Board of Directors Meeting

Omaha Municipal Land Bank (OMLB)
Wednesday, August 12, 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 Friday, August 7, 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. Community Affairs Updates

   3.2. Governance Committee
      3.2.1. Committee Updates

   3.3. Finance Committee
      3.3.1. Committee Updates

   3.4. A.N.D. Committee
      3.4.1. Neighborhood Stabilization Updates
      3.4.2. Property Sales and Real Estate Updates

4. **Board Action Items**
    4.1. Board Minutes
        4.1.1. Review Board Meeting Minutes (Page 5)
        4.1.2. Motion to Approve Board Meeting Minutes

    4.2. Board Approvals + Resolutions
        4.2.1. Review of June Financials (page 13)
        4.2.2. Public Comments (2 minutes per person)
        4.2.3. Motion to Approve June Financials
        4.2.4. Review Resolution to Elect Finance Committee Member(Page 19)
        4.2.5. Public Comments (2 minutes per person)
        4.2.6. Motion to Approve Election of Finance Committee Member

    4.3. Acquisition of Real Estate
        These items have been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
        4.3.1. Review Resolution to Cancel Delinquent Taxes (Page 21)
        4.3.2. Public Comments (2 minutes per person)
        4.3.3. Motion to Approve Cancellation of Taxes

5. **New Business Items**
    5.1. Next Meeting Date | Wednesday, September 9, 2026
    5.2. Board Meeting Schedule 2026-2027 (Page 23)
    5.3. Executive Session
        Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
        5.3.1. Motion to Approve Entering Executive Session
        5.3.2. Motion to Approve Exiting Executive Session

6. **Adjournment**
    6.1. Motion to Approve 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
July 8, 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, July 8, 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
Lou Ann Goding
Sharlon Rodgers

Non-Voting Members Present:

Colleen Mason
Susan Rauth
Johnny Nesbit
David Fanslau

Members Not Present:

Chad Tettenborn
Danyell Price
Mike Riedmann
Lavonya Goodwin

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 8:32 a.m.

1.2 Announcement of Posted Location of Open Meetings Act and Recognition of Supporters

The Chair stated that the Nebraska Open Meetings Law is in effect, and a copy is available in the back of the room for review. The Board recognized and expressed appreciation to supporters who contributed $1,000 or more through monetary donations, technical assistance, or in-kind support during the past 12 months, while also acknowledging anonymous donors and other individual contributors. The Chair outlined the procedures for public comment, including designated opportunities throughout the meeting, speaker requirements, and the two-minute time limit. Attendees were advised that questions regarding the agenda could be directed to Land Bank staff following the meeting or submitted in writing. The meeting then proceeded to the first agenda item.
The meeting was called to order in accordance with the Nebraska Open Meetings Law, with notice of the meeting properly published and the agenda made available to attendees.

1.3 Roll Call

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

2.0 General Public Comments

The Chair opened the general public comment period and confirmed that no written or virtual public comments had been received. One in-person community member, Cheryl Weston, addressed the Board, expressing appreciation for the reinstatement of public comment opportunities on agenda items. She also referenced a recent informational video issued in response to discussions from the previous meeting and stated her intention to prepare and submit a response for distribution to the Board through staff. With no additional public comments, the meeting proceeded to Board updates.

3.0 Board Updates

3.1 Executive Committee

Leslie Smith provided a brief executive report, noting that a comprehensive overview of organizational activities over the past six months would be presented during the semiannual and annual reports.

She reported that the organization's recent event was successful, with attendance remaining consistent with the previous year and strong participation from out-of-town attendees. A post-event debrief has been completed, and planning has begun for future initiatives.

Smith expressed appreciation to FNBO for its support of the Ambassador Graduation program and donation, and to Omaha 100 for providing last-minute printing assistance.

Looking ahead, she advised that staff are beginning planning for 2027 initiatives to support more informed budgeting and long-term programming. She noted the organization's continued focus on cost reduction and fundraising and encouraged board members to leverage their professional networks to identify sponsorships, donations, and in-kind support to help advance the organization's mission.

Smith also reported that staff continue to engage with community partners, although there were no significant partnership updates at this time. She noted that the full team is working collaboratively and thanked staff for their ongoing efforts.

Daniel Bennett provided a brief maintenance update, indicating that detailed maintenance activities are included in the semiannual report and accompanying presentation materials for the Board's review.

