

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, April 9, 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.

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 or (402) 800-1246 24 hours prior to the meeting. If an alternative (audio version) to this agenda is necessary, please notify the Omaha Municipal Land Bank at (402) 800-1246, 72 hours in advance. The order of agenda items is subject to change.

Public Speaking Rules: A member of the public is allowed to speak during the public hearing of any agenda item but must be called upon by the board prior to speaking. A member of the public is also allowed to speak if the person is invited to speak by a board member regarding an item on the agenda. Comments are restricted to the agenda item currently being discussed, or the topic the member of the public is invited to speak about. A person shall not be allowed to address the board at any other time during the meeting and shall not interrupt the board.

ITEM #	MATERIAL ATTACHED	ITEM TITLE
1.		PRELIMINARIES (5 MIN)
1.1		Call to Order
1.2		Announcement of Posted Location of Open Meetings Act
1.3		Recording of Notice of Public Meeting
1.4		Roll Call
1.5		Recognition of Supporters
2.		GENERAL PUBLIC COMMENTS
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 3 minutes.</i>
3.		ACTION AGENDA (30 MIN)
3.1	X	Approval of Minutes of March 12, 2025, Board of Directors Meeting
3.2	X	Approval of the March 2025 Financial Statements
3.3	X	Resolution to Cancel Delinquent Taxes
3.4	X	Resolution to Cancel Special Assessment
3.5		Next Board Meeting Date – May 14, 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.
6.1		<i>Recommended for approval</i>
		8354 Underwood
		3555 N. 36 th Ave
		ACQUISITIONS (0 MIN)
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
		<i>Not Recommended for Approval</i>
7.0		REPORT AGENDA (10 MIN)
7.1		Executive Directors Report
7.2		Finance Committee Report
7.3		Legislative Report
7.4		Governance Committee Report
8		OTHER NEW BUSINESS
9.		EXECUTIVE SESSION Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
10.		Adjournment

Omaha Municipal Land Bank Board

MINUTES

March 12, 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, March 12, 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 March 3, 2025.

Voting Members Present:

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

Non-voting Members Present:

Susan Rauth, Johnny Nesbit, Danyell Price, Juanita Johnson.

Members Not Present:

Sharlon Rodgers , Chad Tettenborn
Mike Riedmann, Colleen Mason,Dave Fanslau

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 Recognition of Supporters

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

-Falke gave a brief refresher update on procedural things. We need to keep the meetings running smoothly. Anyone participating online will be muted by default, and if you have any questions or comments, please use the raise hand function or put in the chat, and you will be recognized. Also anyone in person all comments will go after the board discussion on each item and the time for public comments are 3 minutes.

1.5 Roll Call

Roll call was taken with 6 voting members in person and 4 non-voting members in person.

3.0 Action Agenda

3.1 Approval of Minutes of February 2025, Board of Directors Meeting

Falke called for a motion to approve the February 2025, Board meeting minutes.

Bumgardner motions to approve the minutes. Bonner seconded.

Motion Carried 6-0

3.2 Approval of February Financial Statements

Purdy-Steenholdt started on page 31 the balance sheet. This sheet represents the second month into the new year. Purdy-Steenholdt did a walk-through for the new board members. The first section is the cash equivalence; we have three bank accounts totaling a little over 2.4 million. This is in line with where we were at last year. The finance committee is looking into alternative options for banks and funding sources to check on interested rate options and money market accounts that we can do for some of our cash reserves. More details to come once we get through the process. With current assets, we have 17 depository properties; we have a little under 300 properties, \$650,000, and the tax lien certificates we have held. Restricted net assets There are two funds(Grants) that we received in prior years DED & Mutual of Omaha. We will carry this over on the P&L sheet. We are a little over 3.2 million, which matches last year's figure as well. Purdy-Steenholdt told the new board members that she is open to reviewing questions about our processes outside the meeting if needed. We started the year with \$320,000 that came in last year that was intended to use for 2025 operations. For the first two months we are sitting at \$665,000 for total revenue. We are in the red a little bit with earned revenue, but we intend to make that up throughout the year with property sales, tax recapture, and redemptions. A lot of our red is just timing issues, and once the year goes on, we will see that change. We are in line with where we anticipated to be for the first 2 months.

Falke called for a motion to approve the February 2025 financial statement.
Goding motion to approve. Kouassi seconded.

Motion Carried 6-0

3.3 Resolution to Cancel Delinquent Taxes

Walocha stated that this is just a clean-up of a donation from a few years ago. The taxes are less than \$20, but we will clean this up.

Falke called for a motion to approve the resolution to cancel taxes.
Bonner motion to approve. Swirczek seconded.

Motion Carried 6-0

3.4 Resolution to Appoint to Fundraising Committee

Falke stated that we have a few New board members who will be on the committee: Danyell Price and Johnny Nesbit. Falke thanked them for their contributions.

