

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.
November 12 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, Colleen Mason, Johnny Nesbit, Chad Tettenborn, and 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@omb.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 Oct. 8th, 2025 Board of Directors Meeting
3.2	X	Approval of the October 2025 Financial Statements
3.3	X	Resolution to Cancel Delinquent Taxes
3.4	X	Resolution to Cancel Delinquent Special Assessments
3.5	X	Resolution to Amend By-laws
3.6	X	Resolution to Elect Executive Committee

3.7		Next Board Meeting Date- December 10, 2025
4.		CONSENT AGENDA (ITEMS #6.1)
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> 2432 & 3436 Larimore Ave 2624 N 19 th Ave
6.2		<i>Dispositions not recommended for approval:</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
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

October 8th, 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, October 8th, 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, October 3rd, 2025.

Voting Members Present:

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

Non-voting Members Present:

Chad Tettenborn
Susan Rauth
Danyell Price
LaVonya Goodwin

Members Not Present:

Mike Riedmann
Colleen Mason
Johnny Nesbit
Dave Fanslau
Todd Swirczek

Director Present:

Staff Present:

Andrea Purdy Steenholdt, Deputy Director
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 Roll Call

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

1.5 Recognition of Supporters

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

2.0 General Public Comments

No comments from the public.

3.0 Action Agenda

3.1 Approval of The Three-Year Strategic Plan

Andrea Purdy-Steenholdt presented an overview of the strategic planning process that began with community-informed policies in 2023. Collaboration with the Center for Community Progress included stakeholder engagement, legal review, and data analysis. Four main strategic goals were proposed:

1. Restore value of vacant, abandoned, and tax-delinquent properties and promote neighborhood stabilization through strategic planning, acquisition, and stewardship.
2. Increase housing inventory, access, and local development capacity to support affordable homes, promote ownership, and strengthen community resilience.

3. Cultivate community power and participation by ensuring residents share in the benefits of investment and play an active role in shaping neighborhood change.
4. Strengthen organizational capacity and sustainability by investing in strong leadership, effective systems, and stable, long-term funding to ensure OMLB's mission endures and evolves.

Andrea Purdy- Steenholdt clarified that the full strategic plan will be posted online for public access after the board meeting. Falke made an emphasis on flexibility. While the four goals remain consistent, specific actions and metrics may evolve over the plan's three-year span. Andrea Purdy- Steenholdt concurred. Board members appreciated the summarized outcome chart as a clear tool. Falke called for a motion to approve the Three-Year Strategic Plan. Bonner motioned to accept. Rodgers seconded.

Motion Carried 6-0

3.2 Approval of Minutes of Sept. 10th, 2025 Board of Directors Meeting

Falke called for a motion to approve the September 10th, 2025 board meeting minutes. Rodgers motioned to accept. Bumgardner seconded.

Motion Carried 6-0

3.3 Approval of September 2025 Financial Statements

Andrea Purdy-Steenholdt started on the balance sheet. Funds were moved from Security National Bank to Charles Schwab to capture higher interest returns through diversified structures, including tiered CDs and money market accounts. The team set up an ICS sweep account from First National Bank, pulling funds nightly into a higher yield money market account. The balance is approx. \$435,000.

Falke asked if the payables make the balance negative every month. Andrea Purdy-Steenholdt confirmed and added however the money is still always available. The funds are approx. \$2.2 million across various accounts (Pinnacle Bank, PayPal, Stripe included). There are no changes in fixed assets regarding property values & tax liens, this is updated monthly. Only the Department of Economic Development (DED) funds remain restricted.

Falke asked about any future restricted assets coming in soon. Andrea Purdy-Steenholdt explained that the new restricted assets are expected in early 2026. Recent grant of \$150,000 from Sherwood Foundation noted. Revenue and expenses aligned with budget. Total expenses were approx. \$1.3 million, with net income of \$139,000 year-to-date. Falke asked for more explanation on the site prep costs. Andrea Purdy-Steenholdt explained that lower expenses than budgeted due to delays in engineering phase. Construction phase expenses expected to increase later. Falke called for a motion to approve the September 2025 financials. Goding motioned to accept. Kouassi seconded.

Motion Carried 6-0

3.4 Next Board Meeting Date

Faulke stated that the next board meeting will be November 12th and asked the board members if there was anyone that had a conflict. Rodgers has a conflict and will not attend next board meeting.

No Vote

4.0 Consent Agenda (Items #7.1) - None

5.0 Items removed from the Consent Agenda – None

6.0 Dispositions

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

6.1 Dispositions recommended for approval

3301 Laurel Ave
3483 Spaulding St
4102 and 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

Goding asked if going forward, we can list the original asking price with the discount included to show how we got the final sale price. Simone Mason will provide a summary of that in the future. Public commenter Cheryl Weston asked if the buyer could be disclosed and what the lots are intended for, since they were a previous buyer. Simone Mason confirmed that the 12 lots are for affordable housing. Falke disclosed that the buyer of these lots were Habitat For Humanity. Falke said that this is a buyer the bank has worked with before and are confident in their ability. Cheryl Weston made a comment about concerns of one buyer buying up multiple lots in secrecy. Cheryl believed that buyer transparency should be done on a case-by-case basis.

Deana Walocha explained that there could be legal issues if the buyer is disclosed. Falke called for a motion to approve the dispositions. Rodgers made a motion to approve. Conner seconded.

Motion Carried 6-0 – Kouassi was not present for the vote initially but came in later and voted yes.

Simone Mason gave an overview of the dispositions not recommended for approval by the Acquisitions & Dispositions Committee.

6.2 Dispositions not recommended for approval.

4301 N 40th St.

Public commenter Linda Washington, homeowner who lives next door (4305 N 40th St), asked why this property would be not recommended for approval if it has been vacant for an extended amount of time. Falke stated if there is a new intended use or new information for the board to consider, Ms. Washington can apply again. Rodgers clarified that the priority for the land bank and the board is to build affordable housing on vacant lots. Using the lot for a garden may inhibit the ability for someone to build a home, which is why it is not recommended for disposition. It could be reconsidered if the lot stays vacant for more time.

Linda Washington asked why she has a score of 19. Rodgers clarified that the information is not readily available and could be classified. Falke stated that the staff will give her some additional information on why she scored a 19. Falke called a motion to not recommend the property for approval. Rodgers made a motion not to approve. Bumgardner seconded.

Motion Carried 6-0

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.

