



Board Meeting Agenda

Wednesday, May 8, 2019
Omaha-Douglas Civic Center
1819 Farnam Street
Jesse Lowe Conference Room – Third Floor
9:00 am

1141 NORTH 11TH STREET
OMAHA, NE 68102
402.800.1240
omahalandbank.org

Attendees:

Board Members: John Heine (Chair), Mike Riedmann (Vice Chair), Michele Torrence (Treasurer), Tom McLeay, Chris Rock, Rob Woodling

Non-Voting Members: Diane Battiato, Ben Gray, Teresa Hunter, John Lindsay, 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, April 3, 2019.

I. Call to Order & Roll Call

- a. Verification of Publication of Notice of Meeting

II. Consent Agenda

- a. Minutes: April 10, 2019
- b. Finance Committee: Report, March 2019
- c. Resolution to cancel taxes
 - i. Exhibit A

III. Dispositions to Review

Parcel #	Address	Property Class	Disposition Method	Future Use	Buyer	Application Amount
1603540000	4546 N 40 St	Residential Vacant	Sale	Extension of Property	Chris Grant	\$1000.00
1920640000	3846 Hamilton St	Residential Vacant	Sale	Extension of Property	Roma Thomas	\$1200.00

IV. General Public Comments

V. Executive Session—Personnel & Real Estate Transactions

VI. Adjournment

Omaha Municipal Land Bank Board

MINUTES

Wednesday, April 10, 2019.

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, April 10, 2019.

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 April 3, 2019.

Members Present:

John Heine (Chair)
Tom McLeay
Chris Rock
Rob Woodling
Diane Battiato
John Lindsay
Teresa Hunter
Ben Gray
David Fanslau

Members Not Present:

Mike Riedmann (Vice Chair)
Michele Torrence
Precious McKesson

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

PUBLIC MEETING:

Heine called meeting to order at 9AM.

Heine stated that the Nebraska Open Meetings Law is in effect and a copy is available in the room for review. Heine 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 4 voting members present. (Mike Riedmann, Michele Torrence and Precious McKesson were absent).

Barnhart presented Consent Agenda.

Rock moved to approve Consent Agenda, McLeay seconded the motion.

MOTION CARRIED: 4-0

Acquisitions:

Parcel #	Address	Property Class	Acquisition Method	Potential Use	Owner
0900110006	4269 Binney St	Residential Improved	Donation	Rehab	Dale Kellogg

Barnhart presented proposed acquisition as well as information on property: estimated acquisition cost, maintenance, and plan to dispose property.

McLeay requested a threshold around estimated amounts on acquisitions.

McLeay moved to approve acquisition, Woodling seconded the motion.

MOTION CARRIED: 4-0

Disposition:

Parcel #	Address	Property Class	Disposition Method	Future Use	Buyer	Application Amount
1031320000	3725 N 36 Av	Residential Vacant	Sale	House and Driveway	Rupert White	\$1000.00
2404810000	4102 Cuming St	Residential Vacant	Sale	"Open Park Activity Area"	Lori Krejci	\$3000.00
1302150000	2620 Browne St	Residential Improved	Sale	Rental	Chinwendu Nwinye	\$9,300.00

Marty presented disposition to the Board. Woodling moved to approve dispositions, McLeay seconded the motion.

Motion Carried: 4-0

Vision 400:

Barnhart provided the Board with update on Vision 400. Barnhart asked the Board to have open communication between Land Bank and City of Omaha as some of the properties on City of Omaha Demolition list can be saved.

No motion was required for this update.

Public Comments:

There were no public comments.

Executive Session:

No executive Session.

Adjourn:

Woodling moved to Adjourn, McLeay seconded the motion.

Meeting adjourned at 9:50 A.M.