Falke called for a motion to approve the resolution to Appoint to fundraising Committee.
Bonner motion to approve. Bumgardner seconded.

Motion Carried 6-0

3.5 Resolution to Appoint to the Finance Committee

Falke stated that we are looking to elect to the finance committee, Chad Tettenborn who was unable to be present.

Falke called for a motion to approve the resolution to Appoint to the Finance Committee
Goding motion to approve. Bonner 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 2817 N 15th Ave (\$810)

Kouassi asked if the land bank owned any of the surrounding lots. Mason replied that no, the land bank does not own any of the surrounding lots. Mason gave an update that the applicant knows that he has to do his research.

Johnson asked if the neighbors were contacted for the attempt to purchase. Mason stated yes. Johnson inquired about the feedback from the residents concerning putting a garden. Mason responded we have not reached out to inform residents of a potential garden.

Goding asked if the buyer owned other properties surrounding this property. Mason stated he does not. He is close in the community but not next to the property.

Falked asked about a clarifying question of the lot being narrow and even if it was replatted it would have to be combined with another lot to be buildable. Mason stated correct.

Cheryl Weston 1124 Pacific St Omaha Ne 68110- Have concerns on voting to approve this sale of the several of the board members questions if the neighbors where informed that he would be putting a garden here. Cheryl asked if this could be put up for next month or so that the applicant could inform the neighbors of this potential garden.

Rauth commented that the neighbors would just approach the applicant to buy the property if they wanted to build on their property.

Falke stated we will continue to incur costs if we keep it in inventory and it is not buildable. Goding commented that it looks like the area has no buildings, and this may be a good look to bring up the area.

Falke called for a motion to approve the Acquisitions & Dispositions. Swirczek motioned to approve. Bonner seconded.

Motion Carried 6-0

7.0 Report Agenda

7.1 Executive Directors Report

Leslie Smith said that we have had a lot of updates on our website for buyers. There is now a buildable status so that applicants can see if the lots are buildable or not. There is also descriptions on the properties. The last two years we have been working on the shovel-ready project with the previous grant restrictions of 60% AMI was difficult to the developer community. We have been working for the last 8 months with the state. In the last two weeks we have reached an updated agreement for shovel-ready lots of 30 lots. and we are able to expand the realm of what affordability means, provided that you use an affordable housing funder. We are able to support all 30 properties for affordable housing. Which allows us to use AMI of 60%-120% if approved by an affordable housing funder. In the month of April, we will see some property sale campaigns where we will be pushing the announcement of the updates to this project. We will not be doing an RFQ for this. All of our applications are updated in French now. Smith spoke about the fundraising committee the first meeting will be on March 20. Asked 100% participation in Board Giving. We have been approached and ask to come up with innovative ways to approach affordable housing. We are listening and being proactive in those efforts. We had our second land bank association meeting in Nebraska. We can say that there is a little bit broader support across the state. The association is active and is meeting to come up with ways to address these issues. The Ambassador cohort is almost to the completion date. We would like to recognize several ambassadors in the room today.

Turner gave an update on community engagement. Reminders the Successful Buyer workshop will be on Thursday at the North Omaha Learning Community Center. We have been selected to present our CIP workshop at the IAp2 Conference. The tickets to the Reignite 2 Unite development symposium go on sale this weekend. This conference will be over two days at the Marriott capital district. We are excited to expand the curriculum on sessions on housing development and access to capital, policy, advocacy, and innovative housing solutions as well as offering these sessions in Spanish and we will have translators available. We have local, regional, and national partners.

Swirczek asked for the dates. Turner responded June 4th & 5th.

Smith encouraged everyone in the room, particularly the board, to show their support and make plans to attend and actively participate in the symposium.

Gerald Anderson 6214 S 103rd St had a question on scholarship for R2U- Tuner stated that there would be an opportunity with scholarship application. Right now, we are launching ticket sales then the scholarship info will be released.

7.2 Finance Committee

Nothing specific to report on. We did enter into a contract with Marriott downtown for the R2U symposium.

7.3 Legislative Report

The legislature is up and running. Next week, all the priority bills have to be designated. LB620 receivership statute will be next week on March 19. There is a handout (Receivership 101) What this bill is proposing is that this will allow municipalities, if they so choose to, to set up a receivership program for their municipalities, and under that program, people could find these houses that are chronic violations and nuisance properties generally vacant. There are aspects of the statutes currently that will allow for properties that are occupied, for example (City View). A receivership is a court-appointed guardian of the property. The court will have to approve the person to be a receiver and approve the plan of the receiver to rehabilitate the property. It could be through reconstruction, rehab, or in some cases, demolition. The goal is to make the property no longer a nuisance for the community that it sits in. During every step of the process, there is an opportunity for the owners to retain ownership of the property, either through doing the rehab themselves or paying for whatever that rehab cost. If they can't do it and the receiver, does it there will be a lien placed on the property and put up for auction at sheriff sale.

