

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.  
March 11, 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@omb.org](mailto: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.

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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 for February 18, 2026 Board of Directors Meeting
<b>3.2</b>	X	Approval of The February 2026 Financial Statements
<b>3.3</b>		Next Board Meeting Date – April 8, 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>  <i>No dispositions recommended for approval</i>
<b>6.2</b>		<i>Dispositions not recommended for approval:</i>  <i>No dispositions not recommended for approval</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 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**

February 18, 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 Hearing and Administrative Meeting held on Wednesday, February 18, 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)  
Todd Swirczek  
Sharlon Rodgers  
Cort Bonner  
Lou Ann Goding

**Non-Voting Members Present:**

Chad Tettenborn  
Danyell Price  
Colleen Mason  
LaVonya Goodwin

**Members Not Present:**

Bridget Bumgardner (Vice Chair)  
Grace-Daniele Kouassi  
Mike Riedmann  
Susan Rauth  
Johnny Nesbit  
David Fanslau

**Staff Present:**

Andrea Purdy-Steenholdt, Deputy Director  
Deana Walocha, In-House Counsel  
Simone Mason, Director of Real Estate  
Daniel Bennett, Director of Planning  
Samuel Larson, Executive Assistant  
Tamara Rozofsky, Legal Assistant  
Karla McGinnis-Taylor, Business Process Manager

**City of Omaha Staff Present:**

Tim Dolan, Assistant City Attorney

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**Public Meeting:**

***1.0 Preliminaries***

***1.1 Call to Order***

Chair Patrick Falke called the meeting to order at 9:02 a.m.

***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 announced that notice of the meeting had been published and that copies of the agenda were available. Meeting procedures were reviewed, including the three-minute time limit for public comment and the requirement to state name, address, and representation for the record.

***1.4 Roll Call***

Roll call was taken. Five voting members were present, and four non-voting members were present. Quorum was achieved.

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

The Board recognized supporters who have committed \$1,000 or more in monetary donations, technical assistance, or in-kind support over the past 12 months. The Board also acknowledged anonymous donors and additional individual contributors.

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

Lawrence Butler from L3 Butler Engineers addressed the Board regarding a development proposal for which his team served as final architect that was not selected. Mr. Butler stated that although he accepted the outcome, he was concerned about not receiving feedback after investing approximately three to four months developing the concept. He said that constructive feedback would help applicants improve future submissions and remain engaged in future Land Bank opportunities. Falke thanked Mr. Butler for his comments.

### ***3.0 Action Agenda***

#### ***3.1 Approval of January 14, 2026 Board Minutes***

The board reviewed the meeting minutes for the January 14, 2026 board meeting.

Falke called for a motion to approve the January 14, 2026 board meeting minutes. Rodgers motioned to approve the minutes. Swirczek seconded.

**Motion Carried 5-0.**

#### ***3.2 Approval of January 2026 Financial Statements***

Andrea Purdy-Steenholdt presented the January 2026 financial statements, noting this was the first report of the new fiscal year and budget cycle. Total assets at the start of the year were approximately \$2.9 million. Restricted net assets totaled approximately \$368,000, representing funds carried over from 2025 designated for program use in 2026. Total revenue for January was slightly over \$350,000, including funds released from restriction. Net income for January was \$246,807, reflecting the timing of restricted revenue and limited first-month expenditures. Ambassador Program expenses were paid in a single lump sum in January as budgeted. Site preparation expenses are budgeted for later in the year and will reflect timing variances as projects commence.

Falke called for a motion to approve the January 2026 financial statements. Goding moved to approve the January 2026 financial statements. Bonner seconded.

**Motion Carried 5-0.**

### ***3.3 Approval to Exercise Auto-Bid for 2026 Tax Sale***

Deana Walocha presented a summary of the 2026 tax sale process. Over 4,500 properties were listed in the annual tax sale. Staff identified 221 properties, primarily vacant lots, meeting statutory criteria under subsections A, B, or C for use of the auto-bid authority. Many were adjacent to existing Land Bank or City-owned properties or suitable for supporting affordable housing development. The total estimated investment for tax lien certificates is \$55,662, consistent with the \$60,000 budget allocation. The Land Bank purchases tax lien certificates, not properties, and must wait three years before initiating foreclosure proceedings if taxes remain unpaid. Historically, approximately 78% of certificates redeem prior to foreclosure.