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

Monthly Board Reports

Omaha Municipal Land Bank

For the period ended March 31, 2019



Prepared by

Bland & Associates

Prepared on

May 2, 2019

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Statement of Financial Position

As of March 31, 2019

	As of Mar 31, 2019	As of Mar 31, 2018 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
First National Bank Checking	125,035.02		
FNBO Money Market	2,500.69		
Mutual of Omaha MM	20,453.38		429,635.19
Total Bank Accounts	147,989.09		429,635.19
Other Current Assets			
Properties			
Depository Properties Held	450.00		3,022.25
Land Assembly Properties	213,253.38		109,686.38
Properties Held for Sale	57,894.89		116,076.25
Property Specific Expenses	102,581.99		26,121.11
Total Properties Held for Sale	160,476.88		142,197.36
Total Properties	374,180.26		254,905.99
Tax Lien Certificates	214,118.39		177,406.04
Subsequent Taxes Paid on Tax Lien Certificates	59,190.61		
Total Tax Lien Certificates	273,309.00		177,406.04
Total Other Current Assets	647,489.26		432,312.03
Total Current Assets	795,478.35		861,947.22
Fixed Assets			
Accumulated Amortization	-19,111.64		-12,445.04
Accumulated Depreciation	-1,165.00		-1,165.00
Computer Software	58,258.83		29,382.65
Leasehold Improvements	24,459.82		16,714.54
Office Equipment	1,044.00		1,044.00
Website	10,000.00		10,000.00
Total Fixed Assets	73,486.01		43,531.15
TOTAL ASSETS	\$868,964.36		\$905,478.37

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Employee Benefit Liabilities	0.00		0.00
Liability for 401k	2,281.14		6,852.93
Liability for Health Insurance	-2,276.71		-2,301.52
Liability for HSA	0.00		-100.00
Total Employee Benefit Liabilities	4.43		4,451.41
Total Other Current Liabilities	4.43		4,451.41

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

	As of Mar 31, 2019	As of Mar 31, 2018 (PY)	Total
Total Current Liabilities	4.43		4,451.41
Total Liabilities	4.43		4,451.41
Equity			
Unrestricted Net Assets	922,725.24		719,311.86
Net Income	-53,765.31		181,715.10
Total Equity	868,959.93		901,026.96
TOTAL LIABILITIES AND EQUITY	\$868,964.36		\$905,478.37

Statement of Activity by Class

January - March, 2019

	Acquisition Program	Demolition Program	Depository Properties	General // Overhead	LRC	Tax Lien Certificate Program	TOTAL
INCOME							
Administrative Fees Revenue	1,200.00			3,280.95	15,000.00		19,480.95
Contributions				250,000.00			250,000.00
Government Grants				16,861.02			16,861.02
Redemption of DC Tax Lien						62,927.92	62,927.92
Certificates						2,351.65	2,351.65
Redemption of OMLB Tax Lien							
Certificates							
Tax Recapture Revenue				771.23			771.23
Total Income	1,200.00	0.00	0.00	270,913.20	15,000.00	65,279.57	352,392.77
COST OF GOODS SOLD							
Demolitions		12,800.00					12,800.00
Property Acquisitions	6,233.78		41.00				6,274.78
Property Liability Insurance				315.18			315.18
Total Cost of Goods Sold	6,233.78	12,800.00	41.00	315.18	0.00	0.00	19,389.96
GROSS PROFIT	-5,033.78	-12,800.00	-41.00	270,598.02	15,000.00	65,279.57	333,002.81
EXPENSES							
Bank Charges				83.00			83.00
Communications & Marketing				19,180.40			19,180.40
Conferences & Training				2,675.98			2,675.98
Insurance and Benefits				11,196.95			11,196.95
Meals				919.52			919.52
Office Expenses				3,587.72			3,587.72
Payroll Expenditures				9,750.66			9,750.66
Employee Benefits				10,874.77			10,874.77
Payroll Taxes				146,334.43			146,334.43
Salaries							
Total Payroll Expenditures				166,959.86			166,959.86
Printing & Postage				2,822.34			2,822.34

