

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.  
December 10, 2025

**Meeting Location:**  
Metropolitan Community College-Fort Omaha Campus  
Mule Barn, Building 12-Room 112

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**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@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.

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**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.		<b>PRELIMINARIES (5 MIN)</b>
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.		<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>
3.		<b>ACTION AGENDA (30 MIN)</b>
3.1	X	Approval of Minutes of Nov. 12, 2025 Board of Directors Meeting
3.2	X	Approval of the November 2025 Financial Statements
3.3	X	Approval of the 2026 Budget
3.4		Next Board Meeting Date - January 14th, 2026
4.		<b>CONSENT AGENDA (ITEMS #6.1)</b>

<b>5.</b>		<b>ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)</b>
<b>6.</b>		<b>DISPOSITIONS (0 MIN)</b>
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
<b>6.1</b>		<i>Dispositions recommended for approval:</i>  <i>No dispositions recommended for approval this month</i>
<b>6.2</b>		<i>Dispositions not recommended for approval:</i>  <i>No dispositions not recommended for approval this month</i>
<b>7.</b>		<b>ACQUISITIONS (10 MIN)</b>
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
<b>7.1</b>		<i>No acquisitions this month</i>
<b>8.0</b>		<b>REPORT AGENDA (10 MIN)</b>
<b>8.1</b>		Executive Directors Report
<b>8.2</b>		Maintenance Update Report
<b>8.3</b>		Finance Committee Report
<b>8.4</b>		Legislative Report
<b>8.5</b>		Governance Committee Report
<b>9.</b>		<b>OTHER NEW BUSINESS</b>
<b>10.</b>		<b>EXECUTIVE SESSION</b> Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
<b>11.</b>		<b>Adjournment</b>

Omaha Municipal Land Bank Board

**MINUTES**

November 12, 2025

**Regular Meeting:**

9:00 AM, The Mule Barn Building-Room 112  
Metropolitan Community College-Fort Omaha Campus  
5370 N 30th 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, November 12, 2025.

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**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, November 7, 2025.

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**Voting Members Present:**

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

**Non-voting Members Present:**

Chad Tettenborn  
Susan Rauth  
Danyell Price  
Colleen Mason  
Johnny Nesbit

**Members Not Present:**

Mike Riedmann  
Sharlon Rodgers  
LaVonya Goodwin  
Dave Fanslau

**Director Present:**

Leslie Smith, Executive Director

**Staff Present:**

Andrea Purdy-Steenholdt, Deputy Director  
Deana Walocha, In-House Counsel  
Simone Mason, Real Estate 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 9:01 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 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***

Cheryl Weston spoke and voiced her concern with selling lots as a land assembly. She spoke specifically about the new RH Holding properties acquired by OMLB through donation. She believes that it may attract large developers and make it more difficult for smaller developers to participate.

Buey Ray Tut from Spark spoke on the application process as well. Tut confirmed that Spark had applied for the land assembly in question. He advocated for extending the application timeline for these properties.

***3.0 Action Agenda***

***3.1 Approval of Oct. 2025 Board Minutes***

Falke called for a motion to approve the October 8, 2025 board meeting minutes. Bumgardner motioned to accept. Kouassi seconded.

#### **Motion Carried 6-0**

##### ***3.2 Approval of Oct. 2025 Financials***

Andrea Purdy-Steenholdt began with a review of the financial statements, primarily focusing on the balance sheets found on page 12. The key change noted involves the Pinnacle Bank checking account, where funds were shifted to an ICS sweep account to take advantage of higher interest rates. Approximately \$250,000 was kept in the checking account and the rest was moved to the ICS account, with funds split for insurance purposes. Total bank reserves amounted to just over \$2.1 million. No other significant changes were reported in the financial documents.

