

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.
January 14, 2026

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 Dec. 10, 2025 Board of Directors Meeting
3.2	X	Approval of the December 2025 Financial Statements
3.3	X	Approval of the 2026 Board of Directors Meeting Schedule
3.4	X	Resolution to Cancel Delinquent Taxes
3.5	X	Resolution to Cancel Delinquent Special Assessments
3.6		Next Board Meeting Date – February 18, 2026

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> 3809 Decatur St
6.2		<i>Dispositions not recommended for approval:</i> <i>No dispositions not recommended for approval this month</i>
7.		ACQUISITIONS (10 MIN)
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
7.1		<i>No acquisitions for approval this month</i>
8.0		REPORT AGENDA (10 MIN)
8.1		Executive Directors Report
8.2		Maintenance Update Report
8.3	X	Finance Committee Report
8.4		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

December 10, 2025

Regular Meeting:

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

Meeting Minutes: This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, December 10, 2025.

Certification of Publication: Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Friday, December 5, 2025.

Voting Members Present:

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

Non-voting Members Present:

Chad Tettenborn
Susan Rauth
Danyell Price
Colleen Mason
Johnny Nesbit

Members Not Present:

Mike Riedmann
LaVonya Goodwin
Dave Fanslau
Cort Bonner
LouAnn Goding
Susan Rauth

Director Present:

Andrea Purdy-Steenholdt, Deputy Director

Staff Present:

Daniel Bennett, Vendor & Property Manager
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 9:02 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 5 voting members in person and 5 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 thanked the board for acknowledging an error in how 13 properties were grouped and for extending the application deadline to December 8th. Weston expressed concern about the practice of bundling multiple small properties together, which may limit opportunities for young developers, especially those trained through programs like Spark Development City.

Weston urged the board to avoid setting a precedent where community members cannot select individual or smaller groups of properties, stressing the importance of flexible options to encourage diverse developer participation.

3.0 Action Agenda

3.1 Approval of Nov. 2025 Board Minutes

Falke called for a motion to approve the November 12, 2025 board meeting minutes. Kouassi motioned to accept. Bumgardner seconded.

Motion Carried 4-0

3.2 Approval of Nov. 2025 Financials

Andrea Purdy-Steenholdt guided the board through the financial statements for November 2025, highlighting that total liabilities and equity stood near \$3 million, with the remaining DED funds being restricted for future use in 2026.

Total revenue to date was \$1.7 million, exceeding projections for this point in the year, with expenses carefully managed to align with revenue. Net income as of November was just under \$200,000, with efforts ongoing to ensure all 2025 expenses are recorded within the fiscal year through timely vendor payments.

Questions were raised about government grants and their accounting treatment within a nonprofit framework, especially the \$400,000 in net assets released from restriction, which includes Department of Economic Development (DED) funds. Purdy-Steenholdt responded that we are conducting best practices per our auditors and accountants at this time. It was explained that financial reporting systems might change mid-next year to improve clarity and storytelling of grant funds and revenue streams.

Rodgers came in at 9:10 and was present for this vote. Falke called for a motion to approve the November 2025 financials. Rodgers motioned to accept. Swirczek seconded.

Motion carried 5-0

3.3 Approval of the 2026 Budget

Andrea Purdy-Steenholdt guided the board through the 2026 Budget in detail. The proposed 2026 budget anticipates revenues of approximately \$2.66 million, higher than 2025 due to the implementation of a new three-year strategic plan starting in 2026, requiring increased staffing, infrastructure, and technology investments.

To date, about \$1.387 million of 2026 funds are already secured, comprised largely of foundation trust grants (\$522,000) and agency government grants (\$865,000), including the remaining DED funds.

The budget includes a “carryover account” totaling \$675,000, representing operating reserves accumulated over the past 10 years. This surplus is earmarked to fill any funding gaps if fundraising efforts fall short. Of this carryover, \$170,000 relates to grant applications currently

underway, while \$475,000 represents unidentified funds the organization will pursue throughout the year. The board was assured these reserves act as a safety net and may not be drawn upon if revenues meet or exceed projections.

