the new senators. Chris informed us that getting the new senators and educating them on the land bank is important. The new rule is that senators can only have 20 bills to introduce. There are three committees critical to the land bank. The Urban Affairs Committee, Revenue Committee, and Appropriations Committee are also involved. The governor's budget was just released, and the state is based on a 432 million dollar deficit. He has made a lot of minor cuts and is rolling back previous economic development funds.

Patrick asked if any policies would offset the cuts and rollbacks. Chris informed us that bills are coming up.

### ***7.4 Governance Committee***

N/A

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

N/A

### **Motion Carried 4-0**

Cheryl Weston, 1124 Pacific St, praised Sharlon for giving a voice to District 2. She agreed that Sharon did an excellent job. Cheryl welcomed Patrick.

Sharlon thanked everyone for the comments and the praise.

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

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

### **Motion Carried 6-0**

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



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## January Reporting Package

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Omaha Municipal Land Bank  
January 2025

# 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.

# Balance Sheet YTD

BALANCE SHEET	2025 (YTD)	2024
<b>ASSETS</b>		
<b>Cash &amp; Equivalents</b>		
<b>Cash Reserves</b>		
Security National Bank Savings 4451	\$1,069,564	\$1,067,117
First National Bank Checking x6245	\$643,944	\$639,769
PayPal Bank	\$0	\$1,412
Pinnacle Bank Checking x2235	\$664,478	\$663,492
Stripe	\$0	\$150
<b>Total Cash &amp; Equivalents</b>	<b>\$2,377,986</b>	<b>\$2,371,940</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$17	\$17
Properties Held for Sale	\$661,100	\$661,900
<b>Total Properties</b>	<b>\$661,117</b>	<b>\$661,917</b>
<b>Tax Lien Certificates</b>		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$40,736
Tax Lien Certificates	\$123,815	\$123,815
<b>Total Tax Lien Certificates</b>	<b>\$164,551</b>	<b>\$164,551</b>
<b>Total Other Current Assets</b>	<b>\$825,668</b>	<b>\$826,468</b>
<b>Total Current Assets</b>	<b>\$3,203,654</b>	<b>\$3,198,408</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>\$3,225,115</b>	<b>\$3,219,869</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$921	\$909
FNBO Credit Card-Andrea 1626	\$2,157	\$2,950
FNBO Credit Card - Leslie x5772	\$1,764	\$843
<b>Total Short Term Debt</b>	<b>\$4,842</b>	<b>\$4,703</b>
<b>Total Current Liabilities</b>	<b>\$4,842</b>	<b>\$4,703</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$4,842</b>	<b>\$4,703</b>
<b>EQUITY</b>		
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - Anonymous	\$0	\$75,000
Restricted - DED	\$410,337	\$410,337
Restricted - FNBO	\$0	\$15,000
Restricted - Hawks	\$0	\$75,000
Restricted - Lozier Foundation	\$0	\$50,000

	2025 (YTD)	2024
Restricted - Mutual of Omaha	\$16,764	\$22,164
Restricted - Sherwood Foundation	\$0	\$100,000
<b>Total Restricted Net Assets</b>	<b>\$427,102</b>	<b>\$747,502</b>
Unrestricted Net Assets	\$2,467,665	\$2,687,957
<b>Total Retained Earnings</b>	<b>\$2,894,767</b>	<b>\$3,435,458</b>
<b>Current Earnings</b>		
Net Income	\$325,507	(\$220,291)
<b>Total Equity</b>	<b>\$3,220,274</b>	<b>\$3,215,167</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$3,225,115</b>	<b>\$3,219,869</b>

