

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.

Wednesday, August 13, 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](mailto:info@omlb.org) or (402) 800-1246 24 hours prior to the meeting. If an alternative (audio version) to this agenda is necessary, please notify the Omaha Municipal Land Bank at (402) 800-1246, 72 hours in advance. The order of agenda items is subject to change.

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

ITEM #	MATERIAL ATTACHED	ITEM TITLE
<b>1.</b>		<b>PRELIMINARIES (5 MIN)</b>
<b>1.1</b>		Call to Order
<b>1.2</b>		Announcement of Posted Location of Open Meetings Act
<b>1.3</b>		Recording of Notice of Public Meeting
<b>1.4</b>		Roll Call
<b>1.5</b>		Recognition of Supporters
<b>2.</b>		<b>GENERAL PUBLIC COMMENTS</b>
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 3 minutes.</i>
<b>3.</b>		<b>ACTION AGENDA (30 MIN)</b>
<b>3.1</b>	X	Approval of Minuets of June 11, 2025 Board of Directors Meeting
<b>3.2</b>	X	Approval of Minutes of July 9, 2025 Board of Directors Meeting
<b>3.3</b>	X	Approval of the July 2025 Financial Statements
<b>3.4</b>		Next Board Date – September 10, 2025
<b>4.</b>		<b>CONSENT AGENDA (ITEMS #7.1)</b>

5.		<b>ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)</b>
6.		<b>DISPOSITIONS (0 MIN)</b>
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
6.1		<i>Dispositions recommended for approval</i>  4537 N 14th Ave 6514 N 31 <sup>st</sup> Ave 5073 Kansas Ave 2710 Howard St-1 5632 N 29th St
6.2		<i>Dispositions not recommended for approval</i>  3353 Erskine St 2710 Howard -2 3301 Laurel Ave
7.		<b>ACQUISITIONS (10 MIN)</b>
		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		<b>REPORT AGENDA (10 MIN)</b>
8.1		Executive Directors Report
8.2		Maintenance Update Report
8.3		Finance Committee Report
8.4		Legislative Report
8.5		Governance Committee Report
9.		<b>OTHER NEW BUSINESS</b>
10.		<b>EXECUTIVE SESSION</b> Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
11.		<b>Adjournment</b>



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## July Reporting Package

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Omaha Municipal Land Bank  
July 2025



