

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.
October 8th, 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 the Three-Year Strategic Plan
3.2	X	Approval of Minutes of Sept. 10th, 2025 Board of Directors Meeting
3.3	X	Approval of the September 2025 Financial Statements
3.4		Next Board Date – November 12th, 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>Dispositions recommended for approval</i> 3301 Laurel Ave 3483 Spaulding St 4102 and 4106 Pinkney St 4330 Emmet St 4406 Pinkney St 6308, 6312, 6316, 6320, 6324 N 36th Ave 2711 Himebaugh Ave 3533 N 28th Ave 3505 N 44th Ave 3718 N 42nd St 3923 N 44th St 3956 N 40th Ave 4055 Paxton Ave
6.2		<i>Dispositions not recommended for approval:</i> 4301 N 40th St
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
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

September 10, 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, September 10, 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 September 5, 2025.

Voting Members Present:

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

Non-voting Members Present:

Colleen Mason
Johnny Nesbit
Chad Tettenborn
Susan Rauth
Dave Fanslau

Members Not Present:

Mike Riedmann
Danyell Price
LaVonya Goodwin

Director Present:

Andrea Purdy Steenholdt, Deputy Director

Staff Present:

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

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 9:02 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 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 August 2025, Board of Directors Meeting

Falke called for a motion to approve the August 13, 2025 Board meeting minutes. Bumgardner motioned to accept. Kouassi seconded. Rodgers had question regarding the dates of the minutes of the previous meeting and the publication of the meeting. Falke and Walocha clarified the dates of the meeting and the publication of the meeting date and that they approving the minutes of the August 13, 2025 meeting.

Motion Carried 6-0 Falke abstained because he was not present at the August 13 , 2025 meeting.

3.2 Approval of August 2025 Financial Statements

Andrea Purdy Steenholdt started on the balance sheet. Stated that savings was successfully moved from Security National to Charles Schwab account. No real changes to cash equivalents from January to August. Current assets updated to reflect the depositories and properties held and tax certificates held. Otherwise, no changes. No concerns. Purdy Steenholdt reviewed profit and loss sheets. Purdy Steenholdt reviewed the budget versus actual sheets. Including grants that have been received. No concerns. Purdy Steenholdt 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.

Falke asked about the difference between the net income and our year to date budget. Purdy Steenholdt explained that it was just a difference between the projected budget and actual expenditures and income.

Cheryl Weston asked a clarifying question about the grants received. Purdy Steenholdt answered the question about which grants had been received. Falke called for a motion to approve the August 2025 financial statement. Goding motioned to approve. Rodgers seconded.

Motion Carried 7-0

3.4 Resolution to Elect Nomination Committee

Falke stated that there was a need to stand up a nominations committee in order to elect officers and committee members for 2026. After a brief discussion, Bumgardner made a motion to elect Falke, Rauth, and Bonner to the Nominations Committee. Bonner seconded.

Motion carried 7-0

3.5 Next Board Meeting Date

Falke asked all Board members to check availability for the next Board meeting to be held on October 8, 2025. Swirczek and Mason indicated that they would be absent.

4.0 Consent Agenda (Items #6.1)

5.0 Items removed from the Consent Agenda – None

6.0 Dispositions

There were no dispositions this month

7.0 Acquisitions

There were no acquisitions this month.

8.0 Report Agenda

8.1 Executive Directors Report

There was no Executive Directors Report this month.

8.2 Maintenance Report

Daniel Bennett gave a report on the maintenance activities regarding land bank properties for the year to date. We've spent \$96,581.29 through the end of August on Maintenance. Bennett also gave a report on the shovel ready project. Rodgers asked for visual aids for these reports next month. Falke asked for report to include numbers of total properties owned by OMLB to be included in the report.

8.3 Finance Committee

LouAnn Goding gave the report. Goding gave review of what the Charles Schwarb account would provide for OMLB, as well as the Pinnacle Bank account. Goding asked each board member to invite ten people to the Love 4 Lots event. Kouassi asked those Board members who have not yet made their yearly contribution to do so, so that we could have 100% Board participation.

