Board of Directors Meeting

Omaha Municipal Land Bank (OMLB)
Wednesday, September 9, 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, September 4, 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 purpose of ensuring accessibility and openness, any reference to public comments on the agenda shall refer to both written and in-person participants.

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

3. **Board Updates**

   3.1. Executive Committee
   3.1.1. Community Affairs Updates

   3.2. Governance Committee
   3.2.1. Committee Updates

   3.3. Financial 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 Meeting Minutes
- 4.1.1. Review Board Meeting Minutes (Page 5)
- 4.1.2. Motion to Approve Board Meeting Minutes

4.2. Board Approvals + Resolutions

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

- 4.2.1. Review of July Financials (page 13)
- 4.2.2. Public Comments (2 minutes per person)
- 4.2.3. Motion to Approve July Financials

5. New Business Items

5.1. Next Meeting Date | Wednesday, October 14, 2026

5.2. Executive Session

Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
- 5.2.1. Motion to Approve Entering Executive Session
- 5.2.2. Motion to Approve Exiting Executive Session

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:
OMLB'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 OMLB 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 Merrell (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: Todd Swirczek (Chair), Lou Ann Goding (Treasurer), Cort Bonner and Sharlon Rodgers.

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
August 12, 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, August 12, 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
Sharlon Rodgers
Lou Ann Goding

Non-Voting Members Present:

Colleen Mason
Danyell Price
Chad Tettenborn
David Fanslau
Johnny Nesbit (8:36 a.m.)

Members Not Present:

Mike Riedmann
Susan Rauth
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 8:31 a.m.

1.2 Announcement of Posted Location of Open Meetings Act

The Chair 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

The Chair announced that notice of the meeting had been published and that copies of the agenda were available.

1.4 Roll Call

Roll call was taken. Four 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

The Chair opened the meeting for general public comments and reminded attendees that comments should be directed to the Board of Directors and limited to two minutes. No written or virtual comments were received.

Cheryl Weston, 1822 Emmett Street, Omaha, Nebraska 68110, speaking on her own behalf, addressed the Board regarding the equity implications of bundling multiple Land Bank properties for sale. Weston urged the Board to ensure that property bundling is supported by a clear and measurable public benefit and does not limit equitable access for neighborhood residents, owner-occupants, small or emerging developers, and adjacent property owners. She emphasized that Board approval should consider the Land Bank's mission, equitable access to public property, local ownership, and neighborhood wealth building. Weston provided written materials outlining questions for the Board's consideration.

The Chair thanked Weston and asked for additional public comments. No further comments were received, and the meetin

g proceeded to Board updates, beginning with the Executive Committee.

3.0 Board Updates

3.1 Executive Committee

Randy Whitney-Chavez provided an update on the Ambassador Program, highlighting strong community interest and participation. The 2026–2027 cohort currently includes 51 participants, with four individuals on the waiting list. Representation spans all seven districts, including District 1 with 16 participants, District 2 with 11, District 3 with 3, District 4 with 2, District 5 with 1, District 6 with 9, and District 7 with 7 participants. Two additional participants are from outside the district, with representation from Bennington and Gretna. The diversity of the cohort was also noted, with participants representing a broad range of industries and sectors, including nonprofits, real estate, construction, industrial businesses, chambers of commerce, the arts, government and public policy, and hospitality. This diverse representation is expected to create a strong learning environment in which participants can share perspectives and learn from one another across industries.

The official Ambassador Program began on August 10, 2026, and the first session was described as a successful launch. The next class is scheduled for September 14th, with upcoming programming expected to include a focus on public policy and community service. Overall, Randy expressed enthusiasm about the strong start to the program and the opportunity to continue advancing its mission. The Executive Committee then opened the floor for any additional updates.

3.2 Governance Committee

Deana Walocha discussed preparations for the upcoming legislative session. Walocha provided an update, noting that the budget is expected to require significant attention during the first session in January. In anticipation of the legislative workload, the committee is taking a strategic approach to planning and prioritizing its activities. The committee also plans to meet with one of the receivers to discuss the work completed to date, provide an overview of current activities, and coordinate next steps.

3.3 Finance Committee

Lou Ann Goding provided the Finance Committee update, noting that the primary concern remains board member contributions. With the year now more than halfway complete, contributions from board members have not yet reached 50% of the expected amount. The committee encouraged all board members who have not yet contributed to do so as soon as possible and expressed appreciation for everyone's continued support.

