

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.  
February 18, 2026

### 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
<b>1.</b>		<b>PRELIMINARIES (5 MIN)</b>
<b>1.1</b>		Call to Order
<b>1.2</b>		Announcement of Posted Location of Open Meetings Act
<b>1.3</b>		Recording of Notice of Public Meeting
<b>1.4</b>		Roll Call
<b>1.5</b>		Recognition of Supporters
<b>2.</b>		<b>GENERAL PUBLIC COMMENTS</b>
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 2 minutes.</i>
<b>3.</b>		<b>ACTION AGENDA (30 MIN)</b>
<b>3.1</b>	X	Approval of Minutes of Jan 14 2026 Board of Directors Meeting
<b>3.2</b>		Approval of the January 2026 Financial Statements
<b>3.3</b>		Approval to Exercise Auto Bid
<b>3.4</b>		Election of Officers
<b>3.5</b>		Next Board Meeting Date – March 11, 2026

<b>4.</b>		<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>  4515 N 39th St Lake Street Assembly
<b>6.2</b>		<i>Dispositions not recommended for approval:</i>  2433 Bauman Ave
<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 for approval 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>		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**

January 14, 2026

**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 Meeting held on Wednesday, January 14, 2026.

**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, in accordance with the Nebraska Open Meetings Law.

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**Voting Members Present:**

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

**Non-Voting Members Present:**

Chad Tettenborn  
Susan Rauth  
Colleen Mason  
Johnny Nesbit  
Dave Fanslau

**Members Not Present:**

Mike Riedmann  
LaVonya Goodwin  
Danyell Price

**Director Present:**

Andrea Purdy-Steenholdt, Deputy Director

**Staff Present:**

Daniel Bennett, Director of Planning  
Deana Walocha, Real Estate Counsel  
Simone Mason, Director of Real Estate  
Samuel Larson, Executive Assistant

**City of Omaha Staff:**

Tim Dolan, Assistant City Attorney

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**Public Meeting:**

***1.0 Preliminaries***

***1.1 Call to Order***

Chair Patrick Falke was not present yet, so Vice Chair Bridget Bumgardner called the meeting to order at 9:02 a.m.

***1.2 Announcement of Posted Location of Open Meetings Act***

Bumgardner 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***

Bumgardner informed the public that a meeting notice had been published and that copies of the agenda were available in the room.

### ***1.4 Roll Call***

Roll call was taken with six voting members present in person and five non-voting members present in person. Chair Patrick Falke was in at 9:04am and was present for roll call. Quorum was achieved.

### ***1.5 Recognition of Supporters***

Patrick Falke acknowledged and thanked supporters who contributed \$1,000 or more in monetary donations, technical assistance, or in-kind support during the past 12 months. Anonymous donors and additional individual contributors were also recognized for their continued support.

## ***2.0 General Public Comments***

Falke opened the floor for general public comments. There were no general public comments at this time.

## ***3.0 Action Agenda***

### ***3.1 Approval of Dec. 10, 2025 Board Meeting Minutes***

The Board reviewed the prior meeting notes.

Falke called for a motion to approve the December 10, 2025 board meeting minutes. Rodgers motioned to approve. Bonner seconded.

**Motion carried 6-0.**

### ***3.2 Approval of December 2025 Financial Statements***

Andrea Purdy-Steenholdt guided the board through the December 2025 financial statements, including year-end totals.

At year-end, OMLB maintained three bank accounts, including a reserve account exceeding \$1,000,000. Total cash on hand was approximately \$2.1 million. The Finance Committee previously approved transferring funds into sweep accounts to maximize interest earnings while maintaining FDIC coverage. \$250,000 was retained at Pinnacle Bank for insurance purposes, and First National operating funds were placed in a nightly sweep account. Credit card balances were paid in January 2026. Total assets, liabilities, and net equity at year-end were just under \$3 million total. 2025 revenue was approximately \$1.77 million. Foundation grant revenue was approximately \$39,000 below budget projections. Government grant variance reflected anticipated construction activity that did not occur in 2025. Acquisition expenses were under budget due to fewer property purchases than projected. Disposition-related funds were not fully utilized as the buyer program concluded and new strategic initiatives are planned for 2026.

Community affairs funds supported fundraising efforts including the Love for Lots event, Developer Symposium, and marketing/communications initiatives. Maintenance and site preparation expenditures totaled approximately \$132,000, with remaining site preparation funds expected to be expended by September 2026. Net income for 2025 totaled approximately \$57,000 and will remain in operating reserves. Todd Swirczek came in at 9:08am and was present for the vote.

Falke called for a motion to approve the December 2025 financial statements. Bumgardner motioned to approve. Rodgers seconded.

**Motion carried 7-0.**

### ***3.3 Approve 2026 Meeting Schedule***

Andrea Purdy-Steenholdt presented the proposed 2026 Board meeting schedule. It was noted that the February meeting date differs from prior scheduling due to statutory timing requirements related to the tax sale and automatic bid process. Deana Walocha emphasized the importance of quorum for the February meeting.

Falke called for a motion to approve the 2026 Board meeting schedule. Swirczek motioned to approve. Bumgardner seconded.

**Motion carried 7-0.**

### ***3.4 Resolution to Cancel Delinquent Taxes***

Deana Walocha guided the board through the two properties that were proposed for the tax lien cancellation. Walocha presented resolutions regarding cancellation of tax liens for the following properties. 2560 Spalding Street - Prior foreclosure cleared: \$909.03. Current lien cancellation was \$836.16. 3670 Ames Avenue - Prior foreclosure cleared: \$42,393. This includes demolition costs. Additional lien amounts were presented for Board approval.

