

Omaha Municipal Land Bank (OMLB)

AGENDA

9:00 A.M.
April 8, 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 2 minutes.</i>
3.		ACTION AGENDA (30 MIN)
3.1	X	Approval of Minutes for March 11, 2026 Board of Directors Meeting
3.2		Approval of The March 2026 Financial Statements
3.3	X	Resolution to Elect Officers
3.4	X	Resolution to Cancel Delinquent Taxes
3.5	X	Resolution to Cancel Delinquent Special Assessments
3.6		Next Board Meeting Date – May 13, 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> 2817 N 15 th St. 2807 Wirt St.
6.2		<i>Dispositions not recommended for approval:</i> <i>No dispositions not recommended for approval</i>
7.		ACQUISITIONS (10 MIN)
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
7.1		<i>No acquisitions for approval this month</i>
8.0		REPORT AGENDA (10 MIN)
8.1		Executive Directors Report
8.2		Maintenance Update Report
8.3		Finance Committee Report
8.4		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

March 11, 2026

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, March 11, 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.

Voting Members Present:

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

Non-Voting Members Present:

Danyell Price
Susan Rauth
Colleen Mason
David Fanslau

Members Not Present:

Sharlon Rodgers
Chad Tettenborn
Mike Riedmann
Johnny Nesbit
LaVonya Goodwin

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
Karla McGinnis-Taylor, Business Process Manager

City of Omaha Staff Present:

Tim Dolan, Assistant City Attorney

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Chair Patrick Falke called the meeting to order at 9:00 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. Six 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

There were no public comments at this time.

3.0 Action Agenda

3.1 Approval of February 18, 2026 Board Minutes

The board reviewed the meeting minutes for the February 18, 2026 board meeting.

Falke called for a motion to approve the February 18, 2026 board meeting minutes. Bonner motioned to approve the February 18, 2026 board meeting minutes. Goding seconded. Bumgardner abstained from the vote due to her absence in the last meeting.

Motion Carried 5-0.

3.2 Approval of February 2026 Financial Statements

Andrea Purdy-Steenholdt guided the board through the February 2026 financial statements. The bank has updated our current assets, and the number will adjust next month to incorporate the tax lien certificates that were just purchased. The bank is currently at over \$2.7 million of liabilities into the first two months of the year. The total revenue for the year is about \$398,000. This includes the net assets carried over that were given to the bank in 2025. The organization is currently meeting the revenue goals for the year. The site prep expenses were figured into the December budget due to variability in when the work will be done. The bank is expensing the full \$750,000 for the rest of the year that will be done in September.

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

Motion Carried 6-0.

3.3 Next Board Meeting

Falke asked the board to check their calendars and see if they are available for the next board meeting scheduled on April 8, 2026. There was no meeting conflicts with the board mentioned.

6.0 Dispositions

6.1 Dispositions Recommended for Approval

There were no dispositions recommended for approval.

6.2 Dispositions Not Recommended for Approval

There were no dispositions not recommended for approval.

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. McGinnis-Taylor has been working on revamping and updating our task management and internal processes. The tax sales were purchased on February 6, 2026. Shovel ready properties have been listed on the website. If there are any people interested in purchasing those lots, please contact Simone or Deana. The Ambassador Meeting took place March 9th. There is another Ambassador meeting scheduled on April 6th. The Annual report is planned to be finished in April.

Cheryl Weston, public commentator, asked for clarification on the DED & shovel-ready lots. Purdy-Steenholdt clarified that these lots are also included in the acquisition.

8.2 Maintenance Report

Daniel Bennett provided a maintenance update for February 2026. There were 15 new complaints, three of which were staff-initiated. One snow removal event occurred during the month at a cost of \$5,100. An additional \$4,600 was spent on site cleanups and minor repairs to maintain compliance and readiness. The maintenance team also removed illegally parked vehicles from a lot near several shovel-ready properties to support safety and construction access. Pre-construction work was completed on four sites at a total cost of \$16,535, with six more sites scheduled to begin work shortly after the meeting. Four single properties and three land assemblies, representing 15 total properties, were in the final stages of site design, with all shovel-ready projects expected to go out for bid by April 1, 2026. 62 inquiries received for mow and snow contracts compared to 13 the prior year. Seven contracts were expected to be awarded, while unselected vendors would remain active for debris removal and overgrowth work. Vendor inquiries were tracked by zip code, employee size, and business structure to support equitable, data-driven contracting. A year-to-date cost comparison against 2025 showed consistent spending and improved efficiency in complaint resolution and site preparation. Proactive maintenance efforts, including early tree clearing and debris removal, contributed to reduced long-term costs and improved readiness for upcoming construction.

8.3 Finance Committee Report

Lou Ann Goding gave a finance committee update to the board. Goding thanked Sam Larson for sending out the Annual Forms to the board to sign and return for 2026.

8.4 Legislative Report

Julia Plucker and Sean Kelly provided a legislative update, reporting that the legislature was on day 42 of its 60-day session and largely consumed by budget negotiations. The state was facing a \$646 million deficit, and the Appropriations Committee's proposal still left a \$125 to \$140 million gap. Extended budget debate was expected to continue for several more days, potentially until day 50, leaving a narrow window to advance priority legislation before adjournment. Plucker highlighted key bills relevant to the organization, including LB1135, an Urban Affairs Committee priority bill. The bill had advanced out of committee and was awaiting floor scheduling, with cautious optimism expressed given the budget focus. LB620, a carryover bill addressing lien issues, was also discussed, with revised language developed through negotiations appearing to resolve prior concerns from the Bankers Association, improving the bill's prospects. Kelly noted that some uncertainty remained due to potential opposition from a Judiciary Committee member tied to the association. Plucker also referenced LB811, which would enable the creation of additional land banks, noting it could be amended into another bill despite lacking priority status.

