

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, March 12, 2025

Meeting Location:

Metropolitan Community College-Fort Omaha Campus

Mule Barn, Building 12-Room 112

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, Johnny Nesbit, Chad Tettenborn, Danyell Price.

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.

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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
1.		PRELIMINARIES (5 MIN)
1.1		Call to Order
1.2		Announcement of Posted Location of Open Meetings Act
1.3		Recording of Notice of Public Meeting
1.4		Roll Call
1.5		Recognition of Supporters
2.		GENERAL PUBLIC COMMENTS
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 3 minutes.</i>
3.		ACTION AGENDA (30 MIN)
3.1	X	Approval of Minutes of February 19, 2025, Board of Directors Meeting
3.2	X	Approval of the February 2025 Financial Statements
3.3	X	Resolution to Cancel Delinquent Taxes
3.4	X	Resolution to Appoint to Fundraising Committee
3.5	X	Resolution to Appoint a member to Finance Committee
3.6		Next Board Meeting Date – April 9, 2025

4		CONSENT AGENDA (ITEMS #6.1)
5		ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)
6.		DISPOSITIONS (10 MIN)
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
		<i>Garden</i>
6.1		<i>2817 N 15th Ave (\$810)</i>
		<i>Not Recommended for approval</i>
		ACQUISITIONS (0 MIN)
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
		<i>Note Recommended for Approval</i>
7.0		REPORT AGENDA (10 MIN)
7.1		Executive Directors Report
7.2		Finance Committee Report
7.3		Legislative Report- Catalyst
7.4		Governance Committee Report
8		OTHER NEW BUSINESS
9.		EXECUTIVE SESSION Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
10.		Adjournment

Omaha Municipal Land Bank Board

MINUTES

February 19, 2025

Regular Meeting:

9:00 AM, The Mule Barn Building-Room 112
Metropolitan Community College-Fort Omaha Campus
5370 N 30th Street

Meeting Minutes: This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, February 19, 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 Friday February 14, 2025.

Voting Members Present:

Patrick Falke (Chair)
Bridget Bumgardner (Vice-Chair)
Lou Ann Goding
Sharlon Rodgers
Todd Swirczek
Grace- Daniele Kouassi

Non-voting Members Present:

Colleen Mason, Susan Rauth, Dave Fanslau

Members Not Present:

Cort Bonner
Mike Riedmann,

Director Present:

Staff Present:

Deana Walocha, In-House Counsel
Simone Mason, Real Estate Manager
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

Falke called the meeting to order at 9:00 am.

1.2 Announcement of Posted Location of Open Meetings Act

Falke 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

Falke informed the public that a meeting notice had been published, and copies of the agenda were available in the room. Falke stated the procedures of the meeting.

1.4 Roll Call

Roll call was taken with 6 voting members in person and 2 non-voting members in person.

1.5 Recognition of Supporters

Falke 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 January 2025, Board of Directors Meeting

Falke called for a motion to approve the January 2025, Board meeting minutes. Rodgers motions to approve the minutes. Bumgardner seconded.

Motion Carried 6-0

3.2 Approval of January Financial Statements

Grace started with the balance sheet. The cash equivalents are sitting just a little under 2.4 million dollars, compared to 2024, it is roughly the same. Total Properties are sitting at \$661,117. Total current assets are sitting at \$3,203,654. Total Assets are \$3,225,115. Total equities and Liabilities are fairly the same as 2024 the amount is sitting at \$3,225,115.

Everything is balanced on the balance sheet. The budget vs actual on page 14 The total contributed revenue the variance of about 279,000 that is because we still have a couple of grants still coming as we move throughout the year. We are way under budget. The net income is \$36,366, and we are currently on budget.

Falke called for a motion to approve the January 2025 financial statement.
Bumgardner motion to approve. Goding seconded.

Motion Carried 6-0

3.3 Resolution to Exercise Auto Bid

Walocha explained we are statutorily granted this automatic bid every year. This year on the list was 4,502 properties. Staff went over the list and we narrowed it down to 202 vacant lots. Many are next to landbank lots or city lots so that we can do assemblies. We discovered a better way to do affordable housing. Total cost is \$59,582.90. We are asking for this approval.

Falke asked how it is compared to previous years. Deana explained it is about the same as last year. The sale is on Monday, March 3rd. It is all online, and they will continue to take redemptions up until the sale and after. There probably won't be 4502 properties. There is a possibility that some of the ones we are choosing will redeem prior to the sale. We don't know how many purchasers are participating this year. It could be less due to no more tax deeds.

Rauth asked if it was about the same what is the redemption. Walocha stated that we redeem at about a 75%-80% redemption rate. We generally see a large redemption rate. Rauth asked out of the 200 properties what would we see? Walocha stated if we get 5 or 10 out of that 200 we are doing good.

Falke called for a motion to approve the resolution to Exercise Auto Bid.
Rodgers motion to approve. Kouassi seconded.

Motion Carried 6-0

3.4 Resolution to Elect the Fundraising Committee

Falke stated we have a few volunteers: him, Grace, and Susan. The Committee will have people coming on and off the committee. This is a resolution to create the fundraising committee. The committee will be transparent with the public with its efforts.

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

Motion Carried 6-0

3.5 Resolution to Qualify Professional General Engineering Companies

Bennett spoke about this resolution. We are working on site prep to make properties shovel ready. This has been going on for a few years. We are in phase III our final stage and final year. We received ten companies that put in their qualifications. We have eight of the ten companies we recommend to pre-approve the contracts. Page 25 has the list of the eight companies. Unless the amount for a single project exceeds \$25,000.00, our ED can enter into contracts.

Rodgers asked a clarifying question about the process last year's process on approving companies. Bennett stated that we previously just asked for a RFP. Falke asked about the pre-approval process if its under \$25,000 work of work being done then the process can go a lot faster. Bennett answered yes and it has to potential to open the door to have different contractors on different sites. Walocha stated that all contractors still have to bid. Falke asked anything over \$25,000 will be viewed by the finance committee for recommendations.

Goding wanted to acknowledge Daniel and the landbank team for putting this together.

Falke called for a motion to approve the resolution to Qualify Professional General Engineering Companies.

Bumgardner motion to approve. Swirczek seconded.

Motion Carried 6-0

5.0 Consent Agenda

6.0 Acquisitions & Dispositions

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

New Housing

6.1 3315 Evans St (\$8,628.60)

6.2 3215 Charles St (\$10,120)

6.3 Parcel #0807170000 (\$8,625)

6.4 5353 N 33rd Ave (\$14,620)

Land Assembly

6.5 2432 & 2436 Larimore Ave (\$5,425)

Cheryl Weston, 1124 Pacific St, Omaha, NE 68108, asked if the buyer for 3315 Evans St was the Malcolm X Foundation.

Mason answered yes.

Cheryl Weston, 1124 Pacific St, Omaha, NE 68108, asked about the offer price of \$1000 and the asking price \$14,600.

Mason answered we use a scorecard and based on the scorecard you can receive a discount. You can qualify for up to 50% of the asking price.

Cheryl asked if there is a reason we can't know who the buyer is.

Walocha stated that until there is a contract, it is just not a matter of public record.

S.Mason Corrected the amount of \$14,600 with the discounted price of \$9,775.

Cheryl Williams asked what the original offer price for Parcel #0807170000. She stated she does not understand the pricing. Williams also stated the pricing wasn't stated.

Mason stated "the list price is \$11,500 and the discount brings it down to \$8,625."

Cheryl Weston, 1124 Pacific St, Omaha, NE 68108 had two points. Stated that the last person did not state their name or address, which should have been corrected and included in the minutes. Cheryl asked if 5353 N 33rd Ave will be for sale or if it is an owner-occupied property.

Falke corrected the handout to clarify. The total sales price was \$14,620, which was discounted. Mason stated that the listing price was \$17,200, which was discounted to \$14,620.

Rodgers explained the counteroffer process and how it is handled within the committee and presented to the board. Falke clarified that the sales price for 5353 N 33rd Ave is \$14,620.

Swirczek suggested we change the wording to Total Revenue.

Lowe asked if the last person who spoke could state their name and address.

Cheryl Williams is an ambassador to the Land Bank. 4815 N 56th St District 2.

Cheryl Weston, 1124 Pacific St, Omaha, NE 68108 asked about the picture of the land assembly. 2432 & 2436 Larimore. She asked if 2438 a land bank property.