- September activity: 8 new complaints addressed; 190 properties mowed

- Year-to-date: 82 total complaints addressed (half-staff-initiated); \$107,000 spent on regular maintenance, which is under budget
- \$20,000 reserved for emergency storm cleanup
- 18 local vendors used for maintenance bids; open vendor registration is ongoing
- Site prep for 11 properties at engineering and survey stage; bids will be solicited from pre-qualified contractors; pre-qualification process reopened for additional contractors

Kouassi praised Daniel and the maintenance team for a 31% cost reduction in maintenance expenses from January to September, highlighting efficient use of funds and stewardship. Rodgers concurred with Kouassi on cost-cutting. Falke praised the ratio of neighbor complaints vs. Lank Bank complaints. Goding asked clarifications on mowing costs: flat rate of \$35 per lot regardless of size, adjusted for inflation and vendor negotiations. The lots will even out. Rodgers asked about maintaining a healthy rotation of vendors and encouraging new local businesses to participate. Daniel Bennett said that we'll go with the lowest bid on the projects. Daniel Bennett confirmed the net number of properties requiring maintenance has slightly increased due to recent acquisitions and sale processing time. Rodgers asked if the vendors are diverse. Daniel Bennett said that the majority of vendors are local to District 2, ensuring community economic benefits.

8.3 Finance Committee

Kouassi stated Board member participation at 74%; encouraged full participation. We met fundraising targets for the year.

8.4 Legislative Report

Chris Jones from Catalyst spoke about an upcoming interim study hearing on Nebraska land bank statutes. Hearing scheduled: Thursday, October 16th, 9:00 a.m., UNO College of Business in Omaha. It is important because it educates new Urban Affairs Committee members, highlights differences in urban vs. rural land bank operations, and provides opportunity for testimony by National Center for Community Progress representatives. Not live-streamed. Attendance is in-person only. Chris Jones also spoke about our Lots 4 Love event happening on October 15th. The land bank will be celebrating their 10-year anniversary. She encouraged everyone to come.

8.5 Governance Committee

Falke stated that the committee will present at the hearing next week on October 16th. Excited to connect with the parties present at the hearing. No other specific updates.

9. Other New Business

No new business items.

10. Executive Session

No Executive Session.

11. Adjournment

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

Motion Carried 6-0

Public Meeting adjourned at 10:10am



October Reporting Package

Omaha Municipal Land Bank
October 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 October 31, 2025

	TOTAL	
	AS OF OCT 31, 2025	AS OF DEC 31, 2024 (PP)
ASSETS		
Current Assets		
Bank Accounts		
Cash Reserves		
Charles Schwab x5462	1,087,642.05	
Security National Bank Savings 4451	0.00	1,067,116.70
Total Cash Reserves	1,087,642.05	1,067,116.70
First National Bank Checking x6245	-26,154.29	639,994.01
First National Bank ICS xx501	448,385.41	
Total First National Bank Checking x6245	422,231.12	639,994.01
PayPal Bank	1,367.34	1,412.33
Pinnacle Bank Checking x2235	250,000.00	663,492.34
Pinnacle Bank ICS x235	423,668.95	
Total Pinnacle Bank Checking x2235	673,668.95	663,492.34
Stripe	1,472.93	150.00
Total Bank Accounts	\$2,186,382.39	\$2,372,165.38
Other Current Assets		
Properties		
Depository Properties Held	1.00	17.00
Properties Held for Sale	667,600.00	661,900.00
Total Properties	667,601.00	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	\$832,151.72	\$826,467.72
Total Current Assets	\$3,018,534.11	\$3,198,633.10
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	\$3,025,518.46	\$3,205,617.45

Omaha Municipal Land Bank

Statement of Financial Position - Modified Cash Basis

As of October 31, 2025

	TOTAL	
	AS OF OCT 31, 2025	AS OF DEC 31, 2024 (PP)
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Credit Cards		
FNBO Credit Card - Deana x6494	1,208.01	909.21
FNBO Credit Card - Leslie x5772	1,691.28	843.42
FNBO Credit Card-Andrea 1626	4,465.83	2,949.94
Total Credit Cards	\$7,365.12	\$4,702.57
Total Current Liabilities	\$7,365.12	\$4,702.57
Total Liabilities	\$7,365.12	\$4,702.57
Equity		
Restricted Net Assets		
Restricted - Anonymous	0.00	75,000.00
Restricted - DED	361,305.45	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	361,305.45	747,501.83
Unrestricted Net Assets	2,453,413.05	2,453,413.05
Net Income	203,434.84	
Total Equity	\$3,018,153.34	\$3,200,914.88
TOTAL LIABILITIES AND EQUITY	\$3,025,518.46	\$3,205,617.45

2025 Budget vs Actual

PROFIT & LOSS	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$176,356	\$372,756	(\$196,401)	\$1,015,938
Board Contributions	\$3,008	\$2,000	\$1,008	\$2,500
Corporate/Business Contributions	\$53,500	\$104,500	(\$51,000)	\$104,500
Foundation/Trust Grants	\$481,000	\$538,000	(\$57,000)	\$885,000
Individual Contributions	\$20,903	\$0	\$20,903	\$11,250
Total Contributed Revenue	\$734,767	\$1,017,256	(\$282,490)	\$2,019,188
Earned Revenue				
Application Fees	\$2,693	\$3,525	(\$832)	\$4,225
Interest Earned	\$31,692	\$0	\$31,692	\$0
Property Sales	\$199,055	\$104,270	\$94,785	\$125,070
Redemption of DC Tax Lien Certificates	\$15,803	\$10,975	\$4,828	\$13,175
Redemption of OMLB Tax Lien Certificates	\$35,970	\$56,500	(\$20,530)	\$67,800
Tax Recapture Revenue	\$226,964	\$200,000	\$26,964	\$240,800
Total Earned Revenue	\$512,177	\$375,270	\$136,907	\$451,070
Net Assets Released From Restriction	\$386,196	\$0	\$386,196	\$0
Total Revenue	\$1,633,140	\$1,392,526	\$240,614	\$2,470,258
Expenses				
Acquisitions				
General Acquisition	\$0	\$0	\$0	\$20,775
Pre-Acquisition TLC Fees	\$8,996	\$44,000	(\$35,004)	\$53,987
Pre-Acquisition TLC Purchase	\$51,815	\$60,000	(\$8,185)	\$60,000
Total Acquisitions	\$60,811	\$104,000	(\$43,189)	\$134,762
Dispositions				
Depository Program	\$0	\$0	\$0	\$600
Successful Buyer	\$66	\$8,390	(\$8,324)	\$10,700
Total Dispositions	\$66	\$8,390	(\$8,324)	\$11,300
Community Affairs				
Ambassador Program Expenses	\$15,377	\$18,000	(\$2,623)	\$20,100
Community-Informed Policies	\$0	\$0	\$0	\$6,000
Developer's Symposium	\$113,294	\$92,500	\$20,794	\$92,500
Fundraising	\$34,638	\$19,200	\$15,438	\$24,000
Governance & Advocacy	\$26,798	\$20,300	\$6,498	\$30,200
Marketing & Communications	\$63,635	\$59,000	\$4,635	\$75,000
Outreach & Engagement	\$10,589	\$10,000	\$589	\$10,000
Total Community Affairs	\$264,330	\$219,000	\$45,330	\$257,800
Maintenance				
Adopt-a-Lot Program	\$5,400	\$22,000	(\$16,600)	\$22,000
Property Maintenance & Improvement	\$139,028	\$171,000	(\$31,972)	\$191,000
Site Preparation	\$97,109	\$221,000	(\$123,891)	\$835,938
Total Maintenance	\$241,537	\$414,000	(\$172,463)	\$1,048,938
Operations				
Accounting Fees	\$27,560	\$29,980	(\$2,420)	\$32,580
Building Expenses	\$45,714	\$42,000	\$3,714	\$50,270
Data Infrastructure	\$48,000	\$48,000	\$0	\$50,500
Human Resource Expenses	\$19,877	\$16,600	\$3,277	\$19,979
Information Technology	\$13,179	\$7,700	\$5,479	\$8,380
Office Expenses	\$15,970	\$15,000	\$970	\$18,000
Staffing & Personnel Expenses	\$622,269	\$642,200	(\$19,931)	\$759,100
Strategic Planning	\$75,153	\$75,500	(\$347)	\$75,500
Total Operations	\$867,722	\$876,980	(\$9,258)	\$1,014,309
Unapplied Cash Bill Payment Expense	\$925	\$0	\$925	\$0
Total Expenses	\$1,435,392	\$1,622,370	(\$186,978)	\$2,467,110

