Board of Directors Meeting

Omaha Municipal Land Bank (OMLB)
Wednesday, July 8, 2026 | 8:30 AM

Meeting Location:
Metropolitan Community College-Fort Omaha Campus
Mule Barn, Building 21 - Room 112

Meeting Agenda Items

1. **Preliminaries**
   1.1. Call to Order
   1.2. Certification of Publication – Notification of Open Meetings Act
   This meeting has been advertised in the Daily Record, an official newspaper of the city of Omaha, on Monday, June 8, 2026, and is held in accordance with the Nebraska Open Meetings Act. A copy of the Open Meetings Act is available on the table and on the wall.

   1.3. Roll Call
   Board Members acknowledge their presence by stating their name and state that they are present for the record as they are called.

2. **General Public Comments**
   2.1. General Public Comments
   Public Comments are to address the Board of Directors. Members of the public are asked to limit their comments to two (2) minutes.

   For the purposes of ensuring accessibility and openness, any reference to public comments on the agenda shall refer to both Virtual and In-Person Participants.

   The Chair will first recognize any written general public comments submitted in advance of the meeting. *Following any virtual comments, the Secretary will open the floor for In-person comments to be recognized.*

3. **Board Updates**

   3.1. Executive Committee
   3.1.1. Executive Director and/or Chairman Updates
   3.1.2. Annual Report 2025 (Page 16)

   3.2. Governance Committee
   3.2.1. Legislative Presentation
   3.2.2. Committee Updates

   3.3. Financial Committee
   3.3.1. Committee updates

4. Board Action Items

- 4.1. Board Discussion of Committee Resolutions
  - 4.1.1. Approval of Prior Board Meeting Minutes (Page 7)
  - 4.1.2. Policy or Governing Document Changes (Resolution # | Page 37)
  - 4.1.3. Public Comments (2 minutes per person)
  - 4.1.4. Board Action on Committee Resolution(s)

- 4.2. Board Discussion of Acquisition of Real Estate

  These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.

  - 4.2.1. Cancellation of Delinquent Taxes (Resolution)
  - 4.2.2. Cancellation of Delinquent Special Assessments (Resolution)
  - 4.2.3. Presentation of General Acquisitions:
    3662 Ames St
  - 4.2.4. Public Comments (2 minutes per person)
  - 4.2.5. Board Vote on Acquisition of Real Estate

- 4.3. Board Discussion of Disposition of Real Estate

  These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.

  - 4.3.1. Dispositions Recommended for Approval:
    4744 N 13th St
  - 4.3.2. Dispositions Recommended for Rejection
  - 4.3.3. Invited Applicant Presentation (3 minutes)
  - 4.3.4. Public Comments (2 minutes per person)
  - 4.3.5. Board Vote on Disposition of Real Estate

5. New Business Items

- 5.1. Next Meeting Date | Wednesday, August 12, 2026
- 5.2. Executive Session

  Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters

6. Adjournment

PUBLIC INPUT & COMMENTS

Rules Regarding Public Speaking and Participation
Anyone invited or approved to speak before the Board of Directors must first state their name and residential address for the public record, and any organization or interest they represent for the record. Speakers and/or Presenters are asked to keep comments brief, within the time limit, and relevant to the agenda item being heard as outlined on the agenda.

Invited presenters or speakers may be given a brief opportunity to rebut or clarify any new information raised during the public comment portion of the agenda before public comments conclude.

The Chair or presiding officer may reasonably limit or extend a speaker's time to avoid redundancy, allow for thorough public discussion of matters before the Board, and conclude discussion.

Questions, requests for additional information, or discussions regarding matters addressed during the meeting should be directed to Board staff following the meeting or submitted in writing to the appropriate staff member or Board representative.

The Board recognizes the public's right to observe and participate in meetings as permitted by law. Consistent with applicable open meetings requirements, the Board may adopt and enforce reasonable rules and regulations governing public comment to ensure meetings are conducted in an orderly, efficient, and productive manner.

Meeting Access Instructions:
The Omaha Municipal Land Bank's Board of Directors meet at 8:30 AM on the second Wednesday of each month. Our board meetings are held at Metropolitan Community College – Fort Campus – Mule Barn, Building 21 - Room 112.

If a printed version of the complete board packet and agenda 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. All requests for document translations or language interpreters (including signers) onsite will require a minimum of 72 hours' advance notice. If necessary, contact the Board Secretary at (402) 800-1240 or by submitting your request for assistance at info@omlb.org.

The Omaha Land Bank board meetings are open to the public virtually. While registration is not required, we encourage you to register online to get updates related to the most current meeting. To access the board meeting digitally, it will be available to watch live via Zoom, or it will be posted on the digital archives section of our website.

Written Comment Instructions:
If you would like to submit written comments for the board to review prior to a board meeting for an agenda item, please email the Recording Secretary, Brittany Merrill (info@omlb.org), with the following information by 12:00 PM, prior to the date of the board meeting. You will receive a confirmation email once all of the above information is received by end of day.

Include in your email the information you wish to share:

- Name
- Address
- Item(s) you wish to speak on
- Comments to be incorporated

Accessing Past Board Archive Instructions:
Access archives from previous board meetings by using the QR Code below to access our digital board meeting archive. This webpage will include agenda items, meeting materials and the meeting recording.

BOARD OF DIRECTORS DIRECTORY

Voting members: Patrick Falke (Immediate Past Chair), Todd Swirczek (Chair), Lou Ann Goding (Treasurer), Cort Bonner, Sharlon Rodgers, and Bridget Bumgardner.

Non-Voting members: Mike Riedmann, Susan Rauth, Colleen Mason, Johnny Nesbit, Chad Tettenborn, and Danyell Price.

Ex-Officio: David Fanslau (City of Omaha Planning Director),
LaVonya Goodwin (City Councilwoman for District 2)

COMPLIANCE STATEMENT

A current copy of the official agenda is available for public inspection on our website (www.omahalandbank.org).

The Omaha Municipal Land Bank Board Administrator certifies that this agenda was published in the Daily Record, an official newspaper of the City of Omaha.

The agenda posted on the website is provided for convenience and is subject to change. Changes may be made up to 24 hours before the scheduled start of the meeting.

Members of the public may request a printed copy of the complete board packet by contacting info@omlb.org or (402) 800-1246 at least 24 hours before the meeting. To request an audio version of the agenda, please contact the Omaha Municipal Land Bank at (402) 800-1246 at least 72 hours in advance. The order of agenda items is subject to change.

Omaha Municipal Land Bank Board
MINUTES
June 10, 2026

Regular Meeting:
8:30 AM, The Mule Barn Building 21 – 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, June 10, 2026.

Certification of Publication: Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, an official newspaper of the City of Omaha, in accordance with the Nebraska Open Meetings Law.

Voting Members Present:

Todd Swirczek (Chair)
Cort Bonner
Bridget Bumgardner
Sharlon Rodgers
Patrick Falke

Non-Voting Members Present:

Colleen Mason
Susan Rauth
Danyell Price
Lavonya Goodwin
David Fanslau

Members Not Present:

Mike Riedmann
Johnny Nesbit
LouAnn Goding

Staff Present:

Leslie Smith, Executive Director
Andrea Purdy-Steenholdt, Deputy Director
Deana Walocha, Real Estate Legal 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

Public Meeting:

1.0 Preliminaries

1.1 Call to Order

Chair Todd Swirczek called the meeting to order at 8:31 a.m.

1.2 Announcement of Posted Location of Open Meetings Act

Chair Swirczek 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

Chair Swirczek 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 five 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

Chair Swirczek opened the public comment period and reminded attendees that this designated time was provided for public comments. Speakers were asked to state their name, address, and whom they represented for the record, and to limit their remarks to three minutes. The Chair clarified that public comments should be made during this portion of the meeting rather than throughout the discussion of individual cases, as had occurred in the past.

A member of the public, Ms. Cheryl Weston, questioned the Board's revised procedure limiting public comments to the designated comment period and expressed concern that the change reduced opportunities for community input on agenda items prior to Board action. Staff and Board representatives explained that the policy was adopted pursuant to the Board's authority to establish reasonable rules governing public comment and was intended to maintain the meeting's focus on Board business rather than functioning as a town hall discussion. Staff noted that questions and comments regarding agenda items could still be directed to staff outside of the meeting, including through written correspondence. Ms. Weston reiterated her concerns regarding community engagement and the ability to provide comments on the record before votes are taken.