Mason stated that this picture was pulled from DGIS and according to how you add the address it will not highlight the whole area only the address that you are searching.

Mason will make a note to adjust that accordingly for the future.

Ryan Basye (on Deck Housing) 4905 Dodge St- He stated he is trying to build affordable housing. He handed out a packet and business card to everyone.

Cheryl Weston wanted to know for clarification was this the person purchasing the property- the answer was yes.

Basye stated that the end goal is affordable housing. He has been working with the city to put these houses on no buildable lots. These are single family ranch style homes. He has 2 model homes that they are building. These homes will be good for first-time homebuyers and seniors.

Which he stated is about 65% of the population looking for housing. He asked that we help him out on the prices of the lots because it affects the backend and again he is trying to build affordable housing.

Swirczek Asked if the buyers will be income restricted? – Basye stated they will not be income restricted, they will be open to Omaha 100, FHA, NIFA, VA etc.

Rauth asked if they would be owner-occupied. Basye replied that they would be two years owner occupied deed restriction; that was the deal he made with the mayor. In his opinion, the owner occupants bring more money into the community.

Falke asked about the end user on the scorecard to possibly help him out with pricing in the future. Mason stated that owner occupied on the scorecard means that the person building would be the person living in the house.

Basye partner stated that they are doing another project on 19th and 19th Ave on Corby and Ohio they grabbed these properties from a developer that couldn't develop. They will close on these properties and put the houses for.

Rodgers asked for how long he has been doing this – Basye answered that he has been doing Real Estate since 2003. He stated he has been a real estate investor and renovator in total for over 20 years.

Cheryl Williams asked him if he was local,- He stated born and raised here.

Falke asked for the record if the person speaking was Cheryl Williams. Cheryl Williams stated yes and stated she was from district 2 Land Bank Ambassador.

Falke asked Tyler if the Ryans Basye handouts could be submitted as public records. Tyler answered yes. Falke informed everyone that we would include the handouts in the minutes and upload them for those to see.

Swirczek asked if Basye has houses built right now for \$175,000-\$200,00 Range. Basye stated there is none right now in Omaha. Swirczek asked if Basye has any houses built already that he has sold for this price. Basye stated that he is putting the model up, On 67th Hamilton. The model is the key to working with the city as far as getting additional lots. Ryan stated she wants the model done before she approves any fast work to be done.

Swirczek asked who approves a lot? Basye then answered the land bank is one thing and the city planning dept has a list of properties for sale as well.

Falke asked if Ryan Basye brought the property on 67th & Hamilton from the city. Basye replied he has owned that lot for 10 years

Johnson asked a clarifying question if the model would be on 67th Hamilton. Basye gave the address of 6775 Hamilton St .

Johnson asked how far along from completion. Basye answered that he will be done by the end of March.

Ben Harrell owns the construction company that has done many construction Projects for Ryan Basye for over 15 years. He gave a brief introduction of his work. He worked for multiple building companies. He brought legacy homes to Omaha. He has over 20 years of experience working on building and renovating homes. To speed up the process they will use modular homes made in York and the process is 6-8 weeks which is quicker then any construction.

Johnson asked Basye how many of the homes are currently in inventory. How many projects are currently being worked on. Basye stated 16.

Johnson asked the time frame- Bayse gave 8 weeks. when we have land assemblies, we get multiple jobs done.

Johnson asked how he was able to complete projects. Basye answered Patience and money.

Johnson asked what his workforce is like. Basye answered that each crew will be 4-6 people.

They will have the foundation done while they are building the house.

Falke addressed Cheryl to ask her a question.

Cheryl Weston 1124 Pacific St- wanted to know the wording of the deed restriction. Basye stated the negotiation is a 2-year deed restriction for owner-occupant status. Make sures we are selling to owner occupants on the front end and on the back end, making sure the owner doesn't get capital gains tax

Cheryl Weston asked for the price for sale, 920 sq- 3 Bed 1 Ba on the backend would be \$175,000 the other option is 1050 SQ-3 Bed 2 Ba will be \$200,000. Stated these houses will be brand new homes and affordable.

Cheryl Weston Asked if these were just for first time home buyers- Basye stated the goal is first time home buyers and seniors.

Rodgers asked if the design in the handout was the sole design. Basye stated that it would be the majority. He has been working on this for a year and according to research a ranch style 3 Bed is what is needed.

C.Mason asked will these be inspected or trying to presale? – Basye answered the model will be set up and they will presale the homes. The goal is to be more efficient and presale 20 homes this year.

Swirczek asked if there was a chance that these homes will sit and become rentals. Basye states No the market demand for these properties if he had this done he would sell out tomorrow.

Swirczek stated maybe. But because of how the structure he wouldn't build until there is a contract- Basye stated No he would build right away once he closes on lots.

Swirczek asked a clarifying question of not building until there is a sale or will Basye build and then sale. Basye stated that he is allowing for people to pre buy. Basye stated his 67th Hamilton home will be a model and people could walk through and see exactly what they are going to get. Basye wants to infill for the city.

Rodgers asked again when he was expected to be done- Basye answered the end of march.

Rauth asked if there will be basements. Basye stated no basements but there would be a crawl space.

Rauth asked about modular homes and financing. How are you going to do that. Basye stated these are prefabricated homes these are not mobile homes. These have blueprints and foundations and they qualify for financing and he has local lenders that are willing to do this. Omaha federal Credit Union, Dundee Bank, and Security National bank on board with these homes.

Rauth stated you have to get through he appraisal and Basye stated we have actually had the small model appraised at \$190,000.

Rauth stated being happy Basye is doing affordable housing just hoping that he could sell these houses. Basye responded that is why he is begging for cheap land so that he could keep the cost down.

Fanslau asked about the model in the handout and the Amount. Basye answered with the amount for the 1 Bed 2 Ba model.

Johnson Asked if he was the only entity in Omaha that is doing this kind of work, she followed up with do you know of any competition? Basye stated he does not know if anyone and he is the only one not doing this without grants. He is doing this with his money.

Johnson asked the concept that Basye has does he see this concept in other cities and where can we do additional research. Basye stated that it needs to be done here in Omaha. Basye gave his opinion on affordable housing after covid. Basye stated that City of Vally and the City of Malvern that are reaching out to him to do this concept in their cities.

Johnson stated "I agree with what you are doing, I just want additional information to wrap my head around what you are doing"

Basye stated the lowest construction price is \$380,000 and someone out of college cannot afford that.

*Rauth- added that the stats that are coming out (she has been a realtor for 21 years)
The average first-time home buyer now is 38 years old, that completely removes an entire generation of generational wealth. The affordable housing crisis has wiped out a whole generation of first-time home buyers.*

C. Mason stated that if anyone wanted to do additional research in the handout it states the manufactures as Highland Manufacturing and Champion homes – Basye stated champion homes out of York.

Cheryl Williams asked a question if there was another forum for people to present the reason why they would like to buy property like the two gentleman today. So that we could know who the buyers are.

S. Mason stated that each applicant is invited to these meetings and is always welcome to come and speak on their behalf. Williams asked if it was required.

Falke stated that it is not required.

Johnson 5320 N 34th St if we went over that property, Yes we did

Falke asked if there were any other questions before he approved the motion.

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

Motion Carried 6-0

7.0 Report Agenda

7.1 Executive Directors Report

N/A

7.2 Finance Committee

Grace stated about an event planning service to help with R2U. There is a proposal of \$19,000 to do the event, and it fits in the budget.

7.3 Legislative Report

Chris Jones introduced herself and stated she wanted to give a brief update. We are about 3rd of the way through the legislative session, we are on day 28 of 90 90-day session. The extended session lines up closely with R2U Symposium, and if we end early, we can engage senators. Day 1-10 bills introduction. We are currently in the public hearing phase. The public has the opportunity to come and testify. There are 3 stages of debate once a bill gets out on the floor. March 14 is the priority deadline. Each senator has one priority. More than 700 bills were introduced and a 3rd of those will get passed into law. The Budget Bill will come out of the Appropriations Committee in April. There is a Proposal to sweep 8 million dollars from the

affordable housing trust fund and 2 million from the rural workforce housing investment fund. These are important housing development funds. OMLB priority bill is LB 458 introduced to Senator Elliot Bostar- this is a development package that includes several provisions that seek to address zoning and permitting as well as the tax sale certificate foreclosure process. It would shorten the redemption period from three years to two years, allowing the land bank to intervene on vacant and abandoned properties quicker. The land bank is in favor of this bill and Leslie Smith did testified for this bill. This hearing was held on Jan 30th by the revenue committee.