Moving to the budget and actuals on pages 14 and 15, total revenue was highlighted as performing better than budgeted expectations, reaching around \$1.6 million compared to a budget of \$1.39 million. Expenses were slightly lower than anticipated at approximately \$1.4 million. This resulted in a net surplus of about \$200,000 for the year to date. The financial presentation concluded with a call for questions, but no questions were raised. Falke called for a motion to accept the October 2025 Financials. Bonner motioned to accept. Goding seconded.

#### **Motion carried 6-0**

##### ***3.3 Resolution to Cancel Delinquent Taxes***

Deana Walocha asked for approval of clearing tax liens totaling about \$25,000 on properties owned by a nonprofit housing organization, On Deck Housing. The land bank has statutory authority to clear certain tax liens on properties owned by nonprofits that have affordable housing commitments. Cheryl Weston asked a question if any money was being exchanged in this process. Walocha clarified that this was not the case, it is statutory. The lien is just being cleared. The properties in question had been demolished, and the board was requested to clear liens without any monetary exchange, as part of the land bank's depository program. Falke called for a motion to approve the Resolution to Cancel Delinquent Taxes. Swirczek motioned to approve. Kouassi seconded.

#### **Motion carried 6-0**

##### ***3.4 Resolution to Cancel Delinquent Special Assessments***

Falke called for a motion to approve the cancellation of the Delinquent Special Assessments. Kouassi motioned to approve. Swirczek seconded.

## **Motion carried 6-0**

### ***3.5 Resolution to Amend By-laws***

Deana Walocha proposed an amendment to grant additional powers to the Deputy Director, Andrea Purdy-Steendholt, to act with the authority of the Executive Director when Leslie is on an extended leave. Falke called for a motion to approve the amendment of the By-laws. Kouassi motioned to approve. Swirczek seconded.

## **Motion carried 6-0**

### ***3.6 Resolution to Elect Executive Committee***

Falke and the board decided to postpone the action agenda item 3.6 to the December meeting. This decision was made to allow more time for review and preparation.

### ***3.7 Next Board Meeting: December 10, 2025***

Falke asked the board to check their calendars and confirm if there is a conflict for the next boarding meeting on December 10th. Goding stated that she has a conflict and will not be attending.

## ***6.0 Dispositions***

### ***6.1 Dispositions for Approval***

Simone Mason reviewed property dispositions for the following addresses:

- 2432 Larimore Ave.
- 2436 Larimore Ave.
- 2624 N. 19th Ave.

The applicant for the Larimore land assembly, a nonprofit housing developer with over five years of experience, intends to build single-family homes on these lots. Ben Harrell, representing the nonprofit developer, asked a question regarding the change in price from previous approvals. He expressed concern that the reevaluation of property values had increased the price, affecting low-income buyers. The board clarified that the re-listing process naturally updates property values annually and that the price change was due to this standard reassessment. Harrell also raised concerns about costs they incurred for tree removal on the properties. Falke emphasized that no work should be done on properties before closing. Falke clarified Falke called for a motion to approve the dispositions.

Bumgardner motioned to approve. Bonner seconded.

**Motion carried 6-0**

## ***8.0 Report Agenda***

### ***8.1 Executive Director Report***

Leslie Smith provided a comprehensive update on ongoing projects and strategic initiatives. The tax lien certificate program is progressing, with plans to review potential certificates for pursuit in the first quarter of the next year. Workshops will be organized in January to refresh board members on the certificate process and its relationship with the land bank's work. Acquisition efforts continue, focusing on deed properties and assembling land packages. Several new properties are expected to enter inventory soon. Concerns regarding land assembly on 24th Street led to a decision to postpone application reviews to ensure robust community outreach and marketing efforts, aiming to maximize awareness and interest in development opportunities. The next review period is set for December 8. Smith highlighted the importance of learning from past challenges and announced the development of a proactive resale optimization plan to be implemented next year to improve operational effectiveness.

Construction efforts are advancing with plans to bid out contracts for work on phase three of the DED parcels, which include 13 parcels. The goal is to complete construction by the second quarter of next year.