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	Acquisition Program	Demolition Program	Depository Properties	General // Overhead	LRC	Tax Lien Certificate Program	TOTAL
Professional Services & Contracts							
Contracts				4,678.75			0.00
Accounting Fees				49,383.42			4,678.75
Attorney Fees	6,678.50			4,500.00			56,061.92
Consulting				2,375.06			4,500.00
Information Technology							2,375.06
Land Reutilization							
Commission Fees					40.00		40.00
Payroll Fees				529.50			529.50
Total Professional Services & Contracts							
	6,678.50			61,466.73	40.00		68,185.23
Publications				9,535.49			9,535.49
Rent or Lease				10,662.72			10,662.72
Telephone				3,819.90			3,819.90
Travel & Parking				1,782.94			1,782.94
Total Expenses	6,678.50	0.00	0.00	294,693.55	40.00	0.00	301,412.05
NET OPERATING INCOME							
	-11,712.28	-12,800.00	-41.00	-24,095.53	14,960.00	65,279.57	31,590.76
OTHER INCOME							
Interest Earned				17.54			17.54
Unrealized Gain (Loss)	-35,448.53		2,319.00				-50,577.43
Total Other Income	-35,448.53	0.00	2,319.00	17.54	0.00	-50,577.43	-83,689.42
OTHER EXPENSES							
Amortization Expense				1,666.65			1,666.65
Total Other Expenses	0.00	0.00	0.00	1,666.65	0.00	0.00	1,666.65
NET OTHER INCOME							
	-35,448.53	0.00	2,319.00	-1,649.11	0.00	-50,577.43	-85,356.07
NET INCOME							
	\$ -47,160.81	\$ -12,800.00	\$2,278.00	\$ -25,744.64	\$14,960.00	\$14,702.14	53,765.31
							\$ -