Falke asked if the handout was online. Walocha stated the handout was giving to the board but it is not online just yet.

Swirczek asked if the city of Omaha was speaking in support of this bill. Hiipaka commented, "as the bill is drafted right now, the city would probably officially oppose it." Hiipaka met with senator Guereca last week regarding amendments to the bill, and the amendments were sent to his aid. The amendments were basically removing some of the things that have to do with municipalities from it. If those amendments are made, Hiipaka stated he can't say that the city would support it, but the city would not oppose it.

Falke asked if the bills we are in support of are posted online. Smith stated she was out sick, and she is working on putting a page up with bills and education materials.

Smith wanted to point out that there are a lot of properties that are deteriorating and stuck in code enforcement. This framework LB620) will allow us to step in close the gap and preserve some of those properties.

Swirczek asked if the city could speak on some of the objections to this. Hiipaka stated that the drafts will state that a certified inspector will be in place and not city employees.

Goding asked when will we know if the amendments would be done. Hiipaka stated probably be by next Wednesday.

7.4 Governance Committee

N/A

9. Executive Session

N/A

Motion Carried 0-0

Presentation from Center for Community Progress-

Sarah Toering & Tarik Abdelazim are our contacts for strategic planning.

10. Adjournment

Falke called for a motion to adjourn.

Bonner motioned to approve. Kouassi seconded.

Motion Carried 6-0

Public Meeting adjourned at 10:56 am.



March Reporting Package

Omaha Municipal Land Bank
March 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	\$1,042,345
First National Bank Checking x6245	\$654,056	\$685,859
PayPal Bank	\$1,037	\$637
Pinnacle Bank Checking x2235	\$666,359	\$653,838
Stripe	\$25	\$0
Total Cash & Equivalents	\$2,393,256	\$2,382,680
Other Current Assets		
Properties		
Depository Properties Held	\$17	\$30
Properties Held for Sale	\$649,000	\$710,300
Total Properties	\$649,017	\$710,330
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$49,660
Tax Lien Certificates	\$123,815	\$139,966
Total Tax Lien Certificates	\$164,551	\$189,626
Total Other Current Assets	\$813,568	\$899,956
Total Current Assets	\$3,206,824	\$3,282,636
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	\$3,228,285	\$3,304,097
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$1,547	(\$136)
FNBO Credit Card-Andrea 1626	\$3,137	\$2,207
FNBO Credit Card - Leslie x5772	\$2,668	\$1,765
Total Short Term Debt	\$7,352	\$3,836
Total Current Liabilities	\$7,352	\$3,836
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$7,352	\$3,836
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - DED	\$410,337	\$612,836
Restricted - FNBO	\$0	\$3,175
Restricted - Mutual of Omaha	\$16,764	\$0
Restricted - NIFA (Legal Assistant Staff)	\$0	\$30,000
Restricted - NLBN	\$0	\$4,069

	2025 (YTD)	2024 (YTD)
Restricted - Omaha Board of Realtors	\$0	\$10,000
Restricted - Wells Fargo	\$0	\$10,000
Restricted - Union Pacific	\$0	\$9,850
Total Restricted Net Assets	\$427,102	\$679,929
Unrestricted Net Assets	\$2,467,665	\$2,590,979
Total Retained Earnings	\$2,894,767	\$3,270,908
Current Earnings		
Net Income	\$326,166	\$29,353
Total Equity	\$3,220,933	\$3,300,261
Total Liabilities & Equity	\$3,228,285	\$3,304,097

