

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.  
May 13, 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, Todd Swirczek -Vice Chair, Lou Ann Goding - Treasurer, Cort Bonner, Sharlon Rodgers, and Bridget Bumgardner.

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 3 minutes.</i>
<b>3.</b>		<b>ACTION AGENDA (30 MIN)</b>
<b>3.1</b>	X	Approval of Minutes for April 8, 2026 Board of Directors Meeting
<b>3.2</b>	X	Approval of The April 2026 Financial Statements
<b>3.3</b>		Approval of Board Meeting Start Time Change
<b>3.4</b>	X	Resolution to Cancel Delinquent Taxes
<b>3.5</b>	X	Resolution to Cancel Delinquent Special Assessments
<b>3.6</b>		Next Board Meeting Date – June 10, 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>		<p><i>Dispositions recommended for approval:</i></p> <p>3474 Jefferson St  2433 Bauman Ave  2852 Martin Ave  5347 N 27th Ave  5353 N 33rd Ave  3724 N 44th Ave  2235 N 20<sup>th</sup> St  2237 N 20<sup>th</sup> St</p>
<b>6.2</b>		<p><i>Dispositions not recommended for approval:</i></p> <p><i>No dispositions not recommended for approval</i></p>
<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**

April 8, 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, April 8, 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)  
Todd Swirczek  
Lou Ann Goding

**Non-Voting Members Present:**

Danyell Price  
Susan Rauth  
Colleen Mason  
David Fanslau  
Johnny Nesbit  
Chad Tettenborn

**Members Not Present:**

Sharlon Rodgers  
Mike Riedmann  
LaVonya Goodwin  
Cort Bonner

**Staff Present:**

Leslie Smith, Executive Director  
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  
Justin Fazzari, Impact & Development Manager  
Brittany Merrell, Legal Assistant

**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 9:00 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. 4 voting members were present, and six 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 March 11, 2026 Board Minutes***

The board reviewed the meeting minutes for the March 11, 2026 board meeting.

Falke called for a motion to approve the March 11, 2026 board meeting minutes. Bumgardner motioned to approve the March 11, 2026 board meeting minutes. Swirczek seconded.

**Motion Carried 4-0**

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

Andrea Purdy-Steenholdt guided the board through the March 2026 financial statements. Total cash equivalents were at a little over 1.9 million. The bank is currently at over \$2.8 million of liabilities and equity. The current assets have been updated and are accounted for. The bank is currently about \$608,000 in total revenue, which is on pace for quarter one. Purdy-Steenholdt stated that the land bank received a \$150,000 grant that came in before quarter one ended. There was a large expense of \$77,000 that was spent for DED. This has been pushed to September due to timing. Total expense is at \$480,000 with a net income of \$172,000. The expenses are expected to decrease as we continue on with the year. Falke asked the board if they had any questions. There were none.

Falke called for a motion to approve the March 2026 financial statements. Goding motioned to approve the March 2026 financial statements. Bumgardner seconded.

**Motion Carried 4-0.**

### **3.3 Resolution to Elect Officers**

Chair Falke explained that this resolution is to officially elect Todd Swirczek as Vice Chair & Lou Ann Goding as Treasurer.

Falke called for a motion to approved the Resolution to Elect Officers. Bumgardner motioned to approve. Falke seconded.

**Motion Carried 4-0**

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

Deana Walocha presented a list of three properties requiring tax cancellations. The first property, 3910 North 39th Street, has a tax and assessed value of \$8,800, with \$12,020.36 in taxes proposed for cancellation. The second property, 3702 N 39th Street, was acquired for the shelter-ready project, with an assessed value of \$7,900 and about \$8,800 in taxes; it was previously owned by Habitat for Humanity and had incurred roughly \$42,000 in foreclosure-related costs from earlier actions. The final property, 2711 Himebaugh Ave, came through a Douglas County tax foreclosure and has been in the Land Bank inventory since 2019. During a recent sale review, outstanding taxes were identified, including approximately \$3,600 accumulated over five years and a prior foreclosure amount of \$237.58, despite an assessed value of about \$700. Falke asked the board if they had any questions. There were none.

Falke called for a motion to approve cancellation of the delinquent taxes. Swirczek motioned to approve. Goding seconded.

**Motion carried 4-0**

### **3.5 Resolution to Cancel Delinquent Specials**

Falke explained that this vote was all regarding the same properties, but a separate vote was needed to cancel the delinquent specials.