A pie chart illustrated revenue breakdown, with government grants comprising the largest portion, followed by foundation grants and earned revenue. Questions clarified that the \$522,000 foundation grants and \$865,000 agency grants are part of the total committed revenue and that the carryover funds are intended as backup resources.

Expenses are categorized into five core program areas: acquisitions, dispositions, community affairs, neighborhood stabilization, and operations. Operations comprise the largest expense category (60-70%), including staffing, accounting, technology, HR, and office expenses, reflecting the organization's capacity-building focus for 2026. Neighborhood stabilization expenses are significant due to Department of Economic Development (DED) funded projects, including planning for a new Neighborhood Stabilization Plan. The new plan's execution will begin in 2027-2028, while 2026 focuses on community engagement and technical assistance. Dispositions include property sales and the new "Build a Lot" program, which is a one-day event designed to provide technical assistance and outreach to potential developers.

Community affairs cover programs such as the ambassador program, developer symposium, and governance activities like lobbying, funded by earned revenues. Strategic planning and IT expenses include annual report development, software upgrades, and replacement of staff laptops to support new hires and improve efficiency. Discussions highlighted the intention to right-size operations expenses and the importance of investing in infrastructure to meet strategic goals.

Falke & the board discussed the budgeted fundraising gap of \$475,000 and the ongoing efforts to secure those funds through in-house and consultant support. Purdy-Steenholdt explained that the hiring of a new Impact and Development Manager was emphasized as a critical addition to enhance grant writing and fundraising capacities, reducing reliance on external consultants in future years. The organization aspires to cover this fundraising gap fully while maintaining or growing current revenue streams. The strategic plan's key themes were reiterated: revitalizing properties, stabilizing neighborhoods, empowering community participation, and expanding affordable housing inventory.

Cheryl Weston requested a copy of the PowerPoint Presentation. Purdy-Steenholdt said the staff will send her a copy. Weston also asked if there was a possibility to donate the old laptops to a community organization. Purdy-Steenholdt responded that this was a possibility, and she will check with our IT contractor.

Falke called for a motion to approve the 2026 budget. Kouassi motioned to approve. Swirczek seconded.

Motion carried 5-0

3.4 Next Board Meeting: January 14th, 2026

Falke asked the board to check their calendars and confirm if there is a conflict for the next boarding meeting on January 14. There were no known conflicts for board members as of today.

6.0 Dispositions

There were no dispositions for approval or disapproval this month. Simone Mason clarified that the deadline for applications was December 8th. The team is currently reviewing 9 applications and will present them at the January board meeting.

7.0 Acquisitions

There were no Acquisitions for approval or disapproval this month.

8.0 Report Agenda

8.1 Executive Director Report

Andrea Purdy-Steenholdt updated the board. Staffing changes were announced: Tammy Rosoffski joined as a new legal assistant; Sam Larson was hired as full-time executive assistant after three months as a temporary employee. Simone Mason was promoted to Director of Real Estate. Daniel Bennett was promoted to Director of Planning.

Three new positions are planned for 2026: Business Process Manager (to improve data and tech systems), Impact and Development Manager (to enhance fundraising and grant writing), and Real Estate Associate (to assist with applications and buyer support). The board was encouraged to share job postings once available. Leslie Smith, current Executive Director, is currently on leave. The bylaws were updated to authorize the Chair to sign contracts and execute financial transactions.

The organization will observe a two-week holiday break from December 22nd to January 4th. A holiday party for board and staff is proposed for January 23rd, with a poll to confirm availability and finalize plans.

The team completed a detailed 2026 action planning session, breaking down the three-year strategic plan into six-month increments with measurable goals, such as increasing property sales by 10%. This planning process aligns with city goals and clarifies leadership and data responsibilities across programs.