	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
Operating Profit	\$197,748	(\$229,844)	\$427,592	\$3,149
Other Income				
Unrealized Gain (Loss)	\$5,687	\$0	\$5,687	\$0
Earnings Before Interest & Tax	\$203,435	(\$229,844)	\$433,278	\$3,149
Net Income	\$203,435	(\$229,844)	\$433,278	\$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 November 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
2107270000	4219 Laurel Street	Depository	10/31/2025	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 November, 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 Assessments - Exhibit A

Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
2107270000	4219 Laurel Street	Depository	10/31/2025	Residential Vacant	acquired	Omaha

RESOLUTION TO AMEND THE BY-LAWS OF THE OMAHA MUNICIPAL LAND BANK

RESOLVED by the Omaha Municipal Land Bank Board of Directors:

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted its Bylaws on January 21, 2015:

WHEREAS, the Omaha Municipal Land Bank Board of Directors amended its Bylaws on January 12, 2022;

WHEREAS, the Omaha Municipal Land Bank Board of Directors amended its Bylaws on August 14, 2024;

WHEREAS, THE Omaha Municipal Land Bank Board of Directors desire to amend the Bylaws as identified on Exhibit "A" which reflects the duties and responsibilities of the Executive Director and Deputy Director.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby amends its Bylaws as identified on Exhibit "A", as allowed and provided for by the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code.

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

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Deana Walocha, Secretary or
Leslie Smith, Executive Director

Patrick Falke, Chair

BY LAWS
OF THE
OMAHA MUNICIPAL LAND BANK

ARTICLE I - THE LAND BANK AND GOVERNING INSTRUMENTS

Section 1. Name. The name of the Land Bank shall be the Omaha Municipal Land Bank. The Land Bank may also be referred to as the Omaha Land Bank.

Section 2. Seal. The corporate seal shall be in such form as the Board may from time to time determine.

Section 3. Principle Office. The Principle Office of the Land Bank is currently located at 1905 Harney Street, #224, Omaha, Nebraska 68102, and may be located at other address within the city of Omaha as the Board may designate, from time to time, by resolution.

Section 4. Purpose. The Land Bank is a public body, the purposes of which are as set forth in the Nebraska Municipal Land Bank Act, Neb. Rev. Stat. §§18-3401 - 3418 and Omaha Municipal Code §§ 2-235 through 2-241.

Section 5. Policies and Procedures. The Board may adopt written Policies and Procedures to direct and govern the Land Bank and its activities, by affirmative vote of a majority of the voting Members.

Section 5. Governing Instruments. The Land Bank shall be governed by, in order of precedence, the Nebraska Municipal Land Bank Act, the Omaha Municipal Code, these Bylaws, and Board Policies and Procedures.

ARTICLE II- BOARD

Section 1. Power of the Board and Qualification of Members. The Land Bank shall be overseen and governed by its Board of Directors (“Board”) who shall exercise oversight and control over the officers and staff of the Land Bank. The Board shall have all powers conferred on Boards of land banks pursuant to Nebraska state law, and any other law that is applicable to the Land Bank.

Section 2. Board Composition.

(a) The Board shall consist of:

- (1) Seven (7) voting members appointed by the Mayor and confirmed by a two-thirds vote of the City Council of the City of Omaha;
- (2) The planning director, or his or her designee, serving as a non-voting, ex-officio member;
- (3) One member of the City Council of the City of Omaha, appointed by the City Council, serving as a non-voting member;

- (4) Such other non-voting members as are appointed by the Mayor as mutually agreed to by the City Council of the City of Omaha and confirmed by a two-thirds vote of the City Council.
- (b) Persons to be appointed as voting members of the Board shall meet the following qualifications:
 - (1) Each City Council district shall be represented by one resident of such district who shall serve as a voting member of the Board.
 - (2) The voting members of the board shall have, collectively, verifiable skills, expertise, and knowledge in market rate and affordable residential, commercial, industrial, and mixed-used real estate development, financing, law, purchasing and sales, asset management, economic and community development, and the acquisition of tax sale certificates.
 - (3) The seven voting members of the board shall include:
 - a. At least one member with experience as a realtor;
 - b. At least one member with experience in the banking industry;
 - c. At least one member with experience as a real estate developer;
 - d. At least one member representing a chamber of commerce;
 - e. At least one member with experience in nonprofit or affordable housing;
 - f. At least one member with experience in large-scale residential or commercial property rental.

(c) A single voting member may satisfy more than one of the requirements provided in Section (2)(b)(3) if that member has the required qualifications.

Section 3. Term of Office. Except for the terms of the initial Members, the Members of the Board shall be appointed for a term of three (3) years. In the event State or local law is amended to provide for different terms and/or composition of the Board, then the Board as it exists at the time of such amendment shall be authorized to take any action required such that the Board complies with any requirements of State and local law. A Board member shall continue to serve until his or her successor is appointed and confirmed.

Section 4. Removal. Members of the Board may be removed for neglect of duty, misconduct in office, conviction of any felony, or other good cause by the Mayor with approval of the removal by a two-thirds vote of the City Council. The Mayor shall send a notice of removal to such board member, which notice shall set forth the charges against said member. The board member shall

be deemed removed from office unless within ten days from the receipt of such notice said board member files a request of hearing with the Omaha City Clerk. If a request for hearing is so filed, the City Council shall hold a hearing not sooner than ten days after the date a hearing is requested, at which hearing the board member shall have the right to appear in person or by counsel and the City Council shall determine whether the removal shall be upheld. If the removal is not upheld by the City Council, the board member shall continue to hold their office.

Section 5. Vacancies. A vacancy among the voting members of the Board, whether caused by the death, resignation, or removal of a Board member and including the authorization of an increase in the number of directors, shall be filled in the same manner as the original appointment for the balance of the unexpired term. Such vacancy shall be filled as soon as practicable but no later than six months after the date of the vacancy.