8.4 Legislative Report

No legislative report this month.

8.5 Governance Committee

Falke gave a brief report.

9. New Business

Falke welcomed Samuel Larson to the OMLB team.

10. Executive Session

Falke stated that there was a need for Executive Session. Kouassi made a motion to go into Executive Session. Bumgardner seconded.

Motion carried 7-0. The Board entered executive session at 9:29 a.m.

Rodgers made a motion to exit executive session. Swirczek seconded the motion.

Motion carried 7-0. The Board exited executive session at 9:55 a.m.

11. Adjournment

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

Motion Carried 7-0

Public Meeting adjourned at 9:56 am.



September Reporting Package

Omaha Municipal Land Bank
September 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.

Omaha Municipal Land Bank

Statement of Financial Position - Modified Cash Basis

As of September 30, 2025

	TOTAL	
	AS OF SEP 30, 2025	AS OF DEC 31, 2024 (PP)
ASSETS		
Current Assets		
Bank Accounts		
Cash Reserves		
Charles Schwab x5462	1,087,206.60	
Security National Bank Savings 4451	0.00	1,067,116.70
Total Cash Reserves	1,087,206.60	1,067,116.70
First National Bank Checking x6245	-7,089.38	639,769.01
First National Bank ICS xx501	442,508.95	
Total First National Bank Checking x6245	435,419.57	639,769.01
PayPal Bank	1,022.81	1,412.33
Pinnacle Bank Checking x2235	672,279.39	663,492.34
Stripe	363.52	150.00
Total Bank Accounts	\$2,196,291.89	\$2,371,940.38
Other Current Assets		
Properties		
Depository Properties Held	1.00	17.00
Properties Held for Sale	608,400.00	661,900.00
Total Properties	608,401.00	661,917.00
Tax Lien Certificates	123,814.61	123,814.61
Subsequent Taxes Paid on Tax Lien Certificates	40,736.11	40,736.11
Total Tax Lien Certificates	164,550.72	164,550.72
Total Other Current Assets	\$772,951.72	\$826,467.72
Total Current Assets	\$2,969,243.61	\$3,198,408.10
Fixed Assets		
Accumulated Amortization	-29,998.84	-29,998.84
Accumulated Depreciation	-24,890.00	-24,890.00
Computer Software	19,999.77	19,999.77
Leasehold Improvements	24,763.82	24,763.82
Office Equipment	7,109.60	7,109.60
Website	10,000.00	10,000.00
Total Fixed Assets	\$6,984.35	\$6,984.35
TOTAL ASSETS	\$2,976,227.96	\$3,205,392.45

Omaha Municipal Land Bank

Statement of Financial Position - Modified Cash Basis

As of September 30, 2025

	TOTAL	
	AS OF SEP 30, 2025	AS OF DEC 31, 2024 (PP)
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
FNBO Credit Card - Deana x6494	1,600.82	909.21
FNBO Credit Card - Leslie x5772	1,918.04	843.42
FNBO Credit Card-Andrea 1626	4,393.18	2,949.94
Total Credit Cards	\$7,912.04	\$4,702.57
Total Current Liabilities	\$7,912.04	\$4,702.57
Total Liabilities	\$7,912.04	\$4,702.57
Equity		
Restricted Net Assets		
Restricted - Anonymous	0.00	75,000.00
Restricted - DED	375,947.35	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
Total Restricted Net Assets	375,947.35	747,501.83
Unrestricted Net Assets	2,453,188.05	2,453,188.05
Net Income	139,180.52	
Total Equity	\$2,968,315.92	\$3,200,689.88
TOTAL LIABILITIES AND EQUITY	\$2,976,227.96	\$3,205,392.45