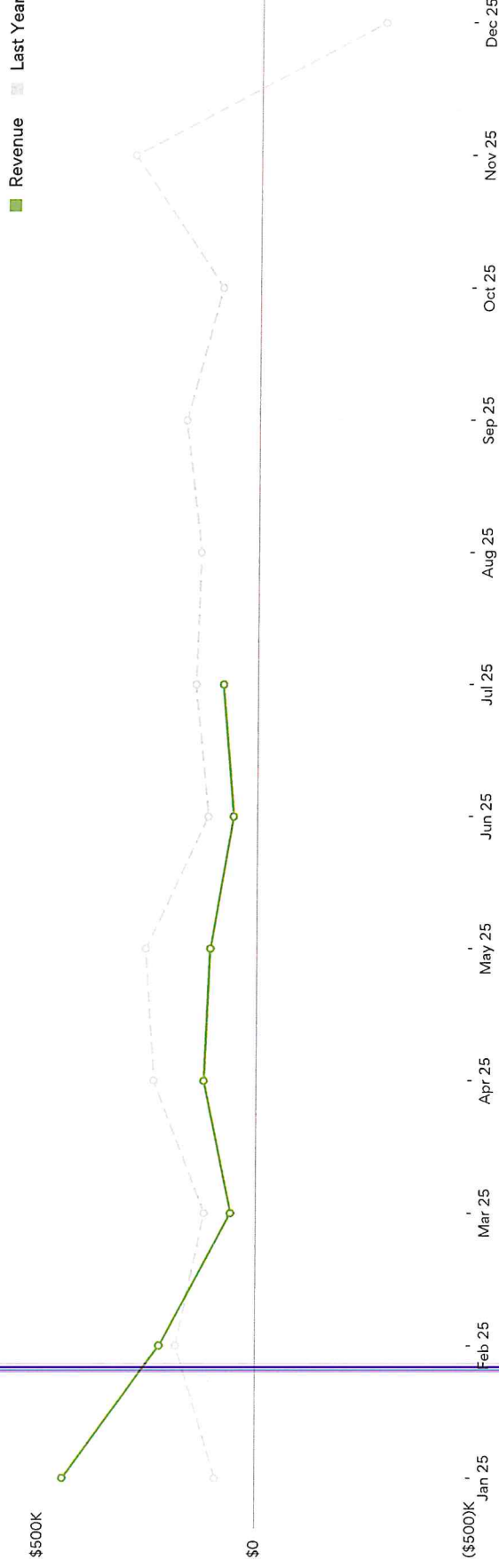
# Omaha Municipal Land Bank

## Statement of Revenues and Expenses by Class - Modified Cash Basis

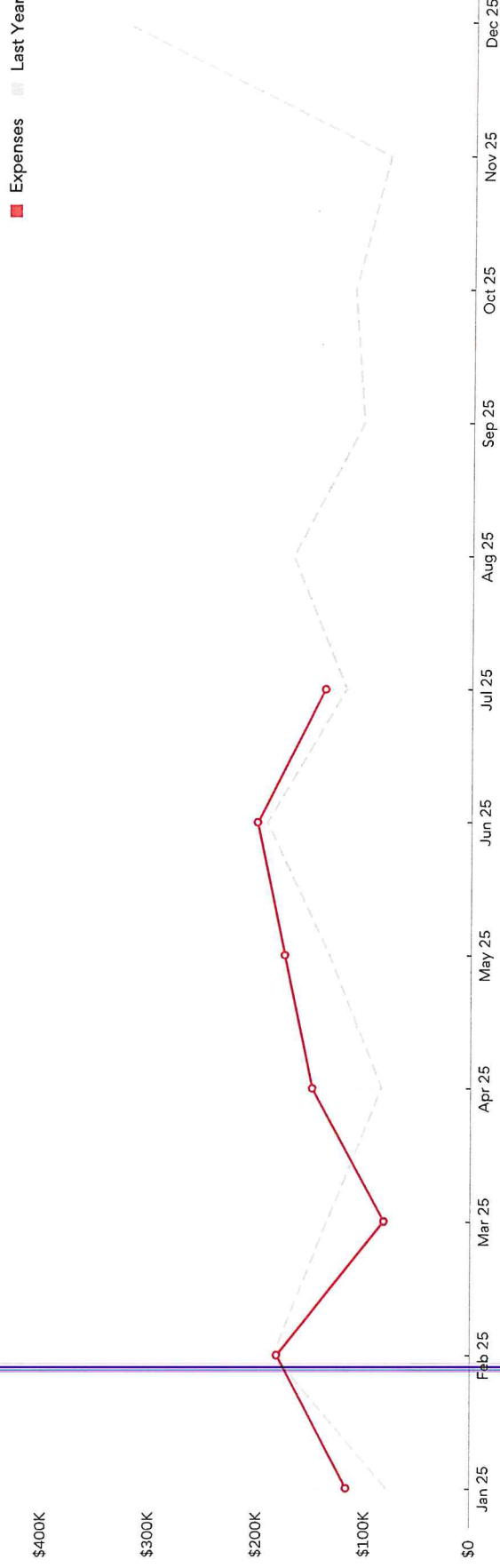
January - July, 2025

	A&D-EARNED	CITY	DED	FNBO	GENERAL // OVERHEAD	MO	R2U	WF	TOTAL
<b>Income</b>									
Contributed Revenue									
Agency/Government Grants		26,368.24	48,076.92						\$0.00
Board Contributions					1,300.00				\$74,445.16
Corporate/Business Contributions					24,000.00		19,300.00		\$1,300.00
Foundation/Trust Grants					209,300.00		20,000.00		\$43,300.00
Individual Contributions					740.00		17,737.76	20,000.00	\$249,300.00
<b>Total Contributed Revenue</b>		<b>26,368.24</b>	<b>48,076.92</b>		<b>235,340.00</b>		<b>57,037.76</b>	<b>20,000.00</b>	<b>\$386,822.92</b>
Earned Revenue									\$0.00
Application Fees	1,822.94								\$1,822.94
Interest Earned	18,697.38								\$18,697.38
Property Sales	149,703.71				150.00				\$149,853.71
Redemption of DC Tax Lien Certificates	9,357.67								\$9,357.67
Redemption of OMLB Tax Lien Certificates	33,486.86								\$33,486.86
Tax Recapture Revenue	147,288.96								\$147,288.96
<b>Total Earned Revenue</b>	<b>360,357.52</b>				<b>150.00</b>				<b>\$360,507.52</b>
Net Assets Released From Restriction				15,000.00		22,164.40			\$337,164.40
<b>Total Income</b>	<b>\$360,357.52</b>	<b>\$26,368.24</b>	<b>\$48,076.92</b>	<b>\$15,000.00</b>	<b>\$300,000.00</b>	<b>\$22,164.40</b>	<b>\$57,037.76</b>	<b>\$20,000.00</b>	<b>\$1,084,494.84</b>
<b>GROSS PROFIT</b>	<b>\$360,357.52</b>	<b>\$26,368.24</b>	<b>\$48,076.92</b>	<b>\$15,000.00</b>	<b>\$535,490.00</b>	<b>\$22,164.40</b>	<b>\$57,037.76</b>	<b>\$20,000.00</b>	<b>\$1,084,494.84</b>
<b>Expenses</b>									
Acquisitions									\$0.00
Pre-Acquisition TLC Fees	6,485.85								\$6,485.85
Pre-Acquisition TLC Purchase	51,815.15								\$51,815.15
<b>Total Acquisitions</b>	<b>58,301.00</b>								<b>\$58,301.00</b>
Community Affairs									\$0.00
Ambassador Program Expenses					11,438.99				\$11,438.99
Developer's Symposium							113,890.49		\$113,890.49
Governance & Advocacy	20,797.94								\$20,797.94
Marketing & Communications	330.00				45,820.66				\$46,150.66
Outreach & Engagement					12,240.29				\$12,240.29
