

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, June 11, 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: 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 May 14, 2025 Board of Directors Meeting
3.2	X	Approval of the May 2025 Financial Statements
3.3	X	2024 Audit Review with Hayes & Associates
3.4	X	Resolution to Cancel Delinquent Taxes
3.5	X	Resolution to Cancel Delinquent Special Assessment
3.6		Nex Board Date - July 9, 2025

4.		CONSENT AGENDA (ITEMS #7.1)
5.		ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)
6.		DISPOSITIONS (0 MIN)
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
6.1		<i>No dispositions this month</i>
7.		ACQUISITIONS (10 MIN)
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
7.1		<i>Recommended for approval – donation from Federal National Mortgage</i> 3740 N 44 th Ave., Omaha, NE
8.0		REPORT AGENDA (10 MIN)
8.1		Executive Directors Report
8.2		Finance Committee Report
8.3		Legislative Report
8.4		Governance Committee Report
9.		OTHER NEW BUSINESS
10.		EXECUTIVE SESSION Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
11.		Adjournment

Omaha Municipal Land Bank Board

MINUTES

May 14, 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, May 14, 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 May 2, 2025.

Voting Members Present:

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

Non-voting Members Present:

Colleen Mason
Susan Rauth
Johnny Nesbit
Chad Tettenborn
Juanita Johnson

Members Not Present:

Cort Bonner
Sharlon Rodgers

Director Present:

Leslie Smith, Executive Director

Staff Present:

Deana Walocha, In-House Counsel
Andrea Purdy-Steenholdt, Deputy Director
Simone Mason, Real Estate Manager
Daniel Bennett, Vendor & Property Manager

City of Omaha Staff:

Tyler Hiipakka, Assistant City Attorney
Tim Dolan, Assistant City Attorney

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Falke called the meeting to order at 9:04 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.

1.5 Roll Call

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

2.0 General Public Comments

No comments from the public.

3.0 Action Agenda

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

Falke called for a motion to approve the April 9, 2025 Board meeting minutes. Kouassi motions to approve the minutes. Goding seconded.

Motion Carried 4-0

Bumbardner abstained from voting as she was not present at the April 9, 2025 meeting.

3.2 Approval of February Financial Statements

Purdy-Steenholdt started on the balance sheet. No real changes to cash equivalents. Current assets updated to reflect the depositories and properties held and tax certificates held. Otherwise, no changes. Only two grants are not represented on the profit and loss sheet but located in Net Assets Released From Restriction on balance sheet. They will move over when expenses come out. Balance sheet is comparable to years prior. No concerns. Purdy-Steenholdt reviewed profit and loss sheets. Purdy-Steenholdt reviewed expenses, which are under budget for first four months of the year.

Falke called for a motion to approve the March 2025 financial statement. Bumgardner motioned to approve. Swirczek seconded.

Motion Carried 5-0

3.3 Next Board Meeting Date

Falke asked all Board members to check availability for the next Board meeting to be held on June 11, 2025.

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 8354 Underwood Ave

6.2 3555 N. 36th Ave

No clarifying questions were asked by the board. Falke called for a motion to approve the Dispositions. Kouassi motioned to approve. Bonner seconded.

Motion Carried 5-0

7.0 Report Agenda

7.1 Executive Directors Report

Leslie Smith gave a brief report related to updates in programming and marketing efforts.

7.2 Finance Committee

Grace-Daniele Kouassi gave a brief report about contracts approved, including Implementation Planning with Category One, office leasing with OMNI, and Lot Transformation Engineering Services with Ehrhart Griffin & Associates (EGA).

7.3 Legislative Report

Chris Jones gave a legislative update.

7.4 Governance Committee

Patrick Falke did not have any additional updates outside of the Legislative Report.

8. New Business

No new business.

9. Executive Session

Falke stated that there was a need for Executive Session to discuss personnel matters.

Falke called for a motion to enter Executive Session. Kouassi made a motion to enter Executive Session. Goding seconded.

Motion Carried 5-0

Entered into Executive session at 10:20 a.m. with a quorum present. Board Member Kouassi left at 10:35a.m. Executive Session ended at 10:45 a.m.

10. Adjournment

Falke called for a motion to adjourn. Kouassi motioned to adjourn. Bonner seconded.

Motion Carried 4-0

Public Meeting adjourned at 10:46 am.

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 11th day of June 2025.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Deana K. Walocha, Secretary
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
1518710000	1263 S 16th Street	DC TLC	5/22/2025	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 11th day of June, 2025.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Deana K. Walocha, Secretary or
Leslie Smith, Executive Director

Patrick Falke, Chair or
Bridget Bumgardner, Vice-Chair

Resolution to Cancel Special Assessment - Exhibit A						
Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1518710000	1263 S 16th Street	DC TLC	5/22/2025	Residential Vacant	acquired	Omaha