The Executive Director's report concluded without further discussion.

3.2 **Governance Committee**

Walocha reported that a resolution would be presented to update the organization's policies to reflect the changes enacted under LB 1135, including revisions to the Board's governance structure. She noted that, aside from this policy update, there were no additional legislative matters to report as the legislative session is currently not in session.

The report concluded without further discussion

3.3 Annual Report 2025

Smith presented the completed 2025 Annual Report, highlighting the Land Bank's continued focus on demonstrating organizational impact through storytelling, performance metrics, and visual examples of completed projects in alignment with the strategic plan. She reviewed key accomplishments in property maintenance, noting ongoing challenges with unpredictable maintenance costs and the importance of proactive vendor management to improve operations. Smith also summarized progress in construction readiness, property sales, and redevelopment efforts, reporting that the majority of board-approved sales supported new infill housing, followed by civic space projects. She highlighted the Land Bank's efforts to track and share post-sale development success stories, including completed housing projects, to better illustrate community impact. Additional updates included advocacy and policy initiatives to reduce barriers to affordable housing development, the successful graduation of the largest Ambassador Program cohort to date, expanded partnerships, and new funding and sponsorship opportunities. Smith concluded by sharing the results of a 10-year economic impact analysis, which found that every $1 invested in the Land Bank generated a $9 return to the local economy, totaling approximately $83.5 million in economic impact. She thanked the Board, staff, partners, and contributors for their support and noted that the 2025 Annual Report would be published on the Land Bank's website

3.4 Semi - Annual Report

Walocha presented updates on Goal 1, reporting that the Land Bank acquired 212 tax lien certificates, a 126% increase from 2022, with a 34% redemption rate to date. She noted that sheriff sales generated nearly $92,000 in tax revenue for the County and that six properties had been acquired through tax foreclosure, donation, and purchase for future redevelopment. Bennett provided updates on shovel-ready site preparation, reporting progress on 48 redevelopment lots, including 14 completed this year, and introduced the Lots of Livability initiative, a data-driven, neighborhood-focused strategy that combines mapping, stakeholder collaboration, community engagement, and targeted property interventions to prioritize redevelopment and stabilize neighborhoods.

Mason reported on efforts to expand housing opportunities through strategic outreach, developer engagement, and marketing initiatives that have improved buyer education, application quality, and closing timelines. She highlighted the success of the R2U event, increased social media engagement, continued developer fireside chats, and strong affordable housing outcomes, noting that 73% of board-approved property sales and 81% of completed closings this year supported affordable housing projects. She also reported that 97% of purchasers live or work in the same district as the properties acquired and that shovel-ready property sales continue to increase.

Bennett presented maintenance and community engagement updates, emphasizing proactive property maintenance practices that resulted in a 31% reduction in city code violations while reducing maintenance costs by 20% despite addressing significantly more issues. He also reported growth in the Land Bank's local vendor network, increased spending with local businesses, and participation in community cleanup efforts, including its first neighborhood Dumpster Day.

Mason provided updates on Goal 3, highlighting the continued success of the Ambassador Program, which graduated another engaged cohort and has generated strong interest for the next class. She also reported expanded language accessibility through Spanish-language applications and materials, increased community outreach, and ongoing efforts to improve transparency and public participation.

Purdy-Steenholdt concluded the presentation with Goal 4 updates, reporting that the Land Bank has secured approximately $1.42 million in funding from nine sources, with additional grant opportunities pending. She outlined ongoing efforts to strengthen organizational capacity through strategic staffing, improved grant management, new technology systems, workflow automation, performance planning, succession planning, and long-term financial sustainability initiatives to support implementation of the strategic plan.

Following the presentation, Board Member Susan Rauth commended staff for the significant progress made in implementing the strategic plan within the first six months of the year, recognizing the team's organization and accomplishments. The Chair echoed those remarks, specifically highlighting the partnership with MAPA and the new mapping initiative as a strategic advancement that will improve future redevelopment efforts. Board Member Sharlon Rodgers expressed her agreement with the comments and praise offered by the previous speakers.