Falke called for a motion to approve the resolution canceling tax liens. Kouassi motioned to approve. Rodgers seconded.

**Motion carried 7-0.**

### ***3.5 Resolutions to Cancel Delinquent Special Assessments***

Deana Walocha presented a related resolution regarding cancellation of special assessments for the same properties.

Falke called for a motion to approve the resolution. Bumgardner motioned to approve. Swirczek seconded.

**Motion carried 7-0.**

### ***3.6 Next Board Meeting Date – February 18, 2026***

Falke asked the board to check their calendars and see if they are available for the next board meeting scheduled on February 18, 2026. Colleen Mason may have a conflict.

### ***6.0 Dispositions***

Simone Mason presented the proposed sale of 3809 Decatur Street (District 2). The 6,512 sq. ft. lot is zoned R-5 and was acquired in June 2019. Over \$14,000 in liens were cleared. The listing price was \$9,750. The buyer is an experienced OMLB buyer with over five years of experience. The intended use is construction of a market-rate single-family home. The application scored 30 points and qualified for a 25% discount, resulting in a final sale price of \$7,312.50. Cheryl Weston asked if the home would be an affordable home. Mason clarified the house would be market rate.

Falke called for a motion to approve the sale. Rodgers motioned to approve. Swirczek seconded.

**Motion carried 7-0.**

Hendor Mendoza-Ortega addressed the Board regarding the purchase of a lot adjacent to his recently purchased home at 5417 South Street. Staff informed him that his completed application will be reviewed and processed next month.

***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 on new items. OMLB has begun Year One implementation of its 2026–2028 Strategic Plan. Departmental action plans are under review and will be finalized in early February. Two management-level positions have been posted: Business Process Manager and Impact and Development Manager. Applications are being accepted through January 20, 2026. Purdy-Steenholdt reported strong interest from a lot of candidates. Sharlon Rodgers wanted to know if there was an emphasis on hiring a local resident. Andrea Purdy-Steenholdt clarified that geographic discrimination is not permissible; however, community experience and local engagement are considered positively during evaluation.

There is a transition to LoudNerd for content strategy and communications, transition to Kelly Plucker Law Firm for government affairs services, and the 2025 Annual Report in progress with eCreative, which will be completed by March 2026. Purdy-Steenholdt explained a new role the team is hiring for: Grants & Development Manager. This person would assist with ongoing grant writing and reporting with consultant support. They will also deal with engagement with Nonprofit Finance Fund for accounting assistance. Office is closed January 19 for Martin Luther King Jr. Day. There will be a Winter Board & Staff Appreciation Event: January 30, 5:00–8:00 p.m. Details will be included later.

***8.2 Maintenance Update Report***

Daniel Bennett reported that 107 complaints were addressed in 2025, over half of which were staff-initiated. Approximately \$141,000 was spent on maintenance, well under budget. Twenty-two local vendors were engaged. Approximately 55% of maintenance expenditures were directed to vendors located in District 2. Site preparation is underway on 10 properties, with work beginning on four sites. Engineers are working on additional single lots and land assemblies. 2026–2027 maintenance contracts will be solicited in February, with awards anticipated in March. Board members encouraged continued outreach to local vendors through additional community channels. Sharlon Rodgers asked about local outreach opportunities the staff is planning to attend and promote. Bennett confirmed that they are always looking into different channels for events to create more community engagement and create more events.

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

Lou Ann Goding walked the board through the finance committee updates for the month. She encouraged board contribution for the year to ensure everyone is participating. Andrea Purdy-Steenholdt confirmed she will send out a reminder email for board members to contribute.

### ***8.4 Governance Committee Report***

Deana Walocha introduced Julia Plucker and Dave Houghton of Kelly Plucker Law Firm. The Plucker team presented a legislative update. The legislative session is on Day 6 of a 60-day session, with more than 300 bills introduced and a projected \$471 million state budget shortfall. Property tax and spending reduction discussions are ongoing. Land bank-related legislation includes: LB620 (Carryover Bill): Receivership-related reforms; discussions ongoing with stakeholders including the Bankers Association. LB811: Would authorize land banks in municipalities outside the metropolitan class. Anticipated legislation from Senator McKinney addressing land bank governance and community agreement language; amendments are under discussion. Deana Walocha clarified that it was called the Receivership bill. Cheryl Weston asked the Plucker team about if they are still the lobbyists for the City of Omaha, concerned over a potential conflict of interest. Julia Plucker confirmed that the firm still represents the City of Omaha. The firm is very thorough with their disclosure policies regarding conflicts of interests. Cheryl Weston asked about what their policy is if there was a potential conflict of interest. Plucker clarified that they would introduce each client to each other and have a meeting discussing any problems that might occur.

## **9.0 Other New Business**

There were no new business items.

## **10.0 Executive Session**

Falke called for a motion to enter executive session to continue discussion from the December executive session. Bumgardner motioned to enter executive session. Kouassi seconded.

### **Motion carried 7-0.**

Executive session began at 9:45am.

Non-essential staff & board members were excused. Andrea Purdy-Steenholdt & Deana Walocha remained for executive session. Todd Swirzcek & Bridget Bumgardner left during the executive session, so they were not present for the vote to exit the executive session.

Falke called for a motion to exit executive session. Rodgers motioned to exit. Kouassi seconded.

### **Motion carried 5-0.**

Executive session ended at 10:37 am.

## **11.0 Adjournment**

Falke called for a motion to adjourn. Kouassi motioned to adjourn. Goding Seconded.

### **Motion carried 5-0.**

Public Meeting adjourned at 10:38am.