Falke called for a motion to approve the cancellation of the delinquent specials. Swirczek motioned to approve. Bumgardner seconded.

**Motion carried 4-0**

### **3.6 Next Board Meeting**

Falke asked the board to check their calendars and see if they are available for the next board meeting scheduled on May 13, 2026. There was no meeting conflicts with the board mentioned.

## **6.0 Dispositions**

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

Simone Mason presented two property dispositions. The first, 2817 North 15th Avenue, involves a new buyer; the 1,953 sq ft R7-zoned lot has been held since September 2019 and is not buildable on its own. Over \$4,500 in liens have been cleared and about \$1,600 invested. Originally listed at \$900, the applicant scored 24 points, qualifying for a 10% discount, reducing the sale price to \$810; the intended use is a garden, and the committee recommended approval. The second property, 2807 Ward Street, also has a new buyer and is in District 2, consisting of 5,837 sq ft zoned R5, held since October 2019. The Land Bank cleared around \$1,600 in liens and invested approximately \$3,200. Listed at \$10,200, the buyer scored 28 points and qualified for a 40% discount, bringing the sale price to \$6,120, with the intended use being a duplex; the committee recommended approval with a six-month timeline.

Cheryl Weston, public attendee, had a question about 2817 North 15<sup>th</sup> Avenue. Weston asked that once the lot is sold, if the land bank has any authority to take care of the lot and if any complaints would go to the city. Mason explained that the bank does not have that authority once the land is sold, but the buyer works adjacent to the lot so it is likely to be maintained. There were no more questions from the public.

Falke called for a motion to approve the dispositions. Goding motioned to approve. Bumgardner seconded.

**Motion carried 4-0**

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

There were no dispositions not recommended for approval.

## **8.0 Report Agenda**

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

Falke welcomed Leslie back as she had been on medical leave. Andrea Purdy-Steenholdt gave the executive director report. The land bank welcomed two new hires: Justin Fazzari as Impact and Development Manager and Brittany Merrell as Legal Assistant. With 2026 marking the first year of the strategic plan, the focus is on capacity building and long-term growth. The team is wrapping up quarter one by reviewing work plans and performance data to support grant and annual reporting. Purdy-Steenholdt highlighted a recent ambassador session featuring Omaha by Design, with the seventh session scheduled for May 4. Additional updates included upcoming developer engagement programming, continued collaboration with the Nonprofit Finance Fund on financial systems and revenue projections (with Phase 2 beginning soon), and completion of a draft 2025 annual report expected to be released by the end of April.

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

Daniel Bennett provided a maintenance update for March 2026. Bennett reported that in March there were 7 maintenance complaints, including 5 staff-initiated cases and 2 city violations, with year-to-date expenses just under \$14,000, approximately 60% of the expected level due to fewer incidents. The team is finalizing onboarding for seven maintenance vendors, including one new contractor, and noted strong coordination following a recent orientation. Staff also provided updates on shovel-ready site preparation efforts, with properties at various stages: some under construction, others entering the next bid package, and completed sites already cleared. Work includes tree removal, grading, and utility preparation to streamline future development, with examples highlighting properties being readied for new housing. Additionally, the land bank announced a partnership with the Empowerment Network for a Dumpster Day event on May 16, seeking volunteers to assist with cleanup and neighborhood maintenance.

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

Lou Ann Goding gave a finance committee update to the board. Goding encouraged members to donate through the PayPal link that was sent out to everyone so the board can have 100% board donation participation. Goding also thanked Grace-Daniele Kouassi for her time as board treasurer and the impact she made on the organization.

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

Deana Walocha guided the board through the legislative report. Walocha reported that the legislative session is nearing completion, currently on Day 57 of 60, with the final day scheduled for April 17. Recent activity suggests progress on key negotiations, and there is cautious optimism that the proposed land bank legislation will advance. The bill is expected to provide meaningful benefits, including operational improvements and broader budget-related advantages. If passed, it could strengthen the Land Bank's capabilities. Walocha state that the land bank will continue monitoring developments and provide updates as decisions evolve.

Cheryl Weston asked for clarification on whether board appointments would still come from the mayor. Walocha confirmed that appointments would continue to be made by the mayor and that the board could increase from seven members to nine members. Walocha also clarified that district representation requirements would remain in place. Weston asked about whether adding voting members would create a need for additional non-voting members, but staff indicated there are no current plans to change that structure. Walocha also explained that there are no current plans to extend the voting members from seven to nine. Falke expressed support for the changes, noting they are based in part on recommendations from the Center for Community Progress.