Deana Walocha, In-house Counsel, presented the board with a review of 2025 tax certificates and foreclosures. Walocha highlighted decreased default certificates and improved redemption rates over time, indicating positive engagement with property owners. Most tax certificate properties remained concentrated in District 2, consistent with the land bank's focus on disinvested neighborhoods. Todd Swirczek asked if there were any outlier properties. Walocha clarified that we are getting the properties we were created to acquire.

Daniel Bennett, Vendor & Property Manager, gave the board a report of the 2025 vendor & property department. Maintenance reports showed 232 properties assigned maintenance, with 106 maintenance issues addressed proactively, often before formal complaints. Vendor registry expanded by 46 new businesses across maintenance, marketing, engineering, and social media services, enhancing capacity and competitive bidding. Maintenance spending was concentrated in City Council Districts 1 and 2, with nearly half in District 2.

RFP processes were enhanced to reduce single-source procurement and increase competition. The land bank has developed 11 "shovel ready" sites with 16 more in design for construction in 2026. Maintenance efforts, particularly mowing and cleaning, are linked to crime reduction and neighborhood stabilization. Complaints predominantly originated from staff inspections rather than citizen reports, reflecting proactive property management. Todd Swirczek praised Daniel & the land bank on the low number of neighbor complaints. Bennett stated that neighbor participation is crucial to keeping those complaint numbers low. Purdy-Steenholdt also stated that we have a section on the website where we are updating those RFPs.

Simone Mason gave the board an update on the 2025 sales. Property sales data showed growth from 2023 to 2025, with monthly sales trends and side lot sales (small land parcels) contributing. The implementation of a scorecard system and buyer assistance programs correlates with increased successful developer applications. In 2025, 66 property applications were reviewed, including 20 for affordable housing, with about half of applicants residing within the target community district, reflecting effective outreach and local development engagement.

The board expressed appreciation for the comprehensive annual data reporting and program transparency. Falke praised Simone on her work. Cheryl Weston asked a question on if the budget accounts for future employees that will be hired this year. She also praised the new portal & Simone's work. Weston asked how certain Douglas County properties were acquired by Omaha Municipal Land Bank. Deana Walocha explained that if certain tax certificates don't

sell privately, they default to the county. The foreclosure work comes to the land bank. Walocha explained that we don't compete with the public. Falke clarified that Bridget Bumgardner needed to leave, so Falke asked if Quorum is needed to adjourn. Walocha clarified that Quorum has been achieved prior to the executive session, so it is not needed to adjourn.

8.2 Maintenance Update Report

Daniel Bennett gave a brief update on the November 2025 maintenance report. The land bank took care of 11 complaints and is currently 30% under budget for maintenance.

8.3 Finance Committee

Grace-Danielle Kouassi gave an update on the financial committee and new contractors going into 2026. Loud Nerd is the new contractor for content strategy. The government affairs contractor is Kelley Plucker. World Speaks will be our language contractor. Public relations contractor is Emspace + Lovgren. The shovel-ready contractors will have two: Cox Contracting & Curry Constructs.

8.4 Legislative Report

There was no Legislative Report update

8.5 Governance Committee

There was no Governance Committee update

9. Other New Business

No new business items.

10. Executive Session

Falke called for a motion to enter executive session. Kouassi motioned to enter executive session. Bumgardner seconded. Sharlon Rodgers left at 10:01 so she was not present for this vote.

Motion carried 4-0

Falke motioned to exit executive session. Kouassi seconded.

Motion carried 4-0

11. Adjournment

Quorum was achieved prior to the executive session, so there was no vote to adjourn.

Public Meeting adjourned at 10:28am.



December Reporting Package

Omaha Municipal Land Bank
December 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.