4.0 Board Action Items

4.1 Board Discussion of Committee Resolutions

Chair opened the Board action items by introducing the approval of the previous Board meeting minutes and explained that votes would be consolidated at the end of the meeting. He then introduced the Policy and Governance Resolution and invited Walocha to provide an overview. Walocha explained that the resolution was a housekeeping measure to update the Land Bank's policies in preparation for the implementation of LB135, effective July 18. She summarized the legislative changes, including adjustments to Board composition that allow for seven to nine voting members, require representation from each City Council district, ensure representation from the district with the highest concentration of poverty, and encourage, rather than require, members with expertise in areas such as commerce, real estate development, affordable housing, and large-scale development. She noted that the changes provide greater flexibility for mayoral and City Council appointments while leaving non-voting member requirements unchanged. During the public comment period, John Hank Becker of CNC Surveying commended the Land Bank's annual report and the Board's work, praising the organization's research and community impact and expressing interest in becoming involved with its efforts.

The Chair called for a motion to approve the June 2026 board meeting minutes and governing document changes. Bumgardner motioned to approve the June 2026 board meeting minutes and governing document changes. Bonner seconded.

Motion carried 5-0

4.2 Board Discussion of Acquisition of Real Estate

Chair introduced the resolutions related to the cancellation of delinquent taxes and acquisition of real estate. Walocha explained that the tax cancellation resolutions were housekeeping measures resulting from the Douglas County Treasurer's implementation of a new property tax system, which identified outstanding tax liens and special assessments on 12 Land Bank-owned properties. She noted that the resolutions would clear title to the properties and clarified that the larger balances, including those at 3012 Pinkney Street and 5730 North 35th Street, were primarily due to demolition costs and special assessments rather than unpaid property taxes. Walocha then presented the proposed acquisition of 3662 Ames Avenue for $14,000, explaining that the purchase would complete an assemblage of five contiguous Land Bank-owned lots to support the Department of Economic Development-funded shovel-ready program and future affordable housing development. Bennett added that the adjacent properties are already undergoing site preparation and that acquiring the final parcel would allow the entire block to be redeveloped as a single project. Rodgers requested clarification that the acquisition was limited to the single remaining parcel, and staff confirmed that the Land Bank already owns the adjacent properties. Chair noted that the acquisition aligns with the Board's broader property consolidation strategy. Following no public comment, the Board approved the resolutions for the cancellation of delinquent taxes and special assessments and the acquisition of 3662 Ames Avenue.

The Chair called for a motion to approve the resolutions for the cancellation of delinquent taxes, special assessments, and the acquisition of 3662 Ames Avenue. Goding motioned to approve and Bonner seconded the motion.

Motion carried 5-0

4.3 Board Discussion of Disposition of Real Estate

Chair introduced the proposed disposition of real estate for Board consideration. Mason presented the recommended sale of the property located at 4744 North 13th Street, a 14,437-square-foot buildable lot in District 2 zoned R-4. She reported that the Land Bank had acquired the property in September, cleared approximately $27,731 in taxes and liens, and invested $2,736.42 in the site. Mason explained that the proposed purchaser, a new developer based in District 2, intends to construct three duplexes providing affordable housing at approximately 60% of Area Median Income (AMI). Based on the Acquisition Committee's recommendation, staff recommended approval of the $21,300 sale price. During Board discussion, Cheryl Weston asked whether the applicant was a new developer, and Mason confirmed that it was a new District 2 developer. With no additional public comments, the Board approved the proposed disposition. Following the vote, staff noted that the Board had not formally approved the June meeting minutes and the Policy and Governance Resolution due to the consolidated voting process. At Walocha's recommendation, the Board subsequently approved both items to ensure the official record was complete.

Chair called for a motion to approve the meeting minutes, policy changes and dispositions. Bumgardner motioned to approve the meeting minutes, policy changes and dispositions. Bonner seconded the motion.

Motion carried 5-0

5.0 Adjournment

Rodgers motioned to adjourn the meeting. The motion was seconded, and the Board approved the motion by roll call vote. Chair declared the meeting adjourned.

Chair called for a motion to adjourn. Rodgers called for a motion to adjourn the meeting. Goding seconded.

Motioned carried 5-0

Public Meeting adjourned at 9:42 a.m.