Falke added that even with the concerns, the proponents outweighed the opponents. Jones stated that she thought it was a mix.

Rauth asked about some of the main opponents, and Jones stated that the zoning and permitting acts were discussed.

Fanslau- stated that the city of Omaha opposed this bill.

Cheryl Weston 1124 Pacific St- asked if this was the bill that was started by Senator Justin Wayne.

Falke stated that part of the shortening was started last year by Senator McKinney, Walocha stated originally 2-3 years ago it was started by Senator Wayne and it was just the shortening of the redemption period.

LB 620 is the Neighborhood Revitalization Act introduced by Senator Guereca. It intends for the courts could compel owners of nuisance properties to address code violation or appoint a third party receiver to implement a stabilization plan at the expense of the property owner. This will be a new tool in the state of Nebraska. The hearing is scheduled for march 19th in the Judiciary committee. OMLB Supports this bill.

Rodgers asked about the opponents for this bill. Jones stated that there is more interest in this bill. Jones state that she has not heard a lot of negative feedback.

Rodgers asked Fanslau on the cities position of this bill. Fanslau stated we don't know the cost of the financial liability for the city would be. The city operates under a consent decree. This bill might be in conflict of that decree.

Johnson stated if there were a conflict she would suspect that legally we would not move forward on this.

Tyler stated – it is an interesting question on what takes precedent in the federal court. On the state statues if the statues required us to do something. It is a thick tricky question.

Cheryl Weston 1124 Pacific St- asked will there be more clarification for the board and the community of the receivership because it has not been explained well. Also explained the benefits to the community, what is the likelihood of getting out of committee this year?

Falke answered that this would be another tool for local governance and the market to use to move things along quicker. There is a big piece from Smith's stand point- she spoke about this in the last board meeting our goal to get the info out there and how it works. It opens up for others outside of the land bank to work as the third party to implement the plans. We are working to clarify as much as we can before the hearing date.

Turner added- There are additional outreach plans, which are opportunities for people to learn more about LB620 one opportunity would be a webinar. There will be an opportunity to have a luncheon to hear from other stakeholders from the communities. We are working to get testimonies from other communities and how it benefited them. Jones stated that if it did not make it out this year there is an opportunity to move it next year.

Rodgers asked about the limitations of bills that are introduced. With 700 bills did it effectively accomplish what it was intended to do?

Tyler stated that it effectively did not. Bills had a lot of dumping proposals in. Rodgers asked about the Christmas tree term Tyler stated he does not know those terms.

Falke asked any other questions.

Turner announced that the property application is now translated in French. We are working with World Speaks to interpret any language.

CCP will be having a cite visit March 10-13. They will be here to observe and give feedback. Falke reminded the board that they will be reaching out to get feedback.

Cheryl Weston asked if the all activity will be put in the mins

7.4 Governance Committee

N/A

9. Executive Session

N/A

Motion Carried 0-0

10. Adjournment

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

Motion Carried 6-0

Public Meeting adjourned at 10:28 am.

On Deck Housing, INC

A 501(c)3 non-profit providing housing for those in need

Affordable Housing PLAN 2025

Benefits to City of Omaha;

- 1) Can infill vacant lots in east Omaha
- 2) Can build on lots as small as 36 feet wide
- 3) Affordable options \$175k and \$200k
- 4) Brand NEW construction
- 5) Qualifies for all lending types (FHA, Omaha 100, VA etc.)
- 6) Ranch homes great for seniors who are downsizing
- 7) Increase Real Estate Tax rolls for Omaha (from \$0 to \$150k+ TAV)
- 8) We can build 20-30 per year
- 9) Sold to Owner Occupied ONLY for best community results.
- 10) LOCAL builders, LOCAL lenders, LOCAL non-profit!

We look forward to a relationship with the City of Omaha to help our community.

*** WE NEED LOTS TO BUILD THESE FOR OMAHA ***

Ryan Basye

On Deck Housing, non-profit

402-660-7929

ryan@brechomes.com

On Deck Housing, INC

A 501(c)3 non-profit providing housing for those in need

Housing Impact: 613 s 19th St, Omaha

This property was originally purchased in 2019 by Basye Real Estate Concepts (BREC), INC. BREC was able to handle some updates to make the building conditions more livable. These updates included a whole new roof, flooring throughout, update on utilities, new laundry machines and a new exterior mailbox system.

In 2021, the property was donated to On Deck Housing Inc. On Deck continued to handle updates and provide very affordable housing. The average unit was rented for \$400 a month which included all utilities (water, power, sewer, trash, snow removal, etc.). The building's boiler needed to be replaced in 2022 which was updated to a brand-new system.

This property provides 10 affordable units. The tenants are all considered seniors (over 55) and on fixed income. Most tenants only receive a SSN or SSD income check each month. By providing a fixed rate home expense, it allows tenants to know their budget for other items.

All of the updates on this property have been paid for and completed by the owners. We have not used any government grants or funds. Each unit has had updates to plumbing, fixtures, appliances, flooring, vinyl windows as well as the maintenance required.



On Deck Housing, INC

A 501(c)3 non-profit providing housing for those in need

Housing Impact: 6759 Hamilton, Omaha

In 2020, the property was donated to On Deck Housing Inc. On Deck created a rental property for those aging out of Foster Care. We have worked in conjunction with Partnership 4 Hope to find candidates for this transitional home.

On Deck updated all the appliances (including washer & dryer), added new flooring, new paint, new HVAC, vinyl windows and updated fixtures. Now that all the features have been replaced it was perfect for new tenants.

The goal for this property is to provide a safe, clean, functional home for a female who is transitioning from Foster care to society. We provide a low cost place to live that includes a 3-bed, 1 bath home with laundry. The tenants we have served have all been single working mothers. We allow our tenants to stay up to 12-months at near half-market rent. This allows our tenants to establish a budget and get adjusted to working life.



On Deck Housing, INC

A 501(c)3 non-profit providing housing for those in need

Housing Impact: 5124 Leavenworth, Omaha

In 2023, the property was donated to On Deck Housing Inc. On Deck created a rental property for those transitioning from women's prison. We have worked in conjunction with Oxford House to find candidates for this transitional home.

On Deck updated all the appliances (including washer & dryer), added new flooring, new paint, new HVAC, added 2 bedrooms, ¾ bath, mini-split HVAC units and updated fixtures. Now that all the features have been replaced it was perfect for new tenants.

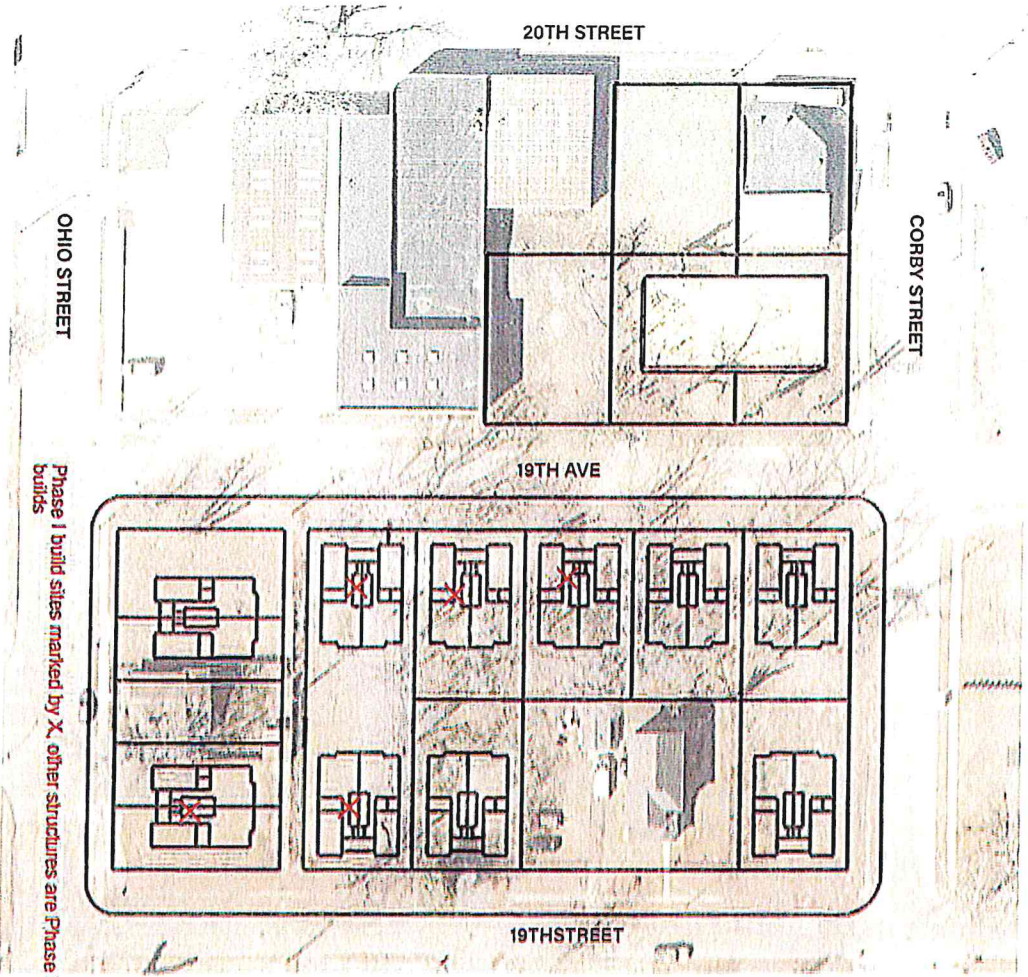
The goal for this property is to provide a safe, clean, functional home for females transitioning from the prison system to society. We provide a low-cost place to live that includes full kitchen, parking and laundry.