<b>Total Community Affairs</b>	<b>21,127.94</b>				<b>69,499.94</b>		<b>113,890.49</b>		<b>\$204,518.37</b>
Contract Labor					8,096.70				\$8,096.70

This year vs last year



Expenses This year vs last year





	2025 (YTD)	2024 (YTD)
Total Restricted Net Assets	\$410,337	\$513,239
Unrestricted Net Assets	\$2,467,665	\$2,590,979
Total Retained Earnings	\$2,878,002	\$3,104,218
Current Earnings		
Net Income	\$21,171	\$229,778
Total Equity	\$2,899,173	\$3,333,996
Total Liabilities & Equity	\$2,905,813	\$3,332,136

	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Operating Profit	\$39,182	(\$63,451)	\$102,632	\$3,149
Other Income				
Unrealized Gain (Loss)	(\$18,011)	\$0	(\$18,011)	\$0
Earnings Before Interest & Tax	\$21,171	(\$63,451)	\$84,621	\$3,149
Net Income	\$21,171	(\$63,451)	\$84,621	\$3,149

# Omaha Municipal Land Bank

## Statement of Financial Position - Modified Cash Basis

As of June 30, 2025

	TOTAL	
	AS OF JUN 30, 2025	AS OF DEC 31, 2024 (PP)
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
Cash Reserves		
Security National Bank Savings 4451	1,079,040.65	1,067,116.70
<b>Total Cash Reserves</b>	<b>1,079,040.65</b>	<b>1,067,116.70</b>
First National Bank Checking x6245	387,190.70	639,769.01
PayPal Bank	0.00	1,412.33
Pinnacle Bank Checking x2235	669,271.03	663,492.34
Stripe	0.00	150.00
<b>Total Bank Accounts</b>	<b>\$2,135,502.38</b>	<b>\$2,371,940.38</b>
Other Current Assets		
Properties		
Depository Properties Held	6.00	17.00
Properties Held for Sale	643,900.00	661,900.00
<b>Total Properties</b>	<b>643,906.00</b>	<b>661,917.00</b>
Tax Lien Certificates	123,814.61	123,814.61
Subsequent Taxes Paid on Tax Lien Certificates	40,736.11	40,736.11
<b>Total Tax Lien Certificates</b>	<b>164,550.72</b>	<b>164,550.72</b>
<b>Total Other Current Assets</b>	<b>\$808,456.72</b>	<b>\$826,467.72</b>
<b>Total Current Assets</b>	<b>\$2,943,959.10</b>	<b>\$3,198,408.10</b>
Fixed Assets		
Accumulated Amortization	-59,659.84	-59,659.84
Accumulated Depreciation	-15,421.00	-15,421.00
Computer Software	59,435.77	59,435.77
Leasehold Improvements	24,763.82	24,763.82
Office Equipment	2,342.60	2,342.60
Website	10,000.00	10,000.00
<b>Total Fixed Assets</b>	<b>\$21,461.35</b>	<b>\$21,461.35</b>
<b>TOTAL ASSETS</b>	<b>\$2,965,420.45</b>	<b>\$3,219,869.45</b>