Accounting for Life
RG & ASSOCIATES
CERTIFIED PUBLIC ACCOUNTANTS, LLC

June Reporting Package

Omaha Municipal Land Bank
June 2026

Basis of Preparation

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)
ASSETS		
Cash & Equivalents		
Cash Reserves		
Charles Schwab x5462	$1,111,486	$0
Security National Bank Savings 4451	$0	$1,081,400
Total Cash Reserves	**$1,111,486**	**$1,081,400**
First National Bank Checking x6245	$77,794	$392,006
First National Bank ICS xx501	$269,264	$0
PayPal Bank	$846	$0
Pinnacle Bank Checking x2235	$250,000	$669,271
Pinnacle Bank ICS x235	$2,084	$0
Total Cash & Equivalents	**$1,711,474**	**$2,142,678**
Other Current Assets		
Properties		
Depository Properties Held	$0	$6
Properties Held for Sale	$682,200	$643,900
Total Properties	**$682,200**	**$643,906**
Tax Lien Certificates		
Subsequent Taxes Paid on Tax Lien Certificates	$0	$40,736
Tax Lien Certificates	$90,292	$123,815
Total Tax Lien Certificates	**$90,292**	**$164,551**
Undeposited Funds	$1,500	$0
Total Other Current Assets	**$773,992**	**$808,457**
Total Current Assets	**$2,485,466**	**$2,951,134**
Fixed Assets		
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
Total Fixed Assets	**$6,984**	**$6,984**
Total Non-Current Assets	**$6,984**	**$6,984**
Total Assets	**$2,492,451**	**$2,958,119**
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	$734	$1,082
FNBO Credit Card-Andrea 1626	$4,657	$2,113
FNBO Credit Card - Leslie x5772	$1,036	$3,980
Total Short Term Debt	**$6,428**	**$7,175**
Other Current Liabilities		
LB727 Fee	$10,500	$0
Total Current Liabilities	**$16,928**	**$7,175**
Total Non-Current Liabilities	**$0**	**$0**
Total Liabilities	**$16,928**	**$7,175**
EQUITY		

	2026 (YTD)	2025 (YTD)
Retained Earnings		
Restricted Net Assets		
Restricted - DED	$0	$410,337
Restricted - FNBO	$5,000	$0
Restricted - Front Porch	$58,512	$0
Total Restricted Net Assets	**$63,512**	**$410,337**
Unrestricted Net Assets	$2,328,194	$2,578,413
Total Retained Earnings	**$2,391,706**	**$2,988,750**
Current Earnings		
Net Income	$83,816	($37,807)
Total Equity	**$2,475,523**	**$2,950,944**
Total Liabilities & Equity	**$2,492,451**	**$2,958,119**

2026 Budget vs Actual

PROFIT & LOSS	2026 (YTD)	Budget	Budget Variance ($)	Budget (full FY)
Revenue				
Contributed Revenue				
Agency/Government Grants	$265,245	$375,000	($109,755)	$609,615
Board Contributions	$1,633	$1,000	$633	$2,500
Corporate/Business Contributions	$4,500	$0	$4,500	$41,415
Foundation/Trust Grants	$246,950	$212,000	$34,950	$857,000
Individual Contributions	$49	$0	$49	$0
Total Contributed Revenue	**$518,376**	**$588,000**	**($69,624)**	**$1,510,530**
Earned Revenue				
Application Fees	$900	$750	$150	$1,500
Buyer Invoices	$280	$750	($470)	$1,500
Interest Earned	$26,165	$19,800	$6,365	$40,000
Property Sales	$145,651	$125,000	$20,651	$218,900
Redemption of DC Tax Lien Certificates	$3,209	$4,800	($1,591)	$10,000
Redemption of OMLB Tax Lien Certificates	$25,568	$19,800	$5,768	$40,000
Tax Recapture Revenue	$147,357	$108,000	$39,357	$215,000
Total Earned Revenue	**$349,131**	**$278,900**	**$70,231**	**$526,900**
Net Assets Released From Restriction	$572,127	$225,000	$347,127	$641,989
Total Revenue	**$1,439,634**	**$1,091,900**	**$347,734**	**$2,679,419**
Expenses				
Acquisitions				
Pre-Acquisition TLC Fees	$12,489	$10,800	$1,689	$22,300
Pre-Acquisition TLC Purchase	$55,103	$60,000	($4,897)	$60,000
Total Acquisitions	**$67,592**	**$70,800**	**($3,208)**	**$82,300**
Dispositions				
Build-A-Lot Program	$1,488	$0	$1,488	$87,650
Successful Buyer	$1,781	$6,500	($4,719)	$11,000
Total Dispositions	**$3,269**	**$6,500**	**($3,231)**	**$98,650**
Community Affairs				
Ambassador Program Expenses	$17,819	$12,600	$5,219	$25,350
Developer's Symposium	$11,500	$10,000	$1,500	$41,415
Fundraising	$1,600	$8,100	($6,500)	$16,300
Governance & Advocacy	$12,868	$27,750	($14,882)	$55,500
Marketing & Communications	$56,352	$55,110	$1,242	$112,223
Outreach & Engagement	$16,333	$14,400	$1,933	$29,000
Total Community Affairs	**$116,472**	**$127,960**	**($11,488)**	**$279,788**
Neighborhood Stabilization Program	$0	$28,000	($28,000)	$64,500
Maintenance				
Property Maintenance & Improvement	$55,774	$82,000	($26,226)	$186,700
Site Preparation	$404,487	$0	$404,487	$710,255
Total Maintenance	**$460,261**	**$82,000**	**$378,261**	**$896,955**
Operations				
Accounting Fees	$17,950	$33,400	($15,450)	$68,720
Building Expenses	$32,955	$29,400	$3,555	$59,251
Data Infrastructure	$55,609	$59,440	($3,831)	$59,440
Human Resource Expenses	$14,380	$18,360	($3,980)	$36,750
Information Technology	$11,567	$20,600	($9,033)	$33,649
Office Expenses	$11,009	$9,000	$2,009	$18,282
Staffing & Personnel Expenses	$513,107	$478,290	$34,817	$971,581
Strategic Planning	$0	$0	$0	$1,000
Total Operations	**$656,577**	**$648,490**	**$8,087**	**$1,248,673**
Total Expenses	**$1,304,172**	**$963,750**	**$340,422**	**$2,670,866**
Operating Profit	**$135,462**	**$128,150**	**$7,312**	**$8,554**