Plucker explained that bills are often bundled into larger committee packages to improve passage odds and that LB1135 was positioned within such a package.

Cheryl Weston inquired whether the inclusion of four additional bills in LB1135 might increase its likelihood of passing. Plucker explained that such packages generally consist of bills that have broad support and clean committee votes, which should help rather than hinder their progress. She also outlined the next procedural steps for LB1135.

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. Falke motioned to adjourn. Bumgardner seconded.

Motioned carried 6-0

Public Meeting adjourned at 9:22 a.m.

RESOLUTION TO ELECT EXECUTIVE COMMITTEE

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code provides for the adoption of By-laws by the Omaha Municipal Land Bank Board of Directors;

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted By-laws on April 14, 2021;

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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects Todd Swirczek as Vice Chair, and Lou Ann Goding as Treasurer.

Approved by majority vote of the Board of Directors this ____ day of April 2026

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Samuel Larson, Secretary or
Leslie Smith,
Executive Director

Patrick Falke, Chair

BOARD INFORMATION SHEET

Delinquent taxes and specials cleared by resolution

3910 N 39th Street (donation)

Assessed value: \$8,800.00

Taxes Cleared by resolution: \$12,020.36

3702 N 39th Street (purchase)

Assessed value: \$7,900.00

Taxes cleared by resolution: \$8,800.00

Taxes and Specials cleared by prior foreclosure: \$42,393.00

2711 Himebaugh (DC TLC foreclosure)

Assessed value: \$700.00

Taxes and specials cleared by resolution: \$3,600.00

Taxes and specials cleared by prior foreclosure: \$237.58

RESOLUTION TO CANCEL DELINQUENT TAXES

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-237 of the Omaha Municipal Code provides for the ownership of real property by the Omaha Municipal Land Bank;

WHEREAS, Neb. Rev Stat. §18-3416 of the Nebraska Municipal Land Bank Act provides that any property acquired by a land bank and encumbered by a lien or claim for real property taxes owed to a political subdivision may be discharged and extinguished by a resolution of the board of directors;

WHEREAS, the Omaha Municipal Land Bank owns certain real property as identified on Exhibit A, attached hereto and incorporated herein, which real property is encumbered by a lien for real property taxes assessed by Douglas County;

WHEREAS, the Omaha Municipal Land Bank Board of Directors wishes to discharge and extinguish the Douglas County liens for real property taxes that encumber the real property, as identified in Exhibit A, as allowed by Neb. Rev. Stat. §18-3416 of the Nebraska Municipal Land Bank Act.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby discharges and extinguishes the Douglas County liens for real property taxes that encumber real property, as identified on Exhibit A, as allowed and provided for by Neb. Rev. Stat. 18-3416.

Approved by majority vote of the Board of Directors this ____ day of April 2026.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Samuel Larson, Secretary or
Leslie Smith, Executive Director

Patrick Falke, Chair or
Bridget Baumgartner, Vice-Chair

Resolution to Cancel Delinquent Taxes - Exhibit A						
Parcel Number	Address	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1033380000	3910 N 39th Street	Donation	2/26/2026	Residential Vacant	acquired	Omaha
10335000010	3702 N 39th Street	Purchase	2/18/2026	Residential Vacant	acquired	Omaha
1039450000	2711 Himebaugh	DC TLC	2/20/2019	Residential Vacant	acquired	Omaha

RESOLUTION TO CANCEL SPECIAL ASSESSMENTS

WHEREAS, the Nebraska Municipal Land Bank Act and Section 2-237 of the Omaha Municipal Code provides for the ownership of real property by the Omaha Municipal Land Bank;

WHEREAS, Neb. Rev Stat. §18-3416 of the Nebraska Municipal Land Bank Act provides that any property acquired by a land bank and encumbered by a lien or claim for real special assessments owed to a political subdivision may be discharged and extinguished by a resolution of the board of directors;

WHEREAS, the Omaha Municipal Land Bank owns certain real property as identified on Exhibit A, attached hereto and incorporated herein, which real property is encumbered by a lien or claim for special assessments assessed by Douglas County;

WHEREAS, the Omaha Municipal Land Bank Board of Directors wishes to discharge and extinguish the Douglas County liens or claims for special assessments encumber the real property, as identified in Exhibit A, as allowed by Neb. Rev. Stat. §18-3416 of the Nebraska Municipal Land Bank Act.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby discharges and extinguishes the Douglas County liens for special assessments that encumber real property, as identified on Exhibit A, as allowed and provided for by Neb. Rev. Stat. 18-3416

Approved by majority vote of the Board of Directors this _____ day of April 2026

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Samuel Larson, Secretary or
Leslie Smith, Executive Director

Patrick Falke, Chair or
Bridget Bumgardner, Vice-Chair

Resolution to Cancel Special Assessments - Exhibit A						
Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1033380000	3910 N 39th Street	Donation	2/26/2026	Residential Vacant	acquired	Omaha
10335000010	3702 N 39th Street	Purchase	2/18/2026	Residential Vacant	acquired	Omaha
1039450000	2711 Himebaugh	DC TLC	2/20/2019	Residential Vacant	acquired	Omaha