Oxford House helps the tenants with finding jobs, training and financial education. Each tenant is required to take on responsibilities in the house to help the whole group.



139 South 144th Street #638, Boystown, NE 68154

SITE STUDY: N 19TH AVE & OHIO STREET



Phase I build sites marked by X, other structures are Phase II builds

DEVELOPMENT STATISTICS

SITE DEVELOPMENT REGULATIONS

CURRENT ZONING	R-7 RESIDENTIAL
FUTURE LAND USE	R-7 RESIDENTIAL
SITE AREA	0.70 ACRES
FRONT YARD SETBACK	25'-0"
INTERIOR SIDE YARD	0'-0" / 7'-0"
REAR YARD	25'-0"
LOT WIDTH	20'-0" / 50'-0"
LOT AREA (MIN)	1,500 SF / 5,000 SF

BUILDING STATISTICS

OCCUPANCY TYPE	R-7 RESIDENTIAL
FIRST FLOOR AREA PER UNIT	1,800 SF (900 SF PER FLOOR)
TOTAL AREA	1,800 SF
PROJECT DENSITY	20 TOWNHOUSES / DUPLEXES

PARKING REQUIREMENTS

STALLS REQUIRED *	40/30 (2 SPACES PER TOWN HOME / 1.5 PER DUPLEX)
TOTAL STALLS PROVIDED	40

PROJECT RECOMMENDATIONS

- REPLAT LOT 2607 INTO TWO LOTS.
- UTILIZE ZERO LOT LINE PROVISION FOR LOTS 1902 & 1904 (MUNI CODE SEC. 55-247)
- UTILIZE LOT CLUSTERING PROVISIONS (SEC. 55-784 & SEC. 53-11)
- CONDITIONAL USE PERMIT OR SPECIAL PERMIT NEEDED FOR REDUCTIONS IN DEVELOPMENT REQUIREMENTS SUCH AS SETBACKS AND IMPERVIOUS COVERAGE.

COMMUNITY CENTER

OCCUPANCY TYPE	A-3 COMMUNITY HALL
FIRST FLOOR AREA	3,500 SF
TOTAL AREA	3,500 SF



ADDENDUM TO PURCHASE AGREEMENT

Dated: 02/11/2025

Property Address: 2623 North 19th Avenue, Omaha, NE 68110 plus 9 others listed below:

It is hereby agreed and understood that:

This is to clarify legal descriptions for all lots as well as price per lot:

- 2623 N 19th Ave-Sherwoods Sub Div Lot 10 Blk4 51 7/8 x 81-Two Thousand Eight Hundred Fifty (\$2,850)
- 1908 Ohio St-Pruynes Sub Div S 1/2 lot 34 Lot 4 Blk 0 30 x 80-Two Thousand Eight Hundred Fifty (\$2,850)
- 1910 Ohio St-Pruynes Sub Div S 1/2 Lot 34 Lot 6 Block 0 All LT5 & E12 FT LT 6 42 x 80-Two Thousand Eight Hundred Fifty (\$2,850)
- 2612 N 19th St-Sherwoods Sub Div Lot 4 Block 4 52 x 81-Two Thousand Eight Hundred Fifty (\$2,850)
- 2607 N 19th Ave-Sherwoods Sub Div Lot6 Block 4 All Lots 5 & 6 Blk 4 52 x 162-Two Thousand Eight Hundred Fifty (\$2,850)
- 2624 N 19th St-Sherwoods Sub Div Lot 1 Block 4 51 7/8 x 81-Two Thousand Eight Hundred Fifty (\$2,850)
- 2615 N 19th Ave-Sherwoods Sub Div Lot 8 Block 4 52 x 81-Two Thousand Eight Hundred Fifty (\$2,850)
- 2611 N 19 Ave-Sherwoods Sub Div Lot 7 Block 4 52 x 81-Two Thousand Eight Hundred Fifty (\$2,850)
- 2619 N 19th Ave-Sherwoods Sub Div Lot 9 Block 4 52 x 81-Two Thousand Eight Hundred Fifty (\$2,850)
- Parcel ## 2030690050-Pruynes Replat 4 Lot 1 Block 0 Lot 1 60 x 80-Two Thousand Eight Hundred Fifty (\$2,850)

All terms shall survive closing.

All other terms and conditions to remain the same.

<i>Ryan Basye</i>	dotloop verified 02/11/25 12:02 PM CST OGEA-ZNIT-SRJI-RVEI
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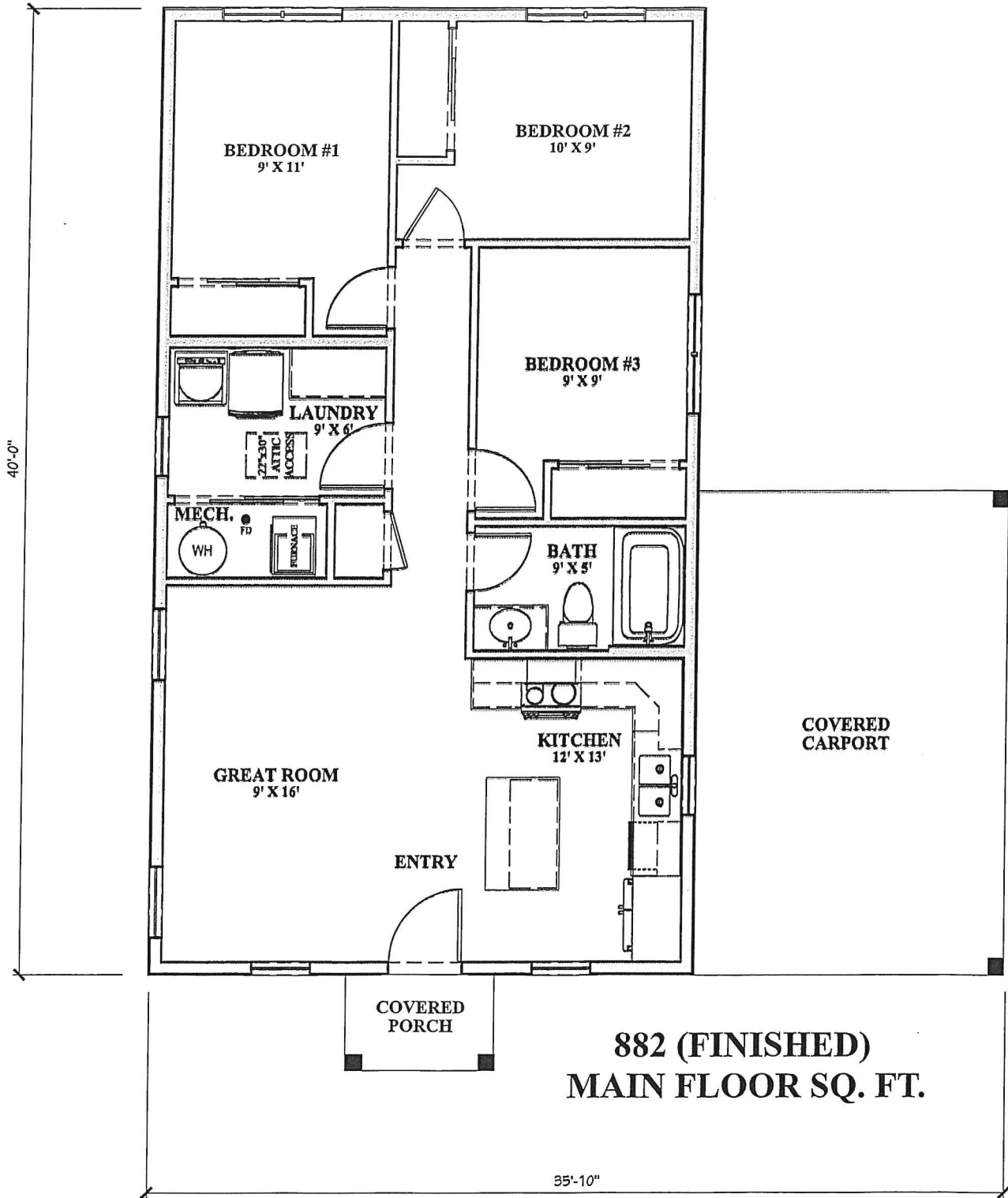
Purchaser Signature Date