# 2025 Budget vs Actual

PROFIT & LOSS	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
<b>Contributed Revenue</b>				
Agency/Government Grants	\$48,077	\$16,026	\$32,051	\$1,015,938
Board Contributions	\$0	\$0	\$0	\$2,500
Corporate/Business Contributions	\$3,500	\$0	\$3,500	\$104,500
Foundation/Trust Grants	\$50,000	\$365,000	(\$315,000)	\$885,000
Individual Contributions	\$0	\$0	\$0	\$11,250
<b>Total Contributed Revenue</b>	<b>\$101,577</b>	<b>\$381,026</b>	<b>(\$279,449)</b>	<b>\$2,019,188</b>
<b>Earned Revenue</b>				
Application Fees	\$0	\$350	(\$350)	\$4,225
Interest Earned	\$3,433	\$0	\$3,433	\$0
Property Sales	\$11,166	\$10,400	\$766	\$125,070
Redemption of DC Tax Lien Certificates	\$315	\$1,075	(\$760)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$416	\$5,650	(\$5,234)	\$67,800
Tax Recapture Revenue	\$5,993	\$20,000	(\$14,007)	\$240,800
<b>Total Earned Revenue</b>	<b>\$21,323</b>	<b>\$37,475</b>	<b>(\$16,152)</b>	<b>\$451,070</b>
Net Assets Released From Restriction	\$320,400	\$0	\$320,400	\$0
<b>Total Revenue</b>	<b>\$443,300</b>	<b>\$418,501</b>	<b>\$24,799</b>	<b>\$2,470,258</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
General Acquisition	\$0	\$0	\$0	\$20,775
Pre-Acquisition TLC Fees	\$1,276	\$4,400	(\$3,124)	\$53,987
Pre-Acquisition TLC Purchase	\$0	\$0	\$0	\$60,000
<b>Total Acquisitions</b>	<b>\$1,276</b>	<b>\$4,400</b>	<b>(\$3,124)</b>	<b>\$134,762</b>
<b>Dispositions</b>				
Depository Program	\$0	\$0	\$0	\$600
Successful Buyer	\$0	\$0	\$0	\$10,700
<b>Total Dispositions</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,300</b>
<b>Community Affairs</b>				
Ambassador Program Expenses	\$0	\$1,000	(\$1,000)	\$20,100
Community-Informed Policies	\$0	\$0	\$0	\$6,000
Developer's Symposium	\$0	\$0	\$0	\$92,500
Fundraising	\$0	\$0	\$0	\$24,000
Governance & Advocacy	\$2,300	\$2,300	\$0	\$30,200
Marketing & Communications	\$2,750	\$5,900	(\$3,150)	\$75,000
Outreach & Engagement	\$0	\$0	\$0	\$10,000
<b>Total Community Affairs</b>	<b>\$5,050</b>	<b>\$9,200</b>	<b>(\$4,150)</b>	<b>\$257,800</b>
<b>Maintenance</b>				
Adopt-a-Lot Program	\$5,400	\$6,000	(\$600)	\$22,000
Property Maintenance & Improvement	\$3,870	\$10,000	(\$6,130)	\$191,000
Site Preparation	\$500	\$3,000	(\$2,500)	\$835,938
<b>Total Maintenance</b>	<b>\$9,770</b>	<b>\$19,000</b>	<b>(\$9,230)</b>	<b>\$1,048,938</b>
<b>Operations</b>				
Accounting Fees	\$1,399	\$1,300	\$99	\$32,580
Building Expenses	\$4,360	\$4,200	\$160	\$50,270
Data Infrastructure	\$0	\$0	\$0	\$50,500
Human Resource Expenses	\$3,243	\$1,660	\$1,583	\$19,979
Information Technology	\$1,551	\$600	\$951	\$8,380
Office Expenses	\$3,061	\$1,500	\$1,561	\$18,000
Staffing & Personnel Expenses	\$87,283	\$87,500	(\$217)	\$759,100
Strategic Planning	\$0	\$0	\$0	\$75,500
<b>Total Operations</b>	<b>\$100,897</b>	<b>\$96,760</b>	<b>\$4,137</b>	<b>\$1,014,309</b>
<b>Total Expenses</b>	<b>\$116,993</b>	<b>\$129,360</b>	<b>(\$12,367)</b>	<b>\$2,467,110</b>
<b>Operating Profit</b>	<b>\$326,307</b>	<b>\$289,141</b>	<b>\$37,166</b>	<b>\$3,149</b>

	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Other Income</b>				
Unrealized Gain (Loss)	(\$800)	\$0	(\$800)	\$0
<b>Earnings Before Interest &amp; Tax</b>	<b>\$325,507</b>	<b>\$289,141</b>	<b>\$36,366</b>	<b>\$3,149</b>
<b>Net Income</b>	<b>\$325,507</b>	<b>\$289,141</b>	<b>\$36,366</b>	<b>\$3,149</b>

RESOLUTION TO EXERCISE AN  
AUTOMATICALLY ACCEPTED BID PURSUANT TO  
NEB. REV. STAT. §18-3405(11)(a)(b) and (c)

WHEREAS, the Nebraska Municipal Land Bank Act, Neb. Rev. Stat. §§ 18-3401 to 18-3418, and §§ 2-235 to 2-241 of the Omaha Municipal Code provide for the Omaha Municipal Land Bank to exercise an automatically accepted bid at any sale of real property for the nonpayment of taxes conducted pursuant to Neb. Rev. Stat. §§77-1801 to 77-1863, as provided for in Neb. Rev. Stat. §18-3417; and