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 Year-to-Date

January - March, 2019

	Jan - Mar, 2019	Acquisition Program Jan - Mar, 2018 (FY)	Jan - Mar, 2019	Demolition Program Jan - Mar, 2018 (FY)	Jan - Mar, 2019	Depository Properties Jan - Mar, 2018 (FY)	Jan - Mar, 2019	General / Overhead Jan - Mar, 2018 (FY)	Jan - Mar, 2019	LIC Jan - Mar, 2018 (FY)	Jan - Mar, 2019	Tax Lien Certificate Program Jan - Mar, 2018 (FY)	Jan - Mar, 2019	TOTAL Jan - Mar, 2018 (FY)
INCOME														
Administrative Fees Revenue	1,200.00		95.88											15,000.00
Contributions			10,000.00											250,000.00
Government Grants			3,300.00											16,861.02
Property Rent Revenue			134,532.69											3,300.00
Property Sales														0.00
Redemption of DC Tax Lien Certificates														62,927.92
Redemption of OMLB Tax Lien Certificates														2,351.65
Tax Recapture Revenue														771.23
Total Income	1,200.00	147,928.57	0.00	0.00	0.00	0.00	270,913.20	309,298.42	15,000.00	15,000.00	62,279.57	683.71	382,292.77	471,820.70
COST OF GOODS SOLD														
Demolitions			12,800.00											28,050.00
Property Acquisitions	6,233.78	59,939.60				41.00								58,897.60
Property Liability Insurance														315.18
Property Utilities		6,227.95												6,227.95
Total Cost of Goods Sold	6,233.78	68,167.55	12,800.00	-12,800.00	28,050.00	41.00	270,913.20	309,298.42	15,000.00	15,000.00	62,279.57	683.71	353,022.81	377,745.15
EXPENSES														
Bank Charges							83.00							131.00
Communications & Marketing			1,175.00				19,180.40							10,339.06
Computer, Software & Internet							8.17							0.00
Conferences & Training							2,675.99							2,675.99
Insurance and Benefits							11,196.95							3,667.22
Meals							919.52							692.78
Office Expenses							3,587.72							7,306.23
Payroll Expenses							9,750.66							0.00
Employee Benefits							10,874.77							12,053.02
Payroll Taxes							9,998.33							9,998.33
Salaries							146,334.43							131,440.56
Total Payroll Expenses	0.00	0.00	0.00	0.00	0.00	0.00	186,959.86	153,492.31	0.00	0.00	0.00	0.00	153,492.31	186,959.86
Printing & Postage							2,822.34							2,822.34
Professional Services & Contracts							4,678.75							0.00
Accounting Fees							49,393.42							56,061.92
Attorney Fees							4,500.00							4,500.00
Consulting							2,375.06							2,375.06
Information Technology														0.00
Land Reutilization Commission Fees														558.00
Payroll Fees							529.50							372.00
Total Professional Services & Contracts	6,678.50	6,678.50	0.00	0.00	0.00	0.00	61,466.73	19,421.75	40.00	558.00	0.00	0.00	69,195.23	19,979.75
Publications							9,535.49							9,535.49
Rent or Lease							10,662.72							10,662.72
Telephone							3,819.90							3,819.90
Travel & Parking							1,782.94							3,545.60
Total Expenses	6,678.50	1,175.00	0.00	-28,050.00	0.00	42.00	294,693.95	207,516.67	40.00	558.00	0.00	0.00	301,412.05	209,251.67
NET OPERATING INCOME														
	-11,712.29	80,998.02	-12,800.00	-28,050.00	0.00	42.00	-24,005.83	100,779.75	14,980.00	14,442.00	62,279.57	683.71	31,290.78	189,483.48
OTHER INCOME														
Interest Earned							17.54							17.54
Unrealized Gain (Loss)							2,319.00							14,797.03
Total Other Income	-38,448.53	-0.56	0.00	0.00	0.00	38.00	17.54	98.80	0.00	0.00	-50,577.43	14,797.03	-83,708.96	14,797.03
OTHER EXPENSES														
Amortization Expense							1,666.65							1,666.65
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	1,666.65	1,666.65	0.00	0.00	0.00	0.00	1,666.65	1,666.65
NET OTHER INCOME														
	-38,448.53	-0.56	0.00	0.00	0.00	38.00	-1,649.11	-1,668.85	0.00	0.00	-50,577.43	14,797.03	-85,395.07	13,221.82
NET INCOME														
	\$ -47,160.81	\$80,998.46	\$ -12,800.00	\$ -28,050.00	\$ 0.00	\$ 77.00	\$ -25,744.64	\$89,209.90	\$ 14,980.00	\$ 14,442.00	\$ 14,702.14	\$ 16,450.74	\$ -63,708.31	\$ 181,715.10

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

Sales by Donor Summary Year-to-Date

January - March, 2019

	Total
City of Omaha	16,861.02
Peter Kiewit Foundation	150,000.00
Robert B. Daugherty Foundation	100,000.00
TOTAL	\$266,861.02

Omaha Municipal Land Bank
2019 Budget Report
For the Three Months Ending March 31, 2019