3.0 Action Agenda

3.1 Approval of May 13, 2026, Board Minutes

The board reviewed the meeting minutes for the May 13, 2026, board meeting. Rodgers noted a typo and correction was noted.

Chair Swirczek called for a motion to approve the May 13, 2026, board meeting minutes. Bonner motioned to approve the May 132026, board meeting minutes. Rodgers seconded.

Motion Carried 4-0.

3.2 2025 Audit Review

Andrea Purdy-Steenholdt introduced Jesse Tomair of Hayes & Associates to present the 2025 audit results. Mr. Tomair reported that the audit resulted in an unmodified (clean) opinion, indicating that the Land Bank's financial statements are fairly presented and free of material misstatements. He reviewed the financial statements, including the statement of financial position, revenues and expenses, cash flows, and related disclosures.

A significant focus of the audit involved reconciling the value of tax lien certificate investments with Douglas County records. Adjustments were made to correct overstated balances from prior years, including certificates dating back to 2018–2020 that were no longer active. Four adjusting entries were proposed to reconcile beginning net assets, record depreciation, and update tax lien certificate values. One reclassifying entry was also made to separately report donated properties as a non-cash revenue source; this had no impact on overall financial results. Mr. Tomair noted that there were no new accounting standards adopted in 2025, no significant audit difficulties, no disagreements with management, and no material unrecorded audit adjustments. During discussion, Board Member Rodgers requested clarification regarding the tax lien certificate discrepancies. Mr. Tomair and Ms. Purdy-Steenholdt explained that the differences were primarily due to outdated records and minor human error, and that efforts are underway to establish direct access to Douglas County data to improve ongoing accuracy and reconciliation. The Board thanked Mr. Tomair for the presentation.

3.3 Approval of the May 2026 Financial Statements

The Board reviewed the May financial statements. Ms. Purdy-Steenholdt reported that a previously approved transfer of funds from Pinnacle Bank to the operating account at First National Bank was completed with no impact on overall cash balances, which remain at slightly under $1.7 million year-to-date. A new liability account was established under LB727C legislation to track $150 redemption reimbursements that are temporarily held and then returned to property owners. Ms. Purdy-Steenholdt also reported that all remaining DED-restricted funds were utilized in May and that reimbursement requests for approximately $384,000 in outstanding grant funds have been submitted.

On the profit and loss statement, Ms. Purdy-Steenholdt noted receipt of the City of Omaha reimbursement in May, bringing year-to-date revenue to approximately $1.18 million. Expenses remained in line with budget expectations, and year-to-date net income was approximately $98,000. A variance in Ambassador Program expenses was attributed to the timing of payments and is expected to normalize by year-end. Ms. Purdy-Steenholdt also announced that future financial reports will be presented with a one-month lag to allow sufficient time for preparation and Board review.

Chair Swirczek called for a motion to approve May 2026 Financial Statements. Rodgers motioned to approve the May 2026 Financial Statements. Bonner seconded.

Motion Carried 4-0.

3.4 Resolution to Cancel Delinquent Taxes

A resolution was presented to cancel delinquent taxes on several Douglas County tax foreclosure properties. Deana Walocha reviewed each property's assessed value, the amount of taxes and special assessments to be cleared by the current resolutions, and the amounts previously cleared through foreclosure proceedings. The properties discussed included 708 B Street, 3555 N. 40th Street, 5331 N. 33rd Avenue, 5426 N. 33rd Avenue, and 3474 Jefferson Street. A correction was noted regarding a missing dollar sign in the report. In response to a question, Ms.Walocha clarified that the taxes cleared through prior foreclosures include accrued interest, and that no maximum limit applies to those amounts.

Chair Swirczek called for a motion to approve Cancellation of Delinquent Taxes. Bonner motioned to approve the cancellation of delinquent taxes. Rodgers seconded.

Motion carried 4-0

3.5 Resolution to Cancel Delinquent Specials

A motion was made to cancel the special assessments and accept the related resolution.

Chair Swirczek called for a motion to approve the Resolution to Cancel Delinquent Specials. Rodgers motioned to approve the cancellation of delinquent specials. Bonner seconded.

Motion carried 4-0

3.6 Resolution to Elect Executive Officer

Walocha explained that a previous resolution contained an error and that the item was being brought back forward to ensure the official record accurately reflected the board's original intent.

Chair Swirczek called for a motion to approve the Resolution to Elect an Executive Officer. Bumgardner motioned to approve the Resolution to Elect an Executive Officer. Bonner seconded.

Motion carried 4-0

3.7 Next Board Meeting date July 8, 2026

The board confirmed the next meeting date as July 8, 2006, at 8:30 a.m. No scheduling conflicts were reported, and the meeting proceeded to the next agenda item.

6.0 Dispositions

1715 N 31st St

2620 Burdette St

4719 N 38th St

3012 Pinkney St

4301 N 40th St

6.1 Dispositions Recommended for Approval

Simone Mason presented five property dispositions. The first property, 1715 N. 31st Street, is a 4,246-square-foot shovel-ready lot zoned R5, acquired through foreclosure in October 2019. The Land Bank cleared $20,208.70 in liens, invested $2,746.46 in Land Bank funds and $863.12 in DED site preparation funds, and listed the property at $7,900. The applicant, a new Land Bank purchaser, out-of-state resident, and SPARK graduate, plans to build a single-family, affordable housing home. The application scored 27 points, qualifying for a 20% discount and a sale price of $6,320.

The remaining four properties were submitted by the same La Vista-based applicant for single-family homes to be sold at market rate. The applicant received a score of 27 for 2620 Burdette Street (4,570 square feet, zoned R7, acquired by donation in August 2025, $246.25 invested), qualifying for a 5% discount and a sale price of $5,225 from the $5,500 list price. For 4719 N. 38th Street (6,578 square feet, zoned R5, acquired through city purchase in March 2018, $3,826.25 invested), the applicant scored 29 points, qualifying for a 15% discount and a sale price of $14,875 from the $17,500 list price. For 3012 Pinkney Street (8,102 square feet, zoned R4, acquired through foreclosure in July 2024, $17,795.98 in liens cleared, $3,528.02 invested), the applicant scored 27 points and qualified for a 15% discount, reducing the sale price from $7,500 to $6,075. For 4301 N. 40th Street (8,645 square feet, zoned R5, acquired through foreclosure in October 2020, $33,499.41 in liens cleared, $2,837.68 invested), the applicant scored 29 points and qualified for a 20% discount, reducing the sale price from $14,800 to $11,840.

A discussion followed regarding the difference between affordable housing and market-rate classifications. Mason clarified that applicants seeking affordable housing discounts must provide documentation demonstrating how affordability standards will be achieved and verified. While the applicant indicated affordable housing intentions, the projects were classified as market rate because affordability requirements were not sufficiently documented, affecting eligibility for additional scorecard points and discounts.

Chair Swirczek called for a motion to approve the dispositions. Bonner motioned to approve the dispositions. Bumgardner seconded.

Motion carried 4-0

6.2 Dispositions Not Recommended for Approval

No dispositions were recommended for denial.

8.0 Report Agenda

8.1 Executive Director Report

Leslie Smith provided an update on key activities completed in May and early June, highlighting the successful completion of the third annual Reignite 2 Unite Developer's Conference, which included project tours, educational breakout sessions, networking opportunities, and recognition of development partners and projects. The Ambassador Learning Exchange program concluded its largest graduating cohort to date, supported by sponsorship from FNBO, and recruitment has begun for the next class. Smith also reported ongoing efforts to support developers and property buyers through educational events, mentorship opportunities, and outreach regarding new development financing tools. Additional updates included proactive property maintenance reporting measures, participation in a community dumpster day event, and continued engagement with neighborhood stakeholders. Looking ahead, staff will present the 2025 Annual Report and mid-year strategic plan progress reports at the July board meeting. She also announced the launch of the Large Site Assembly Program, with the Hoppe Village site now available for purchase following a public marketing and outreach period.