Balance Sheet YTD

BALANCE SHEET	2025	2024
ASSETS		
Cash & Equivalents		
Cash Reserves		
Charles Schwab x5462	\$1,093,424	\$0
Security National Bank Savings 4451	\$0	\$1,067,117
Total Cash Reserves	\$1,093,424	\$1,067,117
First National Bank Checking x6245	(\$12,454)	\$639,994
First National Bank ICS xx501	\$382,875	\$0
PayPal Bank	\$382	\$1,412
Pinnacle Bank Checking x2235	\$250,000	\$663,492
Stripe	\$167	\$150
Pinnacle Bank ICS x235	\$426,226	\$0
Total Cash & Equivalents	\$2,140,620	\$2,372,165
Other Current Assets		
Properties		
Depository Properties Held	\$3	\$17
Properties Held for Sale	\$659,400	\$661,900
Total Properties	\$659,403	\$661,917
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$40,736
Tax Lien Certificates	\$123,815	\$123,815
Total Tax Lien Certificates	\$164,551	\$164,551
Total Other Current Assets	\$823,954	\$826,468
Total Current Assets	\$2,964,574	\$3,198,633
Fixed Assets		
Accumulated Amortization	(\$29,999)	(\$29,999)
Accumulated Depreciation	(\$24,890)	(\$24,890)
Computer Software	\$20,000	\$20,000
Leasehold Improvements	\$24,764	\$24,764
Office Equipment	\$7,110	\$7,110
Website	\$10,000	\$10,000
Total Fixed Assets	\$6,984	\$6,984
Total Non-Current Assets	\$6,984	\$6,984
Total Assets	\$2,971,558	\$3,205,617
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	\$1,038	\$909
FNBO Credit Card-Andrea 1626	\$2,688	\$2,950
FNBO Credit Card - Leslie x5772	\$5,999	\$843
Total Short Term Debt	\$9,725	\$4,703
Total Current Liabilities	\$9,725	\$4,703
Total Non-Current Liabilities	\$0	\$0
Total Liabilities	\$9,725	\$4,703
EQUITY		

	2025	2024
Retained Earnings		
Restricted Net Assets		
Restricted - DED	\$325,639	\$410,337
Restricted - FNBO	\$0	\$15,000
Restricted - Hawks	\$0	\$75,000
Restricted - Mutual of Omaha	\$0	\$22,164
Restricted - Sherwood Foundation	\$0	\$100,000
Total Restricted Net Assets	\$325,639	\$622,502
Unrestricted Net Assets	\$2,578,413	\$2,803,877
Total Retained Earnings	\$2,904,052	\$3,426,378
Current Earnings		
Net Income	\$57,781	(\$225,463)
Total Equity	\$2,961,833	\$3,200,915
Total Liabilities & Equity	\$2,971,558	\$3,205,617