X

	2019 Actual YTD	2019 Budget YTD	2018 Actual YTD	YTD Variance to Budget	YTD Variance to Prior Year	2019 Full Year Budget
Revenue						
Administrative Fees Revenue	19,481	20,850	15,096	(1,369)	4,385	83,400
Contributions	250,000	400,000	260,000	(150,000)	(10,000)	1,605,000
Government Grants	16,861	10,000	58,298	6,861	(41,437)	110,000
Property Rent Revenue	-	500	3,300	(500)	(3,300)	9,500
Property Sales	-	50,000	134,533	(50,000)	(134,533)	500,000
Redemption of DC Tax Lien Certificates	62,928	1,500	694	61,428	62,234	6,000
Redemption of OMLB Tax Lien Certificates	2,352	6,000	-	(3,648)	2,352	24,000
Tax Recapture Revenue	771	-	-	771	771	16,000
Total Revenue	352,393	488,850	471,921	(136,457)	(119,528)	2,353,900
Cost of Goods Sold						
Demolitions	12,800	125,100	28,050	(112,300)	(15,250)	500,000
Property Acquisitions	6,275	60,000	59,898	(53,725)	(53,623)	240,000
Property Liability Insurance	315	7,500	-	(7,185)	315	30,000
Property Repair and Maintenance	-	37,523	-	(37,523)	-	150,093
Property Utilities	-	1,500	6,228	(1,500)	(6,228)	6,000
Total Cost of Goods Sold	19,390	231,623	94,176	(212,233)	(74,786)	926,093
Gross Profit	333,003	257,227	377,745	75,776	(44,742)	1,427,807
Expenditures						
Bank Charges	83	141	131	(58)	(48)	591
Communications & Marketing	19,180	27,555	10,339	(8,375)	8,841	110,195
Computer, Software & Internet	-	-	8	-	(8)	-
Conferences & Training	2,676	4,875	4,250	(2,199)	(1,574)	19,500
Contract Labor	-	4,005	-	(4,005)	-	16,020
Dues & Subscriptions	-	900	-	(900)	-	3,300
Insurance and Benefits	11,197	1,260	3,667	9,937	7,530	5,040
Meals	920	1,500	693	(580)	227	6,000
Office Expenses	3,588	9,000	7,306	(5,412)	(3,719)	36,000
Payroll Expenditures	-	-	-	-	-	-
Employee Benefits	9,751	37,752	12,053	(28,001)	(2,302)	151,008
Intern and Volunteer Staff Wages	-	9,501	-	(9,501)	-	38,004
Payroll Taxes	10,875	11,118	9,998	(244)	876	44,473
Salaries	146,334	135,837	131,441	10,497	14,893	543,348
Total Payroll Expenditures	166,960	194,208	153,492	(27,249)	13,468	776,833
Printing & Postage	2,822	3,600	2,533	(778)	290	14,400
Professional Services & Contracts	-	-	-	-	-	-
Accounting Fees	4,679	7,500	2,100	(2,821)	2,579	30,000
Attorney Fees	56,062	25,500	13,079	30,562	42,983	102,000
Consulting	4,500	-	-	4,500	4,500	-
Information Technology	2,375	10,800	3,871	(8,425)	(1,496)	43,200
Land Reutilization Commission Fees	40	-	558	40	(518)	-
Payroll Fees	530	750	372	(221)	158	3,000
Total Professional Services & Contracts	68,185	44,550	19,980	23,635	48,205	178,200
Publications	9,535	-	-	9,535	9,535	-
Rent or Lease	10,663	10,500	1,473	163	9,189	42,000
Telephone	3,820	3,000	1,833	820	1,987	12,000
Travel & Parking	1,783	5,064	3,546	(3,281)	(1,763)	20,256
Total Expenditures	301,412	310,158	209,252	(7,846)	92,169	1,240,335
Net Operating Revenue	31,591	(52,932)	168,493	83,622	(136,911)	187,472
Other Revenue						
Interest Earned	18	-	97	18	(79)	-
Unrealized Gain (Loss)	(83,707)	-	14,791	(83,707)	(98,498)	-
Total Other Revenue	(83,689)	-	14,888	(83,689)	(98,578)	-
Other Expenditures						
Amortization Expense	1,667	-	1,667	1,667	-	-
Depreciation	-	-	-	-	-	-
Total Other Expenditures	1,667	-	1,667	1,667	-	-
Net Other Revenue	(85,356)	-	13,222	(85,356)	(98,578)	-
Net Revenue	(53,765)	(52,932)	181,715	(1,734)	(235,489)	187,472

Omaha Municipal Land Bank
2019 Property & Tax Lien Activity
For the Three Months Ending March 31, 2019