8.2 Maintenance Report

Daniel Bennett provided the May maintenance update, reporting 12 new complaints, including seven staff/vendor-initiated issues, four neighbor complaints, and one city code violation. Several neighbor complaints resulted from outreach mailings to residents adjacent to Land Bank properties. Year-to-date maintenance expenses total approximately $39,000, which is $15,500 below budget, with six complaints still in progress. The team onboarded a new vendor and continued shovel-ready site preparation efforts, completing construction on nine sites in May. Additional projects involving 16 properties are underway and expected to be completed by September under the DED grant program. Mr.Bennett also highlighted successful community partnerships, including Dumpster Day and efforts to improve communication with neighbors and maintenance providers. Compared to the same time last year, maintenance issues addressed have increased from 41 to 63, while costs have decreased by $6,000, reflecting a proactive approach to identifying and resolving issues before they become more costly.

8.3 Finance Committee Report

Andrea Purdy-Steenholdt reported on behalf of the finance committee as Lou Ann Goding is out. Ms. Purdy-Steenholdt reported that there were no new updates to present, and no committee meeting was held since the last report. It was also noted that financial reporting will continue on a delayed schedule; therefore, no financial statements will be presented at the next meeting. June financials will be reviewed at the August meeting.

8.4 Legislative Report

Falke provided an update on recent discussions with consultants and lobbyists regarding upcoming reporting requirements and scheduling matters. Ms.Walocha noted that the bylaws will need to be revised to align with the changes enacted under LB1135, particularly concerning board composition. While no major changes are anticipated, Ms.Walocha expects to present proposed bylaw updates within the next one or two meetings. The group also discussed the need to adjust budgets to accommodate the new legislation, which takes effect in mid-July, with related budget updates expected to be addressed at the July or August meeting.

9.0 Other New Business

Mr. Falke apologized for arriving late and reflected on his tenure with the organization, noting that he joined the board shortly before Executive Director Leslie Smith began. Mr. Falke expressed appreciation for Smith's leadership and thanked the staff for their dedication and accomplishments, particularly their commitment to community-informed engagement and outreach. Mr. Falke commended the team for maintaining focus on the organization's goals while balancing the interests of various stakeholders and acknowledged their hard work and professionalism in serving the community.

10.0 Executive Session

The board agreed to move into executive session at 9:32 a.m.

The recording stopped, and only essential staff and board members remained for the executive session.

Chair Swirczek called for a motion to approve entering the executive session. Falke motioned to approve entering the executive session. Bonner seconded.

Motion Carried 5-0

The executive session ended at 10:19 a.m.

Chair Swirczek called for a motion to approve exiting the executive session. Falke motioned to approve entering the executive session. Rodgers seconded.

Motion Carried 5-0

11.0 Adjournment

Chair Swirczek called for a motion to adjourn. Falke motioned to adjourn. Rodgers seconded.

Motioned carried 5-0

Public Meeting adjourned at 10:21 a.m.

2025 ANNUAL REPORT

ACCESS ELEVATED

Properties into Opportunities

OMLB

A LETTER FROM OUR EXECUTIVE DIRECTOR

Dear Stakeholders and Friends,

Over the past year, the Omaha Municipal Land Bank (OMLB) advanced its mission by embedding our core values, Collaboration, Transparency, Community-Centric Focus, and Transformational Impact, across every program and operation. Through strong partnerships, we supported Spark CDI and Front Porch Investments in hosting the second annual Reignite 2 Unite, engaging more than 200 residents and stakeholders. Our collaboration with World Speaks expanded access to our property-purchasing process through Spanish translation services, helping new buyers navigate the path to ownership. Regionally and nationally, OMLB strengthened coalition-building efforts to advance community-aligned land use and affordable housing policies.

Stewardship of public assets remained central to our work. The Property Sales & Compliance team increased outreach, technical assistance, and post-purchase support to ensure buyers were equipped to complete their projects successfully. As a result, more board-approved applications advanced to closing, contributing to a rise in successful lot transformations. To encourage community-led development, buyers received an average 30% discount off the asking price. In 2025, OMLB published its first 10-Year Impact Report, which found that our acquisition, greening, and disposition activities generated $83.5 million in economic impact. From January through September 2025 alone, these efforts restored $1.4 million in cumulative property-tax revenue, demonstrating the long-term value of returning vacant properties to productive use.

As we reflect on these accomplishments, I want to extend my deepest gratitude to the OMLB team, our Board of Directors, resource partners, and supporters whose passion, investment, and "heart work" made 2025 possible. Your commitment strengthens our neighborhoods and fuels our shared vision for a more equitable and thriving Omaha. We look forward to continuing this work together in 2026.

Best Regards,

Leslie Smith

Leslie Smith
EXECUTIVE DIRECTOR

Mission

The mission of OMLB is to empower Omaha to support sustainable and thriving communities by collaboratively transforming VAD properties.

Vision

To serve as a community development intermediary for Omaha as its land banking tool that creates pathways for stimulating the local economy through addressing systemic vacancy issues at its core.

Values

Transparency
Prioritizing clear and consistent communication to stakeholders regarding the Land Bank's decision-making process.

Collaboration
Forming and strengthening positive, productive working relationships to grow, support and sustain OMLB's mission.

Inclusivity
Creating a welcoming and equitable community where all can thrive.

Community
Working in partnership with our stakeholders to be responsive to current and future needs.

Prosperity
Spurring individual growth and community development to ensure a brighter future for everyone in our area.

Collective Expertise

Transformation begins with dedication and collaboration. Our dynamic team and Board of Directors bring together diverse perspectives and a shared passion for urban renewal. Together, these leaders bridge the gap between neglected property and community opportunity. Their collective expertise allowed us to reach key milestones and deliver high-quality service across our programs to deliver effective results.

We now look forward to the next three years. Guided by our new Strategic Plan, we will continue to tackle ambitious goals and deepen our impact on the communities we serve.

Our Team

Leslie Smith
EXECUTIVE DIRECTOR

Andrea Purdy-Steenholdt
DEPUTY DIRECTOR

Deana Walocha
IN-HOUSE COUNSEL

Simone Mason
REAL ESTATE MANAGER

Daniel Bennett
VENDOR & PROPERTY MANAGER

Sam Larson
EXECUTIVE ASSISTANT

Our Board of Directors

Executive Board Members

Patrick Falke
BOARD CHAIR & VOTING MEMBER

Bridget Bumgardner
BOARD VICE CHAIR & VOTING MEMBER

Grace-Daniele Kouassi
BOARD TREASURER & VOTING MEMBER

Sharlon Rodgers
IMMEDIATE PAST BOARD CHAIR & VOTING MEMBER

Voting Board Members

Cort Bonner

Lou Ann Goding

Todd Swirczek

Non-voting Board Members

Colleen Mason

Johnny Nesbit

Danyell Price

Susan Rauth

Mike Riedmann

Chad Tettenborn

Ex-Officios

Dave Fanslau

LaVonya Goodwin

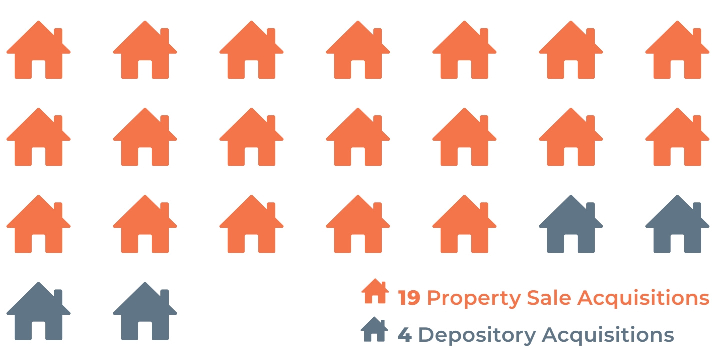
Neighborhood Stewardship and Stability

OMLB's mission to expand housing opportunities is deeply connected to the broader systems that shape community well-being. By stabilizing and repurposing vacant, abandoned, and tax-delinquent properties, we help strengthen neighborhood infrastructure, support small businesses and contractors, and stimulate local investment. Our stewardship ensures that redevelopment aligns with community priorities and advances sustainable, equitable growth across Omaha.

In 2025, this work continued to evolve through a combination of strategic acquisitions, property maintenance, and targeted redevelopment initiatives. Each program described in the following sections reflects OMLB's commitment to transforming what have been long-neglected properties into community assets—whether through new housing, green space, or long-term economic development. Together, these efforts demonstrate how public land stewardship can catalyze meaningful change and create pathways for residents, developers, and local organizations to participate in Omaha's revitalization.