3.4 A.N.D Committee

Daniel Bennett provided updates on Neighborhood Stabilization activities. He reported 70 maintenance complaints, including six staff-initiated complaints and one City code violation. Year-to-date maintenance expenses are approximately $67,565, or $22,000 under budget, primarily due to fewer properties requiring mowing and only one snow event. Complaint-related expenses are also approximately $3,000 under budget.

Bennett reported continued progress on the shovel-ready site preparation program, funded by the Department of Economic Development. Construction on three additional sites was completed in June, with work also underway or nearing completion on several other properties and land assemblies totaling 12 properties. Staff continue to notify neighboring residents and provide contact information for any concerns.

Bennett also provided an update on the Vacant and Abandoned Property Assessment, which is intended to identify and prioritize vacant and abandoned properties in Omaha. Recent stakeholder meetings helped identify additional data points and prioritization factors and highlighted opportunities to align the effort with broader housing, redevelopment, planning, and quality-of-life goals. Staff will continue working with MAPA to finalize an interactive mapping tool to help guide future community investment and activities.

Simone Mason provided an update on the Large-Side Development program. The first application round for Hope Village closed at noon the previous day, with two applications received and additional applicants in the process of completing their submissions. She requested an additional 30 days to allow applicants to provide the necessary information. If approved, applicant presentations will move from the September Board meeting to October. Applicants will have approximately five minutes to present, followed by Board questions, public comment, and community feedback. The Board may approve one applicant, deny all applications, require applicants to restart the process, or proceed with applicants deemed equivalent.

Mason also provided updates on upcoming partnership events, including the next Coffee with Developers, which has not yet been scheduled and will be announced on social media. The next quarterly Fireside Chat is planned for October. The program provides technical support, industry and policy updates, and practical guidance from successful Land Bank buyers. Attendance increased from approximately 20 participants in May to 25 at the most recent session. Mason concluded her report and opened the floor for Board questions and discussion.

4.0 Board Action Items

4.1 Board Minutes

The Board reviewed the required board minutes presented on page 5. The Chair called for a motion to approve the Board Meeting Minutes.

Goding motioned to approve the Board Meeting Minutes. Rodgers seconded.

Motion carried 4-0

4.2 Board Approvals+ Resolutions

4.2.1 Review of June Financials

The Board reviewed the June financial statements, beginning with the balance sheet. Andrea Purdy-Steenholdt reported that cash and cash equivalents totaled slightly more than $1.7 million, with no significant change from the prior month. Current assets, including properties held for sale and depository assets, were updated. As part of the audit with Hayes & Associates, the tax lien certificates were reconciled and adjusted to accurately reflect the total amount held, based on the original purchase value.

Purdy-Steenholdt also reviewed current liabilities, including credit card balances and the new LB727 fee assessed by Douglas County on property owners paying redemptions on owner certificates. Management is working with the accountant to determine the appropriate accounting treatment and allocation of the fee and will provide an update to the Board at the next meeting. The Board also reviewed two restricted funds held for future eligible expenses. Total liabilities and equity were approximately $2.49 million.

The Board reviewed the June profit and loss statement. Total revenue was approximately $1.439 million, exceeding projections for this point in the year. Expenses remained within budget, and operating profit was approximately $7,000 Purdy-Steenholdt noted that the approximately $404,000 site preparation expense is expected to be fully expensed by year-end as the remaining DED funds for 2026 are utilized.

Purdy-Steenholdt further explained that net income of approximately $83,000 included an unrealized gain of approximately $51,000 related to accounting adjustments for tax lien certificates removed from the books. This accounting adjustment accounts for the difference between net income and operating profit.

Rodgers asked about the variance in Agency Government Grants. Purdy-Steenholdt explained that the variance resulted from the timing of DED reimbursements and is expected to reconcile by year-end as the remaining funds are spent. Goding thanked Purdy-Steenholdt and staff for completing the financial cleanup and reconciliation.

The Chair called for a motion to approve the June financial statements. Goding motioned to approve the June Financials. Bonner seconded.

Motion carried 4-0

4.2.2 Review Resolution to Elect Finance Committee Member

The Chair introduced the review of the resolution to elect an additional member to the Finance Committee, as presented on page 19. Purdy-Steenholdt explained that, following the departure of the District 4 Board Member, the Finance Committee no longer had a third member. Purdy-Steenholdt noted that having an additional member would provide greater flexibility in scheduling and ensure adequate participation when one or more current members are unavailable. Purdy-Steenholdt stated that membership would require a virtual commitment of approximately one hour per month to review the financial statements prior to the Board meeting. Purdy-Steenholdt clarified that a decision was not required at the meeting but encouraged any interested Board member to volunteer, with the option to bring the matter back for consideration at the next meeting.

In response to a question from Rodgers regarding the Finance Committee meeting schedule, it was clarified that the committee meets virtually on the last Thursday of each month from 3:00 to 4:00 p.m. Rodgers volunteered to serve on the Finance Committee. The Chair expressed appreciation for the commitment and noted that the necessary paperwork would be completed. Deana Walocha reminded the Board that formal action required a motion, second, and vote. The motion was approved by the Board, with the Chair and members voting in favor. The Chair then asked whether there was any public comment regarding the resolution to elect the new Finance Committee member. No public comments were raised.

The Chair called for a motion to approve the election of a Finance Committee member. Goding motioned to approve adding Sharlon Rodgers to the Finance Committee. Bonner seconded.

Motion carried 4-0

4.3 Acquisition of Real Estate

The Chair moved the meeting forward to the acquisition of real estate, referencing page 21 of the meeting materials and the reviewed resolution regarding the cancellation of delinquent taxes. Deana Walocha explained that, with the exception of 3662 Ames, the properties listed in the handout consist of small slivers of property acquired through tax foreclosure. Walocha noted that 3662 Ames was acquired for the DED project and had been approved by the Board at the previous month's meeting, with the current action intended to ensure that the delinquent taxes associated with the property were properly addressed.

Walocha further explained that the remaining properties are very small parcels, each valued at less than $100, that were acquired through tax foreclosure. The parcels are located adjacent to a neighboring property, and the neighboring property owner is interested in acquiring them so they can be combined with his existing property. She stated that the delinquent taxes on each parcel are less than $50 and requested that the Board authorize the cancellation of those taxes. Once the taxes are cleared, the properties can be sold to the interested neighboring property owner, allowing the parcels to be incorporated into his property and returned to productive use.

The Chair thanked Walocha and asked whether there were any further questions regarding the motion. No additional questions were raised. The Chair then asked whether there were any public comments. There were no public comments. It was clarified that the properties would be considered together as a single action. The Chair called for a motion to approve the Cancellation of Delinquent taxes. Bonner motioned to approve the of Cancellation of Delinquent Taxes. Rodgers Seconded.

Motion carried 4-0

5.0 Executive Session

No executive session this month.

6.0 Adjournment

The Chair called for a motion to adjourn. Bonner motioned to adjourn. Rodgers seconded.

Motioned carried 4-0

Public Meeting adjourned at 8:58 a.m.

July Reporting Package

Omaha Municipal Land Bank
July 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	$1,116,458	$0
Security National Bank Savings 4451	$0	$1,083,843
Total Cash Reserves	**$1,116,458**	**$1,083,843**
First National Bank Checking x6245	$45,923	$332,448
First National Bank ICS xx501	$193,693	$0
PayPal Bank	$24	$308
Pinnacle Bank Checking x2235	$250,000	$670,266
Stripe	$95	$48
Pinnacle Bank ICS x235	$2,519	$0
Total Cash & Equivalents	**$1,608,713**	**$2,086,913**
Other Current Assets		
Properties		
Depository Properties Held	$0	$6
Properties Held for Sale	$679,100	$643,900
Total Properties	**$679,100**	**$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	**$770,892**	**$808,457**
Total Current Assets	**$2,379,605**	**$2,895,370**
Fixed Assets		
Accumulated Amortization	($29,999)	($29,999)
Accumulated Depreciation	($30,606)	($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	**$1,268**	**$6,984**
Total Non-Current Assets	**$1,268**	**$6,984**
Total Assets	**$2,380,874**	**$2,902,354**
LIABILITIES		
Short Term Debt		
FNBO Credit Card - Deana x6494	$792	$858
FNBO Credit Card-Andrea 1626	$7,117	$1,636
FNBO Credit Card - Leslie x5772	$8,456	$4,146
Total Short Term Debt	**$16,364**	**$6,639**