WHEREAS, on March 11, 2015, the Omaha Municipal Land Bank adopted policies and procedures that specify the conditions that must be met in order to exercise the automatically accepted bid; and

WHEREAS, the adopted policies and procedures for an automatically accepted bid and Neb. Rev Stat. §18-3405(11)(a), (b), and (c) state an automatically accepted bid can be given for real property that substantially meets more than one of the following criteria, as determined by two-thirds of the voting members of the board:

- a)
  - (i) The property is not occupied by the owner or any lessee or licensee of the owner;
  - (ii) There are no utilities currently being provided to the property;
  - (iii) Any buildings on the property have been deemed unfit for human habitation, occupancy, or use by local housing officials;
  - (iv) Any buildings on the property are exposed to the elements such that deterioration of the buildings building is occurring;
  - (v) Any buildings on the property are boarded up;
  - (vi) There have been previous efforts to rehabilitate any buildings on the property;
  - (vii) There is a presence of vermin, uncut vegetation, or debris accumulation on the property;
  - (viii) There have been past actions by the municipality to maintain the grounds or one or more major buildings any building on the property; or
  - (ix) The property has been out of compliance with orders of local housing officials; and
  
- b) The real property is contiguous to a parcel that meets more than one of the criteria in subdivision (11)(a) of this section or that is already owned by the land bank; or
  
- c) Acquisition of the real property by the land bank would serve the best interests of the community as determined by two-thirds of the voting members of the board. In determining whether the acquisition would serve the best interests of the community, the board shall take into consideration the hierarchical ranking of priorities for the use of real property conveyed by a land bank established pursuant to subsection (5) of section 18-3410, if any such hierarchical ranking is established.



WHEREAS, the two-thirds of the voting members of Board of Directors of the Omaha Municipal Land Bank have determined that the real property set forth on Exhibit “A”, as attached hereto and incorporated herein, substantially meet more than one of the required criteria; and

WHEREAS, an automatically accepted bid may be exercised at any sale of real property for the nonpayment of taxes conducted pursuant to Neb. Rev. Stat. §§77-1801 to 77-1863, for real property identified in Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby authorizes the exercise of an automatically accepted bid at any sale of real property for the nonpayment of taxes conducted pursuant to Neb. Rev. Stat. §§77-1801 to 77-1863, for real property identified on Exhibit A, as allowed and provided for by Neb. Rev. Stat. § 18-3405 and the adopted policies and procedures of the Omaha Municipal Land Bank.

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

---

Patrick Falke, Chair or  
Bridget Bumgardner, Vice-Chair

**RESOLUTION TO EXERCISE AN AUTOMATICALLY ACCEPTED BID  
PURSUANT TO NEB. REV. STAT. §18-3405(11)(a) AND §18-3417  
EXHIBIT A**