Seller Signature Date

Seller Signature Date

Purchaser Signature Date

Seller Signature Date



Homebuyer Assistance

📞 1-877-201-3870

8am-8pm EST Mon-Sat

Central Great Plains 2450

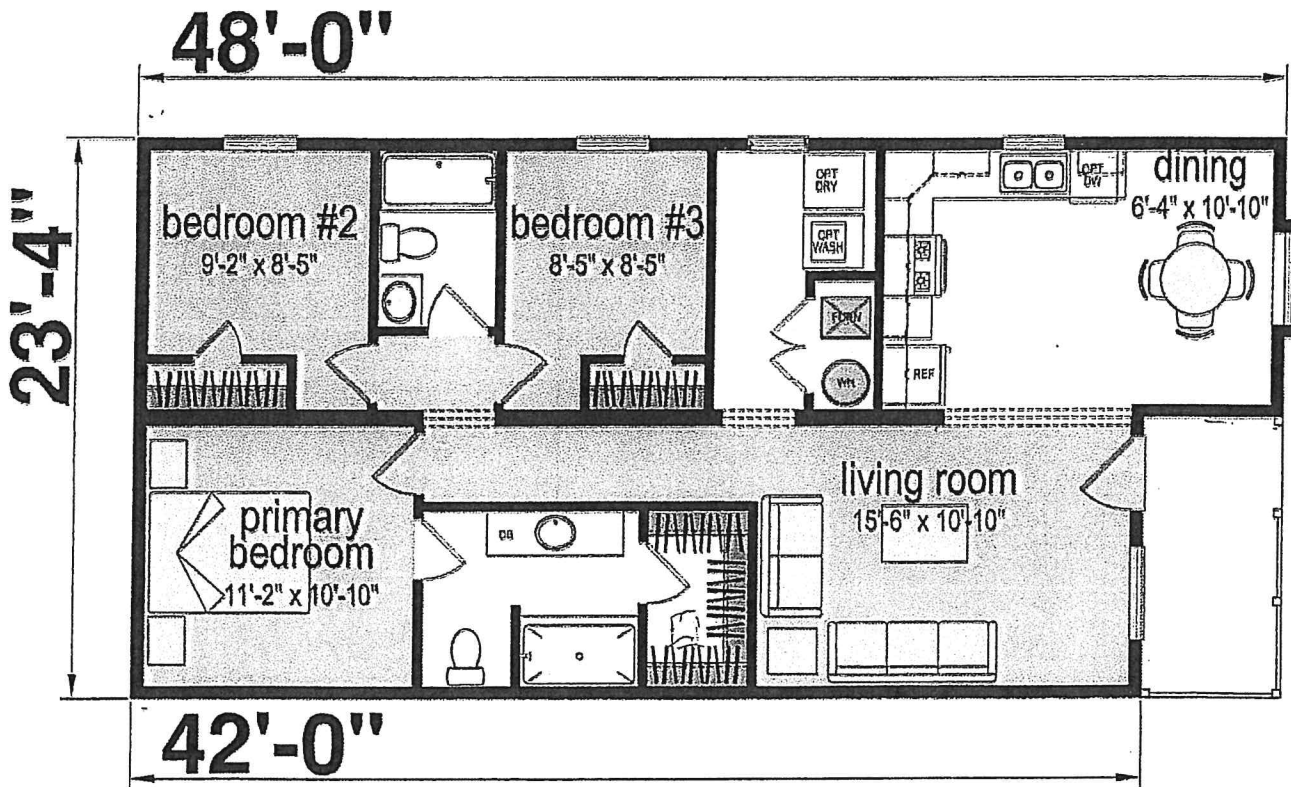
1050 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This home can be built to the federal (HUD) building code for manufactured housing or a state building code.