	2026 (YTD)	Budget	Budget Variance ($)	Budget (full FY)
Other Income				
Unrealized Gain (Loss)	($51,646)	$0	($51,646)	$0
Earnings Before Interest & Tax	**$83,816**	**$128,150**	**($44,334)**	**$8,554**
Net Income	**$83,816**	**$128,150**	**($44,334)**	**$8,554**

RESOLUTION TO ELECT FINANCE COMMITTEE MEMBER

RESOLVED by the Omaha Municipal Land Bank Board of Directors;

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

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

WHEREAS, Article III, Section 2 of the Omaha Municipal Land Bank By-laws provide that there shall be a Finance Committee who shall be elected annually by the Members to serve a term of one year;

WHEREAS, due to a resignation of a Boad Member Grace Danielle Kouassi, the Finance Committee currently only has a lost a member;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Omaha Municipal Land Bank hereby elects ______________________________ as member of the Finance Committee of the Omaha Municipal Land Bank, effective immediately to serve out Ms. Kouassi's term.

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

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

BOARD INFORMATION SHEET

Delinquent taxes and specials cleared by resolution August 12, 2026

<u>1604640000 (DC TLC)</u>

Assessed value: $100.00

Taxes Cleared by resolution: $44.30

<u>2011350000 (DC TLC)</u>

Assessed value: $100.00

Taxes cleared by resolution: $26.52

<u>2011360000(DC TLC foreclosure)</u>

Assessed value: $100.00

Taxes and specials cleared by resolution: $28.64

<u>1604640000 (DC TLC foreclosure)</u>

Assessed value: $100.00

Taxes and specials cleared by resolution: $44.30

<u>3662 Ames Ave (Purchase)</u>

Assessed value: $7,900.00

Taxes and specials cleared by resolution: $26.05

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 August 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
1604640000	no situs	DCTLC	8/7/2026	Residential Vacant	Acquired	Omaha
1624450000	no situs	DCTLC	8/7/2026	Residential Vacant	Acquired	Omaha
2011350000	no situs	DCTLC	8/7/2026	Residential Vacant	Acquired	Omaha
2011360000	no situs	DCTLC	8/7/2026	Residential Vacant	Acquired	Omaha
1800230000	3662 Ames	Purchase	8/7/2026	Residential Vacant	Acquired	Omaha

Remaining 2026 OMLB Board Meeting dates

- September 9
- October 14
- November 4
- No December meeting

2027 OMLB Board Meeting dates

- January 20
- February 17
- March 10
- April 14
- May 12
- June 9
- July 14
- August 11
- September 8
- October 13
- November 10
- No December meeting