ITEM	Parcel	ADDRESS	Tax Due	Reason
276	528600000	1008 N 029 ST	\$366.41	Adjacent to City Lot
277	528610000	1010 N 029 ST	\$366.41	Adjacent to City Lot
3407	2113390000	1012 S 029 ST	\$666.62	Vacant Lot
3350	2100200000	1014 FREDERICK ST	\$234.98	Vacant Lot
1725	1235930000	1103 S 031 ST	\$240.82	Vacant Lot
3594	2216730002	1110 S 024 ST	\$450.79	Vacant Lot
3674	2234254510	1115 BRIGGS ST	\$151.00	Vacant Lot
3673	2234254508	1117 BRIGGS ST	\$132.34	Vacant Lot
3672	2234254506	1119 BRIGGS ST	\$132.34	Vacant Lot
3671	2234254504	1121 BRIGGS ST	\$132.34	Vacant Lot
3670	2234254502	1123 BRIGGS ST	\$132.34	Vacant Lot
3669	2234254500	1125 BRIGGS ST	\$174.34	Vacant Lot
4322	2500490000	116 N 031 AV	\$202.41	Vacant Lot
808	730300000	1410 N 029 ST	\$402.98	Adjacent to City Lot
3636	2222320000	1419 BROWNE ST	\$409.83	Adjacent to OMLB Lot
3747	2249230000	1451 LOTHROP ST	\$176.68	Vacant Lot
2205	1520230004	1473 S 16th ST	\$449.63	Vacant Lot
704	644040000	1509 EVANS ST	\$193.00	Vacant Lot
2753	1744650000	1604 MAPLE ST	\$165.00	Adjacent to City Lot
2754	1744660000	1606 MAPLE ST	\$165.00	Adjacent to City Lot
2238	1528010000	1612 LOTHROP ST	\$174.34	Vacant Lot
2534	1640920000	1615 N 034 ST	\$279.33	Adjacent to City Lot
2171	1513220000	1617 MANDERSON ST	\$782.79	Habitat Partner Interest
2237	1527930000	1623 LOTHROP ST	\$535.22	Vacant Lot
2174	1513250000	1623 MANDERSON ST	\$237.33	Vacant Lot
3488	2135525572	16801 SHIRLEY ST	\$519.48	Vacant Lot
1740	1240470000	1709 S 028 ST	\$433.18	Vacant Lot
2529	1640480000	1714 N 034 ST	\$167.74	Assembly with another TLC Lot
4476	2544760000	1802 MIAMI ST	\$162.66	Vacant Lot
4478	2544810006	1806 MIAMI ST	\$174.34	Vacant Lot
2526	1640010000	1813 N 034 ST	\$311.99	Vacant Lot
3648	2226910000	1829 N 024 ST	\$106.66	Adjacent to City Lot
3647	2226850002	1847 N 024 ST	\$263.00	Vacant Lot
3652	2230360000	2038 FOWLER AV	\$529.06	Vacant Lot
3590	2215740000	2120 S 048 AV	\$365.65	Vacant Lot
2928	1838670000	2222 OGDEN ST	\$165.00	Vacant Lot
1187	920590000	2223 MAPLE ST	\$471.47	Vacant Lot
2234	1527290000	2226 SPENCER ST	\$181.32	Vacant Lot
815	735870000	2227 LOCUST ST	\$272.41	Vacant Lot
3678	2235770000	2311 P ST	\$162.03	Vacant Lot
3239	2015160000	2315 MANDERSON ST	\$130.05	Vacant Lot
841	742740000	2321 S 021 ST	\$248.98	Vacant Lot
661	634280392	2327 N 081 ST	\$573.29	Vacant Lot
3546	2156020000	2336 N 104 CR	\$524.30	Vacant Lot
4440	2539080000	2401 PINKNEY ST	\$109.50	Vacant Lot
845	744210000	2407 S 024 ST	\$265.95	Vacant Lot
4441	2539100000	2411 PINKNEY ST	\$185.99	Vacant Lot
3572	2210310000	2413 HAMILTON ST	\$392.17	Vacant Lot
1164	917380000	2413 SPENCER ST	\$216.34	Vacant Lot
3147	1945350000	2414 PARKER ST	\$179.00	Vacant Lot
3573	2210530000	2416 INDIANA ST	\$148.66	Adjacent to City Lot
3148	1945360000	2416 PARKER ST	\$179.00	Vacant Lot
3299	2030340000	2416 N 017 ST	\$346.91	Adjacent to City Lot
3575	2210590000	2418 INDIANA ST	\$148.66	Vacant Lot
3298	2030330000	2418 N 017 ST	\$346.91	Vacant Lot
3574	2210580000	2420 INDIANA ST	\$148.66	Vacant Lot
1799	1303060000	2424 BRISTOL ST	\$209.35	Adjacent to City Lot
4490	2546330000	2426 N 033 AV	\$623.10	Vacant Lot
1951	1414260000	2430 S 016 ST	\$258.34	Vacant Lot
1952	1414270000	2434 S 016 ST	\$258.34	Vacant Lot