Section 6. Independence. No Board member, including the Chair, shall serve as the Land Bank's Executive Director, Chief Operating Officer, Chief Financial Officer, Comptroller, or hold any other equivalent executive position or office while also serving as a Member.

Section 7. Organization. At each meeting of the Board, the Chair, or, in the absence of the Chair, a Vice Chair shall preside, or in the absence of either of such officers, a chair chosen by a majority of the Members present shall preside. The Secretary shall act as secretary of the Board, and keep minutes of the meeting.

Section 8. Action by the Board. Except as otherwise provided by law or in these Bylaws, the act of the Board means action taken at a meeting of the Board by vote of a majority of the voting Members present at the time of the vote, if a quorum is present at such time. A quorum is defined in Article II, Section 15.

Section 9. Place of Meeting. The Board may hold its meetings at locations in the State of Nebraska as designated by the Board, provided that the location of the meeting must be indicated in each public space prior to the meeting as prescribed by the Nebraska Open Meetings Act.

Section 10. Regular Meetings. Regular meetings of the Board shall be held on the second Wednesday of each month at 9:00 a.m., or at such other times as may be fixed from time to time by majority vote of the Board.

Section 11. Special Meetings. Special meetings of the Board shall be held whenever called by the Chair or in the absence of the Chair by a Vice Chair, or by any two (2) of the voting Members. Notice shall be given orally or by mail and shall state the purposes, time and place of the meeting. If notice is given orally, in person or by telephone, it shall be given not less than two (2) days before the meeting; if it is given by mail, it shall be given not less than three (3) days before the meeting. At such special meeting no business shall be considered other than that designated in the notice.

Section 12. Notice of Meeting. Advance notice of a meeting shall be published in The Daily Record at least seven days prior to the date of the meeting. Notice of an upcoming meeting shall also be accessible to the public through a link on the City of Omaha's website. The notice shall

contain an agenda of subjects known at the time of the notice. The agenda shall not be altered later than 24 hours prior to the meeting, except for emergency items which may be added only at the public meeting. A continually current copy of the official agenda for an upcoming meeting shall be available for public inspection during normal business hours at the Land Bank offices at 1141 North 11th Street, Omaha, Nebraska or such other address as the Board may designate, from time to time, by majority vote of the Board. Prior to the meeting, each Member shall receive copies of the notice and other documents relating to agenda items as deemed appropriate. Notice of a meeting need not be given to any Member who submits a signed waiver of notice whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice to him/her.

Section 13. Consent Agenda. The meeting agenda may contain a “Consent Agenda,” consisting of a separate list of agenda items deemed to be noncontroversial and proposed to be approved by a single vote. At the public meeting, the Chair shall first announce the Consent Agenda and ask all Board Members and members of the public in attendance whether anyone wishes any of such items be removed from the Consent Agenda and be subject to separate hearing and vote. If any person so wishes as to an item, such item shall be separately heard and voted upon. Other items remaining on the Consent Agenda may be approved upon a single vote.

Section 14. Quorum. A majority of the voting Members of the Board, who are physically present, shall constitute a quorum for the transaction of business. The Board may take action at a meeting as provided in Article II, Section 9.

Section 15. Meeting Procedures. Each meeting shall include the following order of business:

1. Convening remarks by the Chair.
2. Attendance roll call by the Secretary.
3. Consent Agenda items: read and vote upon.
4. Regular agenda items: public comments on each, and Board discussion, motion, and vote on each.
5. Approval of previous meeting minutes.
6. Adjourn.

Meeting procedures shall be governed by Robert’s Rules of Order, except as otherwise provided by state or local law, or by the Bylaws or Policies and Procedures. The Board may hold a closed session for nonpublic discussions, under the circumstances allowed by the Nebraska Open Meetings Act.

Section 16. Open Meetings Act. All meetings of the Board shall be subject to the Nebraska Open Meetings Act.

Section 17. Compensation. Members shall receive no compensation for their services but may be reimbursed for the expenses reasonably incurred by them in the performance of their duties.

Section 18. Monthly and Annual Reports. The Board shall provide monthly reports to the Omaha City Council on the Board's activities pursuant to the Nebraska Municipal Land Bank Act

by placing the same on the Land Bank's website. The board shall also provide an annual report to the Omaha City Council, the Speaker of the Legislature, the chairperson of the Executive Board of the Legislative Council, the Revenue and Urban Affairs Committees of the Nebraska Legislature by March 1 of each year summarizing the Board's activities for the year in accordance with Nebraska Revised Statute §18-3413. The reports submitted to the Nebraska Legislature shall be submitted electronically.

ARTICLE III - COMMITTEES

Section 1. Executive Committee. There shall be an Executive Committee, who shall be elected annually by the Members to serve a term of one year. At least three members of the Executive Committee must be voting members and may include the immediate past Chair. The Executive Committee shall keep the Board informed of current best governance practices, review corporate governance trends, update the Land Bank's governance principles, and advise the Board on the skills and experience required of potential directors. The Executive Committee shall have the power to make decisions for the land bank when a meeting of the full Board is not possible due to circumstances beyond the control of the Board.

Section 2. Finance Committee. There shall be a Finance Committee, who shall be elected annually by the Members to serve a term of one year. To the extent practicable, members of the Finance Committee should be familiar with corporate financial and accounting practices. The Finance Committee shall be responsible for reviewing and providing guidance for the OMLB's financial matters.

Section 3. Audit Committee. There shall be an Audit Committee, who shall be elected annually by the Members to serve a term of one year. The Audit Committee shall recommend to the Board the hiring of a certified independent accountant to conduct the annual independent audit, establish the compensation to be paid to the accountant and provide direct oversight of the performance of the annual independent audit.

Section 4. Other Standing Committees. The Members of the Board, by resolution adopted by a majority of the entire Board, may designate from among its members other standing committees consisting of three (3) or more Members, which can make recommendations to the entire Board. The members of these committees shall be elected annually to serve a term of one year. The standing committees shall have such authority as the Board shall by resolution provide, to the extent authorized by State law.

Section 5. Special Committees. The Members of the Board may designate special committees, each of which shall consist of such persons and shall have such authority as is provided in the resolution designating the committee, to the extent authorized by State law.

Section 6. Meetings. Meetings of committees shall be held at such time and place as shall be fixed by OMLB staff and by vote of a majority of all the members of the committee. Committee meetings shall not require advance notice nor be subject to the requirements of the Open Meetings Act, unless a quorum of the Board attends the committee meeting, or the committee

holds hearings, makes policy, or takes formal action on behalf of the Board.

Section 7. Quorum and Manner of Acting. Unless otherwise provided by resolution of the Board, a majority of all of the members of a committee shall constitute a quorum for the transaction of business and the vote of a majority of all of the members of the committee shall be the act of the committee. Members of a committee less than a quorum may meet and confer for a working session or similar function. The procedures and manner of acting of the committees of the Board shall be subject at all times to the direction of the Board. There shall be a member of the Executive Committee on each standing committee. A committee shall not consist of a quorum of the Board, and its meetings shall not be attended by a quorum of the Board. A committee shall not hold hearings, make policy, or take formal action on behalf of the Land Bank or its Board. A designated member of each committee shall be chosen at each meeting to report to the full Board the activities of each committee meeting.