# Omaha Municipal Land Bank

## Statement of Financial Position - Modified Cash Basis

As of June 30, 2025

	TOTAL	
	AS OF JUN 30, 2025	AS OF DEC 31, 2024 (PP)
<b>LIABILITIES AND EQUITY</b>		
Liabilities		
Current Liabilities		
Credit Cards		
FNBO Credit Card - Deana x6494	1,082.45	909.21
FNBO Credit Card - Leslie x5772	3,979.98	843.42
FNBO Credit Card-Andrea 1626	2,112.80	2,949.94
<b>Total Credit Cards</b>	<b>\$7,175.23</b>	<b>\$4,702.57</b>
<b>Total Current Liabilities</b>	<b>\$7,175.23</b>	<b>\$4,702.57</b>
<b>Total Liabilities</b>	<b>\$7,175.23</b>	<b>\$4,702.57</b>
Equity		
Restricted Net Assets		
Restricted - Anonymous	0.00	75,000.00
Restricted - DED	410,337.43	410,337.43
Restricted - FNBO	0.00	15,000.00
Restricted - Hawks	0.00	75,000.00
Restricted - Lozier Foundation	0.00	50,000.00
Restricted - Mutual of Omaha	0.00	22,164.40
Restricted - Sherwood Foundation	0.00	100,000.00
<b>Total Restricted Net Assets</b>	<b>410,337.43</b>	<b>747,501.83</b>
Unrestricted Net Assets	2,467,665.05	2,467,665.05
Net Income	80,242.74	
<b>Total Equity</b>	<b>\$2,958,245.22</b>	<b>\$3,215,166.88</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$2,965,420.45</b>	<b>\$3,219,869.45</b>

Omaha Municipal Land Bank Board

**MINUTES**

June 11, 2025

**Regular Meeting:**

9:00 AM, The Mule Barn Building-Room 112

Metropolitan Community College-Fort Omaha Campus

5370 N 30<sup>th</sup> Street

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**Meeting Minutes:** This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, June 11, 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 Wednesday June 4, 2025.

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**Voting Members Present:**

Patrick Falke (Chair)  
Bridget Bumgardner (Vice Chair)  
Todd Swirczek  
Grace-Daniele Kouassi  
Cort Bonner  
Sharlon Rodgers

**Non-voting Members Present:**

Colleen Mason  
Susan Rauth  
Johnny Nesbit  
Chad Tettenborn  
Danyell Price

**Members Not Present:**

Lou Ann Goding  
Dave Fanslau

**Director Present:**

Leslie Smith, Executive Director

**Staff Present:**

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

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**City of Omaha Staff:**

Tim Dolan, Assistant City Attorney

**Public Meeting:**

## ***1.0 Preliminaries***

### ***1.1 Call to Order***

Falke called the meeting to order at 9:05 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 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 March 2025, Board of Directors Meeting***

Falke called for a motion to approve the May 14, 2025 Board meeting minutes. Baumgardner motions to approve the minutes. Bonner seconded.

**Motion Carried 6-0**

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### **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 the first five months of the year.

Falke called for a motion to approve the May 2025 financial statement. Bonner motioned to approve. Rdgers seconded.

**Motion Carried 6-0**

### **3.3 2024 Audit Review with Hayes & Associates**

Passed over because auditor was not yet on the line. Purdy-Steenholdt stepped out to contact auditor

### **3.4 and 3.5 Resolutions to cancel Delinquent taxes and Special Assessments**

Walocha presented a resolution to cancel the delinquent taxes on 1263 S. 16<sup>th</sup> Street a vacant residential lot acquired by the OMLB through the foreclosure of a Douglas County tax sale certificate. There are approximately \$15,000.00 in taxes and specials to clear.

Falke called for a motion to cancel the delinquent taxes on 1263 S. 16<sup>th</sup> Street, Omaha, Nebraska. Rodgers motioned to approve both resolutions. Bonner seconded.

**Motion carried 6-0**

Falke called for a motion to cancel the Special Assessments on 1263 S. 16<sup>th</sup> Street, Omaha, Nebraska. Rodgers motioned to approve both resolutions. Bonner seconded.

**Motion carried 6-0**

### **3.3 Next Board Meeting Date**

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Falke asked all Board members to check availability for the next Board meeting to be held on July 9, 2025.