1945	1413040000	2435 S 020 ST	\$213.99	Vacant Lot
1319	1013880000	2455 LARIMORE AV	\$181.32	Vacant Lot
2038	1433900000	2502 SPRAGUE ST	\$131.20	Habitat Partner Interest
1978	1420190000	2502 TAYLOR ST	\$246.66	Vacant Lot
1977	1420180000	2504 TAYLOR ST	\$246.66	Vacant Lot
3829	2324550004	2508 H ST	\$227.99	Vacant Lot
262	525400000	2509 EMMET ST	\$527.40	Habitat Partner Interest
2556	1644400000	2511 TEMPLETON ST	\$179.00	Vacant Lot
1560	1141080181	2512 N 067 ST	\$594.30	Vacant Lot
3143	1944950000	2521 BLONDO ST	\$195.32	Assembly with another TLC Lot
3144	1944960000	2525 BLONDO ST	\$199.99	Assembly with another TLC Lot
1822	1307580000	2537 REES ST	\$274.66	Vacant Lot
2023	1431470000	2565 AMES AV	\$241.99	Vacant Lot
2638	1715190000	2565 MANDERSON ST	\$248.98	Habitat Partner Interest
77	204570000	2576 SPAULDING ST	\$244.31	Vacant Lot
2750	1744510000	2602 N 016 ST	\$185.99	Vacant Lot
2749	1744500000	2604 N 016 ST	\$106.66	Adjacent to City Lot
2624	1712800000	2604 N 028 AV	\$125.35	Vacant Lot
2731	1740572365	2606 N 032 ST	\$123.21	Vacant Lot
1570	1142690000	2610 BINNEY ST	\$207.00	Vacant Lot
1031	823520006	2610 WASHINGTON ST	\$267.65	Vacant Lot
2732	1740572369	2620 N 032 ST	\$124.35	Vacant Lot
1879	1321470000	2714 N 040 ST	\$128.92	Adjacent to OMLB Lot
3370	2101960000	2715 DEWEY AV	\$183.67	Vacant Lot
109	229530000	2738 S 009 ST	\$330.64	Vacant Lot
1239	935180002	2769 S 011 ST	\$321.30	Vacant Lot
3388	2106330000	2807 PINKNEY ST	\$218.66	Habitat Partner Interest
1577	1143690002	2811 BINNEY ST	\$316.66	Vacant Lot
3018	1916030000	2815 N 031 ST	\$197.65	Adjacent to City Lot
849	745010000	2836 DECATUR ST	\$222.56	Vacant Lot
1573	1143250000	2871 WIRT ST	\$204.66	Vacant Lot
896	754560002	2873 MAPLE ST	\$369.56	Vacant Lot
1574	1143290000	2875 WIRT ST	\$199.99	Adjacent to City Lot
899	754950000	2878 MIAMI ST	\$117.50	Vacant Lot
2906	1828630000	2902 SPAULDING ST	\$255.99	Vacant Lot
2905	1828620000	2906 SPAULDING ST	\$255.99	Assembly with another TLC Lot
3577	2212090000	2910 PARKER ST	\$573.85	Vacant Lot
2904	1828610000	2910 SPAULDING ST	\$255.99	Assembly with another TLC Lot
2898	1828550000	2911 RUGGLES ST	\$518.66	Vacant Lot
3582	2213170000	2911 SEWARD ST	\$113.67	Adjacent to City Lot
2903	1828600000	2918 SPAULDING ST	\$255.99	Assembly with another TLC Lot
3767	2300630000	2924 OAK ST	\$234.98	Vacant Lot
1583	1144070000	2926 N 025 ST	\$566.25	Vacant Lot
2725	1739610206	3006 MENKE CR	\$403.92	Vacant Lot
2227	1526140000	3010 N 016 ST	\$202.31	Vacant Lot