OMLB's Acquisition Impact in 2025

By acquiring vacant properties and transforming them into accessible spaces, these lots are used in ways that truly enhance the neighborhood for generations to come.



General Acquisition

Overall Acquisition

As a public land steward, OMLB plays a critical role in shaping Omaha's built environment and expanding access to community-driven development. Through strategic acquisitions, we help modernize property disposition systems, strengthen neighborhood connections, and support long-term solutions to vacancy and disinvestment. Our statutory authority and collaborative approach position OMLB as a key partner in advancing equitable land use and affordable housing opportunities.

Acquisition Impact in 2025

Each acquisition represents a future opportunity for new housing, green space, or community-aligned redevelopment. These properties form the foundation of OMLB's stewardship work and ensure that land is returned to productive use in ways that reflect neighborhood priorities.

In 2025, OMLB acquired 23 properties—all located in District 2—through property sale and depository acquisitions.

Tax Lien Certificate Program

In 2025, OMLB continued to strengthen its role as a public steward by strategically using the Tax Lien Certificate (TLC) Program to address long-term vacancy and bring neglected properties back into productive use. During the annual tax sale in March, OMLB purchased 178 TLCs. By year-end, 61 liens were redeemed, leaving 117 certificates to be monitored for potential foreclosure eligibility in 2028.

Beyond new purchases, OMLB's Acquisition & Disposition team actively monitored 113 filed foreclosures, including 18 strategically acquired TLCs and 96 Douglas County Certificates dating from 2018–2021. Since filing, 62 TLCs have been redeemed—20 strategic TLCs and 47 default TLCs—reflecting ongoing property owner engagement and the complexity of the tax-lien process.

Understanding Redemption

Once a lien has been sold at tax sale, the property owner has a defined period in which they may pay the full amount of delinquent taxes and the associated interest. In Nebraska, the standard redemption period is three (3) years. For properties that have been formally certified as vacant and abandoned, a Nebraska land bank may pursue foreclosure after two (2) years.

After a tax lien has met its redemption period, it becomes eligible for foreclosure. If the property owner attempts to redeem during the foreclosure process, they must pay the delinquent taxes, accrued interest, and any additional foreclosure-related fees and court costs incurred by the tax lien holder. Property owners retain the right to redeem their property up to the point of the Sheriff's Sale.

[1] Strategic TLC refers to OMLB's purchased liens at tax sale
[2] Default TLC refers to OMLB's assigned TLCs that failed to sell through Douglas County Interlocal Agreement

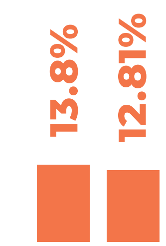
Impact Through Strategic TLCs[1]

Redeemed pre-foreclosure: **53.66%**

Redeemed post-foreclosure: **2.22%**

Total Certificates Redeemed: **504**

Impact Through Default TLCs[1]



Dismissed: **13.8%**

Redeemed post-foreclosure: **12.81%**

Total Certificates Redeemed: **47**

Elevating Neighborhood Safety: Proactive Stewardship on Willis Avenue

Successful partnerships elevate local talent and expertise while transforming neglected properties into assets.

Before a single blueprint is drawn or a foundation poured, the future of a neighborhood depends on how each parcel is cared for and maintained.

Property revitalization is essential and it begins long before any construction. The foundation of a successful future development starts with the diligent maintenance of the land itself. On Willis Avenue, this type of proactive stewardship has turned spaces that were once forgotten and overlooked into an example of neighborhood safety and vibrancy.

Curbing Blight, Cultivating Safety

Beyond the aesthetics, lot maintenance is a critical public safety strategy. Unmaintained lots attract undesirable activity which makes the neighborhood less desirable for new homeowners.

The underutilized lots on Willis Avenue created an unsafe space for the individuals and families living nearby while also inviting illegal dumping and neglect. This combination resulted in a valid safety concern for neighbors and the City of Omaha. Maintained lots foster a sense of neighborhood pride among current residents and prepares the soil for future investment that draw in new neighbors. Through our partnerships with local contracts, vacant lots are transformed into viable properties for development.

"When properties appear abandoned, they attract negative activity. By keeping these areas clean and well-maintained, we send a clear message: someone is taking care of this land."

EARL HICKMAN
OWNER, HICKMAN LAWN CARE, LLC

Excellence: A Partnership Built on Efficiency

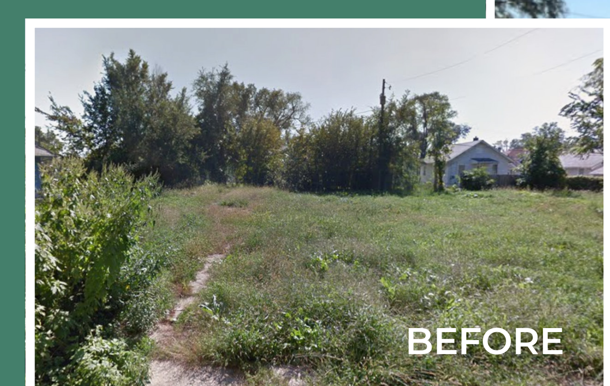
For the contractors tasked with this vital work, the OMLB model stands out as a benchmark for public-private partnership. In an industry often slowed by bureaucratic constraints, OMLB's streamlined approach ensures maximum taxpayer and funder return on investment with:

- **Streamlined Decision-making:** A single point of contact eliminates confusion and accelerates on-site action.
- **Proactive Problem Solving:** Clear and rapid response times neutralize risks before they impact the community.
- **Scalable Partnerships:** Promotion of local small businesses and a mutually beneficial partnership.

Paving the Way for Vibrant Futures

The ultimate outcome is to bridge the gap between lot vacancy and vibrancy. The transformation of Willis Avenue into quality housing will do more than just add rooftops; it will be the place where a positive future is rooted.

"The presence of more people creates a more vibrant and engaged community, which naturally deters criminal activity," Hickman reflected. "Overall, the development will not only beautify the neighborhood but will also contribute to a stronger sense of security and community cohesion."



*In total, **OMLB invested $137,620.62** to ensure that lots met city code and remained safe, accessible, and ready for future use.*

Neighborhood Stabilization

Through proactive lot maintenance and strategic stabilization, neglected, tax-delinquent properties are transformed into vibrant community assets that enhance property values throughout Omaha neighborhoods.

Neighborhood stabilization is a core pillar of OMLB's mission. By maintaining vacant lots, addressing safety concerns, and preparing properties for future development, we help ensure that neighborhoods remain safe, healthy, and positioned for long-term growth. In 2025, OMLB continued to strengthen this work through consistent maintenance, strategic partnerships, and targeted investments in pre-development readiness.

General Maintenance

In 2025, OMLB monitored and maintained 314 properties in its inventory. Of these, 236 required active maintenance throughout the year. All reported complaints were resolved using local property-maintenance vendors, reinforcing our commitment to investing in Omaha's small businesses. In total, OMLB invested $137,620.62 to ensure that lots met city code and remained safe, accessible, and ready for future use.

Some properties could not be assigned to vendors due to conditions such as dense overgrowth or forestation, highlighting the complexity of managing long-neglected parcels. Scaling this work depends on additional funding. Through earned revenue and contributions, OMLB manages its portfolio and directs investment where the market falls short, helping stabilize neighborhoods and support their long-term prosperity.

Maintenance Services Rendered by Type of Work

These efforts stabilize neighborhoods. They reduce blight, improve safety, and create a more welcoming environment for residents and future development.

2,038 Regular Mow

47 Overgrowth Removal

35 Dumping Cleanup

18 Branch Removal

7 Tree Removal

Shovel-ready Construction

To reduce pre-development risk and expand opportunities for affordable housing, OMLB advanced Phase III of its Shovel-Ready Initiative in 2025. This work prepares vacant lots for construction by addressing environmental, legal, and site-readiness barriers.

These issues often prevent small and emerging developers from moving forward with neglected properties. By removing these obstacles, OMLB helps accelerate the timeline from acquisition to development which saves on costs and strengthens the pipeline of community-aligned housing projects.

In 2025, OMLB prepared 28 properties for construction in collaboration with:

- Midlands African Chamber
- United Hispanic Contractors Association
- City of Omaha Human Rights & Relations Department
- Castro Realty's Housing & Construction Conference

Through these alliances, OMLB expanded awareness of shovel-ready opportunities and increased participation among emerging developers. These partnerships ensure that local businesses and underrepresented developers have equitable access to land, resources, and technical support.