2025 Budget vs Actual

PROFIT & LOSS	2025	Budget	Budget Variance (\$)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	\$224,445	\$1,015,938	(\$791,493)	\$1,015,938
Board Contributions	\$3,078	\$2,500	\$578	\$2,500
Corporate/Business Contributions	\$53,500	\$104,500	(\$51,000)	\$104,500
Foundation/Trust Grants	\$636,000	\$885,000	(\$249,000)	\$885,000
Individual Contributions	\$21,007	\$11,250	\$9,757	\$11,250
Total Contributed Revenue	\$938,031	\$2,019,188	(\$1,081,158)	\$2,019,188
Earned Revenue				
Application Fees	\$3,868	\$4,225	(\$357)	\$4,225
Interest Earned	\$41,239	\$0	\$41,239	\$0
Property Sales	\$207,677	\$125,070	\$82,607	\$125,070
Redemption of DC Tax Lien Certificates	\$15,803	\$13,175	\$2,628	\$13,175
Redemption of OMLB Tax Lien Certificates	\$44,562	\$67,800	(\$23,238)	\$67,800
Tax Recapture Revenue	\$228,677	\$240,800	(\$12,123)	\$240,800
Total Earned Revenue	\$541,825	\$451,070	\$90,755	\$451,070
Net Assets Released From Restriction	\$296,863	\$0	\$296,863	\$0
Total Revenue	\$1,776,718	\$2,470,258	(\$693,540)	\$2,470,258
Expenses				
Acquisitions				
General Acquisition	\$0	\$20,775	(\$20,775)	\$20,775
Pre-Acquisition TLC Fees	\$15,117	\$53,987	(\$38,870)	\$53,987
Pre-Acquisition TLC Purchase	\$51,815	\$60,000	(\$8,185)	\$60,000
Total Acquisitions	\$66,932	\$134,762	(\$67,830)	\$134,762
Dispositions				
Depository Program	\$0	\$600	(\$600)	\$600
Successful Buyer	\$66	\$10,700	(\$10,634)	\$10,700
Total Dispositions	\$66	\$11,300	(\$11,234)	\$11,300
Community Affairs				
Ambassador Program Expenses	\$15,497	\$20,100	(\$4,603)	\$20,100
Community-Informed Policies	\$0	\$6,000	(\$6,000)	\$6,000
Developer's Symposium	\$113,294	\$92,500	\$20,794	\$92,500
Fundraising	\$37,838	\$24,000	\$13,838	\$24,000
Governance & Advocacy	\$30,798	\$30,200	\$598	\$30,200
Marketing & Communications	\$78,663	\$75,000	\$3,663	\$75,000
Outreach & Engagement	\$10,671	\$10,000	\$671	\$10,000
Total Community Affairs	\$286,761	\$257,800	\$28,961	\$257,800
Maintenance				
Adopt-a-Lot Program	\$5,400	\$22,000	(\$16,600)	\$22,000
Property Maintenance & Improvement	\$148,420	\$191,000	(\$42,580)	\$191,000
Site Preparation	\$132,775	\$835,938	(\$703,163)	\$835,938
Total Maintenance	\$286,595	\$1,048,938	(\$762,343)	\$1,048,938
Operations				
Accounting Fees	\$30,615	\$32,580	(\$1,965)	\$32,580
Building Expenses	\$51,488	\$50,270	\$1,218	\$50,270
Data Infrastructure	\$52,500	\$50,500	\$2,000	\$50,500
Human Resource Expenses	\$31,915	\$19,979	\$11,936	\$19,979
Information Technology	\$16,500	\$8,380	\$8,119	\$8,380
Office Expenses	\$21,728	\$18,000	\$3,728	\$18,000
Staffing & Personnel Expenses	\$793,131	\$759,100	\$34,031	\$759,100
Strategic Planning	\$77,411	\$75,500	\$1,911	\$75,500
Total Operations	\$1,075,288	\$1,014,309	\$60,979	\$1,014,309
Unapplied Cash Bill Payment Expense	\$925	\$0	\$925	\$0
Total Expenses	\$1,716,567	\$2,467,110	(\$750,542)	\$2,467,110

	2025	Budget	Budget Variance (\$)	Budget (full FY)
Operating Profit	\$60,151	\$3,149	\$57,002	\$3,149
Other Income				
Unrealized Gain (Loss)	(\$2,370)	\$0	(\$2,370)	\$0
Earnings Before Interest & Tax	\$57,781	\$3,149	\$54,633	\$3,149
Net Income	\$57,781	\$3,149	\$54,633	\$3,149

2026 Board Meeting Dates

Unless otherwise noted, Board meetings will be held at the MCC's Fort Omaha Campus-Mule Barn Building at 9:00 a.m.

January 14, 2026

February 18, 2026

March 11, 2026

April 8, 2026

May 13, 2026

June 10, 2026

July 8, 2026

August 12, 2026

September 9, 2026

October 14, 2026

November 11, 2026

December 9, 2026



Resolution to Cancel Delinquent Taxes - Exhibit A

Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
020456 0000	2560 Spaulding	DC TLC	12/4/2025	Residential Vacant	acquired	Omaha

Resolution to Cancel Special Assessments - Exhibit A

Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
020456 0000	2560 Spaulding	DC TLC	12/4/2025	Residential Vacant	acquired	Omaha



2025 Shovel Ready RFQ for Pre-qualified Contractors

Recommendations

OMLB Staff and Shovel Ready project manager, MX Development Group, reviewed two submissions to the RFQ to prequalify contractors for Neb. Dept. of Economic Development funded (DED) site-prep work in 2026.