Falke called for a motion to approve the Auto-Bid for the 2026 Tax Sale. Swirczek motioned to approve exercising auto-bid authority as presented. Bonner seconded.

**Motion Carried 5-0.**

### ***3.4 Election of Officers***

Falke reviewed a transitional officer plan through June 2026 to accommodate leadership transitions. Falke to remain Chair through June 2026. Bridget Bumgardner will roll off the Executive Committee. Todd Swirczek will serve as Vice Chair from April through June.

In June, Todd Swirczek to assume Chair. Grace-Daniele Kouassi will transition from Treasurer to Vice Chair in June. Lou Ann Goding to serve as Treasurer beginning in June.

Falke called for a motion to approve the election of officers. Bonner motioned to approve the officer elections as presented. Rodgers seconded.

**Motion Carried 5-0.**

### ***3.5 Next Board Meeting***

Falke asked the board to check their calendars and see if they are available for the next board meeting scheduled on March 11, 2026. Todd Swirczek and Sharlon Rodgers will not be present at the next meeting.

## **6.0 Dispositions**

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

Simone Mason walked the board through two properties recommended for approval. The first was 4515 N 39th Street in District 24, a 24,955-square-foot vacant lot zoned R5. The property was acquired in June 2019, with approximately \$2,800 in liens cleared. It was listed at \$3,000, received a scorecard rating of 30 points with a 30% discount, and had a proposed sale price of \$2,100. The proposed use is a single-family rental, and the committee recommended accepting the sale. The second property was the Lake Street Assembly site in District 2, an approximately 50,000-square-foot parcel with mixed R5 and General Commercial zoning. Acquired in August 2025, the property has had about \$3,100 invested in maintenance. It was listed at \$68,000, earned 26 points on the scorecard with a 35% discount, and carried a proposed sale price of \$44,200. The buyer proposes a multi-generational affordable housing development that would include mixed-income rental units, senior housing, a childcare facility, and retail space. The committee also recommended accepting this proposal.

Falke called for a motion to approve the two dispositions recommended for approval. Swirczek motioned to approve. Goding seconded.

### **Motion Carried 5-0**

### **6.2 Dispositions Not Recommended for Approval**

Mason walked the board through the property not recommended: 2433 Barman Avenue. This is a buildable lot listed at \$14,200. Proposed use was a community garden. Scorecard was 15 points. There was no discount qualification. Committee recommendation was to deny due to buildable status and proposed non-housing use.

Falke called for a motion to approve. Rodgers motioned to approve the disposition not recommended for approval. Bonner seconded.

### **Motion Carried 5-0.**

## **8.0 Report Agenda**

### **8.1 Executive Director Report**

Andrea Purdy-Steenholdt gave an update to the board. Karla McGinnis-Taylor was hired as Business Process Manager to support workflow, data organization, and operational efficiency. Ambassador Session (Lot Transformation) was successfully held February 2<sup>nd</sup>. Candace Price moderated a developer panel discussion. Next Ambassador session is scheduled on March 9, focusing on policy and legislation. The 2025 Annual Report is in development with eCreative. The draft is anticipated in March with distribution in April. Annual inventory planning is underway reviewing more than 300 properties to guide maintenance and marketing strategy. Shovel-ready construction is underway on previously approved sites. Additional lots are anticipated in upcoming rounds. Reignite2Unite Conference scheduled for early June 2026 in partnership with Spark and Front Porch. Annual board compliance forms were distributed for board members to fill out.

### **8.2 Maintenance Report**

Daniel Bennett gave an update on maintenance metrics. Nine complaints were received in January. No snow removal was required during the month. 2026 maintenance budget was \$175,000, including complaint response, snow events, and mowing services. 15 vendors expressed interest in 2026 maintenance contracts. 6–8 contracts are anticipated. Four shovel-ready sites completed tree clearing and grubbing work totaling approximately \$16,500. Six additional sites are scheduled to begin in March, with completion anticipated by May. Additional properties will be bid with all site preparation work to be completed by September.

### **8.3 Finance Committee Report**

Lou Ann Goding reported approval of single-source contract renewal for Tolemi property database system with a 3% increase to \$4,950. Board contribution commitment forms were explained by Andrea Purdy-Steenholdt and distributed.