The strategic plan was recently approved, coinciding with a celebration of the land bank's 10-year impact. The economic impact over the decade amounted to \$83.5 million, reflecting a benefit-cost ratio of approximately 9.3 to 1. For every dollar invested, over nine dollars were returned to the local economy, emphasizing the land bank's effectiveness. However, capacity building and fundraising remain priorities moving forward.

The Ambassador Program, which educates community members about the land bank's work, has completed three sessions and will pause for the holidays, resuming in February. Board members are encouraged to attend these sessions to gain insights into community perspectives and program content.

Susan Rauth praised the quality and impact of the Ambassador Program, noting positive feedback about the thoroughness of presentations and the engagement of community members.

Efforts to increase contracting opportunities with local and disadvantaged businesses are underway, including posting multiple bid opportunities on the land bank's website and conducting social media outreach.

Smith emphasized the ongoing need for fundraising and board participation in these efforts. A new Giving Tuesday campaign has been developed, complete with social media assets, videos, and a goal of collectively raising \$2,500 to bridge financial gaps.

The board chair and members acknowledged the Director's leadership and willingness to learn from past operational challenges, expressing appreciation for transparency and progress made. Cheryl Weston asked for clarification regarding the December 8 deadline for property applications. Smith explained that this date represents the extended submission deadline, allowing additional applications to be received and reviewed, with ongoing marketing efforts in the interim.

### ***8.2 Maintenance Update Report***

Andrea Purdy-Steenholdt gave the maintenance report on behalf of Daniel Bennett, who was not present.

Purdy-Steenholdt presented the maintenance report for October, highlighting 13 new complaints received during the month: eight related to overgrowth, four related to dumping, and one to trigger rubble. Most complaints were initiated by staff observations.

The total maintenance cost for the year was approximately \$32,000. Seasonal trends were discussed, with higher costs in summer months due to mowing and a tapering off of complaints after the last mowing season ended mid-October.

Purdy-Steenholdt reminded board members of the ongoing rolling Request for Qualifications (RFQ) for new construction contractors. Currently, five contractors are qualified, and the land bank is open to adding more applicants. A dedicated bidding opportunities page is available on the website, with updates regularly posted.

Progress on deed properties continues, with expectations to present a qualified bid for the first round of properties at the December meeting.

### ***8.3 Finance Committee***

Goding explained that the land bank has secured funding from the Peter Kiewit Foundation to contract with Nonprofit Finance Fund (NF), a consulting firm with 40 years of experience supporting nonprofits nationally.

This engagement will involve a two-phase strategic financial planning process starting January. Phase one includes a comprehensive financial diagnostic analyzing the last three to five years of financial statements and audits. Phase two will involve developing a multi-year budget model tailored to management decisions to illustrate financial outcomes and sustainability.

Smith expressed confidence in the land bank's current financial resilience but acknowledged the importance of this strategic support to navigate future challenges and transitions effectively.

#### ***8.4 Legislative Report***

Chris Jones from Catalyst provided an update on recent legislative activities related to land bank statutes in Nebraska.

A public hearing was held by the Urban Affairs Committee (LR47) in Omaha, featuring testimony from the Omaha Municipal Land Bank, representatives from Greater Nebraska, and experts from the Center for Community Progress. The hearing examined Nebraska's land bank statutes compared to other states, providing expert insights into legislative structures and opportunities for improvement.

Next steps include outreach to senators who were unable to attend the hearing to share perspectives and the land bank's 10-year impact report, highlighting the value and potential of land banks statewide.

The session is expected to be short, with a focus on sustaining affordable housing efforts despite significant state budget deficits. The legislative team will work to advocate for resources and statutory improvements.

Falke inquired about timelines for budget decisions related to state funding, and Chris explained that mid-biennium deficit requests have been submitted and are publicly available, with the governor's budget expected in January.

#### ***8.5 Governance Committee***

Falke stated that the governance committee will likely continue discussions related to legislative updates and other items raised by Chris Jones.