641	627782990	3021 N 072 ST	\$444.98	Vacant Lot
3017	1916010000	3024 CORBY ST	\$185.99	Adjacent to City Lot
642	627782992	3027 N 072 ST	\$451.97	Assembly with another TLC Lot
543	542750002	3028 EMMET ST	\$409.97	Habitat Partner Interest
3402	2112000000	3028 SEWARD ST	\$796.92	Vacant Lot
555	545110000	3034 EVANS ST	\$379.41	Habitat Partner Interest
2734	1740572381	3126 OHIO ST	\$119.78	Vacant Lot
1173	919030002	3138 S 015 ST	\$465.97	Assembly with another TLC Lot
1174	919050001	3144 S 015 ST	\$503.29	Assembly with another TLC Lot
585	604460000	3166 CURTIS AV	\$142.36	Vacant Lot
1044	825490000	3190 LARIMORE AV	\$213.99	Adjacent to OMLB Lot
1037	824770000	3194 MEREDITH AV	\$248.98	Vacant Lot
3293	2029590000	3202 HAMILTON ST	\$405.31	Vacant Lot
3021	1917020000	3214 CORBY ST	\$204.66	Vacant Lot
111	230670004	3226 S 023 ST	\$274.66	Vacant Lot
3562	2203970000	3311 CALIFORNIA ST	\$559.31	Vacant Lot
3706	2241156039	3318 WEBER ST	\$332.98	Assembly with another TLC Lot
2527	1640040000	3320 DECATUR ST	\$356.32	Vacant Lot
3705	2241156037	3326 WEBER ST	\$342.32	Assembly with another TLC Lot
2532	1640720000	3327 DECATUR ST	\$356.32	Vacant Lot
1259	940990000	3331 SPRAGUE ST	\$258.34	Vacant Lot
3704	2241156035	3332 WEBER ST	\$462.02	Assembly with another TLC Lot
3703	2241156029	3346 WEBER ST	\$462.02	Assembly with another TLC Lot
3702	2241156027	3350 WEBER ST	\$356.32	Assembly with another TLC Lot
4496	2546770000	3369 GRANT ST	\$188.34	Adjacent to OMLB Lot
3746	2248910000	3401 N 016 ST	\$315.57	Vacant Lot
2530	1640490000	3405 DECATUR ST	\$179.16	Assembly with another TLC Lot
2537	1641260000	3517 FRANKLIN ST	\$790.06	Vacant Lot
2082	1439330000	3521 N 042 ST	\$122.06	Vacant Lot
3385	2106090000	3528 N 028 ST	\$118.64	Vacant Lot
549	544090000	3603 N 030 ST	\$160.31	Vacant Lot
2581	1708660000	3606 GRANT ST	\$199.99	Vacant Lot
1886	1323000077	3624 LAKE ST	\$118.33	Vacant Lot
2052	1435830000	3656 BEDFORD AV	\$272.41	Vacant Lot
2821	1800230000	3662 AMES AV	\$209.35	Vacant Lot
2910	1829560002	3701 N 030 ST	\$402.98	Vacant Lot
3240	2015170000	3702 AMES AV	\$616.17	Vacant Lot
3014	1915310000	3716 HARTMAN AV	\$227.99	Vacant Lot
1851	1317370055	3716 NORTH POST RD	\$396.55	Vacant Lot
1862	1319600000	3727 OHIO ST	\$204.66	Adjacent to City Lot
1380	1031350000	3739 N 036 AV	\$230.34	Vacant Lot
1878	1321460000	3802 MIAMI ST	\$204.66	Vacant Lot
1875	1321280000	3803 CORBY ST	\$595.54	Vacant Lot
3050	1923450000	3805 DECATUR ST	\$374.96	Adjacent to OMLB Lot
1877	1321450000	3806 MIAMI ST	\$204.66	Vacant Lot
915	802890000	3901 FORT ST	\$207.00	Vacant Lot
2901	1828580000	3915 N 030 ST	\$457.99	Vacant Lot
1872	1320470000	3917 MIAMI ST	\$114.08	Vacant Lot
2900	1828570000	3917 N 030 ST	\$464.98	Vacant Lot
2897	1828540000	3918 N 029 ST	\$497.65	Vacant Lot