Our recommendation is to approve both submissions for pre-qualification to bid on requested work in the coming months. At that time, the Finance Committee will review all bids for selection of the contractor to perform the duties outlined in the scope of work.

Evaluation Process

OMLB staff and MX Development Group staff independently evaluated the proposals using a scoring rubric. The results of this evaluation were then discussed together. Submissions were evaluated with a point system in the following categories:

- Approach to project management- 30 points
- Team experience and qualifications- 35 points
- Relevant firm experience- 25 points
- Other factors (small/emerging business, coordination with stakeholders, etc.)- 10 points

Qualifications were judged on the following scale:

Excellent = 90 points or higher: Demonstrates the highest standard of qualifications and provides highly detailed examples of their approach, team, experience, and benefit to the community. The statement of qualifications leaves very few questions about their ability to deliver a successful project.

Good = 75-89 points: Demonstrates a high standard of qualifications and provides adequate examples of their approach, team, experience, and benefit to the community. The statement of qualifications indicates a strong likelihood in their ability to deliver a successful project.

Acceptable = 60-74 points: Demonstrates adequate qualifications and provides good general overview of their approach, team, experience, and benefit to the community, but may lack specific examples. They would likely be able to perform the work requested and deliver a successful project, though some questions around the details of their approach may require follow-up.

Reject or request more information = 59 points and below: The statement of qualifications does not demonstrate a sufficient standard of qualifications and there are notable gaps in the overview of their approach, team, experience, and benefit to the community. Major questions remain as to whether they would be able to perform the work requested to the level required.

Scoring Results

Recommend to Approve

- **Ashland Road Excavating**- General contracting: 93, Excellent
- **Dynasty Concrete**- General contracting: 62, Acceptable

For questions on this process or a breakdown of specific scores, contact Daniel at danielb@omlb.org or 402-800-1247

	Points	Cox Contracting Co.	NS Development Services	Cisneros Tree Service	Washa Landscaping LLC	Curry Constructs	Ashland Road Excavating	Dynasty's Concrete
Total	100	80	74	81	83	62	92	62
Approach to Project Management	30	22	22	24	22	16	28	22
Project Management Approach	5	3	4	4	3	4	5	4
Crew Organization	5	5	4	4	5	3	5	4
Systems for Services	5	2	2	4	3	1	4	3
Employee Training	5	3	3	5	4	1	5	3
Quality Assurance	5	4	4	3	3	3	4	4
Dispute Resolution	5	5	5	4	4	4	5	4
Team Experience and Qualifications	35	31	29	31	33	25	32	20
Team member descriptions	5	5	5	4	5	4	5	2
Principal in charge	3	3	3	3	2	2	3	3
Resumes	3	3	3	3	3	3	1	0
Education and Training	6	5	5	6	5	4	6	3
Experience with Similar Projects	15	12	10	13	15	10	15	10
Team Synergy	3	3	3	2	3	2	2	2
Relevant Firm Experience	25	20	14	18	21	16	22	15
Comprehensive Project Descriptions	12	10	7	8	10	7	12	7
Evidence of Success	5	3	3	4	4	3	4	3
Scope and Impact	3	3	2	2	3	2	2	2
Innovation and Problem Solving	3	2	1	2	2	2	2	1
Relevance to OMLB's Mission	2	2	1	2	2	2	2	2
Other Factors	10	7	9	8	7	5	10	5
Coordination with key stakeholders	4	3	3	2	3	2	4	2
Small and emerging business	2	1	2	2	0	0	2	0
Understanding of review and governance requirements	2	2	2	2	2	2	2	1
Reputation and Service Quality	1	1	1	1	1	1	1	1
Quality and value factors	1	0	1	1	1	0	1	1