### **8.4 Legislative Report**

Julia Plucker provided the Legislative update. LB1135 prioritized (Urban Affairs Committee land bank bill) addressing board structure flexibility and depository language updates; prioritized by the Committee. LB811 permitting other Nebraska municipalities to establish land banks. LB964 and other related measures will be monitored for potential impact. Ongoing state budget reconciliation discussions and legislative session timeline. Board discussion and public comments were received regarding board representation and community benefit agreements.

Cheryl Weston addressed the Board regarding LB1135. Weston inquired whether the bill originated with Senator McKinney and asked for clarification regarding the proposed board structure revisions and community benefit agreement provisions. Deana Walocha explained that the bill was introduced through the Urban Affairs Committee and developed collaboratively to address board composition flexibility and updates to depository language. It was clarified that community benefit agreements would be entered into between developers and community representatives, with the Land Bank serving as a third party to ensure compliance. Board member LaVonya Goodwin stated she supported increasing representation but would continue reviewing details of the voting structure.

### ***9.0 Other New Business***

No new business items.

### ***10.0 Executive Session***

No executive session was held.

### ***11.0 Adjournment***

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

**Motioned carried 5-0**

Public Meeting adjourned at 9:47 a.m.



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## February Reporting Package

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Omaha Municipal Land Bank  
February 2026

# 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	2026 (YTD)	2025 (YTD)
<b>ASSETS</b>		
<b>Cash &amp; Equivalents</b>		
<b>Cash Reserves</b>		
Charles Schwab x5462	\$1,093,811	\$0
Security National Bank Savings 4451	\$0	\$1,071,779
<b>Total Cash Reserves</b>	<b>\$1,093,811</b>	<b>\$1,071,779</b>
First National Bank Checking x6245	(\$21,684)	\$680,321
First National Bank ICS xx501	\$140,704	\$0
PayPal Bank	\$300	\$0
Pinnacle Bank Checking x2235	\$250,000	\$665,371
Stripe	\$48	\$75
Pinnacle Bank ICS x235	\$428,517	\$0
<b>Total Cash &amp; Equivalents</b>	<b>\$1,891,696</b>	<b>\$2,417,546</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$0	\$17
Properties Held for Sale	\$697,100	\$650,800
<b>Total Properties</b>	<b>\$697,100</b>	<b>\$650,817</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>\$861,651</b>	<b>\$815,368</b>
<b>Total Current Assets</b>	<b>\$2,753,346</b>	<b>\$3,232,913</b>
<b>Fixed Assets</b>		
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
<b>Total Fixed Assets</b>	<b>\$6,984</b>	<b>\$6,984</b>
<b>Total Non-Current Assets</b>	<b>\$6,984</b>	<b>\$6,984</b>
<b>Total Assets</b>	<b>\$2,760,331</b>	<b>\$3,239,898</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$710	\$1,152
FNBO Credit Card-Andrea 1626	\$6,966	\$1,380
FNBO Credit Card - Leslie x5772	\$760	\$1,808
<b>Total Short Term Debt</b>	<b>\$8,435</b>	<b>\$4,340</b>
<b>Total Current Liabilities</b>	<b>\$8,435</b>	<b>\$4,340</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$8,435</b>	<b>\$4,340</b>
<b>EQUITY</b>		

	2026 (YTD)	2025 (YTD)
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - DED	\$271,539	\$410,337
Restricted - FNBO	\$5,000	\$0
Restricted - Mutual of Omaha	\$0	\$16,764
Restricted - Front Porch	\$58,512	\$0
<b>Total Restricted Net Assets</b>	<b>\$335,051</b>	<b>\$427,102</b>
Unrestricted Net Assets	\$2,321,845	\$2,578,413
<b>Total Retained Earnings</b>	<b>\$2,656,896</b>	<b>\$3,005,515</b>
<b>Current Earnings</b>		
Net Income	\$95,000	\$230,043
<b>Total Equity</b>	<b>\$2,751,896</b>	<b>\$3,235,558</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$2,760,331</b>	<b>\$3,239,898</b>

