

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.

Wednesday, September 10, 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), LaVonya Goodwin.

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 Omaha Municipal Land Bank office at 1905 Harney Street, Suite 224, 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 August 13, 2025, Board of Directors Meeting
3.3	X	Approval of the August 2025 Financial Statements
3.4	X	Resolution to elect Nominations Committee
3.5		Next Board Date – October 8, 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>No acquisitions this month</i>
8.0		REPORT AGENDA (10 MIN)
8.1		Executive Directors Report – No report this month
8.2		Maintenance Update Report
8.3		Finance Committee Report
8.4		Legislative Report
8.5		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

August 13, 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, July 9, 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 Thursday, July 3, 2025.

Voting Members Present:

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

Non-voting Members Present:

Colleen Mason
Johnny Nesbit
Chad Tettenborn
Dave Fanslau

Members Not Present:

Patrick Falke (Chair)
Cort Bonner
Mike Riedmann
Susan Rauth
LaVonya Goodwin

Director Present:

Leslie Smith, Executive Director

Staff Present:

Deana Walocha, In-House Counsel
Simone Mason, Real Estate Manager
Daniel Bennett, Vendor & Property Manager
Endora Yang, Office Administrator

City of Omaha Staff:

Tim Dolan, Assistant City Attorney

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Bumgardner called the meeting to order at 9:02 am.

1.2 Announcement of Posted Location of Open Meetings Act

Bumgardner 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

Bumgardner 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

Bumgardner 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 6 voting members in person and 4 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 June 2025, Board of Directors Meeting

Bumgardner called for a motion to approve the Amended June 11, 2025 Board meeting minutes. Swirczek motioned to accept. Rodgers seconded.

Motion Carried 5-0

3.2 Approval of Minutes of Jun 2025, Board of Directors Meeting

Bumgardner called for a motion to approve the July 9, 2025 Board meeting minutes. Kouassi motioned to accept. Goding seconded.

Motion Carried 5-0

3.2 Approval of July 2025 Financial Statements

Leslie Smith started on the balance sheet. No real changes to cash equivalents from January to July except for there is a reimbursement due from the City. Current assets updated to reflect the depositories and properties held and tax certificates held. Otherwise, no changes. No concerns. Smith reviewed profit and loss sheets. Smith reviewed the budget versus actual sheets. No concerns. Smith reviewed the Board contributions and reminded members that have not contributed yet this year to please give what they can so we can have 100% board contribution even though we have surpassed our monetary goal. Smith reviewed where we stand currently with our property sales. Smith reviewed the expenses for maintenance costs for our properties and operational costs.

No clarifying questions asked by the Board. Bumgardner called for a motion to approve the July 2025 financial statement. Kouassi motioned to approve. Goding seconded.

Motion Carried 6-0

3.3 Next Board Meeting Date

Bumgardner asked all Board members to check availability for the next Board meeting to be held on September 10, 2025.

4.0 Consent Agenda (Items #6.1)

5.0 Items removed from the Consent Agenda – None

6.0 Dispositions

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

Dispositions recommended for approval

6.1 4537 N 14th Ave

6514 N 31st Ave

5073 Kansas Ave

2710 Howard Street-1

5632 N 29th Street

No clarifying questions were asked by the board. A member of the public, Cheryl Weston asked what the Land Bank's costs in the property versus the liens cleared. Walocha explained the liens cleared by the Land Bank were foreclosed on through the tax foreclosure process and the land bank's ability to clear them and not cash paid out. Walocha explained how this is a benefit to the general public making the land more accessible for development. Bumgardner called for a motion to approve the dispositions. Rodgers motioned to approve. Kouassi seconded

Motion Carried 5-0

Dispositions not recommended for approval

**6.2 3353 Erskine Street
 2710 Howard -2
 3301 Laurel Ave**

No clarifying questions were asked by the board. Cheryl Weston thanked the Board for denying the application for a garden. Bumgardner called for a motion to deny these offers. Swirczek motioned to deny. Kouassi seconded.

Motion Carried 5-0

7.0 Acquisitions

There were no acquisitions this month.

8.0 Report Agenda

8.1 Executive Directors Report

Leslie Smith gave a brief report related to updates in programming, marketing, efforts, the new Ambassadors Cohort and the Love for Lots event in October. Smith will not be present at the September Board meeting as she will be presenting at the National Land Bank Summit.

8.2 Maintenance Report

Daniel Bennett gave a report on the maintenance activities regarding land bank properties for the year to date, including a report on the shovel ready project. Bennett also gave a report on the Adopt-a-lot program and that there currently isn't a path forward for the program in its current form.

8.3 Finance Committee

LouAnn Goding gave the report. Goding reviewed the new contract review form with respect to the \$9,000.00 contract with Strawhecker Non-profit Services for grant writing.

Smith expressed her appreciation to all of the hard work of the finance committee.

Cheryl Weston gave comments regarding her agreement with engagement with Strawhecker and had additional questions regarding the procurement policy that were answered by Smith.

8.4 Legislative Report

Deana Walocha gave a brief update regarding our legislative efforts while the Legislature is not in session.

8.5 Governance Committee

Deana Walocha gave a brief report.

9. New Business

No new business.

10. Executive Session

Bumgardner stated that there was no need for Executive Session.

11. Adjournment

Bumgardner called for a motion to adjourn. Kouassi motioned to adjourn. Swirczek seconded.

Motion Carried 5-0

Public Meeting adjourned at 9:46 am.

RESOLUTION TO ELECT NOMINATIONS COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

WHEREAS, Article IV, Section 1 of the Omaha Municipal Land Bank By-laws provides that the Members of the Board by resolution adopted by a majority of the voting members of the Board shall appoint a Chair and that officers shall be elected by a majority of the voting members of the Board;

WHEREAS, Article III, Section 5 of the Omaha Municipal Land Bank By-laws provides that the Members of the Board by resolution adopted by a majority of the entire Board may designate among its members standing committees consisting of three or more Members, which can make recommendations to the entire Board;

WHEREAS, the Members of the Board has determined that there shall be a Nominations Committee, who shall make recommendations to the Board with respect to nominating a Chair, Board officers, and members to Board committees;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects

as members of the Nominations Committee effective immediately. These Committee members shall serve a one-time term that will conclude after all Board members have been nominated to the appropriate Board Committees.

Approved by majority vote of the Board of Directors this ____ day of September 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