#### ***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. Swirczek seconded.

**Motion Carried 6-0**

Public Meeting adjourned at 10:00am



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## November Reporting Package

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Omaha Municipal Land Bank  
November 2025

## Basis of Preparation

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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.

# Balance Sheet YTD

BALANCE SHEET	2025 (YTD)	2024 (YTD)
<b>ASSETS</b>		
<b>Cash &amp; Equivalents</b>		
<b>Cash Reserves</b>		
Charles Schwab x5462	\$1,088,154	\$0
Security National Bank Savings 4451	\$0	\$1,064,597
<b>Total Cash Reserves</b>	<b>\$1,088,154</b>	<b>\$1,064,597</b>
First National Bank Checking x6245	(\$9,418)	\$846,118
First National Bank ICS xx501	\$414,845	\$0
PayPal Bank	\$282	\$522
Pinnacle Bank Checking x2235	\$250,000	\$662,476
Stripe	\$120	\$75
Pinnacle Bank ICS x235	\$424,943	\$0
<b>Total Cash &amp; Equivalents</b>	<b>\$2,168,925</b>	<b>\$2,573,788</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$4	\$17
Properties Held for Sale	\$659,400	\$661,900
<b>Total Properties</b>	<b>\$659,404</b>	<b>\$661,917</b>
<b>Tax Lien Certificates</b>		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$40,736
Tax Lien Certificates	\$123,815	\$123,815
<b>Total Tax Lien Certificates</b>	<b>\$164,551</b>	<b>\$164,551</b>
<b>Total Other Current Assets</b>	<b>\$823,955</b>	<b>\$826,468</b>
<b>Total Current Assets</b>	<b>\$2,992,880</b>	<b>\$3,400,256</b>
<b>Fixed Assets</b>		
Accumulated Amortization	(\$29,999)	(\$59,660)
Accumulated Depreciation	(\$24,890)	(\$15,421)
Computer Software	\$20,000	\$59,436
Leasehold Improvements	\$24,764	\$24,764
Office Equipment	\$7,110	\$2,343
Website	\$10,000	\$10,000
<b>Total Fixed Assets</b>	<b>\$6,984</b>	<b>\$21,461</b>
<b>Total Non-Current Assets</b>	<b>\$6,984</b>	<b>\$21,461</b>
<b>Total Assets</b>	<b>\$2,999,864</b>	<b>\$3,421,717</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$710	\$1,172
FNBO Credit Card-Andrea 1626	\$3,203	\$3,521
FNBO Credit Card - Leslie x5772	\$4,740	\$828
<b>Total Short Term Debt</b>	<b>\$8,652</b>	<b>\$5,521</b>
<b>Total Current Liabilities</b>	<b>\$8,652</b>	<b>\$5,521</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$8,652</b>	<b>\$5,521</b>
<b>EQUITY</b>		

	2025 (YTD)	2024 (YTD)
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - DED	\$345,643	\$430,025
Unrestricted Net Assets	\$2,453,413	\$2,590,979
<b>Total Retained Earnings</b>	<b>\$2,799,056</b>	<b>\$3,021,005</b>
<b>Current Earnings</b>		
Net Income	\$192,156	\$395,192
<b>Total Equity</b>	<b>\$2,991,212</b>	<b>\$3,416,196</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$2,999,864</b>	<b>\$3,421,717</b>