Section 8. Tenure of Members of Committees of the Board. Each committee of the Board and every member thereof shall serve at the pleasure of the Board.

ARTICLE IV - OFFICERS

Section 1. Officers. The Officers of the Land Bank Board shall be a Chair, a Vice Chair, and a Treasurer, and/or such other officers as the Board may in its discretion determine. The Chair must be appointed from one of the seven voting members of the Board.

Section 2. Term of Office and Qualifications. Those officers whose titles are specifically mentioned in Section 1 of this Article shall be elected by the Board by and from among its voting members at its regular meeting in December of each year and if a meeting is not held in December, at the first regular meeting occurring after December meeting would have been held.

Unless a shorter term is provided in the resolution of the Board electing such officer, the term of office of each officer shall extend for one year and until the officer's successor is elected and qualified.

Section 3. Additional Officers. Additional officers may be elected for such period, have such authority and perform such duties, either in an administrative or subordinate capacity, as the Board may from time to time determine.

Section 4. Removal of Officers. Officers may be removed by a majority vote of the remaining voting Members of the Board for neglect of duty or misconduct in office.

Section 5. Resignation. Any officer may resign his or her position as an officer at any time by giving written notice to the Board, to the Chair or to the Secretary. Any such resignation shall take effect at the time specified therein, or, if no time be specified, then upon delivery.

Section 6. Vacancies. A vacancy in any office shall be filled by the Board.

Section 7. Chair. The Chair shall preside at all meetings of the Board at which the Chair is present. The Chair shall be a voting member of the Board. In the absence or incapacity of the Executive Director of the Land Bank or the Chief Financial Officer, and except as otherwise authorized by resolution of the Board, the Chair shall execute all agreements, contracts, deeds, and any other instruments of the Land Bank. At each meeting, the Chair shall submit recommendations and information as he or she may consider proper concerning the business, affairs, bonds, notes, loans, projects and facilities of the Land Bank, the economic benefits to be conferred on project applicants and occupants, and the policies of the Land Bank. Nothing in this provision shall be construed as granting the Chair the exclusive right to bring matters before the Land Bank for consideration.

Section 8. Vice Chair. In the absence or incapacity to act of the Chair, or if the office of Chair be vacant, the Vice Chair shall preside at all meetings of the Board and shall perform the duties and exercise the powers of the Chair, subject to the right of the Board from time to time to extend or confine such powers and duties or to assign them to others. The Vice Chair shall have such powers and shall perform such other duties as may be assigned by the Board or the Chair. The Vice Chair shall be a voting member of the Board.

Section 9. Treasurer. The Treasurer shall provide general oversight of the Chief Financial Officer of the Land Bank; shall review all the books and accounts of the Land Bank; shall advise the Chief Financial Officer of the Land Bank with respect to the charge, custody and investment of all securities of the Land Bank; and shall ensure the proper deposit by the Chief Financial Officer of the Land Bank all such funds in the name of and to the credit of the Land Bank in such banks, trust companies, or other depositories as shall be selected by the Board. The Treasurer shall also perform all other duties customarily incident to the office of Treasurer and such other duties as from time to time may be assigned by the Board. The Treasurer shall be a voting member of the Board.

ARTICLE V - EXECUTIVE EMPLOYEES AND OTHER PERSONNEL

Section 1. Executive Director. The Land Bank may select and retain an Executive Director by resolution. All terms and conditions of the Executive Director's length of service and compensation shall be specified in a written contract between the Executive Director and the Land Bank; provided, that the Executive Director shall serve at the pleasure of the Board, and their employment may be terminated at will by the Board.

Section 2. Duties and Responsibilities of Executive Director. The Executive Director shall report to the Board of the Land Bank. The Executive Director shall have general supervision and management of the Land Bank, and all Land Bank staff and employees shall report directly to the Executive Director.~~Duties and Responsibilities of Executive Director. The Executive Director shall report to the Board of the Land Bank. The Executive Director shall have general supervision and management of the Land Bank and all Land Bank staff and employees shall report directly to the Executive Director.~~

Except as may otherwise be authorized by a resolution adopted by the Board of Directors, the Executive Director shall:

- ~~sign~~ Sign all purchase orders and instruments and checks, ~~under Five Thousand Dollars. Checks over Five Thousand Dollars shall be countersigned by the Treasurer or Board Chair, or other officer or Member as shall be designated by the Board;~~
- The following thresholds designate the financial controls authorizing the signing of the Executive Director and involvement:
 - ~~\$0 - \$15,000 – the Executive Director alone may authorize payments for transaction not to exceed \$15,000.~~
 - \$15,001 + – For payment transactions that exceed \$15,001 will require two authorized signatures on checks. The authorized signatures may include Board Chair, Vice Chair and/or Treasurer in addition to the Executive Director.
- ~~prepare~~ Prepare the annual budget of the Land Bank with the consultation and cooperation of the Finance Committee and the Chief Financial Officer for submission to the Board for approval;
- ~~s~~ Sign all purchase ~~orders,~~ orders under the direction of the board. Furthermore, the Executive Director shall assist the Chair with such matters as the Chair or the Board may request in furtherance of the Land Bank's public purposes. The Executive Director shall be charged with leading the Land Bank in carrying out its Mission Statement and fulfilling its public purposes. The Executive Director shall also perform all other duties customarily incident to the office of an Executive Director of a land bank and such other duties as from time to time may be assigned by the Board;
- ~~have~~ Have the power to hire for existing positions at the Land Bank within the previous positions' salary range without prior Board approval. The creation and hiring of any new positions within the Land Bank must first be approved by the Board;
- ~~have~~ Have the power to fire employees of the Land Bank without prior Board approval;
- ~~sign~~ Sign all purchase agreements and transfer documents including but not limited to Warranty Deeds, Special Warranty Deeds and Quit Claim Deeds for the transfer of property owned by the Land Bank under the direction of the Board by vote of the same; and
- ~~designate~~ And, designate an employee of the Land Bank to sign all purchase agreements and transfer documents including but not limited to Warranty Deeds, Special Warranty Deeds and Quit Claim Deeds for the transfer of property owned by the Land Bank, on the Executive Director's behalf upon giving written notice to the Board of the identity of the designee.

Section 3. The Deputy Director. In the event of an extended leave of absence, disability, resignation, or removal of the Executive Director, the Deputy Director shall serve as the acting Executive Director. The Deputy Director shall exercise all the powers and perform all the duties of the Executive Director during this period, until the Board of Directors appoints a new Executive Director or the original Executive

Director returns.

The following thresholds designate the financial controls authorizing the signing of purchase order and checks to the Deputy Director:

\$0 - \$10,000 – the Deputy Director alone may authorize payments for transactions not to exceed \$10,000.