Home built by Champion Homes, York NE

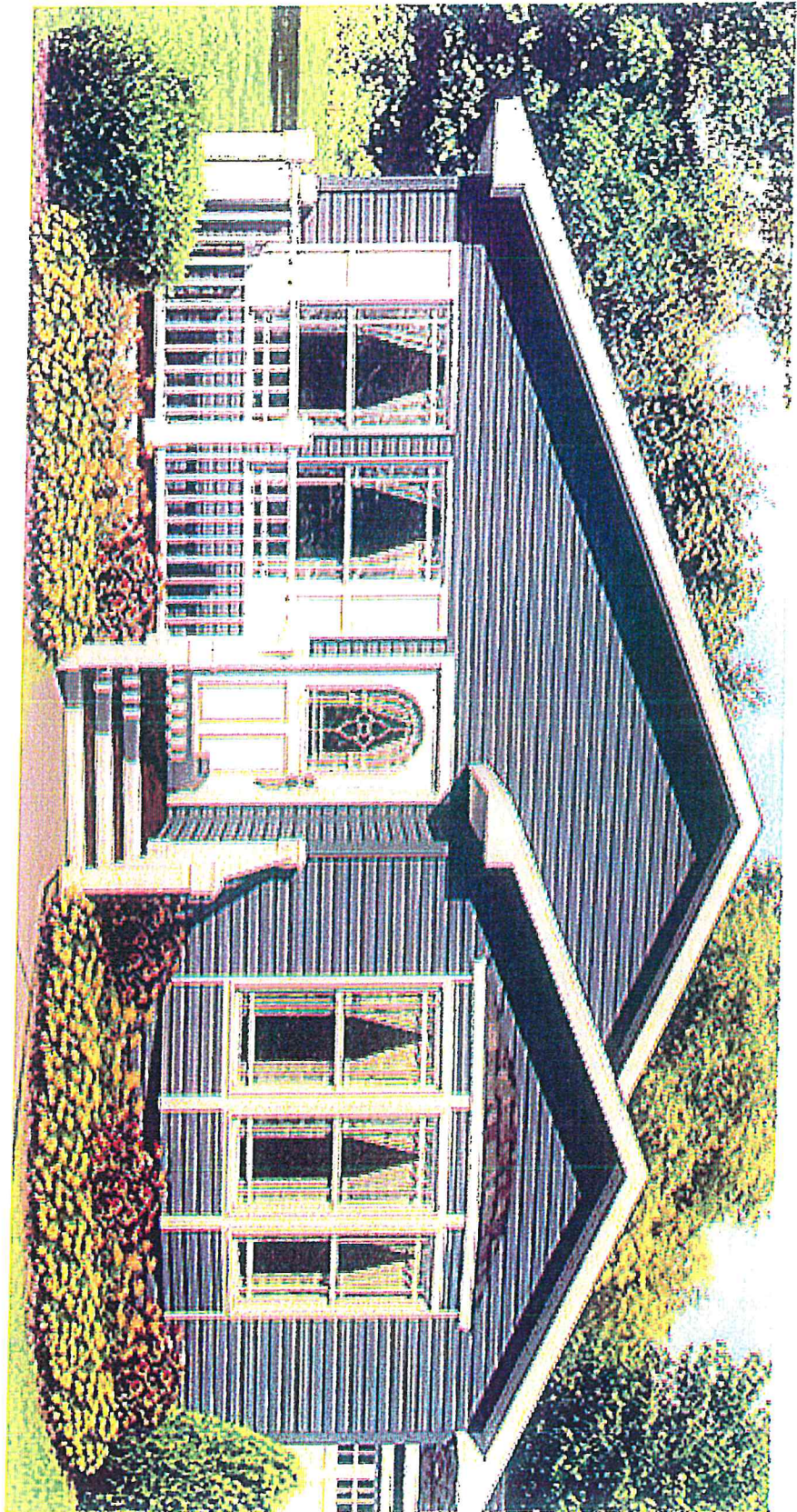
Models within 125 miles of Omaha, NE

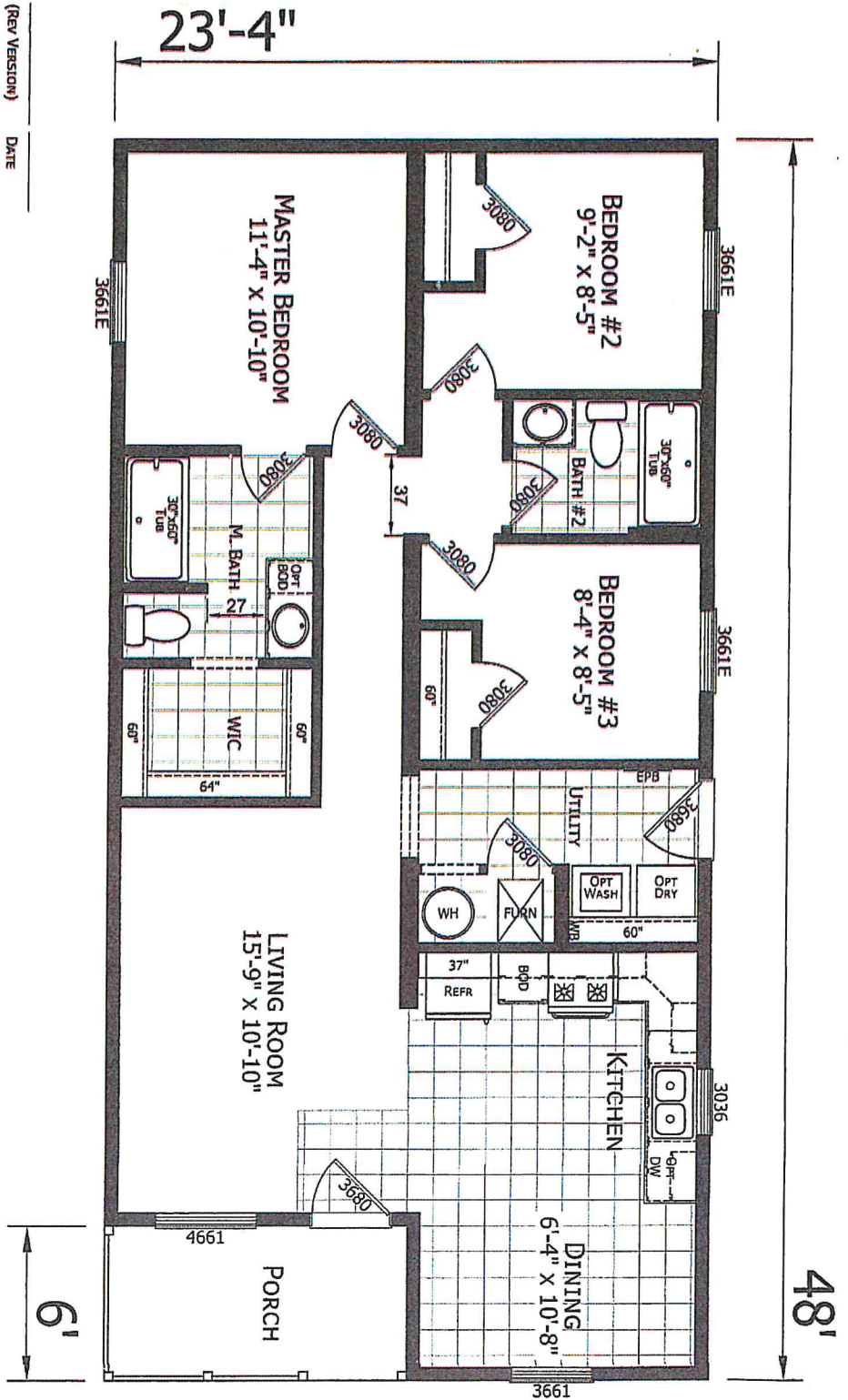
Floor Plan



AM-in
1.50 + Lot
1.1
@ 100,000 off lot

Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations. Décor selections shown in photography and renderings may not represent the current offerings. Visit your local Champion retailer for more details.





CUSTOMER SIGNATURE _____ (REV VERSION) _____ DATE _____

PHYSICAL SITE ADDRESS (OR CROSS ROADS) _____

CITY _____ STATE _____ ZIP _____

QUOTE _____ ESTIMATED SHIPPING DATE _____



1600 ROYAL AVE. WORTHINGTON, PA 5407

NOTIFICATIONS

PROJECT: 290-HSM 2448-3
 48'-0" x 23'-4" 3BD 2BT
 DRAWN BY: SHELVA IEROMONIS
 DATE: 01-27-25
 SCALE: 3/16" = 1'-0"

TITLE: BROCHURE PLAN

RELEASE: 290-HSM 2448-3


SHEET: L-101

PROFANE AND CONFIDENTIAL. THESE DRAWINGS AND DIMENSIONS ARE THE PROPERTY OF HIGHLAND MANUFACTURING AND SHALL REMAIN THE PROPERTY OF HIGHLAND MANUFACTURING.

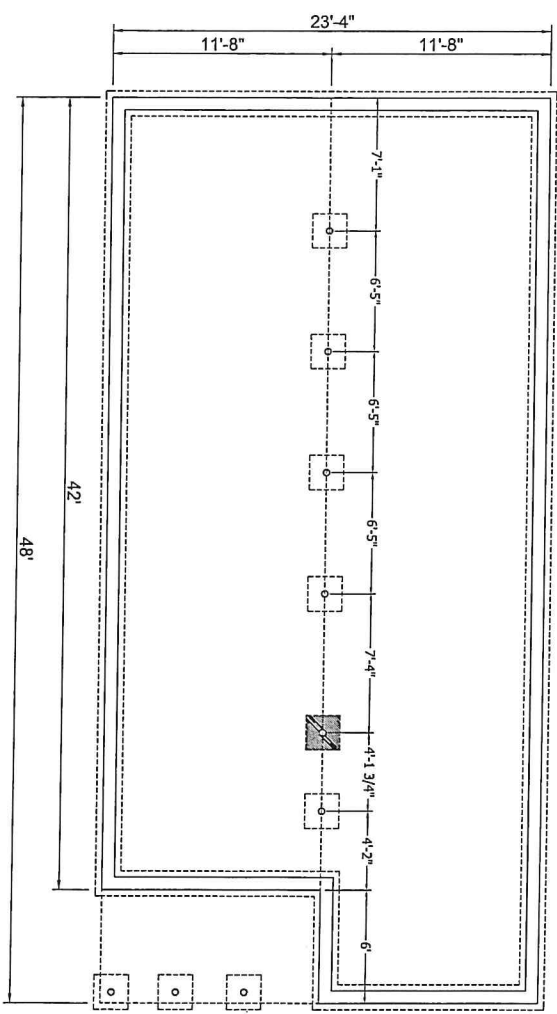
2448H32288

THIS SECTION IS NOT INTENDED TO PROVIDE A COMPLETE DESIGN FOR A BUILDABLE FOUNDATION, A COMPLETE DESIGN MUST BE OBTAINED THAT IS SUITABLE FOR THE LOCAL AREA AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT

ALL DESIGN DETAILS AND NOTES ARE SUGGESTIVE ONLY AND ARE SUBJECT TO THE JURISDICTION OF STATE AND LOCAL CODES. CHANGES MUST BE MADE ACCORDINGLY. CONTACT YOUR LOCAL BUILDING DEPT. FOR FROSTLINE AND SOIL REQUIREMENTS. SEE CHAMPION FOUNDATION SETUP DETAILS FOR ADDITIONAL REQUIREMENTS AND SUGGESTIONS.