2025 Budget vs Actual

PROFIT & LOSS	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$176,356	\$356,731	(\$180,375)	\$1,015,938
Board Contributions	\$2,656	\$1,750	\$906	\$2,500
Corporate/Business Contributions	\$49,900	\$104,500	(\$54,600)	\$104,500
Foundation/Trust Grants	\$396,000	\$538,000	(\$142,000)	\$885,000
Individual Contributions	\$19,828	\$0	\$19,828	\$11,250
Total Contributed Revenue	\$644,739	\$1,000,981	(\$356,242)	\$2,019,188
Earned Revenue				
Application Fees	\$2,438	\$3,175	(\$737)	\$4,225
Interest Earned	\$29,222	\$0	\$29,222	\$0
Property Sales	\$194,994	\$93,870	\$101,124	\$125,070
Redemption of DC Tax Lien Certificates	\$14,480	\$9,875	\$4,605	\$13,175
Redemption of OMLB Tax Lien Certificates	\$35,021	\$50,850	(\$15,829)	\$67,800
Tax Recapture Revenue	\$223,404	\$180,000	\$43,404	\$240,800
Total Earned Revenue	\$499,558	\$337,770	\$161,788	\$451,070
Net Assets Released From Restriction	\$371,554	\$0	\$371,554	\$0
Total Revenue	\$1,515,851	\$1,338,751	\$177,101	\$2,470,258
Expenses				
Acquisitions				
General Acquisition	\$0	\$0	\$0	\$20,775
Pre-Acquisition TLC Fees	\$8,184	\$39,600	(\$31,416)	\$53,987
Pre-Acquisition TLC Purchase	\$51,815	\$60,000	(\$8,185)	\$60,000
Total Acquisitions	\$59,999	\$99,600	(\$39,601)	\$134,762
Dispositions				
Depository Program	\$0	\$0	\$0	\$600
Successful Buyer	\$66	\$7,620	(\$7,554)	\$10,700
Total Dispositions	\$66	\$7,620	(\$7,554)	\$11,300
Community Affairs				
Ambassador Program Expenses	\$15,377	\$17,000	(\$1,623)	\$20,100
Community-Informed Policies	\$0	\$0	\$0	\$6,000
Developer's Symposium	\$113,294	\$92,500	\$20,794	\$92,500
Fundraising	\$19,044	\$17,200	\$1,844	\$24,000
Governance & Advocacy	\$24,798	\$18,300	\$6,498	\$30,200
Marketing & Communications	\$57,252	\$53,100	\$4,152	\$75,000
Outreach & Engagement	\$9,062	\$10,000	(\$938)	\$10,000
Total Community Affairs	\$238,826	\$208,100	\$30,726	\$257,800
Maintenance				
Adopt-a-Lot Program	\$5,400	\$22,000	(\$16,600)	\$22,000
Property Maintenance & Improvement	\$125,178	\$153,000	(\$27,822)	\$191,000
Site Preparation	\$95,109	\$219,000	(\$123,891)	\$835,938
Total Maintenance	\$225,687	\$394,000	(\$168,313)	\$1,048,938
Operations				
Accounting Fees	\$26,211	\$28,680	(\$2,469)	\$32,580
Building Expenses	\$41,212	\$37,800	\$3,412	\$50,270
Data Infrastructure	\$48,000	\$48,000	\$0	\$50,500
Human Resource Expenses	\$18,566	\$14,940	\$3,626	\$19,979
Information Technology	\$12,421	\$7,300	\$5,121	\$8,380
Office Expenses	\$15,311	\$13,500	\$1,811	\$18,000
Staffing & Personnel Expenses	\$560,755	\$583,800	(\$23,045)	\$759,100
Strategic Planning	\$75,153	\$75,500	(\$347)	\$75,500
Total Operations	\$797,630	\$809,520	(\$11,890)	\$1,014,309
Unapplied Cash Bill Payment Expense	\$925	\$0	\$925	\$0
Total Expenses	\$1,323,133	\$1,518,840	(\$195,707)	\$2,467,110

	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Operating Profit	\$192,718	(\$180,089)	\$372,808	\$3,149
Other Income				
Unrealized Gain (Loss)	(\$53,538)	\$0	(\$53,538)	\$0
Earnings Before Interest & Tax	\$139,181	(\$180,089)	\$319,270	\$3,149
Net Income	\$139,181	(\$180,089)	\$319,270	\$3,149