### **9.0 Other New Business**

No new business items.

### **10.0 Executive Session**

Falke announced an executive session was to take place.

Falke called for a motion to enter executive session. Swirczek motioned to approve. Goding seconded.

#### **Motion carried 4-0**

Board entered executive session at 9:29am.

Recording stopped and only essential staff & board were present.

Falke called for a motion to exit executive session. Bumgardner motioned to approve. Swirczek seconded.

#### **Motion carried 4-0**

Executive session concluded at 10:08am.

### ***11.0 Adjournment***

Falke called for a motion to adjourn. Swirczek motioned to adjourn. Bumgardner seconded.

**Motioned carried 4-0**

Public Meeting adjourned at 10:11 a.m.



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## April Reporting Package

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Omaha Municipal Land Bank  
April 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	\$1,103,670	\$0
Security National Bank Savings 4451	\$0	\$1,076,590
<b>Total Cash Reserves</b>	<b>\$1,103,670</b>	<b>\$1,076,590</b>
First National Bank Checking x6245	(\$71,716)	\$605,488
First National Bank ICS xx501	\$69,901	\$0
PayPal Bank	\$300	\$1,037
Pinnacle Bank Checking x2235	\$250,000	\$667,318
Pinnacle Bank ICS x235	\$430,922	\$0
<b>Total Cash &amp; Equivalents</b>	<b>\$1,783,077</b>	<b>\$2,350,433</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$0	\$6
Properties Held for Sale	\$651,700	\$646,500
<b>Total Properties</b>	<b>\$651,700</b>	<b>\$646,506</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>\$816,251</b>	<b>\$811,057</b>
<b>Total Current Assets</b>	<b>\$2,599,328</b>	<b>\$3,161,490</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>\$2,606,312</b>	<b>\$3,168,474</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$1,116	\$1,247
FNBO Credit Card-Andrea 1626	\$1,474	\$0
FNBO Credit Card - Leslie x5772	\$2,275	\$771
<b>Total Short Term Debt</b>	<b>\$4,864</b>	<b>\$2,018</b>
<b>Total Current Liabilities</b>	<b>\$4,864</b>	<b>\$2,018</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$4,864</b>	<b>\$2,018</b>
<b>EQUITY</b>		
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - DED	\$113,994	\$410,337
Restricted - FNBO	\$5,000	\$0