 = MANDATORY LOAD RIDGEBEAM SUPPORT LOCATION
 = MANDATORY MATE LINE/ENTRY SUPPORT, RECOMMENDED LOCATION

SUGGESTED FOUNDATION
BASED ON #2000 MIN SOIL CAPACITY



PERIMETER

PLEASE ALLOW FOR DRAINAGE IN PORCH AREA.

CHAMPION

MANUFACTURED BEAUTIFULLY™

3200 ENTERPRISE AVE. YORK, NE 68467

MODIFICATIONS

PROJECT: 005-2448H32288
23'-0" X 48'-0"
3 BD 2 BT

TITLE: PERIMETER FOUNDATION PLAN

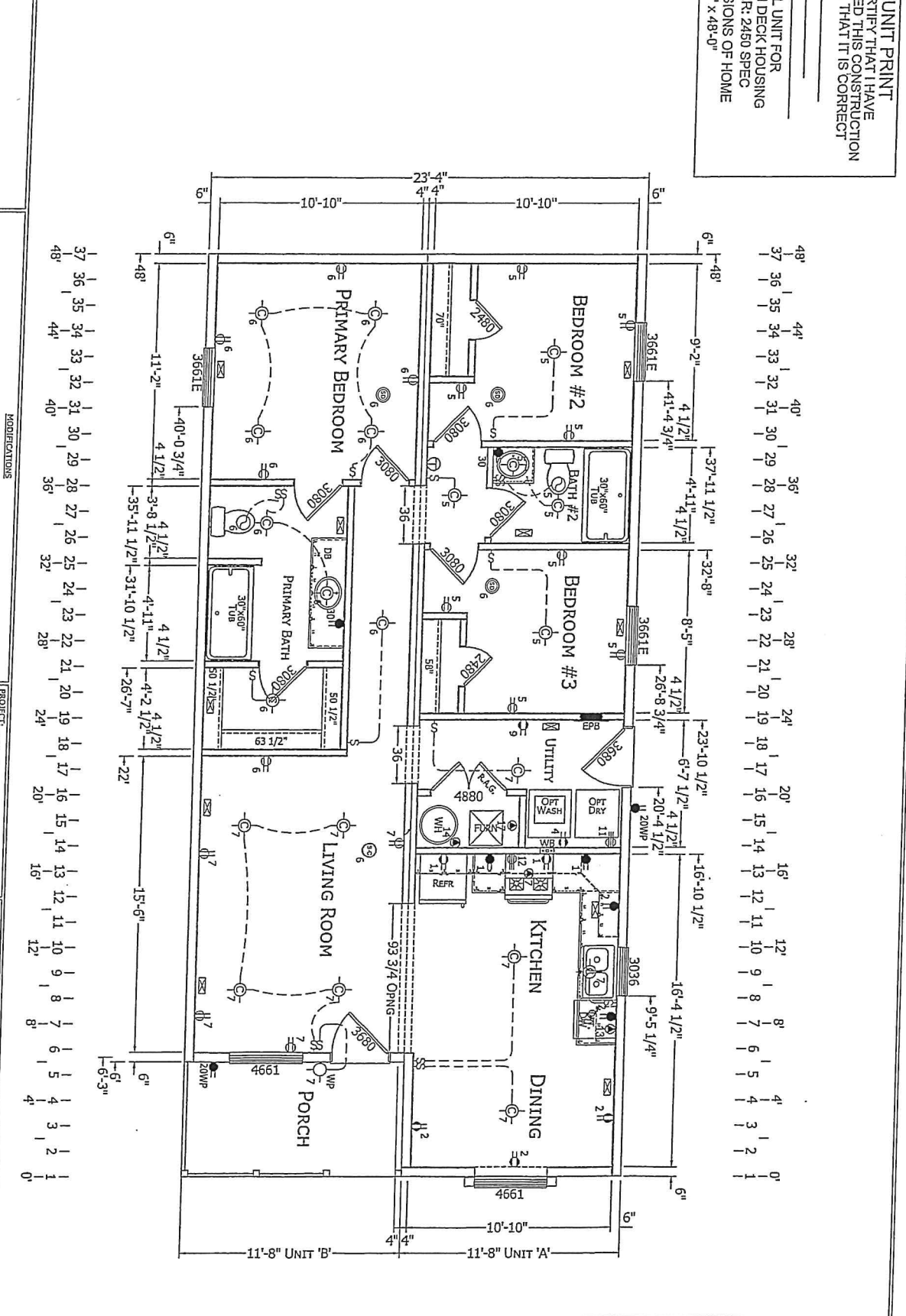
SHEET: PE-101
005-2450

PROFESSOR AND REGISTERED ARCHITECT
REGISTERED PROFESSIONAL ARCHITECT
STATE OF NEBRASKA
EXPIRES 12/31/2025 BY DIVISION

SPECIAL UNIT PRINT
 I HEREBY CERTIFY THAT I HAVE
 THOROUGHLY REVIEWED THIS CONSTRUCTION
 PRINT AND CONFIRM THAT IT IS CORRECT
 DEALER: _____
 CUSTOMER: _____
 DATE: _____
 SPECIAL UNIT FOR
 DEALER: ON DECK HOUSING
 CUSTOMER: 2450 SPEC
 ACTUAL DIMENSIONS OF HOME
 23'-4" x 48'-0"

CHAMPION

MANUFACTURED BEAUTIFULLY™
 3200 ENTERPRISE AVE. YORK, NE 68467



MODIFICATIONS
















PROJECT: 005-2448M32288
 23'-4" X 48'-0"
 3 BD 2 BT

TITLE: FLOOR PLAN
 ELECTRICAL PLAN


SHEET: AP-101
 005-2450

DRAWN BY: SMM
 DATE: 02-17-25
 SCALE: 1/2" = 1'-0"
 FILENAME: 05-2448M32288 MOD - ON DECK HOUSING
 2450 SPRINGDALE RD. AND CONCORDIA RD.
 THESE DRAWINGS AND SPECIFICATIONS ARE GENERAL
 CONTRACT DOCUMENTS AND SHALL BE SUBJECT TO THE STANDARD
 CONTRACT TERMS AND CONDITIONS OF CHAMPION

ELECTRICAL LEGEND

 GENERAL LIGHTING RECEPTACLE 110 VOLT - 15 AMP	 200 VOLT RECEPTACLE	 CEILING FAN WITH LIGHT	 DS DIMMER SWITCH	 DR OR DS DETECTOR
 GROUND FAULT INTERRUPTER RECEPTACLE 110 VOLT - 15 AMP	 SMOKE DETECTOR	 CEILING LIGHT	 DS PENDANT SENSOR	 W.P. WEATHERPROOF
 GROUND FAULT INTERRUPTER RECEPTACLE 110 VOLT - 20 AMP	 MAIN PANEL	 SPECIAL PURPOSE CONNECTION	 POP-P TIMER	 UNDERLUZOR JUNCTION BOX

1. SMOKE DETECTORS ARE INTERCONNECTED. FOR ROOMS WITH BASEMENT, A BELL WIRE IS RUN FROM UPSTAIRS SMOKE DETECTOR TO UNDER FLOOR JUNCTION BOX ON SITE CONNECTION TO BASEMENT SMOKE DETECTOR.
2. ELECTRICAL 200 AMP MAIN SERVICE IS STANDARD.
3. ALL CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DEN'S, BEDROOMS, CLOSETS, HALLWAYS, ATTIC'S, PORCHES, PATIOS, RESTROOMS, BATHS, KITCHENS, LAUNDRY AREAS, LIBRARIES OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED RESIDUAL CIRCUIT INTERRUPTER.
4. MAINLINE WIRE SHALL BE 1/2" OR 3/4" WHEN REQUIRED BY STATE OR LOCAL CODE.
5. COMBINATION WIRE PANELS THAT REQUIRE IN UTILITY AREA UNLESS UTILITY AREA IS EQUIPPED WITH AN EXTERIOR DOOR THAT HAS A COMBINATION STORM - SCREEN DOOR.
6. LOCK OUT BREAKERS FOR FURNACE AND WATER HEATER TO BE INSTALLED IN BREAKER BOX AS REQUIRED PER NEC SECTION 404.31
7. EXPOSED STRUCTURAL METAL SHALL BE BONDING IN ACCORDANCE WITH NEC 250.104 (C).
8. 120V AND 240VOLT NON-FLUORESCENT TYPE RECEPTACLES SHALL BE LISTED UNDER RESISTANT IN ACCORDANCE WITH NEC 406.12.
9. SURGE PROTECTION DEVICE & EMERGENCY / DISCONNECT SWITCH IS INSTALLED ON SITE BY OTHERS.