Section 34. Chief Financial Officer. The Land Bank may select and retain a Chief Financial Officer by resolution. This position may also be contracted to a person who is not an employee of the Land Bank. In either case, all terms and conditions of the Chief Financial Officer's length of service and compensation shall be specified in a written contract between the Chief Financial Officer and the Land Bank; provided, that the Chief Financial Officer shall serve at the pleasure of the Board, and his or her employment may be terminated at will by the Board. If the office of Chief Financial Officer is vacant, the Executive Director shall perform such duties.

Section 45. Additional Employees. The Land Bank may from time to time employ such employees as the Land Bank, upon the recommendation of the Executive Director, deems necessary to exercise the Land Bank's powers, duties and function. The selection, compensation, and termination of all employees shall be determined by the Land Bank subject to the laws of the State of Nebraska.

Section 56. City or County Personnel. The Land Bank may, with the consent of the City of Omaha and/or Douglas County, use the agents, employees and facilities of the City and/or the County. In such event, the Land Bank may, by resolution, enter into a contract with the City or the County (as the case may be) providing the terms upon which the City or the County will provide the use of its agents, employees or facilities to the Land Bank and the compensation, if any, that the Land Bank shall pay to the City or the County for the use by the Land Bank of the City or County's agents, employees or facilities.

Section 67. Secretary. The Secretary of the Land Bank shall provide administrative assistance to the Land Bank and the Board. The Secretary may be a City of Omaha employee provided by the City, or may be an employee of the Land Bank. It shall be the duty of the Secretary to act as secretary of all meetings of the Board, and to keep the minutes of all such meetings in a proper book or books to be provided for that purpose; the Secretary shall see that all notices required to be given by the Land Bank are duly given and served; the Secretary shall prepare and keep continually current the agenda for upcoming Board meetings; the Secretary shall keep a current list of the Members and officers of the Land Bank's Board and their residence addresses; and the Secretary shall be custodian of the seal of the Land Bank and shall affix the seal, or cause it to be affixed, to all agreements, documents and other papers requiring the same. The Secretary shall have custody of the minute book containing the minutes of all meetings of Members, the Finance Committee, the Governance Committee and any other committees which may keep minutes, and of all other contracts and documents which are not in the custody of the Treasurer of the Land Bank, or in the custody of some other person authorized by the Board to have such custody.

Section 78. Board Voting. When necessary as stated in Section 2 above, any action by the Board to hire or fire any employee shall be approved by a majority of the voting Members.

Section 89. Reasonable Compensation. It is the policy of the Land Bank to pay no more than reasonable compensation for personal services rendered to the Land Bank by employees. Expenses of spouses will not be reimbursed by the Land Bank unless the expenses are necessary to achieve a Land Bank purpose.

Section 910. Approval of Compensation. The Board must approve in advance the amount of all compensation for all positions with the Land Bank. Before approving the compensation for a specific position, the Board shall determine that the total compensation to be provided by the Land Bank for the position is reasonable in amount in light of the position and the responsibility and qualification necessary for the employee who will hold the position. In making the determination, the Board shall consider total compensation to include the salary and the value of all benefits provided by the Land Bank to the individual holding the position in payment for services. The Board may obtain and consider appropriate data concerning comparable compensation paid to similar employees in like circumstances.

ARTICLE VI - CONTRACTS, CHECKS, DRAFTS AND BANK ACCOUNTS

Section 1. Execution of Contracts. The Board, except as in these Bylaws or its Policies and Procedures otherwise provided, may authorize any employee, officer or officers, agent or agents, in the name of and on behalf of the Land Bank to enter into any contract or execute and deliver any instrument, and such authority may be general or confined to specific instances; but, unless so authorized by the Board, or expressly authorized by these Bylaws or the Policies and Procedures, no officers, agent or employee shall have any power or authority to bind the Land Bank by any contract or engagement or to pledge its credit or to tender it liable fiscally in any amount for any purpose.

Section 2. Loans. No loans shall be contracted on behalf of the Land Bank, and no debt incurred by the Land Bank, unless specifically authorized by the Board.

Section 3. Checks, Drafts, Etc. All checks, drafts and other orders for the payment of money out of the funds of the Land Bank, and all notes or other evidences of indebtedness of the Land Bank, shall be signed on behalf of the Land Bank in such manner as shall from time to time be determined by these Bylaws, the Policies and Procedures, or by resolution of the Board.

Section 4. Deposits. All funds of the Land Bank not otherwise employed shall be deposited from time to time to the credit of the Land Bank in such banks, trust companies or other depositories as the Board may select or in the absence of such selection by the Board, as by the Executive Director in consultation with the Finance Committee.

ARTICLE VII - INDEMNIFICATION AND INSURANCE

Section 1. Authorized Indemnification. Unless clearly prohibited by law or Section 2 of this Article, the Land Bank shall indemnify any person ("Indemnified Person") made, or threatened to be made, a party in any action or proceeding, whether civil, criminal, administrative, investigative or otherwise, including any action by or in the right of the Land Bank, by reason of the fact that he or she (or his or her testator or intestate), whether before or after adoption of this Section, (a) is or was a Member or officer of the Land Bank, or (b) in addition is serving or served, in any capacity, at the request of the Land Bank, as a Member or officer of any other corporation, or any partnership, joint venture, trust, employee benefit plan or other enterprise.

The indemnification shall be against all judgments, fines, penalties, amounts paid in settlement (provided the Land Bank shall have consented to such settlement) and reasonable expenses, including attorneys' fees and costs of investigation, incurred by an Indemnified Person with respect to any such threatened or actual action or proceeding, and any appeal thereof

Section 2. Prohibited Indemnification. The Land Bank shall not indemnify any person if a judgment or other final adjudication adverse to the Indemnified Person (or to the person whose actions are the basis for the action or proceeding) establishes, or the Board in good faith determines, that such person's acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated or that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled.

Section 3. Advancement of Expenses. The Land Bank shall, on request of any Indemnified Person who is or may be entitled to be indemnified by the Land Bank, pay or promptly reimburse the Indemnified Person's reasonably incurred expenses in connection with a threatened or actual action or proceeding prior to its final disposition. However, no such advancement of expenses shall be made unless the Indemnified Person makes a binding, written commitment to repay the Land Bank, with interest, for any amount advanced for which it is ultimately determined that he or she is not entitled to be indemnified under the law or Section 2 of this Article. An Indemnified Person shall cooperate in good faith with any request by the Land Bank that common legal counsel be used by the parties to such action or proceeding who are similarly situated unless it would be inappropriate to do so because of actual or potential conflicts between the interests of the parties.

Section 4. Indemnification of Others. Unless clearly prohibited by law or Section 2 of this Article, the Board may approve Land Bank indemnification as set forth in Section 1 of this Article, or advancement of expenses, as set forth in Section 3 of this Article, to a person (or the testator or intestate of a person) who is or was employed by the Land Bank or who is or was a volunteer for the Land Bank, and who is made, or is threatened to be made, a party in any action or proceeding, by reason of the fact of such employment or volunteer activity, including actions undertaken in connection with service at the request of the Land Bank in any capacity for any other corporation, partnership, joint venture, trust, employee benefit plan or other enterprise.