	2026 (YTD)	2025 (YTD)
Restricted - Mutual of Omaha	\$0	\$4,388
Restricted - Front Porch	\$58,512	\$0
<b>Total Restricted Net Assets</b>	<b>\$177,506</b>	<b>\$414,726</b>
Unrestricted Net Assets	\$2,328,194	\$2,578,413
<b>Total Retained Earnings</b>	<b>\$2,505,700</b>	<b>\$2,993,139</b>
<b>Current Earnings</b>		
Net Income	\$95,748	\$173,317
<b>Total Equity</b>	<b>\$2,601,448</b>	<b>\$3,166,456</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$2,606,312</b>	<b>\$3,168,474</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	\$500	\$107	\$2,500
Corporate/Business Contributions	\$0	\$0	\$0	\$41,415
Foundation/Trust Grants	\$221,950	\$212,000	\$9,950	\$857,000
<b>Total Contributed Revenue</b>	<b>\$222,557</b>	<b>\$250,000</b>	<b>(\$27,443)</b>	<b>\$1,510,530</b>
<b>Earned Revenue</b>				
Application Fees	\$775	\$500	\$275	\$1,500
Buyer Invoices	\$280	\$500	(\$220)	\$1,500
Interest Earned	\$16,549	\$13,200	\$3,349	\$40,000
Property Sales	\$64,851	\$45,000	\$19,851	\$218,900
Redemption of DC Tax Lien Certificates	\$3,014	\$3,200	(\$186)	\$10,000
Redemption of OMLB Tax Lien Certificates	\$19,177	\$13,200	\$5,977	\$40,000
Tax Recapture Revenue	\$102,318	\$72,000	\$30,318	\$215,000
<b>Total Earned Revenue</b>	<b>\$206,965</b>	<b>\$147,600</b>	<b>\$59,365</b>	<b>\$526,900</b>
Net Assets Released From Restriction	\$458,133	\$225,000	\$233,133	\$641,989
<b>Total Revenue</b>	<b>\$887,655</b>	<b>\$622,600</b>	<b>\$265,055</b>	<b>\$2,679,419</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
Pre-Acquisition TLC Fees	\$5,922	\$7,200	(\$1,278)	\$22,300
Pre-Acquisition TLC Purchase	\$55,103	\$60,000	(\$4,897)	\$60,000
<b>Total Acquisitions</b>	<b>\$61,025</b>	<b>\$67,200</b>	<b>(\$6,175)</b>	<b>\$82,300</b>
<b>Dispositions</b>				
Build-A-Lot Program	\$1,488	\$0	\$1,488	\$87,650
Successful Buyer	\$245	\$2,250	(\$2,005)	\$11,000
<b>Total Dispositions</b>	<b>\$1,733</b>	<b>\$2,250</b>	<b>(\$517)</b>	<b>\$98,650</b>
<b>Community Affairs</b>				
Ambassador Program Expenses	\$14,195	\$8,400	\$5,795	\$25,350
Developer's Symposium	\$10,000	\$10,000	\$0	\$41,415
Fundraising	\$1,600	\$5,400	(\$3,800)	\$16,300
Governance & Advocacy	\$4,300	\$18,500	(\$14,200)	\$55,500
Marketing & Communications	\$30,951	\$36,740	(\$5,789)	\$112,223
Outreach & Engagement	\$16,166	\$9,600	\$6,566	\$29,000
<b>Total Community Affairs</b>	<b>\$77,212</b>	<b>\$88,640</b>	<b>(\$11,428)</b>	<b>\$279,788</b>
Neighborhood Stabilization Program	\$0	\$8,500	(\$8,500)	\$64,500
<b>Maintenance</b>				
Property Maintenance & Improvement	\$24,113	\$42,000	(\$17,887)	\$186,700
Site Preparation	\$211,645	\$0	\$211,645	\$710,255
<b>Total Maintenance</b>	<b>\$235,758</b>	<b>\$42,000</b>	<b>\$193,758</b>	<b>\$896,955</b>
<b>Operations</b>				
Accounting Fees	\$6,943	\$15,600	(\$8,657)	\$68,720
Building Expenses	\$22,758	\$19,600	\$3,158	\$59,251
Data Infrastructure	\$49,440	\$59,440	(\$10,000)	\$59,440
Human Resource Expenses	\$14,937	\$12,240	\$2,697	\$36,750
Information Technology	\$8,654	\$16,400	(\$7,746)	\$33,649
Office Expenses	\$6,696	\$6,000	\$696	\$18,282
Staffing & Personnel Expenses	\$298,850	\$318,860	(\$20,010)	\$971,581
Strategic Planning	\$0	\$0	\$0	\$1,000
<b>Total Operations</b>	<b>\$408,277</b>	<b>\$448,140</b>	<b>(\$39,863)</b>	<b>\$1,248,673</b>
<b>Total Expenses</b>	<b>\$784,005</b>	<b>\$656,730</b>	<b>\$127,275</b>	<b>\$2,670,866</b>
<b>Operating Profit</b>	<b>\$103,649</b>	<b>(\$34,130)</b>	<b>\$137,779</b>	<b>\$8,554</b>

	2026 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Other Income</b>				
Unrealized Gain (Loss)	(\$7,901)	\$0	(\$7,901)	\$0
<b>Earnings Before Interest &amp; Tax</b>	<b>\$95,748</b>	<b>(\$34,130)</b>	<b>\$129,878</b>	<b>\$8,554</b>
<b>Net Income</b>	<b>\$95,748</b>	<b>(\$34,130)</b>	<b>\$129,878</b>	<b>\$8,554</b>

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 May 2026.

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

\_\_\_\_\_  
Samuel Larson, Secretary or  
Leslie Smith, Executive Director

\_\_\_\_\_  
Patrick Falke, Chair or  
Todd Swirczek, Vice-Chair

Resolution to Cancel Delinquent Taxes - Exhibit A						
Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1126840000	3505 N 44th Ave	DC TLC	3/6/2019	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 May 2026

ATTEST:

BOARD OF DIRECTORS  
OMAHA MUNICIPAL LAND BANK

\_\_\_\_\_  
Samuel Larson, Secretary or  
Leslie Smith, Executive Director

\_\_\_\_\_  
Patrick Falke, Chair or  
Todd Swirczek,, Vice-Chair

Resolution to Cancel Special Assessments - Exhibit A						
Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1126840000	3505 N 44th Ave	DC TLC	3/6/2019	Residential Vacant	acquired	Omaha