On Deck Housing, Inc.
501(c)3 non-profit
"providing affordable housing
to those in need"

Ryan Basye
Director
4913 Dodge St, Omaha 68132
402-660-7929



**NEBRASKA
REALTY**

Ryan Basye
ASSOC BROKER: NE & IA
402.660.7929
ryan@brechomes.com
4913 DODGE STREET
OMAHA, NE 68132
getagoodhome.com





February Reporting Package

Omaha Municipal Land Bank
February 2025

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	2025 (YTD)	2024 (YTD)
ASSETS		
Cash & Equivalents		
Cash Reserves		
Security National Bank Savings 4451	\$1,071,779	\$1,039,476
First National Bank Checking x6245	\$680,096	\$807,732
PayPal Bank	\$0	\$129
Pinnacle Bank Checking x2235	\$665,371	\$652,775
Stripe	\$75	\$0
Total Cash & Equivalents	\$2,417,321	\$2,500,112
Other Current Assets		
Properties		
Depository Properties Held	\$17	\$52
Properties Held for Sale	\$650,800	\$711,900
Total Properties	\$650,817	\$711,952
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$52,706
Tax Lien Certificates	\$123,815	\$91,438
Total Tax Lien Certificates	\$164,551	\$144,144
Total Other Current Assets	\$815,368	\$856,096
Total Current Assets	\$3,232,688	\$3,356,207
Fixed Assets		
Accumulated Amortization	(\$59,660)	(\$59,660)
Accumulated Depreciation	(\$15,421)	(\$15,421)
Computer Software	\$59,436	\$59,436
Leasehold Improvements	\$24,764	\$24,764
Office Equipment	\$2,343	\$2,343
Website	\$10,000	\$10,000
Total Fixed Assets	\$21,461	\$21,461
Total Non-Current Assets	\$21,461	\$21,461
Total Assets	\$3,254,150	\$3,377,669
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$1,152	\$1,504
FNBO Credit Card-Andrea 1626	\$1,380	\$2,013
FNBO Credit Card - Leslie x5772	\$1,761	\$1,444
Total Short Term Debt	\$4,292	\$4,961
Total Current Liabilities	\$4,292	\$4,961
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$4,292	\$4,961
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - DED	\$410,337	\$612,836
Restricted - FNBO	\$0	\$3,356
Restricted - Hawks	\$0	\$75,000
Restricted - Mutual of Omaha	\$16,764	\$0
Restricted - Front Porch	\$0	\$21,992

	2025 (YTD)	2024 (YTD)
Restricted - NIFA (Legal Assistant Staff)	\$0	\$30,000
Restricted - NLBN	\$0	\$6,716
Restricted - Omaha Board of Realtors	\$0	\$10,000
Restricted - Wells Fargo	\$0	\$10,000
Restricted - Union Pacific	\$0	\$10,000
Total Restricted Net Assets	\$427,102	\$779,899
Unrestricted Net Assets	\$2,467,665	\$2,590,979
Total Retained Earnings	\$2,894,767	\$3,370,879
Current Earnings		
Net Income	\$355,090	\$1,829
Total Equity	\$3,249,857	\$3,372,708
Total Liabilities & Equity	\$3,254,150	\$3,377,669

2025 Budget vs Actual

PROFIT & LOSS	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$74,445	\$69,551	\$4,894	\$1,015,938
Board Contributions	\$0	\$0	\$0	\$2,500
Corporate/Business Contributions	\$3,500	\$0	\$3,500	\$104,500
Foundation/Trust Grants	\$200,000	\$365,000	(\$165,000)	\$885,000
Individual Contributions	\$0	\$0	\$0	\$11,250
Total Contributed Revenue	\$277,945	\$434,551	(\$156,606)	\$2,019,188
Earned Revenue				
Application Fees	\$300	\$700	(\$400)	\$4,225
Interest Earned	\$6,541	\$0	\$6,541	\$0
Property Sales	\$41,052	\$20,800	\$20,252	\$125,070
Redemption of DC Tax Lien Certificates	\$315	\$2,175	(\$1,860)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$609	\$11,300	(\$10,691)	\$67,800
Tax Recapture Revenue	\$17,721	\$40,000	(\$22,279)	\$240,800
Total Earned Revenue	\$66,537	\$74,975	(\$8,438)	\$451,070
Net Assets Released From Restriction	\$320,400	\$0	\$320,400	\$0
Total Revenue	\$664,883	\$509,526	\$155,356	\$2,470,258
Expenses				
Acquisitions				
General Acquisition	\$0	\$0	\$0	\$20,775
Pre-Acquisition TLC Fees	\$1,526	\$8,800	(\$7,274)	\$53,987
Pre-Acquisition TLC Purchase	\$59,583	\$60,000	(\$417)	\$60,000
Total Acquisitions	\$61,109	\$68,800	(\$7,691)	\$134,762
Dispositions				
Depository Program	\$0	\$0	\$0	\$600
Successful Buyer	\$0	\$770	(\$770)	\$10,700
Total Dispositions	\$0	\$770	(\$770)	\$11,300
Community Affairs				
Ambassador Program Expenses	\$3,928	\$7,000	(\$3,072)	\$20,100
Community-Informed Policies	\$0	\$0	\$0	\$6,000
Developer's Symposium	\$0	\$18,500	(\$18,500)	\$92,500
Fundraising	\$3,200	\$3,200	\$0	\$24,000
Governance & Advocacy	\$4,600	\$4,300	\$300	\$30,200
Marketing & Communications	\$15,084	\$11,800	\$3,284	\$75,000
Outreach & Engagement	\$604	\$0	\$604	\$10,000
Total Community Affairs	\$27,416	\$44,800	(\$17,384)	\$257,800
Maintenance				
Adopt-a-Lot Program	\$5,400	\$14,000	(\$8,600)	\$22,000
Property Maintenance & Improvement	\$14,913	\$20,000	(\$5,087)	\$191,000
Site Preparation	\$5,500	\$5,000	\$500	\$835,938
Total Maintenance	\$25,813	\$39,000	(\$13,187)	\$1,048,938
Operations				
Accounting Fees	\$3,473	\$5,300	(\$1,827)	\$32,580
Building Expenses	\$8,952	\$8,400	\$552	\$50,270
Data Infrastructure	\$0	\$0	\$0	\$50,500
Human Resource Expenses	\$3,980	\$3,320	\$660	\$19,979
Information Technology	\$3,894	\$3,200	\$694	\$8,380
Office Expenses	\$4,723	\$3,000	\$1,723	\$18,000
Staffing & Personnel Expenses	\$147,833	\$145,900	\$1,933	\$759,100
Strategic Planning	\$11,500	\$0	\$11,500	\$75,500
Total Operations	\$184,355	\$169,120	\$15,235	\$1,014,309
Total Expenses	\$298,692	\$322,490	(\$23,798)	\$2,467,110
Operating Profit	\$366,190	\$187,036	\$179,154	\$3,149

	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Other Income				
Unrealized Gain (Loss)	(\$11,100)	\$0	(\$11,100)	\$0
Earnings Before Interest & Tax	\$355,090	\$187,036	\$168,054	\$3,149
Net Income	\$355,090	\$187,036	\$168,054	\$3,149

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

Patrick Falke, Chair or
Bridget Baumgartner, Vice-Chair

Resolution to Cancel Taxes - Exhibit A

Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1232660004	no situs	donation	4/23/2021	Residential Vacant	acquired	Omaha

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 Danyell Price and Johnny Nesbit to 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 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 appoints Chad Tettenborn to the Finance Committee of the Omaha Municipal Land Bank, effective immediately.

Approved by majority vote of the Board of Directors this ____ day of March 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: 2817 N 15th Ave
 Parcel Number: 1744180000
 Owner: OMLB
 Zoned As: R7
 Lot Size: 1,870 sq ft
 Proposed Use: Garden
 Buildable: No- Needs Platted
 Acquisitions Date: 1/6/2020

Property Budget

Asking Price: \$900

Acquisition Costs:

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

Operations Cost:

Insurance: \$50
 Maintenance: \$1,060
 Total: \$1,110

Disposition Revenue:

Discount Eligibility Amount: \$810
 Property Investment Amount: (\$1,353)

Total Revenue: **~~\$-543.00~~**

Liens Cleared: \$4,568.11