OMLB anticipates completing the site-preparation work on these properties in 2026. Looking ahead, the progress on these lots further strengthens Omaha's capacity to deliver new housing at affordable prices while promoting community-driven development.

Depository Program

The Depository Program supports mission-driven organizations working to advance long-term economic development and expand access to affordable and attainable housing. Removing liens on properties owned by nonprofit partners allows them to redirect limited resources toward community-aligned development across Omaha.

Depository Impact

Depository Properties Disposed (Single-family Affordable Housing): **18**

Total Properties Held in Inventory at Year-end: **3**

Total Property Liens Removed: **$27,370**

Depository Partners in 2025

- Habitat for Humanity
- Holy Name Housing Corporation
- On Deck Housing

These partnerships reflect OMLB's commitment to supporting organizations that share our vision for equitable neighborhood revitalization. By easing the financial burden of redevelopment, the Depository Program ensures that more community-serving projects can move forward and deliver lasting impact.

Property Sales & Compliance

*OMLB reached a new milestone in 2025 by closing on **29 properties,** generating **$207,676.79 in net income**.*

Stewardship of public assets remained central to our work. The Property Sales & Compliance team increased outreach, technical assistance, and post-purchase support to ensure buyers were equipped to complete their projects successfully. As a result, more board-approved applications advanced to closing, contributing to a rise in successful lot transformations. To encourage community-led development, buyers received an average 30% discount off the asking price.

As a steward of public assets, OMLB is committed to ensuring that properties are transferred only to buyers who can successfully complete their proposed projects. In 2025, OMLB strengthened its due-diligence processes by requiring clearer project plans, proof of financing, and approved permits prior to closing. These measures help confirm that each project is viable, ready to proceed, and aligned with community priorities.

Despite the increased rigor, the OMLB Board of Directors approved 44 property applications, representing $455,000 in contract value. Through the Community-Informed Policy Framework, buyers received an average 30% discount off the asking price—totaling nearly $140,000 in savings to support community-aligned development. These incentives help ensure that more projects are led by residents, small developers, and mission-driven organizations committed to strengthening Omaha's neighborhoods.

Board-Approved Project Types

- Adjacent Lots & Lot Expansion: **17%**
- Gardens: **2%**
- New Infill Housing: **77%**
- Civic Space: **4%**

Closed Sales by Project Type

- Adjacent Lots & Lot Expansion: **41%**
- New Infill Housing: **55%**
- Civic Space: **4%**

Property Sales Impact

In 2025, 44 properties were approved by the Board, totaling $321,118.60 in potential sales (including discounts). These outcomes demonstrate OMLB's commitment to responsible stewardship, equitable access, and the successful transformation of vacant lots into community assets.

Sales Marketing + Technical Assistance Outreach Efforts

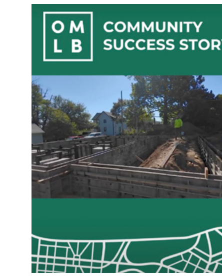
In 2025, OMLB expanded its marketing and outreach efforts to make the property-purchasing process more accessible, transparent, and supportive for new and emerging buyers. Through targeted campaigns, educational tools, and creative digital content, OMLB strengthened awareness of available properties and improved the overall quality of applications submitted to the Board of Directors.

To reach a broader audience, OMLB launched a series of property sale campaigns and developed real estate brochures that packaged land-assembly opportunities for prospective developers. Monthly virtual pop-up clinics provide direct technical assistance, helping buyers understand project requirements, financing expectations, and compliance responsibilities.

In partnership with Stable Gray, OMLB also invested in creative, trend-aligned social media content that reimagined how land bank properties are showcased. This included a series of reels featuring shovel-ready lots, "Open Lot Showcase" segments, vendor spotlights, and developer success stories. These efforts significantly increased engagement, strengthened partnerships, and attracted new buyers to the process.

To further expand accessibility, OMLB launched an online Spanish property sales application—removing language barriers and supporting more successful lot transformations.

Marketing & Outreach Impact



In the past year, OMLB has achieved significant growth through strategic partnerships and mission-driven initiatives. These combined efforts strengthened our pipeline of qualified buyers, increased the number of successful closings, and expanded opportunities for community-led development across Omaha. A cornerstone of this success was hosting the second annual Developer Symposium with Front Porch Investments and Spark CDI, fostering a more inclusive development landscape.

With more than half of 2025 approved projects slated for affordable housing, these initiatives have had a broad impact in our community.

294 Properties available for sale at year-end

44 Properties awarded, totaling $455,000 in contract value

29 Properties closed, marking a new organizational milestone

77% The percentage of supported projects that will increase Omaha's housing stock

30% Buyers received an average 30% discount, totaling nearly $140,000 in savings

Elevating Opportunity:
From Vacant Lot to Wealth-Building Anchor on Charles Street

"I want to show people who look like me and grew up how I did that your starting point does not determine where you can go. Replacing distressed properties with quality housing creates a sense of pride that has a ripple effect. It tells residents their neighborhoods are worth investing in."

JAY DONALDSON
OWNER, PROPERTY DONS

By clearing the title and maintaining the site conditions up front, OMLB reduced the development timeline by an estimated 12 months.

For years, the vacant lot on Charles Street was a silent testament to systemic neglect, a void in the North Omaha neighborhood where a home used to stand. For neighbors, it was a source of frustration and concern. For the city, it was a legal liability.

However, for local developer Jay Donaldson, owner of Property Dons, it represented an opportunity to transition from a fix-and-flip past to a community-centered development approach that brings quality homes back to the block. Projects like this signal reinvestment, help stabilize surrounding properties, and contribute to creating middle-income housing opportunities at an attainable price point in Omaha.

Removing the Risks for Local Developers

Distressed properties are notoriously difficult. For smaller developers, the legal and financial barriers attached to blighted lots such as title complications, mounting liens, and site conditions, often make projects unfeasible.

"Sourcing in-fill lots was one of my biggest hurdles," Donaldson shared. "Without OMLB helping resolve these issues, these sites would likely remain untouched. The risk and uncertainty would be too high for most developers to take on–especially smaller developers like me."

By clearing the title and maintaining the site conditions up front, OMLB strives to reduce barriers to redevelopment by unlocking development potential to take place. "Leveraging philanthropic and government subsidies allows OMLB to address barriers for redevelopment," said Leslie Smith. "We open pathways for developers and homebuilders, like Jay Donaldson, to give back in a meaningful way while collaboratively working to address the affordable housing shortage.

Beyond the Building: Economic Stability & Impact

The transformation of the Charles Street lot into a quality, new-construction home sustains a permanent shift the trajectory of Omaha's housing ecosystem.

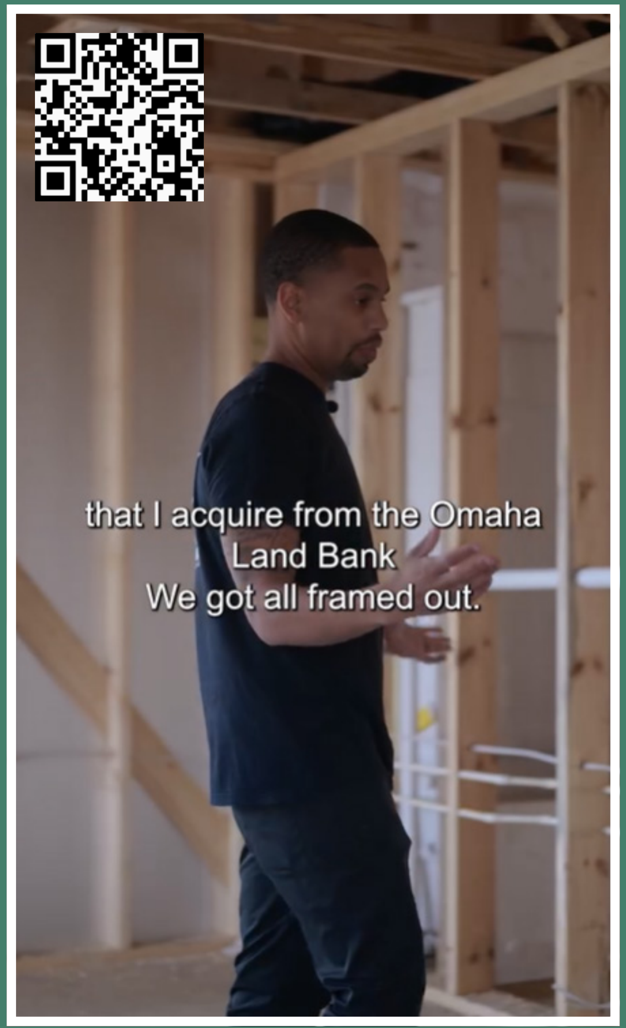
- **For the Developer:** It marked a pivotal entrepreneurial milestone, shifting his business model from minor renovations to ground-up development that builds long-term community equity.
- **For the Future Homeowner:** It offers an opportunity for building generational wealth through homeownership which is a critical driver of economic mobility in our urban core.
- **For the Neighborhood:** It provides affordable, middle-income housing for home buyers while stabilizing property values and encouraging reinvestment in North Omaha.
- **For the City:** It transforms a municipal liability into a productive tax-generating asset. By returning a long-dormant lot to the tax rolls and eliminating the cost of maintenance, this project promotes an affordable housing market that attracts professional talent.