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Balance Year to-Date
Properties Held for Sale Balance (Acquisition Program)	\$ 112,048	\$ 166,966	\$ 160,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,477
Properties Purchased (Basis)	\$ -	\$ 3,000	\$ 1,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,310
Properties Sold (Basis)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
# of Properties Held for Sale	36	60	61	0	0	0	0	0	0	0	0	0	61
Tax Lien Certificate Balance	\$ 208,644	\$ 163,575	\$ 273,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273,309
Tax Lien Certificates Purchased	\$ -	\$ -	\$ 127,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,321
Tax Lien Certificates Redeemed	\$ 737	\$ -	\$ 17,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,323
# Tax Lien Certificates Held	118	111	372	0	0	0	0	0	0	0	0	0	372
Balance of Land Assembly Properties	\$ 266,185	\$ 214,773	\$ 213,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,253
# of Land Assembly Properties Held	128	104	99	0	0	0	0	0	0	0	0	0	99
Balance of Depository Properties	\$ 442	\$ 444	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
# of Depository Properties Held	442	444	450	0	0	0	0	0	0	0	0	0	450

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 8th day of May 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 Class	Square Footage	Structure Square Footage	Inventory Type	Property Status	City	Acquisition Method	Acquisition Date	Amount	Notes
1302150000	2620 Browne St	Residential Improved/Structure	6000.0	1567	Pending Sale	Acquired	Omaha	Donation	02/15/2019	888	Assessments
650930000	6617 GRANT ST	Residential Vacant	5090.0		For Sale!	Acquired	OMAHA	Tax Lien Certificate Purchase	04/10/2019	601.94	Exemption Update
1017340000	5372 N 27 AV	Residential Improved/Structure	5200.0	820	For Sale!	Acquired	OMAHA	Douglas County TLC	04/10/2019	3671.88	Exemption Update
2122300000	4748 N 15 ST	Residential Vacant	4136.0		For Sale!	Acquired	OMAHA	Douglas County TLC	04/10/2019	112.56	Exemption Update
1749990000	2433 BALDWIN AV	Residential Vacant	5280.0		For Sale!	Acquired	OMAHA	Donation	04/11/2019	1051.74	Exemption Update
0701690000	3925 N 17 St	Residential Vacant	5280.0		Depository Agreement	Acquired	Omaha	Depository Agreement	04/16/2019	17.22	Exemption Update
1752370000	2719 Ida St	Residential Improved/Structure	5280.0	1384	Depository Agreement	Acquired	Omaha	Depository Agreement	04/16/2019	1343.86	Exemption Update
2003510000	2902 N 26 St	Residential Improved/Structure	4400.0	1303	Depository Agreement	Acquired	Omaha	Depository Agreement	04/16/2019	565.5	Exemption Update
2200180000	1744 S 26 St	Residential Vacant	6350.0		Depository Agreement	Acquired	Omaha	Depository Agreement	04/16/2019	105.36	Exemption Update
22200510000	1526 S 26 St	Residential Vacant	6350.0		Depository Agreement	Acquired	Omaha	Depository Agreement	04/16/2019	105.36	Exemption Update
05410607100	3155 Evans St	Residential Vacant			Depository Agreement	Acquired	Omaha	Depository Agreement	04/19/2019	15.06	Exemption Update
05410607102	3159 Evans St	Residential Vacant			Depository Agreement	Acquired	Omaha	Depository Agreement	04/19/2019	15.06	Exemption Update
05410607104	3163 Evans St	Residential Vacant			Depository Agreement	Acquired	Omaha	Depository Agreement	04/19/2019	15.06	Exemption Update
05410607108	3171 Evans St	Residential Vacant			Depository Agreement	Acquired	Omaha	Depository Agreement	04/19/2019	15.06	Exemption Update
05410607110	3201 Evans St	Residential Vacant			Depository Agreement	Acquired	Omaha	Depository Agreement	04/19/2019	15.06	Exemption Update
05410607112	3205 Evans St	Residential Vacant			Depository Agreement	Acquired	Omaha	Depository Agreement	04/19/2019	15.06	Exemption Update
0542200000	3167 Evans St	Residential Vacant	5760.0		Depository Agreement	Acquired	Omaha	Depository Agreement	04/19/2019	21.52	Exemption Update
1901420000	4101 N 23 St	Residential Vacant	3750.0		Depository Agreement	Acquired	Omaha	Purchase	04/23/2019	0	Exemption Update
2013610000	3933 N 23 St	Residential Vacant	6200.0	933	Depository Agreement	Acquired	Omaha	Depository Agreement	04/23/2019	249.43	Exemption Update
2013750003	3902 N 23 St	Residential Vacant			Depository Agreement	Acquired	Omaha	Depository Agreement	04/23/2019		