Section 5. Determination of Indemnification. Indemnification mandated by a final order of a Court of competent jurisdiction will be paid. After termination or disposition of any actual or threatened action or proceeding against an Indemnified Person, if indemnification has not been

ordered by a court the Board shall, upon written request by the Indemnified Person, determine whether and to what extent indemnification is permitted pursuant to these Bylaws. Before indemnification can occur the Board must explicitly find that such indemnification will not violate the provisions of Section 2 of this Article. No Member with a personal interest in the outcome, or who is a party to such actual or threatened action or proceeding concerning which indemnification is sought, shall participate in this determination. If a quorum of disinterested Members is not obtainable, the Board shall act only after receiving the opinion in writing of independent legal counsel that indemnification is proper in the circumstances under than applicable law and these Bylaws.

Section 6. Binding Effect. Any person entitled to indemnification under these Bylaws has a legally enforceable right to indemnification, which cannot be abridged by amendment of these Bylaws with respect to any event, action or omission occurring prior to the date of such amendment.

Section 7. Insurance. The Land Bank shall be required to purchase Directors' and officers' liability insurance. To the extent permitted by law, such insurance may insure the Land Bank for any obligation it incurs as a result of this Article or operation of law and it may insure directly the Members, officers, employees or volunteers of the Land Bank for liabilities against which they are not entitled to indemnification under this Article as well as for liabilities against which they are entitled or permitted to be indemnified by the Land Bank.

Section 8. Nonexclusive Rights. The provisions of this Article shall not limit or exclude any other rights to which any person may be entitled under law or contract. The Board is authorized to enter into agreements on behalf of the Land Bank with any Member, officer, employee or volunteer providing them rights to indemnification or advancement of expenses in connection with potential indemnification in addition to the provisions therefore in this Article, subject in all cases to the limitations of Section 2 of this Article.

ARTICLE VIII - GENERAL

Section 1. Books and Records. These shall be kept at the office of the Land Bank: (1) correct and complete books and records of accounts; (2) minutes of the proceedings of the Board and the standing and special Committees of the Land Bank; (3) a current list of the Members and the officers of the Land Bank and their residence addresses; (4) a copy of these Bylaws; (5) a copy of the Land Bank's application for recognition of exemption with the Internal Revenue Service (if applicable); (6) copies of the past three (3) years information returns to the Internal Revenue Service (if applicable); and (7) any other books and records required by law to be kept by the Land Bank.

Section 2. Loans to Members and Officers. No loans shall be made by the Land Bank to its Members or employees, or to any other company, land bank, firm, association or other entity in which one or more of the Members or employees of the Land Bank are members, directors or officers or hold a substantial financial interest except as allowed by law.

Section 3. Fiscal Year and Budget. The fiscal year of the Land Bank shall commence on January 1 in each calendar year and shall end on December 31 of each calendar year. The Board shall approve, by affirmative vote of a majority of the voting Members, the annual budget in advance for each fiscal year.

Section 4. Training. All Members shall participate in training regarding their legal, fiduciary, financial and ethical responsibilities as members within one (1) year of appointment to the Board. All Members of the Board shall participate in such continuing training as may be required to remain informed of best practices, regulatory and statutory changes relating to the effective oversight of the management and financial activities of the Land Bank and the adherence to the highest standards of responsible governance.

ARTICLE IX -AMENDMENTS

Section 1. Amendments to Bylaws. The Bylaws of the Land Bank may be amended or repealed only by the vote of at least two-thirds of the voting Members of the Board. Any amendments to the Bylaws shall comply with state and local law.

Amendments to the Bylaws were approved by a majority of the voting Members of the Board of Directors on August 14, 2024.

RESOLUTION TO ELECT EXECUTIVE 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, 2024;

WHEREAS, Article IV of the Omaha Municipal Land Bank By-laws provide that the officers of the Land Bank Board shall be a Chair, a Vice Chair, a Treasurer and an Immediate Past Chair and that those officers shall be elected by the Board by and from the among its voting members at its regular meeting at the end of each year;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects Patrick Falke to serve as Board Chair until April 1, 2026, Grace Daniele-Kouassi as Vice Chair until April 1, 2026, and Lou Ann Goding as Treasurer. These officers shall assume office as of January 1st, 2026. On April 2, 2026 Grace Daniele-Kouassi shall become Board Chair, Todd Swirczek shall become Vice Chair and Lou Ann Goding shall remain Treasurer.

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

Property Address	Asking Price	Offer Amount	Applicant Score	Discount %	Discount \$	Total Sale	Property Investment	Total Revenue
2432 Larimore Ave	\$ 6,000.00	\$ 2,000.00	25	25%	\$ 1,500.00	\$ 4,500.00	\$ 1,242.50	\$ 3,257.50
2436 Larimore Ave	\$ 6,000.00	\$ 2,000.00	25	25%	\$ 1,500.00	\$ 4,500.00	\$ 2,114.03	\$ 2,385.97
2624 N 19th Ave	\$ 9,200.00	\$ 2,000.00	26	20%	\$ 1,840.00	\$ 7,360.00	\$ 1,563.00	\$ 5,797.00
TOTALS	\$ 21,200.00	\$ 6,000.00			\$ 4,840.00	\$ 16,360.00	\$ 4,919.53	\$ 11,440.47

Color Key:

Part of a Land Assembly	Scorecard Qualifies for Discount
Individual Lot	Scorecard Does Not Qualify for Discount

October 2025- OMLB Maintenance Counts and Costs

Complaints

New complaints- By Type of Complaint	13
City Code Violation	0
Neighbor complaint	2
Staff-initiated Complaint	11
New Complaints- By work type	
Branches/Tree Removal	1
Dumping	4
Overgrowth	8
Pavement	0
Overdue Complaints (over 7 days no action)	0
Complaints Clean-up In Process	16
Completed Maintenance on Complaints- October 2025	4
Branches/Tree Removal	1
Dumping	0
Overgrowth	3
Cost- Completed Complaints Maintenance-October 2025	\$ 2,630.00
Total Complaints- YTD	92
Cost- Maintenance Complaints 2025 year to date (YTD)	\$ 45,218.37
Complaints- Departure from Budget- 2025 YTD- Over /(Under)	\$ (20,865.00)