# 2026 Budget vs Actual

PROFIT & LOSS	2026 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
<b>Contributed Revenue</b>				
Agency/Government Grants	\$0	\$37,500	(\$37,500)	\$609,615
Board Contributions	\$607	\$0	\$607	\$2,500
Corporate/Business Contributions	\$0	\$0	\$0	\$41,415
Foundation/Trust Grants	\$62,000	\$62,000	\$0	\$857,000
<b>Total Contributed Revenue</b>	<b>\$62,607</b>	<b>\$99,500</b>	<b>(\$36,893)</b>	<b>\$1,510,530</b>
<b>Earned Revenue</b>				
Application Fees	\$100	\$250	(\$150)	\$1,500
Buyer Invoices	\$280	\$250	\$30	\$1,500
Interest Earned	\$3,601	\$6,600	(\$2,999)	\$40,000
Property Sales	\$19,358	\$10,000	\$9,358	\$218,900
Redemption of DC Tax Lien Certificates	\$960	\$1,600	(\$640)	\$10,000
Redemption of OMLB Tax Lien Certificates	\$497	\$6,600	(\$6,103)	\$40,000
Tax Recapture Revenue	\$3,974	\$36,000	(\$32,026)	\$215,000
<b>Total Earned Revenue</b>	<b>\$28,771</b>	<b>\$61,300</b>	<b>(\$32,529)</b>	<b>\$526,900</b>
Net Assets Released From Restriction	\$306,938	\$225,000	\$81,938	\$641,989
<b>Total Revenue</b>	<b>\$398,315</b>	<b>\$385,800</b>	<b>\$12,515</b>	<b>\$2,679,419</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
Pre-Acquisition TLC Fees	\$1,335	\$3,600	(\$2,265)	\$22,300
Pre-Acquisition TLC Purchase	\$55,662	\$60,000	(\$4,338)	\$60,000
<b>Total Acquisitions</b>	<b>\$56,997</b>	<b>\$63,600</b>	<b>(\$6,603)</b>	<b>\$82,300</b>
<b>Dispositions</b>				
Successful Buyer	\$245	\$0	\$245	\$11,000
<b>Community Affairs</b>				
Ambassador Program Expenses	\$14,195	\$4,200	\$9,995	\$25,350
Developer's Symposium	\$10,000	\$10,000	\$0	\$41,415
Fundraising	\$1,600	\$2,700	(\$1,100)	\$16,300
Governance & Advocacy	\$2,300	\$9,250	(\$6,950)	\$55,500
Marketing & Communications	\$15,015	\$18,370	(\$3,355)	\$112,223
Outreach & Engagement	\$1,400	\$4,800	(\$3,400)	\$29,000
<b>Total Community Affairs</b>	<b>\$44,510</b>	<b>\$49,320</b>	<b>(\$4,810)</b>	<b>\$279,788</b>
Neighborhood Stabilization Program	\$0	\$0	\$0	\$64,500
<b>Maintenance</b>				
Property Maintenance & Improvement	\$7,885	\$12,000	(\$4,115)	\$186,700
Site Preparation	\$60,450	\$0	\$60,450	\$710,255
<b>Total Maintenance</b>	<b>\$68,335</b>	<b>\$12,000</b>	<b>\$56,335</b>	<b>\$896,955</b>
<b>Operations</b>				
Accounting Fees	\$2,830	\$2,800	\$30	\$68,720
Building Expenses	\$5,979	\$9,800	(\$3,821)	\$59,251
Data Infrastructure	\$0	\$0	\$0	\$59,440
Human Resource Expenses	\$5,625	\$6,120	(\$495)	\$36,750
Information Technology	\$4,158	\$12,200	(\$8,042)	\$33,649
Office Expenses	\$3,821	\$3,000	\$821	\$18,282
Staffing & Personnel Expenses	\$147,005	\$159,430	(\$12,425)	\$971,581
Strategic Planning	\$0	\$0	\$0	\$1,000
<b>Total Operations</b>	<b>\$169,418</b>	<b>\$193,350</b>	<b>(\$23,932)</b>	<b>\$1,248,673</b>
Build-A-Lot Program	\$1,488	\$0	\$1,488	\$87,650
<b>Total Expenses</b>	<b>\$340,993</b>	<b>\$318,270</b>	<b>\$22,723</b>	<b>\$2,670,866</b>
<b>Operating Profit</b>	<b>\$57,323</b>	<b>\$67,530</b>	<b>(\$10,207)</b>	<b>\$8,554</b>

	2026 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Other Income</b>				
Unrealized Gain (Loss)	\$37,678	\$0	\$37,678	\$0
<b>Earnings Before Interest &amp; Tax</b>	<b>\$95,000</b>	<b>\$67,530</b>	<b>\$27,470</b>	<b>\$8,554</b>
<b>Net Income</b>	<b>\$95,000</b>	<b>\$67,530</b>	<b>\$27,470</b>	<b>\$8,554</b>