# 2025 Budget vs Actual

PROFIT & LOSS	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
Contributed Revenue				
Agency/Government Grants	\$176,356	\$426,282	(\$249,926)	\$1,015,938
Board Contributions	\$3,078	\$2,250	\$828	\$2,500
Corporate/Business Contributions	\$53,500	\$104,500	(\$51,000)	\$104,500
Foundation/Trust Grants	\$556,000	\$538,000	\$18,000	\$885,000
Individual Contributions	\$20,905	\$0	\$20,905	\$11,250
<b>Total Contributed Revenue</b>	<b>\$809,839</b>	<b>\$1,071,032</b>	<b>(\$261,194)</b>	<b>\$2,019,188</b>
Earned Revenue				
Application Fees	\$3,038	\$3,875	(\$837)	\$4,225
Interest Earned	\$33,944	\$0	\$33,944	\$0
Property Sales	\$199,055	\$114,670	\$84,385	\$125,070
Redemption of DC Tax Lien Certificates	\$15,803	\$12,075	\$3,728	\$13,175
Redemption of OMLB Tax Lien Certificates	\$41,208	\$62,150	(\$20,942)	\$67,800
Tax Recapture Revenue	\$228,325	\$220,000	\$8,325	\$240,800
<b>Total Earned Revenue</b>	<b>\$521,373</b>	<b>\$412,770</b>	<b>\$108,603</b>	<b>\$451,070</b>
Net Assets Released From Restriction	\$401,859	\$0	\$401,859	\$0
<b>Total Revenue</b>	<b>\$1,733,070</b>	<b>\$1,483,802</b>	<b>\$249,268</b>	<b>\$2,470,258</b>
<b>Expenses</b>				
Acquisitions				
General Acquisition	\$0	\$0	\$0	\$20,775
Pre-Acquisition TLC Fees	\$10,016	\$48,400	(\$38,384)	\$53,987
Pre-Acquisition TLC Purchase	\$51,815	\$60,000	(\$8,185)	\$60,000
<b>Total Acquisitions</b>	<b>\$61,831</b>	<b>\$108,400</b>	<b>(\$46,569)</b>	<b>\$134,762</b>
Dispositions				
Depository Program	\$0	\$0	\$0	\$600
Successful Buyer	\$66	\$9,160	(\$9,094)	\$10,700
<b>Total Dispositions</b>	<b>\$66</b>	<b>\$9,160</b>	<b>(\$9,094)</b>	<b>\$11,300</b>
Community Affairs				
Ambassador Program Expenses	\$15,497	\$19,000	(\$3,503)	\$20,100
Community-Informed Policies	\$0	\$0	\$0	\$6,000
Developer's Symposium	\$113,294	\$92,500	\$20,794	\$92,500
Fundraising	\$36,238	\$21,200	\$15,038	\$24,000
Governance & Advocacy	\$28,798	\$22,300	\$6,498	\$30,200
Marketing & Communications	\$68,385	\$64,900	\$3,485	\$75,000
Outreach & Engagement	\$10,411	\$10,000	\$411	\$10,000
<b>Total Community Affairs</b>	<b>\$272,622</b>	<b>\$229,900</b>	<b>\$42,722</b>	<b>\$257,800</b>
Maintenance				
Adopt-a-Lot Program	\$5,400	\$22,000	(\$16,600)	\$22,000
Property Maintenance & Improvement	\$142,945	\$181,000	(\$38,055)	\$191,000
Site Preparation	\$112,771	\$223,000	(\$110,229)	\$835,938
<b>Total Maintenance</b>	<b>\$261,117</b>	<b>\$426,000</b>	<b>(\$164,883)</b>	<b>\$1,048,938</b>
Operations				
Accounting Fees	\$29,200	\$31,280	(\$2,080)	\$32,580
Building Expenses	\$46,760	\$46,200	\$560	\$50,270
Data Infrastructure	\$48,000	\$48,000	\$0	\$50,500
Human Resource Expenses	\$24,079	\$18,260	\$5,819	\$19,979
Information Technology	\$16,003	\$8,000	\$8,003	\$8,380
Office Expenses	\$17,205	\$16,500	\$705	\$18,000
Staffing & Personnel Expenses	\$685,026	\$700,600	(\$15,574)	\$759,100
Strategic Planning	\$75,768	\$75,500	\$268	\$75,500
<b>Total Operations</b>	<b>\$942,042</b>	<b>\$944,340</b>	<b>(\$2,298)</b>	<b>\$1,014,309</b>
Unapplied Cash Bill Payment Expense	\$925	\$0	\$925	\$0
<b>Total Expenses</b>	<b>\$1,538,604</b>	<b>\$1,717,800</b>	<b>(\$179,196)</b>	<b>\$2,467,110</b>