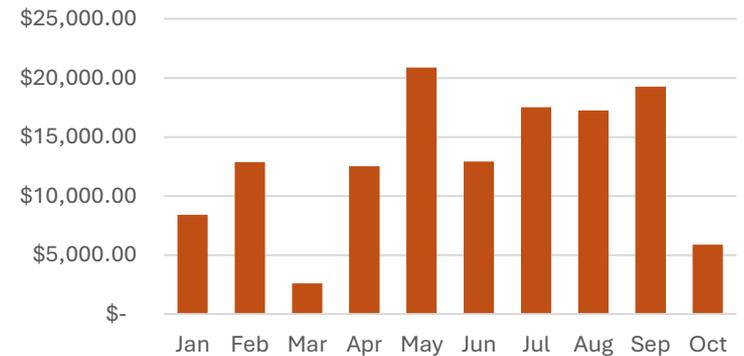
Mows

Total Mows Completed- YTD	2,017
Outstanding Vendor Mows	0
Total cost- Mows completed 2025	\$ 70,115.00
Total cost- Outstanding mows	\$ -
Total cost- Snow removal 2025	\$ 9,415.00
Total Property Maintenance Costs- 2025 to date (incl. all mow)	\$ 132,441.29
Budget end of month (doesn't incl. \$20,000 for disaster)	\$ 162,356.67

Type of Complaint	Sum of Cost	Count of Type of Complaint
City Code Violation	\$ 17,303.37	30
Neighbor	\$ 6,558.33	10
Staff	\$ 21,356.67	45
Grand Total	\$ 45,218.37	85

Type of Work	Sum of Cost	Count of Type of Work
Branches	\$ 8,735.00	15
Dumping	\$ 9,451.70	26
Overgrowth	\$ 18,906.67	39
Tree removal	\$ 8,125.00	5
Grand Total	\$ 45,218.37	85

OMLB- 2025 Property Maintenance, Total Costs by Month





Contract Approval Request Form

Project Name or Proposed Contract Name:

Annual Report 2025

Project name

Contact Information

Leslie Smith

Request Contact Person

8/26/2025

Date Submitted

Executive

Department Lead for Contract:

\$ 16,000-25,000

Estimated Dollar Amount

Procurement Process Applied:

Small Competitive Bid Request

Next Scheduled Finance Committee Date: 11/5/2025

For all contract requests to be reviewed in a timely manner, all contract requests must be submitted at least one week prior to the next scheduled Finance Committee meeting. Finance Committee meetings are typically scheduled for the first week of each month.

Anticipated Contract Start Date: 11/12/2025

Anticipated Contract End Date: 3/31/2026

Request Budget Alignment

Item included in budget: Yes No

If you selected **“NO”** to the previous question, please advise justification for funding or propose reallocation of existing funds to support the request:

Click or tap here to enter text.

Please attach a budget / expense for this project and identify a plan to finance this proposed work.

Click or tap here to enter text.



Contract Procurement Compliance & Qualification Review Form

Leslie Smith
Contract Review Contact

10/31/2025
Review Date

Procurement Process Applied: Small Competitive Bid Request

Small Competitive Bid Request relates to triggering a procurement process relates to contract opportunities that range from \$5,000 up to \$25,000. Unless the purchase falls within the guidelines for single source procurement, a minimum of three (3) competitive written quotes must be obtained for goods or services valued from \$5,000 to \$25,000. The Executive Director shall select a vendor and award a contract to the best value. A written contract must be executed for goods or services valued from \$5,000 to \$25,000.

Large Competitive Bid Request relates to a triggering a procurement process relates to contract opportunities greater than \$25,000. A Request for Proposals (RFP) or a Request for Qualifications (RFQ) is required unless the purchase falls within the guidelines for single source procurement. Formal bids must be obtained for goods and services valued at greater than \$25,000.

Scope of Work Submitted? Yes No

The contract review form and scope of work will be submitted to the Finance committee to review.



Formal Bid Outreach Details

9/22/2025

10/29/2025

12

Bid Issued Date

Bid Deadline

Total Received Submissions

Public Posting & Notice

Social media, OMLB vendors, Daily Record

Bid Outreach Approach

Outreach Platform

Competitive Bids

- Three (3) competitive **Quotes** were obtained.
- Three (3) competitive **Statements of Qualifications**¹ or **Proposals**² were obtained from OMLB registered vendor list.
- Three (3) competitive **Proposals** were obtained from pre-approved vendor list (Shovel-Ready Project).
- Single-source Procurement** ³Refer to the Single Source Procurement Questionnaire)

Vendor Name (top 4 firms):

Vendor Name (top 4 firms):	Bid Amount	Recommended
E Creative	\$9,000.00	<input checked="" type="checkbox"/>
Hylan Miller	\$3,500	<input type="checkbox"/>
KQ Communications	\$ 5,000.00	<input type="checkbox"/>
Emspace + Lovgren	\$ 15,250-19,375	<input type="checkbox"/>

If the lowest bid is **not** recommended, state the justification for selecting the recommended vendor as the best *value* when considering requisite knowledge, skill, financial capacity, and past performance to ensure high quality and reliable and efficient performance for specified goods or services:

The reviewers felt that E Creative (La Vista, NE) offered the best value to provide a quality product due to their extensive list of similar clients, their detailed schedule, their proven track record providing quality documents and effective graphics, and their familiarity with Omaha and its stakeholders. Hylan Miller (Omaha, NE) had less relevant experience, KQ (Memphis, TN) didn't demonstrate as much familiarity with the Land Bank's mission and Omaha stakeholders, and Emspace + Lovgren (Omaha, NE) had a higher price which the staff felt was not commensurate with a higher level of quality.

Evaluation(s) Attached: Yes No

Expert selection committee recommendation utilized (optional)

¹ **Request for Qualifications (RFQ)** - Selected where a specific skill set is required or OMLB is utilizing a flat-rate method of payment

² **Request for Proposals (RFP)** - Selected where a proposed dollar amount is requested, along with a description of the proposed team and approach to the project.

³ **Single Source Procurement** - In instances where one or more vendors have the ability to supply a good or service but due to the unique qualifications of one vendor or a previous contractual relationship with a vendor, the OMLB wishes to contract with a uniquely qualified vendor, renew the existing contract of a vendor or engage the services of a previously contracted vendor, the OMLB may do so without an RFP upon Finance Committee approval.



Small Competitive Bid Request

This procurement process relates to \$5,000 to \$25,000 Contract opportunities.

- Three (3) competitive quotes obtained from registered vendor list
- Three (3) competitive quotes obtained from pre-approved vendor list (Shovel-Ready Project)
- Single-source Procurement (jump to Single Source Procurement questionnaire)

Large Competitive Bid Request

This procurement process relates to contract opportunities greater than \$25,000.

- Request for Proposals (RFP)- Selected where a proposed dollar amount is requested.
- Request for Qualifications (RFQ)- Selected where a specific skill set is required or OMLB is utilizing a flat-rate method of payment
- Single source procurement (jump to Single Source Procurement questionnaire)

Finance Committee Approval Matrix

Approval Process	Meeting Date:	Approval Received:
Staff Review	October 31, 2025	<input checked="" type="checkbox"/>
Finance Committee	November 5, 2025	<input checked="" type="checkbox"/> G. Kouassi
		<input checked="" type="checkbox"/> L. Goding
		<input checked="" type="checkbox"/> C. Tettenborn
Board Review	November 12, 2025	<input type="checkbox"/> Minutes Recorded