OMLB

A Personal Mission in a Growing City

For Donaldson, the work on Charles Street is deeply personal. Having grown up in South Omaha with deep roots in North Omaha, his mission is to ensure that as the city expands, its core is not overlooked.

Continue to follow Jay's journey by scanning the QR code below.



Civic Education & Advocacy

Local Fact

In 2025, owning a home was more challenging for local families. With most houses selling for a median price of $300,000, **prices rose faster than paychecks**, making it difficult for first-time buyers.

Policy & Advocacy

In 2025, OMLB deepened its commitment to civic education and policy advocacy by engaging residents, partners, and public officials in conversations about equitable land use, housing access, and the long-term impacts of vacancy. Through presentations, community meetings, and legislative engagement, OMLB worked to increase understanding of how land banks operate and how public land stewardship can strengthen neighborhoods across Omaha.

Throughout the year, OMLB provided educational sessions to neighborhood associations, nonprofit partners, and civic groups, offering clear explanations of the property-acquisition process, tax-lien systems, and redevelopment pathways. These efforts helped demystify complex land-use policies and empowered residents to participate more fully in decisions that shape their communities.

OMLB also continued its role as a resource to policymakers at the city and state levels. By sharing data, offering technical expertise, and highlighting community-informed best practices, OMLB supported legislative efforts aimed at improving land-banking tools, expanding access to housing, and strengthening neighborhood revitalization strategies.

2025 Policy Wins

OMLB's advocacy contributed to several key policy advancements in 2025 that strengthen Nebraska's land-banking framework and expand tools for addressing vacancy:

Land Bank Statute Enhancements: OMLB worked with the Urban Affairs Committee during its interim study to advocate for legislative changes that clarified acquisition pathways, strengthened tax-foreclosure processes, and improved the efficiency of returning distressed properties to productive use.

Regional Collaboration: OMLB helped establish the Nebraska Land Bank Association, creating a unified statewide voice to advance equitable land-use policy and share best practices across communities.

Public Education on Vacancy: Through testimony, briefings, and data sharing, OMLB elevated the connection between vacancy, housing supply, and neighborhood health, shaping policy conversations at both the city and state levels.

Key partners included the Nebraska Housing Council, Nebraska Housing Developers Association, Spark CDI, Front Porch Investments, and two work groups of the City of Omaha Affordable Housing Action Plan.

These wins reflect OMLB's growing role as a trusted policy leader and reinforce the importance of coordinated community-informed strategies to address systemic vacancy.

Ambassador Program

In 2025, OMLB continued to strengthen its Ambassador Program, a community-centered initiative designed to expand public understanding of land banking and empower residents to engage more confidently in local redevelopment efforts.

Ambassadors serve as trusted messengers within their neighborhoods, helping connect residents to resources, clarify processes, and build awareness of how vacant properties can be transformed into community assets.

Throughout the year, OMLB provided Ambassadors with training, educational materials, and direct access to staff to ensure they were equipped to answer questions, share accurate information, and support neighbors navigating the property-purchasing process. Ambassadors also played a key role in identifying community priorities, elevating resident perspectives, and strengthening OMLB's ability to respond to neighborhood-level needs.

The program continued to grow in visibility and impact, with Ambassadors participating in community events, neighborhood meetings, and outreach activities across Omaha. Their leadership helped expand OMLB's reach, deepen trust, and ensure that more residents—especially those historically excluded from redevelopment processes—have a voice in shaping the future of their communities.

As OMLB looks ahead to 2026, the Ambassador Program will remain a cornerstone of our community-engagement strategy, support more inclusive participation, and strengthen the connection between residents and the land bank's mission.

Meet Our 2025 – 2026 Ambassador Cohort

Visioning & Impact

OMLB's commitment to operational excellence ensures that our programs, partnerships, and internal systems are aligned with the needs of Omaha's neighborhoods. In 2025, we strengthened our strategic planning, deepened our understanding of long-term impact, and invested in initiatives that reinforce transparency, accountability, and community-centered decision-making. These efforts position OMLB to lead with clarity and purpose as we enter our next chapter.

Strategic Plan

The year 2025 marked a period of significant transformation for OMLB—both internally and externally. As we concluded the 2022–2025 Strategic Plan, staff and board members dedicated substantial creative and strategic energy to charting the organization's next chapter. The planning process began in early 2025 with the Center for Community Progress, which engaged staff, board members, partners, funders, and community stakeholders to assess emerging needs and identify critical strategic directions. Their work resulted in a series of concrete recommendations that laid the foundation for OMLB's 2026–2028 Strategic Plan.

Throughout the summer, OMLB collaborated with Category 1 Consulting to refine these recommendations and shape a plan responsive to Omaha's redevelopment challenges and opportunities. By year's end, the OMLB team developed a detailed action plan to guide implementation and ensure the new strategic vision is carried forward with clarity and accountability.

We extend our sincere appreciation to the many partners and community members who contributed their time, expertise, and lived experience to the development of the Strategic Plan and accompanying memo. Their insights helped ensure that the plan reflects the priorities of the neighborhoods we serve.

10-Year Impact Report

In partnership with the Cuyahoga Land Bank, OMLB completed its first 10-Year Impact Report—an analysis that clearly demonstrates the value the land bank has delivered to Omaha over the past decade. The report found that OMLB's acquisition, greening, and disposition activities generated $83.5 million in economic impact. From January through September 2025 alone, OMLB's work contributed $1.4 million in restored property-tax revenue, reflecting the tangible benefits of returning long-neglected properties to productive use.

The report found that OMLB's acquisition, greening, and disposition activities generated ***$83.5 million in economic impact.***

Key Finding

With just over $9 million in total expenditures over the past 10 years, **OMLB has returned $9.30 to the local economy for every $1 invested**—a benefit-cost ratio of 9.3 to 1. This finding underscores the power of targeted, community-based investments to deliver meaningful returns for neighborhoods and the broader county economy.

Love 4 Lots

In fall 2025, OMLB launched a new signature event, Love 4 Lots, celebrating a decade of impact and unveiling the organization's next steps. The event debuted the 10-Year Impact Analysis and the 2026–2028 Strategic Plan, while honoring individuals whose leadership and advocacy have strengthened land banking in Omaha.

With more than 100 registrants, the event was made possible through the generous support of the Attego Group, Catalyst, and the Omaha Board of Realtors.

Land Bank Champion Awardees

- Heath Mello, President & CEO of the Omaha Chamber
- Mike Riedmann, Realtor & OMLB Board Member
- State Senator Eliot Bostar

We also extend our deepest gratitude to the partners and presenters who helped guide attendees through a decade of investment and progress. Contributors included Planit, Inc.; EmSpace; Habitat for Humanity of Greater Omaha; Center for Community Progress; Cuyahoga County Land Bank; Greater Omaha Chamber; former Councilman Ben Gray; Councilwoman LaVonya Goodwin; Mayor John Ewing; Susan Rauth; Johnny Nesbit; and Child Saving Institute.