\$8,839.59

249.43 Exemption Update



Property Details

Address: 4546 N 40 St
Omaha, NE 68111

Parcel Number: 1603540000

Owner: Omaha Municipal Land Bank

Property Class: Residential Vacant

Lot Size: 6350

Property Budget

Acquisition Cost: Estimate

Purchase Price: (\$304.00)
Foreclosure: (\$0.00)
Title Search: (\$0.00)
Environmental: (\$0.00)
Total: (\$304.00)

Operations Cost: Estimate

Insurance: (\$50.00)
Clean/Secure: (\$0.00)
Maintenance: (\$1,800.00)
Total: (\$1,850.00)

Disposition Revenue: Estimate

Asking Price: \$1,000.00
Total: \$1,000.00

Estimated Total: (\$1,154.00)

Acquisition Cost: Actual

Purchase Price: (\$304.00)
Foreclosure: (\$0.00)
Title Search: (\$100.00)
Environmental: (\$0.00)
Total: (\$404.00)

Operations Cost: Actual

Insurance: (\$15.00)
Clean/Secure: (\$0.00)
Maintenance: (\$435.00)
Total: (\$450.00)

Disposition Revenue: Actual

Sold Amount: \$1,000.00
Total: \$1,000.00

Actual Total: \$146.00

Structure Information

Structure Type: Vacant Lot	Active: Y	Structure Condition:
Year Built:	Fire Damage: N	Basement Square Footage:
Number of Units:	Boarding Needed: N	Garage Square Footage:
Number of Stories:	Electric On: N	Number of Rooms:
Structure Square Footage:	Gas On: N	Number of Bedrooms:
Exterior Type:	Water On: N	Number of Full Baths:
Roof Type:	Occupied:	Number of Half Baths:



Property Details

Address: 3846 Hamilton St
 Omaha, NE 68131
Parcel Number: 1920640000
Owner: Omaha Municipal Land Bank
Property Class: Multiple Residential
Lot Size: 6360

Property Budget

Acquisition Cost: Estimate

Purchase Price: (\$500.00)
 Foreclosure: (\$0.00)
 Title Search: (\$100.00)
 Environmental: (\$0.00)
Total: (\$600.00)

Operations Cost: Estimate

Insurance: (\$50.00)
 Clean/Secure: (\$0.00)
 Maintenance: (\$1,800.00)
Total: (\$1,850.00)

Disposition Revenue: Estimate

Asking Price: \$5,000.00
Total: \$5,000.00

Estimated Total: \$2,550.00

Acquisition Cost: Actual

Purchase Price: (\$500.00)
 Foreclosure: (\$0.00)
 Title Search: (\$100.00)
 Environmental: (\$0.00)
Total: (\$600.00)

Operations Cost: Actual

Insurance: (\$10.00)
 Clean/Secure: (\$0.00)
 Maintenance: (\$600.00)
Total: (\$610.00)

Disposition Revenue: Actual

Sold Amount: \$1,200.00
Total: \$1,200.00

Actual Total: (\$10.00)

Structure Information

Structure Type: Vacant Lot	Active: Y	Structure Condition:
Year Built:	Fire Damage: N	Basement Square Footage:
Number of Units:	Boarding Needed: N	Garage Square Footage:
Number of Stories:	Electric On: N	Number of Rooms:
Structure Square Footage:	Gas On: N	Number of Bedrooms:
Exterior Type:	Water On: N	Number of Full Baths:
Roof Type:	Occupied:	Number of Half Baths: