



AGENDA

Wednesday, January 9, 2019

Public Hearing and Administrative Meeting:

9:00 AM, Jesse Lowe Conference Room – 3rd Floor

Omaha/Douglas Civic Center 1819 Farnam Street

“A Catalyst for Transforming Distressed Properties into Community Assets”

Board Members: John Heine—Chair, Mike Riedmann—Vice Chair, Michele Torrence—Treasurer, Thomas McLeay, Chris Rock, and Robert Woodling

Non-voting members: Diane Battiato, Ben Gray, Teresa Hunter, John Lindsay, and Precious McKesson

Non-voting ex-officio member: David Fanslau, City of Omaha Planning Director

Certification of Publication: Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Wednesday, January 2, 2019.

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I. Call to Order/Roll Call

Verification of Publication of Notice of Meeting

II. Consent Agenda—approval

- a. Minutes: December 12, 2018
- b. Finance Committee: Finance Report, November 2018
- c. Resolution to cancel taxes with Exhibit A
- d. Executive Director Report: A Look Back, 2018

III. Conflict of Interest Guidelines for 2019, Board Members—approval

IV. General Public Comments

V. Executive Session, Property Negotiations

VI. Adjournment

Omaha Municipal Land Bank Board
MINUTES

Wednesday, December 12, 2018

Regular Meeting:

9:00 AM, Jesse Lowe Conference Room – 3rd Floor
Omaha/Douglas Civic Center
1819 Farnam 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, December 12, 2018.

Certification of Publication: Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Wednesday December 5, 2018.

Members Present:

Randy Lenhoff (chair)
John Heine (Vice Chair)
Estela Torres
Rob Woodling
Tom McLeay
Michele Torrence
Precious McKesson
David Fanslau

Members Not Present:

Mike Riedmann
Diane Battiato
Teresa Hunter
John Lindsay
Ben Gray

Staff Present:

Marty Barnhart, Executive Director
Laura Heilman, Communications Director
Juan Mancinas-Rangel, Administrative Assistant
Jennifer Taylor, City Law Department
Chris Blunk, Harris & Associates Law
Lorri Schroeder, Harris & Associates Law

PUBLIC MEETING:

Lenhoff called meeting to order at 9AM.

Lenhoff stated that the Nebraska Open Meetings Law is in effect and a copy is available in the room for review. Lenhoff informed the public that a notice of the meeting had been published and stated that copies of the agenda are located in the back of the room and went on to explain the procedures of the meeting.

Roll call was taken with 6 voting members present (Mike Riedmann, Diane Battiato, John Lindsay, Teresa Hunter and Ben Gray were absent).

Barnhart recognized Randall Lenhoff and Estela Torres for their service with OMLB Board. Both were honored with a Land Bank plaque.

Barnhart presented Consent Agenda and opened for discussion on it should Board Member have questions on any specific items.

Heine moved to approve Consent Agenda and Torrence seconded the motion.

MOTION CARRIED: 6-0

Presentation: Catherine De Almeida, UNL School of Architecture:

Laura Heilman presented and displayed material that UNL School of Architecture provided the Land Bank for possible use on 3 vacant lots. Posters and building materials were presented and the Board had an opportunity to walk around the room and view plans for each parcel.

Election of Officers, 2019:

The Board nominated positions for Chair, Vice Chair and Treasurer for 2019.

Tom McLeay nominated John Heine as Chair, Rob Woodling seconded the nomination.

John Heine nominated Mike Riedmann as Vice Chair, Michele Torrence Seconded the nomination.

John Heine nominated Michele Torrence as Treasurer, Woodling Seconded the nomination.

All Board Members voted to approve nominations: 6-0

Committee Appointments for 2019:

Lenhoff recommended the following for Committee Appointments for 2019:

Audit: Dianne Battiato, Michele Torrence, Mike Riedmann

Governance: Precious McKesson, Ben Gray, District 4 member (to be appointed by the Omaha City Council, January 8, 2019)

Acquisitions: Tom McLeay, Teresa Hunter, John Heine, District 4 member (open)

Finance: Rob Woodling, John Lindsay, Michele Torrence.

Woodling moved to approve appointments, Torrence seconded the motion.

Acquisitions:

The Board voted to acquire 4209 Ellison Avenue. This property was carried over from November's meeting due to cost of removing trees on property being estimated at \$20,000.00. Final estimate on tree removal comes to be about \$5200.00.

Woodling moved to approve the acquisition, Heine seconded the motion.

Dispositions:

- a. 1914 N ST, \$500.00
- b. 3844 Hamilton ST, \$5000.00
- c. 4423 R ST, \$1500.00

Barnhart provided history on each lot and introduced Roma Thomas, buyer of 3844 Hamilton Street. Roma Thomas addressed the Board and is excited about the purchase as it will allow additional space for her adjacent property. She thinks in the future they may build a garage, but for now plans on using as green space and beautify the neighborhood!

Heine moved to approve dispositions, McLeay seconded the motion.

2019 Budget, Final Reading:

After a brief discussion on the 2019 Budget, the Board voted to approve the budget.

Heine moved to approve the Budget, Torrence seconded the motion.

Public Comments

Duane Haye (2816 Parker Street, Omaha) addressed the board and asked for additional information on UNL ideas for vacant lots and asked about Mike Riedmann. Laura advised Duane that information on UNL plans will be in the OMLB newsletter tomorrow. Marty confirmed Mike's position as a Board member.

Adjourn:

McLeay moved to Adjourn, Heine seconded the motion.

Meeting adjourned at 9:43 A.M.

Juan A Mancinas-Rangel, OMLB Administrative Assistant, recording secretary

Monthly Board Reports

Omaha Municipal Land Bank

For the period ended November 30, 2018



Prepared by

Bland & Associates

Prepared on

January 3, 2019

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Statement of Financial Position

As of November 30, 2018

	As of Nov 30, 2018	As of Nov 30, 2017 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
Clearing Account for Properties (deleted)	0.00		-33,778.28
Mutual of Omaha MM	343,192.05		317,563.72
Total Bank Accounts	343,192.05		283,785.44
Other Current Assets			
Properties			
Depository Properties Held	409.00		24.00
Land Assembly Properties	266,185.38		26,667.39
Properties Held for Sale	17,855.64		445,837.78
Property Specific Expenses	108,893.08		
Total Properties Held for Sale	126,748.72		445,837.78
Total Properties	393,343.10		472,529.17
Tax Lien Certificates	158,299.39		89,937.74
Subsequent Taxes Paid on Tax Lien Certificates	59,190.61		
Total Tax Lien Certificates	217,490.00		89,937.74
Total Other Current Assets	610,833.10		562,466.91
Total Current Assets	954,025.15		846,252.35
Fixed Assets			
Accumulated Amortization	-16,889.44		-8,888.84
Accumulated Depreciation	-1,165.00		-348.00
Computer Software	58,258.83		29,382.65
Leasehold Improvements	24,459.82		
Office Equipment	1,044.00		1,044.00
Website	10,000.00		10,000.00
Total Fixed Assets	75,708.21		31,189.81
TOTAL ASSETS	\$1,029,733.36		\$877,442.16

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Employee Benefit Liabilities	0.00		0.00
Liability for 401k	931.93		13,780.33
Liability for Health Insurance	-818.15		-22.05
Liability for HSA	-200.00		-400.00
Total Employee Benefit Liabilities	-86.22		13,358.28
Total Other Current Liabilities	-86.22		13,358.28
Total Current Liabilities	-86.22		13,358.28

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.

	As of Nov 30, 2018	As of Nov 30, 2017 (PY)	Total
Total Liabilities	-86.22		13,358.28
Equity			
Unrestricted Net Assets	719,311.86		961,265.95
Net Revenue	310,507.72		-97,182.07
Total Equity	1,029,819.58		864,083.88
TOTAL LIABILITIES AND EQUITY	\$1,029,733.36		\$877,442.16

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.

Statement of Activity by Class

November 2018

	Acquisition Program	Depository Properties	General // Overhead	LRC	Tax Lien Certificate Program	TOTAL
REVENUE						
Administrative Fees Revenue			900.00	5,000.00		5,900.00
Contributions			150,000.00			150,000.00
Government Grants			77,215.17			77,215.17
Property Sales	-13,124.40					-13,124.40
Redemption of DC Tax Lien Certificates					1,422.20	1,422.20
Total Revenue	-13,124.40	0.00	228,115.17	5,000.00	1,422.20	221,412.97
COST OF GOODS SOLD						
Property Acquisitions	3,000.00					3,000.00
Property Liability Insurance			-529.42			-529.42
Total Cost of Goods Sold	3,000.00	0.00	-529.42	0.00	0.00	2,470.58
GROSS PROFIT	-16,124.40	0.00	228,644.59	5,000.00	1,422.20	218,942.39
EXPENDITURES						
Bank Charges			10.00			10.00
Communications & Marketing			1,849.21			1,849.21
Dues & Subscriptions			175.00			175.00
Meals			163.32			163.32
Office Expenses			2,267.05			2,267.05
Payroll Expenditures						0.00
Employee Benefits			3,010.04			3,010.04
Payroll Taxes			3,515.32			3,515.32
Salaries			46,611.96			46,611.96
Total Payroll Expenditures			53,137.32			53,137.32
Printing & Postage			192.92			192.92
Professional Services & Contracts						0.00
Attorney Fees			19,781.00			19,781.00
Information Technology			578.33			578.33
Payroll Fees			176.50			176.50

	Acquisition Program	Depository Properties	General // Overhead	LRC	Tax Lien Certificate Program	TOTAL
Total Professional Services & Contracts			20,535.83			20,535.83
Publications			43.75			43.75
Rent or Lease			3,333.57			3,333.57
Telephone			633.02			633.02
Travel & Parking			535.07			535.07
Total Expenditures	0.00	0.00	82,876.06	0.00	0.00	82,876.06
NET OPERATING REVENUE	-16,124.40	0.00	145,768.53	5,000.00	1,422.20	136,066.33
OTHER REVENUE						
Interest Earned					1,799.06	1,799.06
Unrealized Gain (Loss)	2.00	-63.50			-993.09	-1,054.59
Total Other Revenue	2.00	-63.50	0.00	0.00	805.97	744.47
OTHER EXPENDITURES						
Amortization Expense			555.55			555.55
Total Other Expenditures	0.00	0.00	555.55	0.00	0.00	555.55
NET OTHER REVENUE	2.00	-63.50	-555.55	0.00	805.97	188.92
NET REVENUE	\$ -16,122.40	\$ -63.50	\$145,212.98	\$5,000.00	\$2,228.17	\$136,255.25

Statement of Activity by Class Year-to-Date

January - November, 2018

	Acquisition Program		Demolition Program		Depository Properties		General // Overhead		LRC		Tax Lien Certificate Program		TOTAL	
	Jan - Nov, 2018	Jan - Nov, 2017 (PY)	Jan - Nov, 2018	Jan - Nov, 2017 (PY)	Jan - Nov, 2018	Jan - Nov, 2017 (PY)	Jan - Nov, 2018	Jan - Nov, 2017 (PY)	Jan - Nov, 2018	Jan - Nov, 2017 (PY)	Jan - Nov, 2018	Jan - Nov, 2017 (PY)	Jan - Nov, 2018	Jan - Nov, 2017 (PY)
REVENUE														
Administrative Fees Revenue	261.88	755.00					12,431.50			52,000.00			64,693.38	755.00
Contributions	10,000.00	10,424.54					954,443.19	561,051.11					964,443.19	571,475.65
Government Grants							186,167.93	18,010.55					186,167.93	18,010.55
Property Donations					117.00								117.00	0.00
Property Rent Revenue	4,100.00	5,900.00											4,100.00	5,900.00
Property Sales	148,460.72	35,137.60											148,460.72	35,137.60
Redemption of DC Tax Lien Certificates											22,881.51	1,147.12	22,881.51	1,147.12
Redemption of OMLB Tax Lien Certificates											536.65	835.83	536.65	835.83
Redevelopment Donations		5,000.00											0.00	5,000.00
Total Revenue	162,822.60	57,217.14	0.00	0.00	117.00	0.00	1,153,042.62	579,061.66	52,000.00	0.00	23,418.16	1,982.95	1,391,400.38	638,261.75
COST OF GOODS SOLD														
Demolitions			30,450.00	65,103.00									30,450.00	65,103.00
Property Acquisitions	109,459.65	30,457.15			-97.50	135.29	2,808.00					20.00	112,170.15	30,612.44
Property Liability Insurance		6,466.34					19,279.80						19,279.80	6,466.34
Property Repair and Maintenance		97,064.87											0.00	97,064.87
Property Utilities	6,227.95	5,001.97											6,227.95	5,001.97
Total Cost of Goods Sold	115,687.60	138,990.33	30,450.00	65,103.00	-97.50	135.29	22,087.80	0.00	0.00	0.00	0.00	20.00	168,127.90	204,248.62
GROSS PROFIT	47,135.00	-81,773.19	-30,450.00	-65,103.00	214.50	-135.29	1,130,954.82	579,061.66	52,000.00	0.00	23,418.16	1,962.95	1,223,272.48	434,013.13
EXPENDITURES														
Bank Charges		95.00					450.65	89.50					450.65	184.50
Communications & Marketing	1,175.00						34,180.13	47,941.02					35,355.13	47,941.02
Computer, Software & Internet							462.89						462.89	0.00
Conferences & Training							8,751.50	4,927.29					8,751.50	4,927.29
Contract Labor							35,534.41						35,534.41	0.00
Dues & Subscriptions							325.00	130.00					325.00	130.00
Insurance							1,389.97	7,795.28					1,389.97	7,795.28
Meals							3,250.82	1,185.40					3,250.82	1,185.40
Office Expenses							29,577.34	42,072.22					29,577.34	42,072.22
Payroll Expenditures													0.00	0.00
Employee Benefits							36,101.48	45,377.13					36,101.48	45,377.13
Payroll Taxes							37,325.18	18,348.51					37,325.18	18,348.51
Salaries							491,737.56	253,622.06					491,737.56	253,622.06
Total Payroll Expenditures							565,164.22	317,347.70					565,164.22	317,347.70
Printing & Postage							13,383.73	315.16					13,383.73	315.16
Professional Services & Contracts													0.00	0.00
Accounting Fees							26,640.00	15,290.95					26,640.00	15,290.95
Attorney Fees							129,395.54	32,829.45					129,395.54	32,829.45
Information Technology							12,601.40	20,932.84					12,601.40	20,932.84
Land Reutilization Commission Fees									658.00				658.00	0.00
Payroll Fees							1,704.50	1,327.14					1,704.50	1,327.14
Total Professional Services & Contracts							170,341.44	70,380.38	658.00				170,999.44	70,380.38
Publications							39,567.98						39,567.98	0.00
Rent or Lease		5,730.69					28,362.14	24,910.63					28,362.14	30,641.32
Telephone							9,715.81	1,311.49					9,715.81	1,311.49
Travel & Parking							10,673.85	1,370.40					10,673.85	1,370.40
Total Expenditures	1,175.00	5,825.69	0.00	0.00	0.00	0.00	951,131.88	519,776.47	658.00	0.00	0.00	0.00	952,964.88	525,602.16
NET OPERATING REVENUE	45,960.00	-87,598.88	-30,450.00	-65,103.00	214.50	-135.29	179,822.94	59,285.19	51,342.00	0.00	23,418.16	1,962.95	270,307.60	-91,589.03
OTHER REVENUE														
Interest Earned							279.48	518.02			1,799.06		2,078.54	518.02
Unrealized Gain (Loss)	50,409.69				-2,646.75						-3,530.31		44,232.63	0.00
Total Other Revenue	50,409.69	0.00	0.00	0.00	-2,646.75	0.00	279.48	518.02	0.00	0.00	-1,731.25	0.00	46,311.17	518.02
OTHER EXPENDITURES														
Amortization Expense							6,111.05	6,111.06					6,111.05	6,111.06
Total Other Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	6,111.05	6,111.06	0.00	0.00	0.00	0.00	6,111.05	6,111.06
NET OTHER REVENUE	50,409.69	0.00	0.00	0.00	-2,646.75	0.00	-5,831.57	-5,593.04	0.00	0.00	-1,731.25	0.00	40,200.12	-5,593.04
NET REVENUE	\$96,369.69	\$ -87,598.88	\$ -30,450.00	\$ -65,103.00	\$ -2,432.25	\$ -135.29	\$173,991.37	\$53,692.15	\$51,342.00	\$0.00	\$21,686.91	\$1,962.95	\$310,507.72	\$ -97,182.07

Sales by Donor Summary Year-to-Date

January - November, 2018

	Total
City of Omaha	186,167.93
Mutual of Omaha	100,000.00
Peter Kiewit Foundation	400,000.00
Robert B. Daugherty Foundation	150,000.00
Suzanne and Walter Scott	150,000.00
Wells Fargo Home Mortgage	10,000.00
TOTAL	\$996,167.93

Omaha Municipal Land Bank
2018 Budget Report
For the Eleven Months Ending November 30, 2018

	2018 Actual YTD	2018 Budget YTD	2017 Actual YTD	YTD Variance to Budget	YTD Variance to Prior Year	2018 Full Year Budget
Revenue						
Administrative Fees Revenue	64,693	-	755	64,693	63,938	-
Contributions	964,443	1,663,295	571,476	(698,852)	392,968	1,813,295
Government Grants	186,168	-	18,011	186,168	168,157	-
Property Donations	117	-	5,000	117	(4,883)	-
Property Rent Revenue	4,100	6,000	5,900	(1,900)	(1,800)	6,800
Property Sales	148,461	450,000	35,138	(301,539)	113,323	500,000
Redemption of DC Tax Lien Certificates	22,882	-	1,147	22,882	21,734	-
Redemption of OMLB Tax Lien Certificates	537	4,500	836	(3,963)	(299)	5,000
Total Revenue	1,391,400	2,123,795	638,262	(732,395)	753,139	2,325,095
Cost of Goods Sold						
Demolitions	30,450	500,000	65,103	(469,550)	(34,653)	500,000
Property Acquisitions	112,170	275,000	30,612	(162,830)	81,558	300,000
Property Liability Insurance	19,280	27,500	6,466	(8,220)	12,813	30,000
Property Repair and Maintenance	-	300,000	97,065	(300,000)	(97,065)	320,000
Property Utilities	6,228	-	5,002	6,228	1,226	-
Total Cost of Goods Sold	168,128	1,102,500	204,249	(934,372)	(36,121)	1,150,000
Gross Profit	1,223,272	1,021,295	434,013	201,977	789,259	1,175,095
Expenditures						
Bank Charges	451	-	185	451	266	-
Communications & Marketing	35,355	77,000	47,941	(41,645)	(12,586)	84,000
Computer, Software & Internet	463	19,800	-	(19,337)	463	19,800
Conferences & Training	8,752	5,000	4,927	3,752	3,824	5,000
Contract Labor	35,534	18,000	-	17,534	35,534	18,000
Dues & Subscriptions	325	-	130	325	195	18,000
Insurance	1,390	1,320	7,795	70	(6,405)	1,440
Meals	3,251	5,500	1,185	(2,249)	2,065	6,000
Office Expenses	29,577	13,750	42,072	15,827	(12,495)	15,000
Payroll Expenditures						
Employee Benefits	36,101	70,785	45,377	(34,684)	(9,276)	77,220
Payroll Taxes	37,325	35,937	18,349	1,388	18,977	39,204
Salaries	491,738	469,700	253,622	22,038	238,116	512,400
Total Payroll Expenditures	565,164	576,422	317,348	(11,258)	247,817	628,824
Printing & Postage	13,384	8,250	315	5,134	13,069	9,000
Professional Services & Contracts						
Accounting Fees	26,640	16,000	15,291	10,640	11,349	16,700
Attorney Fees	129,396	16,500	32,829	112,896	96,566	18,000
Information Technology	12,601	6,600	20,933	6,001	(8,331)	7,200
Land Reutilization Commission Fees	658	-	-	658	658	-
Payroll Fees	1,705	2,750	1,327	(1,046)	377	3,000
Total Professional Services & Contracts	170,999	41,850	70,380	129,149	100,619	44,900
Publications	39,568	-	-	39,568	39,568	33,000
Rent or Lease	28,362	30,200	30,641	(1,838)	(2,279)	33,000
Telephone	9,716	5,500	1,311	4,216	8,404	6,000
Travel & Parking	10,674	14,500	1,370	(3,826)	9,303	15,000
Total Expenditures	952,965	817,092	525,602	135,873	427,363	936,964
Net Operating Revenue	270,308	204,203	(91,589)	66,105	361,897	238,131
Other Revenue						
Interest Earned	2,079	-	518	2,079	1,561	-
Unrealized Gain (Loss)	44,233	-	-	44,233	44,233	-
Total Other Revenue	46,311	-	518	2,079	1,561	-
Other Expenditures						
Amortization Expense	6,111	-	6,111	6,111	(0)	-
Total Other Expenditures	6,111	-	6,111	6,111	(0)	-
Net Other Revenue	40,200	-	(5,593)	(4,033)	1,561	-
Net Revenue	310,508	204,203	(97,182)	62,072	363,457	238,131

Omaha Municipal Land Bank
2018 Property & Tax Lien Activity
For the Eleven Months Ending November 30, 2018

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Balance Year-to-Date
Properties Held for Sale Balance (Acquisition Program)	\$ 274,634	\$ 208,799	\$ 142,197	\$ 126,878	\$ 183,289	\$ 142,265	\$ 141,960	\$ 139,351	\$ 149,336	\$ 148,135	\$ 126,749	\$ 126,749
Properties Purchased (Basis)	\$ 55,001	\$ -	\$ 3,112	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ 58,123
Properties Sold (Basis)	\$ 1	\$ 62,362	\$ 105,595	\$ 1	\$ 24,630	\$ 69,832	\$ 27,632	\$ 1,010	\$ -	\$ 1,000	\$ 12,606	\$ 304,669
# of Properties Held for Sale	38	35	58	47	39	43	41	40	47	45	42	42
Tax Lien Certificate Balance	\$ 140,403	\$ 139,232	\$ 172,597	\$ 166,959	\$ 166,403	\$ 161,204	\$ 160,522	\$ 158,562	\$ 217,584	\$ 217,584	\$ 217,490	\$ 217,490
Tax Lien Certificates Purchased	\$ -	\$ -	\$ 35,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,191	\$ -	\$ -	\$ 94,727
Tax Lien Certificates Redeemed	\$ -	\$ 1,171	\$ 2,170	\$ 5,638	\$ 556	\$ 5,199	\$ 682	\$ 2,643	\$ 168	\$ -	\$ 94	\$ 18,321
# Tax Lien Certificates Held	106	104	155	149	147	139	137	135	132	132	130	130
Balance of Land Assembly Properties	\$ 82,336	\$ 75,433	\$ 98,348	\$ 185,150	\$ 220,743	\$ 224,682	\$ 224,682	\$ 224,682	\$ 224,682	\$ 266,183	\$ 266,185	\$ 266,185
# of Land Assembly Properties Held	19	20	47	62	108	130	130	123	123	126	128	128
Balance of Depository Properties	\$ 379	\$ 387	\$ 413	\$ 3,026	\$ 3,022	\$ 425	\$ 425	\$ 402	\$ 402	\$ 404	\$ 409	\$ 409
# of Depository Properties Held	379	387	413	426	421	425	425	402	402	404	409	409

RESOLUTION OF THE
BOARD OF DIRECTORS
OF OMAHA MUNICIPAL LAND BANK

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. §19-5216 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. §19-5216 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. 19-5216.

Approved by majority vote of the Board of Directors this 9th day of January 2019.

ATTEST:

BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Juan Mancinas-Rangel, Secretary

John Heine, Chair or Mike Riedmann, Vice Chair

Parcel Number	Address1	Property Status	Property Class	Reason for Cancellation	Acq. Date	Resolution Date	Non-Profit Partner	Amount	Notes
708000010	2717 N 23 St	Acquired	Industrial Vacant	Exemption Update	10/3/2018	1/9/2018	None	\$17.22	2018 taxes
606000006	6314 N 32 ST	Acquired	Residential Improved	Depository Agreement	12/4/2018	1/9/2018	Habitat for Humanity	<u>\$1,212.70</u>	2018 taxes
							Total:	\$1,229.92	

Marty Barnhart, Executive Director Report

January 9, 2019

Vision into action - that is the promise – and the power – of a strong, collaborative **Omaha Municipal Land Bank (OMLB)**. A merger of expertise, passion, and partnership dedicated to **reinvigorating** Omaha’s underserved neighborhoods, **encouraging** new community investment, and **improving** the quality of lives. **Now and for future generations.**



ANNUAL SUMMARY

2015 was all about policy, 2016 about partnerships and Strategic Planning, and 2018 was a year of procedure. This year we practiced our trade, sought to exceed our goals, and to transform distressed properties into community assets.

2018 Goals:

- Sell 100 properties in 2018 for new housing and redevelopment.
- Foreclose on 400 properties for Douglas County and assist the City of Omaha with 200 additional foreclosures.
- Assist the City of Omaha with 100 demolitions reimbursing \$500K.

2018 Results:

- We sold 70 properties (2 Bank REO, 42 Depository, 8 Donations, 18 Purchased) and have 7 that have been transformed (1 Donation, 6 Purchased).
- Foreclosed on 513 properties for Douglas County and 40 properties for the City of Omaha.
- Received a signed Interlocal Agreement to help fund 100 demolitions per year starting in 2019.

ADJUSTMENTS

- In 2018 we adjusted our staff with the addition of Stephen Christiansen, a Foreclosure Manager to handle processing of 513 foreclosures. We also replaced our Acquisitions Director adding Kenton Duncan to our staff to oversee our property purchases from Code Enforcement and Bank REO’s and those that were donated.
- Additionally, we adjusted our Strategic Plan by adding Community Commitment to our strategies. The OMLB aspires to **build and strengthen partnerships**, working side-by-side with community members and organizations. Through a **commitment to inclusive and transparent community engagement**, the OMLB will ensure responsible stewardship of its properties before and after they are sold.

OMAHA MUNICIPAL LAND BANK

Policy No. 3

Ethical Guidelines and Conflict of Interest Rules

This Policy shall address conflicts of interest and ethical guidelines applicable to board members and employees of the land bank.

(a) Interest in property or contract prohibited. No member of the board or employee of the land bank shall acquire any interest, direct or indirect, in real property of the land bank, in any real property to be acquired by the land bank, or in any real property to be acquired from the land bank. No member of the board or employee of the land bank shall have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used by the land bank. (NEB. REV. STAT. § 19-5215(1)(Supp. 2013)). A member of the board or employee of the land bank shall also be prohibited from acquiring any interest in property or contract, as stated herein, for six (6) months after the last day of their term or employment.

(b) Definition of conflicts of interests. A conflict of interest will be deemed to exist whenever an individual is in the position to approve or influence land bank policies or actions which involve or could ultimately harm or benefit financially: (a) the individual (b) any family member (spouse, domestic partner, grandparents, parents, children, grandchildren, great grandchildren, brothers or sisters (whether whole or half-blood), and spouses of these individuals); or (c) any other organization in which he/she or a family member is a member, trustee, director, employee, partner or owner of more than 10% of the total (combined) voting power.

(c) Disclosure of conflicts of interest. A board member shall disclose a conflict of interest: (a) prior to voting on or otherwise discharging his/her duties with respect to any matter involving the conflict which comes before the board or any committee; (b) prior to entering into any contract or transaction involving the conflict; (c) as soon as possible after the board member or employee learns of the conflict; and, (d) on the annual conflict of interest disclosure form. The secretary of the land bank shall distribute annually to all board members a form soliciting the disclosure of all conflicts of interest, including specific information concerning the terms of any contract or transaction with the land bank and whether the process for approval set forth in this policy was used. Such disclosure form may require disclosure of other relationships that may not constitute an actual conflict of interest, but which are required to be disclosed in order for the land bank to comply with its annual reporting requirements.

(d) Approval of contracts and transactions involving potential conflicts of interest. A board member who has or learns about a potential conflict of interest should disclose promptly to the executive director of the land bank the material facts surrounding any potential conflict of interest, including specific information concerning the terms of any contract or transaction with the land bank. All effort should be made to disclose any such contract or

transaction and have it approved by the board before the arrangement is entered into. Following receipt of information concerning a contract or transaction involving a potential conflict of interest, the board shall consider the material facts concerning the proposed contract or transaction, including the process by which the decision was made to recommend entering to the arrangement on the terms proposed. The board shall approve only those contracts or transactions in which the terms are fair and reasonable to the land bank and the arrangements are consistent with the best interests of the land bank. Fairness includes, but is not limited to, the concepts that the land bank should pay no more than fair market value for any goods or services which the land bank receives and that the land bank should receive fair market value consideration for any goods or services that it furnishes others. A board member with a conflict of interest as to a matter before the board or the land bank shall not participate in nor vote on such matter.

(e) Validity of actions. No contract or other transaction between the land bank and any other land bank, firm, association or other entity or person with which a board member or employee has a relationship creating a conflict of interest shall be either void or voidable for this reason alone, if the material facts as to such board member's or employee's interest in such contract or transaction and as to any such common directorship, officership or financial interest are disclosed in good faith or known to the board and the board authorizes such contract or transaction by a vote sufficient for such purpose without counting the vote or votes of any such interested board member. Common or interested board members may be counted in determining the presence of a quorum at a meeting of the members of the board or committee which authorizes such contract or transaction. At the time of the discussion and decision concerning the authorization of such contract or transaction, the interested board member or employee should not be present at the meeting.

(f) Employee conflicts of interest. An employee of the land bank with a potential conflict of interest in a particular matter shall promptly and fully disclose the potential conflict to his/her supervisor. The employee shall thereafter refrain from participating in deliberations and discussion, as well as any decision relating to the matter and follow the direction of the supervisor as to how the land bank decisions which are the subject of the conflict will be determined. The executive director shall be responsible for determining the proper way for the land bank to handle land bank decisions which involve unresolved employee conflicts of interest. In make such determinations, the executive director may consult with legal counsel.

Revised and approved by the board on April 11, 2018.

Juan Mancinas-Rangel
Secretary

Accepted on January 9, 2019:

Board Member, printed name

Board Member, signature