Procurement Relations

In 2025, OMLB made significant strides in strengthening its procurement operations and expanding opportunities for local businesses to participate in land-bank-supported work. With the hiring of a dedicated vendor and property-management partner, OMLB implemented a more intentional and proactive approach to vendor recruitment, onboarding, and engagement. As a result, the number of vendors registered to do business with OMLB grew from 51 in 2024 to 137 in 2025—a 168% increase in just one year.

This expanded vendor pool has allowed OMLB to distribute more contract opportunities across a broader and more diverse set of local businesses. Locally, the growth of our procurement operations enabled OMLB to invest roughly $560,000 in Omaha, ensuring that 33% of our spending remained within the community. These investments not only support small contractors, landscaping companies, tradespeople, and emerging developers, but also help circulate dollars back into the neighborhoods most affected by property vacancies and disinvestment.

These expenditures reflect OMLB's commitment to equitable economic participation and transparent stewardship of public resources. By lowering barriers to entry, offering clear scopes of work, and engaging directly with small and minority-owned businesses, OMLB is helping build a more inclusive pipeline of vendors who can contribute to neighborhood revitalization.

This work will continue into 2026 as OMLB refines its procurement policies, strengthens vendor training and communication, and expands opportunities for local businesses to participate in the transformation of Omaha's vacant and abandoned properties.

OMLB

In 2025, OMLB invested:

$153,820
in property maintenance and improvement

$132,775
in site-preparation activities

$274,387
in professional services

Procurement Impact:

- Vendor Training Sessions: **1**
- Vendor Recruitment Presentations & Hosted Booths: **6**
- Total Bids issued: **7 general business**
- Procurement Policy & Procedure Updates:
  - Protocol was updated to better operationalize OMLB's procurement guidelines and policies. Prior to requesting services, OMLB staff will review the need, the anticipated amount to be spent, and the potential pool of providers. Informed decisions are able to be made on whether a request for proposals, request for qualifications, request for three quotes, or single-source procurement process is appropriate.
- Improvements in contracting timelines or communication:
  - Orientation for all mow and snow vendors was provided at the beginning of the season.
  - We also had a goal not to let maintenance complaints sit for more than seven days without being sent for bid and were able to accomplish this.
  - Vendor paperwork expiration dates were tracked and a spreadsheet was set to provide automatic reminders to the vendor & property manager and key OMLB liaison to avoid lapses in contracts, licensing, or documentation of insurance.
- Percent of City of Omaha Certified Small or Emerging Business utilized: **5.7%**

Fundraising & Financials

Financial Health

OMLB ended 2025 in a strong financial position, demonstrating disciplined stewardship of public and philanthropic resources. As of December 31, 2025, the Land Bank held $2,140,620 in cash and equivalents, reflecting stable liquidity and responsible cash management. OMLB also maintained $1,093,424 in cash reserves, ensuring the organization is well-positioned to meet future obligations and respond to emerging opportunities.

In addition to cash on hand, OMLB's balance sheet included $823,954 in other current assets, consisting of $659,403 in properties held and $164,551 in tax lien certificates. Total assets in 2025 amounted to $2,971,558, while total liabilities remained low at $9,725, underscoring the organization's commitment to maintaining a minimal debt load and strong fiscal footing.

OMLB closed the year with $57,781 in net income—a significant improvement from the prior year's deficit. This positive operating margin reflects the effectiveness of OMLB's financial controls, diversified revenue streams, and strategic investments in mission-aligned programs. Together, these indicators demonstrate OMLB's commitment to transparency, accountability, and long-term financial sustainability.

Fundraising Initiatives

In 2025, OMLB strengthened its financial foundation by deepening relationships with long-standing funders and welcoming new partners committed to equitable development. Together, these supporters helped advance mission-aligned programs, expand access to affordable housing, and sustain critical operations that benefit neighborhoods across Omaha.

Philanthropic partners contributed $938,030 in revenue, including $636,000 from foundations and trusts, $53,500 from corporate partners, and $21,007 from individual donors. These investments reflect a growing community of supporters who believe in OMLB's mission and recognize the importance of returning vacant and abandoned properties to productive use.

Earned revenue continued to reinforce financial stability, generating $541,825 through property sales, tax recapture, interest earnings, and tax lien redemptions. OMLB also deployed $296,863 in previously restricted funds to advance multi-year initiatives and maintain momentum across key programs.

The Board of Directors played an active role in these efforts, achieving 100% participation in annual giving and exceeding its goal by contributing $3,078. This commitment demonstrates strong organizational leadership and reinforces donor confidence in OMLB's stewardship, impact, and long-term vision for neighborhood revitalization.

Financials

Maintaining a strong financial foundation strategically leverages public and private funding to return distressed properties to productive use. Through disciplined fiscal management, OMLB continues to maximize community investment and drive long-term economic growth across the city. Our 2025 financial results reflect a steadfast commitment to transparency and the sustainable revitalization of Omaha's neighborhoods.

Investing in the Foundation of Our Community

Thank You to Our Donors

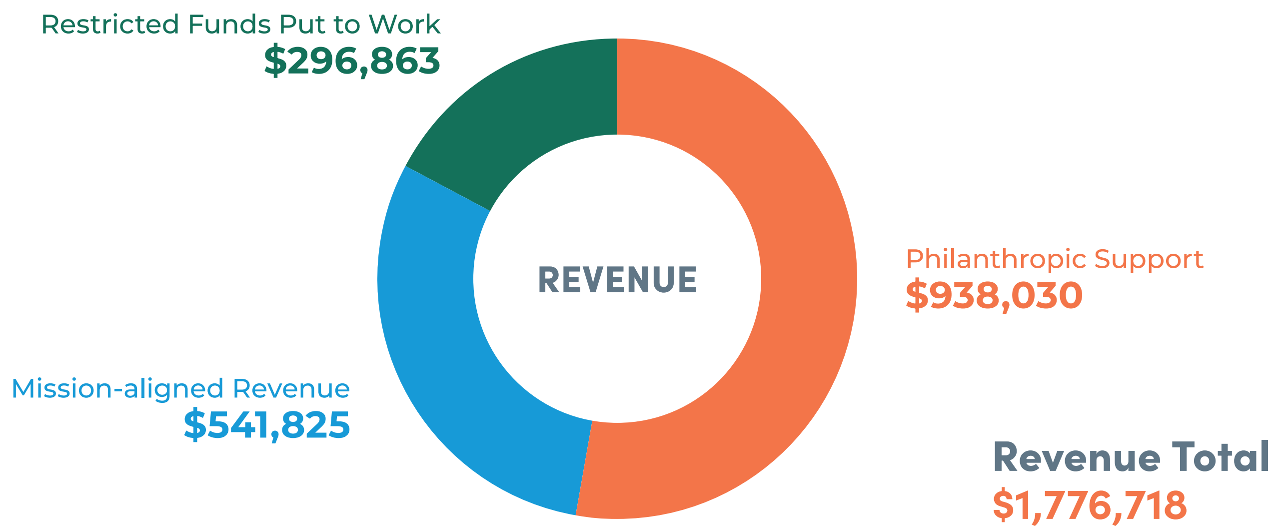
OMLB funders and sponsors made it possible for us to expand our reach and deepen our impact throughout the year. Their generosity and trust empower us to pursue innovative solutions, strengthen essential programs, and respond to emerging community needs. We are proud to partner with supporters who share our vision for meaningful, lasting change.

Contributions of More Than $1,000

City of Omaha
FNBO
Front Porch Investments
Hawks Foundation
Lamp Rynearson
Lozier Foundation
Mutual of Omaha
Oak Investment Real Estate
Omaha Community Foundation
Peter Kiewit Foundation
State of Nebraska Department of Economic Development
The Sherwood Foundation
Weitz Family Foundation
Wells Fargo

Event Sponsors

Alley Poyner
American National Bank
Catalyst Public Affairs
Core Bank
Federal Home Loan Bank
FNBO
Holland Basham
Koley Jessen
Lamp Rynearson
Omaha Area Board of Realtors
Olsson
Project Advocates
Security National Bank



Thank you for your support in 2025.