	2025 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Operating Profit</b>	<b>\$194,466</b>	<b>(\$233,998)</b>	<b>\$428,464</b>	<b>\$3,149</b>
<b>Other Income</b>				
Unrealized Gain (Loss)	(\$2,311)	\$0	(\$2,311)	\$0
<b>Earnings Before Interest &amp; Tax</b>	<b>\$192,156</b>	<b>(\$233,998)</b>	<b>\$426,154</b>	<b>\$3,149</b>
<b>Net Income</b>	<b>\$192,156</b>	<b>(\$233,998)</b>	<b>\$426,154</b>	<b>\$3,149</b>

## Omaha Municipal Land Bank 2026 Budget

<u>Budget Total</u>	
<b>Revenue</b>	
<b>Contributed Revenue</b>	
Agency/Government Grants	609,615.40
Board Contributions	2,500.00
Corporate/Business Contributions	41,415.00
Foundation/Trust Grants	212,000.00
Individual Contributions	0.00
Net Assets / Relased from Restriction	640,939.19
Carryover Account (Grant Applications)	170,000.00
Carryover Account	475,000.00
<b>Total Contributed Revenue</b>	<b>2,151,469.59</b>
<b>Earned Revenue</b>	
Interest Earned	40,000.00
Application Fees	1,500.00
Buyer Invoicing	1,500.00
Property Sales	218,900.00
Redemption of DC Tax Lien Certificates	10,000.00
Redemption of OMLB Tax Lien Certificates	40,000.00
Tax Recapture Revenue	215,000.00
<b>Total Earned Revenue</b>	<b>526,900.00</b>
<b>Total Revenue</b>	<b>2,678,369.59</b>
<b>Expenses</b>	
<b>Acquisitions</b>	
General Acquisition	0.00
Pre-Acquisition TLC Fees	22,300.00
Pre-Acquisition TLC Purchase	60,000.00
<b>Total Acquisitions</b>	<b>82,300.00</b>
<b>Dispositions</b>	
Build-A-Lot Program	87,650.00
Successful Buyer	11,000.00
<b>Total Dispositions</b>	<b>98,650.00</b>

# Omaha Municipal Land Bank

## 2026 Budget

<u>Budget Total</u>	
<b>Community + Public Affairs</b>	
Ambassador Program	25,350.00
Developer's Symposium	41,415.00
Governance & Advocacy	55,500.00
Marketing & Communications	112,223.00
Outreach & Engagement	29,000.00
<b>Total Community + Public Affairs</b>	<b>263,488.00</b>
<b>Neighborhood Stabilization</b>	
Neighborhood Stabilization Plan	64,500.00
Property Maintenance & Improvements	186,700.00
Site Preparation DED	715,554.59
<b>Total Neighborhood Stabilization</b>	<b>966,754.59</b>
<b>Operations</b>	
Accounting Fees	68,720.00
Building Expenses	59,251.00
Data Infrastructure	59,440.00
Fundraising	16,300.00
Human Resources	36,750.00
Information Technology	33,649.00
Office Expenses	18,282.00
Staffing & Personnel	971,581.00
Strategic Planning	1,000.00
<b>Total Operations</b>	<b>1,264,973.00</b>
<b>Total Expenses</b>	<b>2,676,165.59</b>
Net Operating Income	2,204.00
<b>Other Expenses</b>	
Cash Reserves	0.00
<b>Total Other Expenses</b>	<b>0.00</b>
Net Other Income	0.00
<b>Net Income</b>	<b>2,204.00</b>

### **Budget Notes:**

Carryover Account (Grant Applications) refers to identified grants to be applied for in the new year.

Carryover Account allows OMLB to use existing funds in the bank while pursuing new funds.