2025 Budget vs Actual

PROFIT & LOSS	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$74,445	\$85,577	(\$11,132)	\$1,015,938
Board Contributions	\$0	\$250	(\$250)	\$2,500
Corporate/Business Contributions	\$7,000	\$22,000	(\$15,000)	\$104,500
Foundation/Trust Grants	\$200,000	\$388,000	(\$188,000)	\$885,000
Individual Contributions	\$740	\$0	\$740	\$11,250
Total Contributed Revenue	\$282,185	\$495,827	(\$213,642)	\$2,019,188
Earned Revenue				
Application Fees	\$1,060	\$1,050	\$10	\$4,225
Interest Earned	\$7,530	\$0	\$7,530	\$0
Property Sales	\$68,185	\$31,200	\$36,985	\$125,070
Redemption of DC Tax Lien Certificates	\$909	\$3,275	(\$2,367)	\$13,175
Redemption of OMLB Tax Lien Certificates	\$1,997	\$16,950	(\$14,953)	\$67,800
Tax Recapture Revenue	\$37,859	\$60,000	(\$22,141)	\$240,800
Total Earned Revenue	\$117,540	\$112,475	\$5,065	\$451,070
Net Assets Released From Restriction	\$320,400	\$0	\$320,400	\$0
Total Revenue	\$720,125	\$608,302	\$111,823	\$2,470,258
Expenses				
Acquisitions				
General Acquisition	\$0	\$0	\$0	\$20,775
Pre-Acquisition TLC Fees	\$1,526	\$13,200	(\$11,674)	\$53,987
Pre-Acquisition TLC Purchase	\$51,815	\$60,000	(\$8,185)	\$60,000
Total Acquisitions	\$53,341	\$73,200	(\$19,859)	\$134,762
Dispositions				
Depository Program	\$0	\$0	\$0	\$600
Successful Buyer	\$66	\$2,270	(\$2,204)	\$10,700
Total Dispositions	\$66	\$2,270	(\$2,204)	\$11,300
Community Affairs				
Ambassador Program Expenses	\$6,240	\$8,000	(\$1,760)	\$20,100
Community-Informed Policies	\$0	\$0	\$0	\$6,000
Developer's Symposium	\$2,879	\$37,000	(\$34,121)	\$92,500
Fundraising	\$4,700	\$5,200	(\$500)	\$24,000
Governance & Advocacy	\$7,797	\$6,300	\$1,497	\$30,200
Marketing & Communications	\$19,334	\$17,700	\$1,634	\$75,000
Outreach & Engagement	\$684	\$0	\$684	\$10,000
Total Community Affairs	\$41,635	\$74,200	(\$32,565)	\$257,800
Maintenance				
Adopt-a-Lot Program	\$5,400	\$22,000	(\$16,600)	\$22,000
Property Maintenance & Improvement	\$19,471	\$30,000	(\$10,529)	\$191,000
Site Preparation	\$5,500	\$7,000	(\$1,500)	\$835,938
Total Maintenance	\$30,371	\$59,000	(\$28,629)	\$1,048,938
Operations				
Accounting Fees	\$4,872	\$9,300	(\$4,428)	\$32,580
Building Expenses	\$13,311	\$12,600	\$711	\$50,270
Data Infrastructure	\$0	\$48,000	(\$48,000)	\$50,500
Human Resource Expenses	\$4,622	\$4,980	(\$358)	\$19,979
Information Technology	\$6,593	\$3,800	\$2,793	\$8,380
Office Expenses	\$6,513	\$4,500	\$2,013	\$18,000
Staffing & Personnel Expenses	\$207,827	\$204,300	\$3,527	\$759,100
Strategic Planning	\$11,908	\$30,500	(\$18,592)	\$75,500
Total Operations	\$255,646	\$317,980	(\$62,334)	\$1,014,309
Total Expenses	\$381,059	\$526,650	(\$145,591)	\$2,467,110
Operating Profit	\$339,066	\$81,652	\$257,414	\$3,149

	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Other Income				
Unrealized Gain (Loss)	(\$12,900)	\$0	(\$12,900)	\$0
Earnings Before Interest & Tax	\$326,166	\$81,652	\$244,514	\$3,149
Net Income	\$326,166	\$81,652	\$244,514	\$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

Simone Mason
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
2329300000	5012 N 36th Street	depository	3/26/2025	Residential Vacant	acquired	Omaha

RESOLUTION TO CANCEL SPECIAL ASSESSMENTS

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-237 of the Omaha Municipal Code provides for the ownership of real property by the Omaha Municipal Land Bank;

WHEREAS, Neb. Rev Stat. §18-3416 of the Nebraska Municipal Land Bank Act provides that any property acquired by a land bank and encumbered by a lien or claim for real special assessments owed to a political subdivision may be discharged and extinguished by a resolution of the board of directors;

WHEREAS, the Omaha Municipal Land Bank owns certain real property as identified on Exhibit A, attached hereto and incorporated herein, which real property is encumbered by a lien or claim for special assessments assessed by Douglas County;

WHEREAS, the Omaha Municipal Land Bank Board of Directors wishes to discharge and extinguish the Douglas County liens or claims for special assessments encumber the real property, as identified in Exhibit A, as allowed by Neb. Rev. Stat. §18-3416 of the Nebraska Municipal Land Bank Act.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby discharges and extinguishes the Douglas County liens for special assessments that encumber real property, as identified on Exhibit A, as allowed and provided for by Neb. Rev. Stat. 18-3416

Approved by majority vote of the Board of Directors this ____ day of _____, 2025.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Simone Mason, Secretary or
Leslie Smith, Executive Director

Patrick Falke, Chair or
Bridget Bumgardner, Vice-Chair

Resolution to Cancel Taxes - Exhibit A						
Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
2329300000	5012 N 36th Street	depository	3/26/2025	Residential Vacant	acquired	Omaha