- 1905 Harney, Suite 224
  Omaha, NE 68102
- 402.800.1240
- omahalandbank.org

OM
LB

BOARD INFORMATION SHEET

Delinquent taxes and specials cleared by resolution July 8, 2026

3724 N 44^{th} Ave

Taxes Cleared by resolution: $ 661.84

3012 Pinkney

Assessed value: $12,500

Taxes cleared by resolution and previous foreclosure $19,575

5426 N. 33^{rd} Ave

Assessed value: $6,700.00

Taxes and specials cleared by resolution: $889.45

3706 N 39^{th} St.

Taxes and specials cleared by resolution: $1,932.66

4447 Evan Street

Taxes and specials cleared by resolution: $700.00

4002 Miami Street

Assessed value: $7,700.00

Taxes and specials cleared by resolution: $344.50

<u>3555 N 40th Street</u>

Assessed value: $14,500.00

Taxes and specials cleared by resolution: $5,832.94

<u>5730 N 35th Street</u>

Taxes and specials cleared by resolution: $10,109.70

<u>3736 Wirt Street</u>

Taxes and specials cleared by resolution: $552.68

<u>4255 Wirt Street</u>

Taxes and specials cleared by resolution: $3,254.05

<u>3809 Decatur Street</u>

Taxes and specials cleared by resolution: $1,484.70

<u>5003 N. 22nd Street</u>

Taxes and specials cleared by resolution: $1,196.79

<u>3724 N 44th Ave</u>

Taxes and specials cleared by resolution: $669.06

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 July 2026.

ATTEST:	BOARD OF DIRECTORS OMAHA MUNICIPAL LAND BANK
______________________________	______________________________
Samuel Larson, Secretary or Leslie Smith, Executive Director	Todd Swirczek, Chair

Resolution to Cancel Delinquent Taxes - Exhibit A						
Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
202030000	4528 N 21st Ave	DCTLC	2/27/2019	Residential Vacant	Acquired	Omaha
204560000	2560 Spaulding St	DCTLC	12/4/2025	Residential Vacant	Acquired	Omaha
806550002	5426 N 33rd Ave	DCTLC	4/30/2026	Residential Vacant	Acquired	Omaha
941180000	4018 N 33rd St	Purchase	12/9/2025	Residential Vacant	Acquired	Omaha
1033380000	3910 N 39th St	Donation	2/19/2026	Residential Vacant	Acquired	Omaha
1033540000	3706 N 39th St	DCTLC	8/9/2019	Residential Vacant	Acquired	Omaha
1033550000	3702 N 39th St	Purchase	2/19/2026	Residential Vacant	Acquired	Omaha
1126790000	4447 Evans St	DCTLC	3/20/2019	Residential Vacant	Acquired	Omaha
112680000	3515 N 44th Ave	DCTLC	3/6/2019	Residential Vacant	Acquired	Omaha
1307800448	20281 Lehn St	DCTLC	9/23/2019	Residential Vacant	Acquired	Omaha
1437650002	3555 N 40th St	DCTLC	5/1/2026	Residential Vacant	Acquired	Omaha
1921890000	1519 1/2 N 38 St	DCTLC	2/20/2019	Residential Vacant	Acquired	Omaha
2517690000	3669 Lothrop	DCTLC	1/8/2024	Residential Vacant	Acquired	Omaha
13221620000	4002 Miami St	Donation	4/12/2023	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 July 2026

ATTEST:	BOARD OF DIRECTORS OMAHA MUNICIPAL LAND BANK
________________________________	________________________________
Samuel Larson, Secretary or Leslie Smith, Executive Director	Todd Swirczek, Chair

Resolution to Cancel Special Asessments - Exhibit A						
Parcel Number	Address1	Acquisition Method	Acquisition Date	Property Class	Property Status	City
1127470000	3724 N 44th Ave	DC TLC	11/6/2019	Residential Vacant	Acquired	Omaha
542470002	3012 Pinkney	DCTLC	7/16/2024	Residential Vacant	Acquired	Omaha
1033540000	3706 N 39th St	DCTLC	8/9/2019	Residential Vacant	Acquired	Omaha
1126790000	4447 Evans St	DCTLC	3/20/2019	Residential Vacant	Acquired	Omaha
13221620000	4002 Miami St	Donation	4/12/2023	Residential Vacant	Acquired	Omaha
1437650002	3555 N 40th St	DCTLC	2/27/2019	Residential Vacant	Acquired	Omaha
1622010000	5730 N 35th St	DCTLC	8/12/2020	Residential Vacant	Acquired	Omaha
1623880000	3736 Wirt St	DCTLC	8/12/2020	Residential Vacant	Acquired	Omaha
1712280000	4255 Wirt St	DCTLC	10/29/2020	Residential Vacant	Acquired	Omaha
1923440000	3809 Decatur	DCTLC	8/6/2019	Residential Vacant	Acquired	Omaha
2004050000	5003 N 22nd St	DCTLC	10/16/2019	Residential Vacant	Acquired	Omaha
1127470000	3724 N 44th Ave	DCTLC	11/6/2019	Residential Vacant	Acquired	Omaha

RESOLUTION TO AMEND THE BY-LAWS OF THE OMAHA MUNICIPAL LAND BANK

RESOLVED by the Omaha Municipal Land Bank Board of Directors:

WHEREAS, the Omaha Municipal Land Bank Board of Directors adopted its Bylaws on January 21, 2015:

WHEREAS, the Omaha Municipal Land Bank Board of Directors amended its Bylaws on January 12, 2022;

WHEREAS, the Omaha Municipal Land Bank Board of Directors amended its Bylaws on August 14, 2024;

WHEREAS, the Omaha Municipal Land Bank Board of Directors amended its Bylaws on November 12, 2025;

WHEREAS, THE Omaha Municipal Land Bank Board of Directors desire to amend the Bylaws as identified on Exhibit "A" which reflects the statutory changes made to the structure of the Omaha Municipal Land Bank Board of Directors due to the passage of LB 1135.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby amends its Bylaws as identified on Exhibit "A", as allowed and provided for by the Nebraska Municipal Land Bank Act and Section 2-240 of the Omaha Municipal Code, effective July 18, 2026.

Approved by majority vote of the Board of Directors this _____ day of ______________, 2026.

ATTEST:	BOARD OF DIRECTORS OMAHA MUNICIPAL LAND BANK
______________________	_________________________________
Samuel Larson, Secretary or Leslie Smith, Executive Director	Todd Swirczek, Chair

ARTICLE II- BOARD

Section 2. Board Composition.

(a) The Board shall consist of:

(1) An odd number totaling at least seven (7) but no more than nine (9) voting members appointed by the Mayor and confirmed by a two-thirds vote of the City Council of the City of Omaha. The voting members of the board shall have, collectively, verifiable skills, expertise, and knowledge in market rate and affordable residential, commercial, industrial, and mixed-used real estate development, financing, law, purchasing and sales, asset management, economic and community development, and the acquisition of tax sale certificates. The voting members shall represent, to the greatest extent possible, the racial and ethnic diversity of the municipality creating the land bank.

(2) The planning director, or his or her designee, serving as a non-voting, ex-officio member;

(3) One member of the City Council of the City of Omaha, appointed by the City Council, serving as a non-voting member;

(4) Such other non-voting members as are appointed by the Mayor as mutually agreed to by the City Council of the City of Omaha and confirmed by a two-thirds vote of the City Council.

(b) Persons to be appointed as voting members of the Board shall meet the following qualifications:

(1) Each City Council district shall be represented by one resident of such district who shall serve as a voting member of the Board.

(2) At least one voting member that resides in the city council district that includes a majority of the census tracts which each contain a percentage of persons below the poverty line of greater than thirty (30) percent as determined by the most recent American Community Survey 5-year Estimate, within the area with a high concentration of poverty

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(3) The voting members of the board shall include to the extent that such individuals can be reasonably found:

(a) At least one member representing a chamber of commerce

(b) At least one member with experience in real estate development

(c) At least one member with experience as a realtor

(d) At least one member with experience in nonprofit affordable housing

(e) At least one member with experience in large-scale residential or commercial property rental

(4) A single voting member may satisfy more than one of the preferences provided in Section (3) if that member has the required qualifications.

Section 9. Place of Meeting. The Board may hold its meetings at Metropolitan Community College, Mule Barn, Building 21, Room 112, Omaha, Nebraska, or at such place or places within the State of Nebraska as the Board may from time to time determine by vote of the Board.

Section 10. Regular Meetings. Regular meetings of the Board shall be held on the second Wednesday of each month at 8:30 a.m., or at such other times as may be fixed from time to time by majority vote of the Board.