	2026 (YTD)	2025 (YTD)
Other Current Liabilities		
LB727 Fee	$10,500	$0
Total Current Liabilities	**$26,864**	**$6,639**
Total Non-Current Liabilities	**$0**	**$0**
Total Liabilities	**$26,864**	**$6,639**
EQUITY		
Retained Earnings		
Restricted Net Assets		
Restricted - DED	$0	$410,337
Restricted - FNBO	$5,000	$0
Restricted - Front Porch	$56,303	$0
Total Restricted Net Assets	**$61,303**	**$410,337**
Unrestricted Net Assets	$2,322,478	$2,578,413
Total Retained Earnings	**$2,383,781**	**$2,988,750**
Current Earnings		
Net Income	($29,771)	($93,036)
Total Equity	**$2,354,010**	**$2,895,715**
Total Liabilities & Equity	**$2,380,874**	**$2,902,354**

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	$1,250	$383	$2,500
Corporate/Business Contributions	$7,500	$0	$7,500	$41,415
Foundation/Trust Grants	$249,450	$212,000	$37,450	$857,000
Individual Contributions	$49	$0	$49	$0
Total Contributed Revenue	**$523,876**	**$588,250**	**($64,374)**	**$1,510,530**
Earned Revenue				
Application Fees	$1,050	$875	$175	$1,500
Buyer Invoices	$280	$875	($595)	$1,500
Interest Earned	$31,994	$23,100	$8,894	$40,000
Property Sales	$203,691	$155,000	$48,691	$218,900
Redemption of DC Tax Lien Certificates	$3,209	$5,600	($2,391)	$10,000
Redemption of OMLB Tax Lien Certificates	$27,120	$23,100	$4,020	$40,000
Tax Recapture Revenue	$148,265	$126,000	$22,265	$215,000
Total Earned Revenue	**$415,609**	**$334,550**	**$81,059**	**$526,900**
Net Assets Released From Restriction	$574,336	$225,000	$349,336	$641,989
Total Revenue	**$1,513,821**	**$1,147,800**	**$366,021**	**$2,679,419**
Expenses				
Acquisitions				
Pre-Acquisition TLC Fees	$17,266	$12,600	$4,666	$22,300
Pre-Acquisition TLC Purchase	$55,103	$60,000	($4,897)	$60,000
Total Acquisitions	**$72,369**	**$72,600**	**($231)**	**$82,300**
Dispositions				
Build-A-Lot Program	$3,697	$0	$3,697	$87,650
Successful Buyer	$2,588	$6,500	($3,912)	$11,000
Total Dispositions	**$6,285**	**$6,500**	**($215)**	**$98,650**
Community Affairs				
Ambassador Program Expenses	$19,819	$14,700	$5,119	$25,350
Developer's Symposium	$14,500	$41,415	($26,915)	$41,415
Fundraising	$1,600	$9,450	($7,850)	$16,300
Governance & Advocacy	$16,007	$32,375	($16,368)	$55,500
Marketing & Communications	$66,423	$64,295	$2,128	$112,223
Outreach & Engagement	$16,333	$16,800	($467)	$29,000
Total Community Affairs	**$134,683**	**$179,035**	**($44,352)**	**$279,788**
Neighborhood Stabilization Program	$0	$36,500	($36,500)	$64,500
Maintenance				
Property Maintenance & Improvement	$72,850	$102,000	($29,150)	$186,700
Site Preparation	$440,063	$0	$440,063	$710,255
Total Maintenance	**$512,913**	**$102,000**	**$410,913**	**$896,955**
Operations				
Accounting Fees	$22,629	$34,800	($12,171)	$68,720
Building Expenses	$38,278	$34,300	$3,978	$59,251
Data Infrastructure	$55,609	$59,440	($3,831)	$59,440
Human Resource Expenses	$21,600	$21,420	$180	$36,750
Information Technology	$14,735	$22,700	($7,965)	$33,649
Office Expenses	$12,771	$10,500	$2,271	$18,282
Staffing & Personnel Expenses	$593,315	$558,005	$35,310	$971,581
Strategic Planning	$3,605	$0	$3,605	$1,000
Total Operations	**$762,541**	**$741,165**	**$21,376**	**$1,248,673**
Total Expenses	**$1,488,791**	**$1,137,800**	**$350,991**	**$2,670,866**
Operating Profit	**$25,030**	**$10,000**	**$15,030**	**$8,554**

	2026 (YTD)	Budget	Budget Variance ($)	Budget (full FY)
Other Income				
Unrealized Gain (Loss)	($54,802)	$0	($54,802)	$0
Earnings Before Interest & Tax	**($29,771)**	**$10,000**	**($39,771)**	**$8,554**
Net Income	**($29,771)**	**$10,000**	**($39,771)**	**$8,554**