### **4.0 Consent Agenda**

**6.0 Acquisitions & Dispositions** There were no dispositions this month.

Walocha presented the donation of 3740 N. 44<sup>th</sup> Ave, Omaha, Nebraska from Federal National Mortgage. Who offered to give the OMLB a deed in lieu of completing the tax foreclosure on the property.

Falke called for a motion to approve the acquisition of 3740 N. 44<sup>th</sup> Ave, Omaha, Nebraska. Swirczek motioned to approve. Bumgardner seconded.

**Motion Carried 6-0**

## **8.0 Report Agenda**

### **8.1 Executive Directors Report**

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

Rodgers and Rauth gave brief statements regarding the success of the R2U symposium.

Purdy-Steenholdt announced the dates of her maternity leave.

Smith announced the employment of Endora Yang as the office administrator and AJ Barfield as the intern with the real estate department.

Smith reminded the Board of their contribution pledges.

### **8.2 Finance Committee**

Grace-Daniele Kouassi gave a brief report about contracts approved, including the renewal of the contract with Stable Gray.

Jessie Tomair from Hayes & Associates gave a report of the annual audit. Moving forward with an unmodified version of the audit, the highest tier. No corrective action is required.

Purdy-Steenholdt asked for approval to finalize the audit.

Falke called for a motion to approve the 2024 audit. Bonner motioned to approve. Bumgardner seconded.

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**Motion Carried 6-0**

### ***8.3 Legislative Report and 8.4 Governance Committee***

Walocha gave the governance committee report and a legislative update noting that the session had ended for the year and gave an overview of the status of the bills that OMLB had been following.

### **9. New Business**

No new business.

### ***10. Executive Session***

No need for executive session.

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

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

**Motion Carried 6-0**

**Public Meeting adjourned at 10:02 am.**

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Omaha Municipal Land Bank Board

**MINUTES**

July 9, 2025

**Regular Meeting:**

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

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**Meeting Minutes:** This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, 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, 7/3/2025.

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**Voting Members Present:**

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

**Non-voting Members Present:**

Colleen Mason  
Susan Rauth  
Johnny Nesbit  
Chad Tettenborn  
LaVonya Goodwin

**Members Not Present:**

Cort Bonner  
Todd Swirczek  
Dave Fanslau

**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

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**City of Omaha Staff:**

Tim Dolan, Assistant City Attorney

## **Public Meeting:**

### ***1.0 Preliminaries***

#### ***1.1 Call to Order***

Falke called the meeting to order at 9:01 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 June 2025, Board of Directors Meeting***

Falke called for a motion to approve the June 11, 2025 Board meeting minutes. Goding brought attention to corrections that needed to be made in the minutes. After brief discussion it was decided to hold over approval of the June 2025 meeting minutes to the August meeting so that corrections can be made.

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### ***3.2 Approval of February Financial Statements***

Leslie Smith 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. No concerns. Smith reviewed profit and loss sheets. Smith reviewed expenses which are under budget for first four months of the year.

Falke called for a motion to approve the June 2025 financial statement. Goding motioned to approve. Bumgardner 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 August 13, 2025.

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

#### ***6.0 Dispositions***

Simone Mason indicated there were no dispositions for this month.

#### ***7.0 Acquisitions***

##### ***7.1 1923 Lothrop St, Omaha, NE Recommended for approval – donation from Dennis Wait***

Falke called for a motion to approve the donation.

Rodgers motioned to accept. Bumgardner seconded.

**Motion Carried 5-0**

##### ***7.2 4018 N 33<sup>rd</sup> St, Omaha, NE Recommended for approval purchase***

Falke called for a motion to approve the purchase

Rodgers motioned to accept. Kouassi seconded.

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**Motion Carried 5-0**

### ***8.0 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***

LouAnn Goding gave the report. They approved the Planit contract for the event services for 2026. This includes the Ambassador Program and Annual meeting. The contract amount is \$59,750.00. Planit was the only response to the request for bids for previous planning services. Susan Rauth supported the contract. Cheryl Weston asked for clarification on the contract. Smith responded to her request.

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

Chris Jones gave a legislative update.

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

Patrick Falke and Deana Walocha gave a brief report.

## **8. New Business**

No new business.

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

Falke stated that there was no need for Executive Session.

## ***10. Adjournment***

Falke called for a motion to adjourn. Rodgers motioned to adjourn. Goding seconded.

**Motion Carried 5-0**

**Public Meeting adjourned at 9:50 am.**

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