2899	1828560000	3919 N 030 ST	\$457.99	Vacant Lot
2482	1624700000	3920 BINNEY ST	\$219.52	Vacant Lot
2896	1828530000	3924 N 029 ST	\$537.33	Vacant Lot
1502	1128650000	3924 N 043 ST	\$263.00	Adjacent to OMLB Lot
733	701490000	3932 N 016 ST	\$816.34	Vacant Lot
234	521130002	4010 N 024 ST	\$139.20	Habitat Partner Interest
921	803480000	4013 CAMDEN AV	\$279.33	Vacant Lot
4355	2518700000	4022 SPENCER ST	\$197.65	Assembly with another TLC Lot
4354	2518690000	4028 SPENCER ST	\$199.99	Assembly with another TLC Lot
3004	1912500000	4036 CROWN POINT AV	\$225.67	Vacant Lot
2034	1433590000	4108 N 026 ST	\$234.98	Assembly with another TLC Lot
2033	1433580000	4110 N 026 ST	\$234.98	Assembly with another TLC Lot
722	700200000	4132 N 017 ST	\$237.33	Vacant Lot
3253	2018530120	4209 CUMING ST	\$547.63	Vacant Lot
1141	908770000	4212 MAPLE ST	\$144.90	Vacant Lot
3400	2108230152	4230 HIMEBAUGH AV	\$609.41	Vacant Lot
1509	1130200000	4301 BOYD ST	\$107.22	Assembly with another TLC Lot
1499	1128120000	4316 PRATT ST	\$109.50	Vacant Lot
1490	1126870000	4416 PINKNEY ST	\$136.92	Adjacent to OMLB Lot
518	532950000	4540 BURDETTE ST	\$328.32	Vacant Lot
3458	2121940002	4548 N 014 AV	\$407.73	Adjacent to OMLB Lot
3539	2153051005	4572 OGDEN AV	\$267.65	Vacant Lot
1185	920110000	4612 N 028 AV	\$172.01	Vacant Lot
3720	2245510000	4617 N 028 AV	\$172.01	Vacant Lot
1517	1131440000	4720 MEREDITH AV	\$607.37	Vacant Lot
1030	823360002	4903 SARATOGA ST	\$174.59	Vacant Lot
2515	1639010223	4926 VERNON AV	\$237.33	Vacant Lot
3368	2101910002	502 S 027 ST	\$139.20	Vacant Lot
1605	1202000706	5026 GOLD CR	\$231.69	Vacant Lot
2393	1608070002	5105 N 009 ST	\$213.99	Vacant Lot
2396	1608200000	5106 N 007 ST	\$100.37	Vacant Lot
1852	1317370146	5107 BAUMAN AV	\$503.29	Habitat Partner Interest
3625	2221860200	5110 SPAULDING ST	\$479.47	Vacant Lot
922	803540000	5115 N 041 ST	\$815.19	Vacant Lot
1114	901290000	512 WILLIAM ST	\$218.66	Vacant Lot
202	502530000	5146 N 037 ST	\$197.65	Adjacent to OMLB Lot
1113	901280000	516 WILLIAM ST	\$360.98	Vacant Lot
1679	1223750000	5203 N 018 ST	\$183.67	Adjacent to OMLB Lot
798	726950000	5222 S 022 ST	\$116.36	Adjacent to OMLB Lot
3542	2153051100	5433 N 046 ST	\$732.45	Vacant Lot
955	808020320	5558 N 033 AV	\$106.08	Vacant Lot
3200	2009820000	5901 S 015 ST	\$283.99	Vacant Lot
136	242130000	5907 N 030 ST	\$183.67	Assembly with another TLC Lot
2005	1426420638	6417 N 049 ST	\$221.00	Habitat Partner Interest
1853	1317370150	6617 N 051 ST	\$500.96	Habitat Partner Interest
4447	2540120648	7168 N 039 ST	\$321.30	Assembly with another TLC Lot
4448	2540120650	7170 N 039 ST	\$321.30	Assembly with another TLC Lot
			<b>\$59,582.90</b>	

RESOLUTION TO ELECT FUNDRAISING 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 Fundraising Committee to assist with OMLB’s fundraising efforts.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby appoints \_\_\_\_\_ as members of the Fundraising 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

RESOLUTION TO QUALIFY ENGINEERING AND SITE PREP SERVICE VENDORS

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

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

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

WHEREAS, the Nebraska Department of Economic Development awarded a grant to the Omaha Municipal Land Bank on November 28, 2022, for the preparation of lots for construction of affordable housing; and

WHEREAS, on December 6, 2024 the Omaha Municipal Land Bank issued an Request for Qualifications for Engineering and Site-Prep Services for properties owned by the Omaha Municipal Land Bank; and

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

WHEREAS, responses to these RFQs were received on or before January 31, 2025;

WHEREAS, OMLB staff and its project manager independently reviewed each company's submission using an inclusive process of carefully comparing disciplines, attributes, and experiences of the firms; and

WHEREAS, the Finance Committee has determined after a review of the evaluation of each submission that the Companies listed on Exhibit 'A', attached hereto and incorporated within as if set forth in full, are all qualified to fulfill the scope of service requirements as listed in Request for Qualifications for Engineering and Site-Prep Services;

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

THAT, as recommended by the Finance Committee of the Board of the Omaha Municipal Land Bank, that the Executive Director shall be authorized to engage the services of those companies listed in Exhibit "A". The Executive Director shall have the ability to negotiate all phases of the projects to be completed by these companies and will also have the authority to execute a Master Services Agreement with each company at their discretion. If the

cost of a single project shall exceed \$25,00.00 the Executive Director shall receive the approval of the Finance Committee prior to the execution of a contract for that project.

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 Baumgartner Vice Chair



## EXHIBIT 'A'

- LT Butler
- Cisneros Tree Service
- Cox Contracting Co.
- Curry Constructs
- E&A Consulting Group Inc.
- Ehrhart Griffin & Associates
- NS Development LLC
- Washa Landscaping



### Property Details

Address: 3315 Evans St  
 Parcel Number: 0541990000  
 Owner: OMLB  
 Zoned As: GI  
 Lot Size: 14,381 sq ft  
 Proposed Use: Owner Occupied; Building  
 Buildable: Yes  
 Acquisitions Date: 12/30/2019

### Property Budget

**Asking Price: \$14,381**

#### Acquisition Costs: Actual

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

#### Operations Cost: Actual

Insurance: \$50  
 Maintenance: \$0  
 Total: \$50

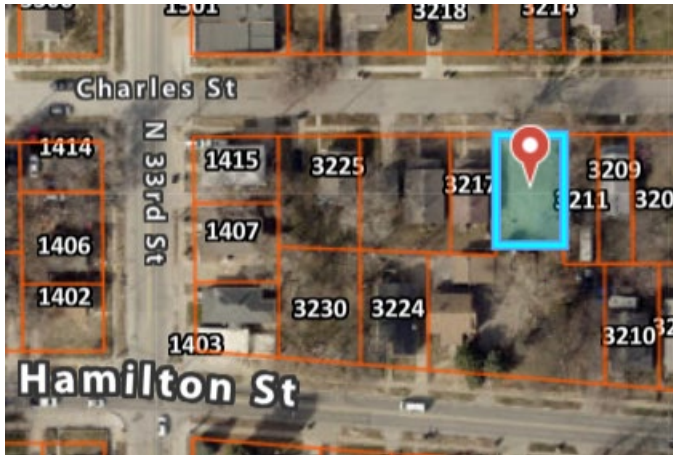
#### Disposition Revenue: Actual

Discount Eligibility Amount: \$8,628.60  
 Property Investment Amount: (\$293)

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Total: \$8,335.40

**Liens Cleared: \$105.94**



## Property Details

Address:	3215 Charles St
Parcel Number:	2029700000
Owner:	OMLB
Zoned As:	R5 (35)
Lot Size:	4000 sq ft
Proposed Use:	Residential
Buildable:	No-Needs replat
Acquisitions Date:	10/23/2021

## Property Budget

**Asking Price: \$12,650**

### Acquisition Costs: Actual

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

### Operations Cost: Actual

Insurance:	\$50
Maintenance:	\$2,360
Total:	\$2,410

### Disposition Revenue: Actual

<b>Leins Removed:</b>	<b>\$21,992.65</b>
Discount Eligibility Amount:	\$10,120
Property Investment Amount:	(\$2,653)

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Total:	\$7,467
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### Property Details

<b>Address</b>	Approx. 5320 N 34 <sup>th</sup> St
<b>Parcel Number:</b>	08071700008354
<b>Owner:</b>	OMLB
<b>Zoned As:</b>	R4 (35)
<b>Lot Size:</b>	9,240 sq ft
<b>Proposed Use:</b>	New Housing
<b>Buildable:</b>	Yes
<b>Acquisitions Date:</b>	8/30/2019

### Property Budget

**Asking Price: \$11,500.00**

#### Acquisition Costs: Actual

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

#### Operations Cost: Actual

Insurance:	\$50
Maintenance:	\$680
<b>Total:</b>	<b>\$730</b>

#### Disposition Revenue: Actual

Discount Eligibility Amount:	\$8,625
Property Investment Amount:	(\$815)

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**Total:** **\$7,810**



## Property Details

Address:	5353 N 33 <sup>rd</sup> Ave
Parcel Number:	0806230000
Owner:	OMLB
Zoned As:	R4 (35)
Lot Size:	6,432 sq ft
Proposed Use:	Residential
Buildable:	No-Needs Replat
Acquisitions Date:	7/6/2020

## Property Budget

**Asking Price: \$17,200**

### Acquisition Costs: Actual

Purchase Price:	\$0
Foreclosure:	\$189.59
Title Search:	\$85
Total:	\$274.59

### Operations Cost: Actual

Insurance:	\$50
Maintenance:	\$680
Total:	\$730

### Disposition Revenue: Actual

Discount Eligibility Amount:	\$14,620
Property Investment Amount:	(\$1,004.59)

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Total:	\$13,615.41
<b>Liens Cleared:</b>	<b>\$5,160.08</b>



### 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
<b>Total:</b>	<b>\$85</b>

#### Operations Cost: Actual

Insurance:	\$ 50
Maintenance:	\$710
<b>Total:</b>	<b>\$760</b>

#### Disposition Revenue: Actual

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

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<b>Total:</b>	<b>\$1,605</b>
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## 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
Total:	\$968.19

### Operations Cost: Actual

Insurance:	\$ 50
Maintenance:	\$970
Total:	\$1,020

### Disposition Revenue: Actual

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

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Total: \$637.31