Omaha Municipal Land Bank (OMLB)

AGENDA
Wednesday, August 14, 9:00 AM

Meeting Location:
Omaha-Douglas Civic Center
1819 Farnam Street
Jesse Lowe Conference Room – Third Floor

Omaha Municipal Land Bank Board Members:  John Heine—Chair, Mike Riedmann - Vice Chair, Thomas 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.

The Omaha Municipal Land Bank agenda and other information regarding the Omaha Municipal Land Bank are available on the Internet at https://planning.cityofomaha.org/boards/omaha-municipal-land-bank. The agendas available on the Internet are subject to change and are for convenience purposes only. The agenda may be altered no later than 24 hours before the scheduled commencement of the meeting. A copy of the official agenda, kept continually current, shall be available for public inspection during normal business hours at the City of Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska. If an alternative (audio version) to this agenda is necessary, please notify the Board Chair of the Omaha Municipal Land Bank at (402) 630-9919, 72 hours in advance.

1. Call to Order/Roll Call
   a. Verification of Publication of Notice of Meeting

2. Minutes: July 10, 2019 - approval

3. Resolution to Cancel Taxes – approval

4. Finance Report
   b. Invoice for E-Property Software - approval

5. Habitat for Humanity Demolitions - approval

6. Acquisition/Dispositions
   a. Dispositions – approval
      i. 5901 S 15th Street - $2,000
      ii. 2572 Taylor Street - $1,000
      iii. 2608 Wirt Street - $1,000
iv. 3106 Miami Street - $3,000
v. 3325 N 36th Avenue - $3,000
vi. 2565 Pinkney Street - $1,000
vii. 5808 N 27th Street - $400
viii. 1455 Pinkney Street - $3,000
ix. 4236 Ames Avenue - $23,500
x. 1469 Spencer Street - $25,000
xi. 1408 N 41st Avenue - $44,000
xii. 1412 N 41st Avenue - $44,000
xiii. 5217 N 24th Street - $4,000
b. Donation – 1411 Cady Avenue - approval

7. General Public Comments
8. Executive Session – Personnel Matters
9. Adjournment
Omaha Municipal Land Bank Board

MINUTES
Wednesday, July 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, July 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 July 3, 2019.

Members Present: John Heine (Chair)
Chris Rock
Rob Woodling

Members Not Present:
Mike Riedmann
Tom McLeay
John Lindsay
Teresa Hunter
Ben Gray
Precious McKesson
Diane Battiato

Staff Present: Troy Anderson, Interim Executive Director
Kenton Duncan, Acquisitions Director
Joey Sechrist, Communications Specialist
Juan Mancinas Rangel, Executive 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 explained the procedures of the meeting.

Roll call was taken with 3 voting members present. (Mike Riedmann, Tom McLeay, John Lindsay, Teresa Hunter, Ben Gray, Precious McKesson, and Diane Battiato were not present)

Minutes: June 12, 2019

Heine presented Minutes from June 12, 2019.

Woodling moved to approve Minutes, Rock seconded the motion.

MOTION CARRIED: 3-0

Resolution to Cancel Taxes

Heine presented resolution to cancel Taxes.

Woodling moved to approve, Rock seconded the motion.

MOTION CARRIED: 3-0

Finance Report

Heine presented financial report.

Woodling moved to approve, Rock seconded the motion.

MOTION CARRIED: 3-0

There was no motion required for Revised Budget update.

Joey Sechrist

The Board wished to recognize and Thank Joey Sechrist for a year of service to OMLB through Lutheran Volunteer Services. Joey shared some words about his experience at the Land Bank and also thanked the Board.

Disposition:

a. Dispositions – approval
   i. 3017 Decatur Street - $1,500
   ii. 5901 S 15th Street - $2,500
   iii. 3208 N 24th Street - $2,500

Kenton presented dispositions to board in detail that included acquisition method for each, OMLB up to date cost and earnings from sale.

The Board voted to dispose of 3017 Decatur ST and 3208 N 24th ST. Woodling moved to approve Dispositions; Rock seconded the motion.

MOTION CARRIED: 3-0
Omaha Municipal Land Bank Board

Teela Mickles questioned disposition of 5901 S 15th ST. She wanted an opportunity to purchase the property as it has been family owned for 100+ years. The Board mentioned we must follow procedure but wanted to give Teela an opportunity to speak with possible buyers to see if a) she could purchase from them if OMLB sold or b) to see if they would allow her to purchase directly from OMLB. This property is being carried to August Board meeting.

Public Comments:
Aside from Teela Mickles comment on 5901 S 15th ST, there were no other public comments.

Executive Session:
Woodling Moved to enter into Executive Session for Personnel matters, Rock seconded the motion.

MOTION CARRIED: 3-0

Executive session started at 9:40AM.

Woodling moved to come out of Executive Session at 10:20AM, Rock seconded the motion.

MOTION CARRIED: 3-0

Executive session ended at 10:20AM

Adjournment
Woodling moved to Adjourn, Rock seconded the motion.

MOTION CARRIED: 3-0

Land Bank meeting ended at 10:21
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 the 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 14th day of August, 2019.

ATTEST:  BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

Juan Mancinas-Rangel, Secretary  John Heine, Chair or Mike Riedmann, Vice Chair
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Sales by Donor Summary Year-to-Date ..................................................... 9
# Statement of Financial Position

**As of June 30, 2019**

<table>
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<tr>
<th>Total</th>
<th>As of Jun 30, 2019</th>
<th>As of Jun 30, 2018 (PY)</th>
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## ASSETS

### Current Assets

#### Bank Accounts

- First National Bank Checking: 51,554.99
- FNBO Money Market: 5,010.07
- Mutual of Omaha MM: 375.23

#### Total Bank Accounts: 56,940.29

### Other Current Assets

#### Properties

- Depository Properties Held: 452.00
- Land Assembly Properties: 199,142.30
- Properties Held for Sale: 70,399.39
- Property Specific Expenses: 179,272.83

#### Total Properties Held for Sale: 249,672.22

#### Tax Lien Certificates

- 203,240.39
- Subsequent Taxes Paid on Tax Lien Certificates: 59,190.61

#### Total Tax Lien Certificates: 262,431.00

#### Total Other Current Assets: 711,697.52

### Total Current Assets: 768,637.81

### Fixed Assets

- Accumulated Amortization: -20,778.29
- Accumulated Depreciation: -1,165.00
- Computer Software: 58,258.83
- Leasehold Improvements: 24,459.82
- Office Equipment: 1,044.00
- Website: 10,000.00

### Total Fixed Assets: 71,819.36

### TOTAL ASSETS: $840,457.17

## LIABILITIES AND EQUITY

### Liabilities

#### Current Liabilities

### Other Current Liabilities

- Employee Benefit Liabilities: -16.63
- Liability for 401k: 3,801.90
- Liability for Health Insurance: -8,531.87

#### Total Employee Benefit Liabilities: -4,746.60

#### Total Other Current Liabilities: -4,746.60

#### Total Current Liabilities: -4,746.60

### TOTAL CURRENT Liabilities: $3,487.84
These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.

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<th>As of Jun 30, 2019</th>
<th>As of Jun 30, 2018 (PY)</th>
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<td><strong>Total Liabilities</strong></td>
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<td><strong>Equity</strong></td>
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<td>Unrestricted Net Assets</td>
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<td><strong>Total Equity</strong></td>
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<td><strong>TOTAL LIABILITIES AND EQUITY</strong></td>
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### Statement of Activity by Class

**January - June, 2019**

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<th>Demolition Program</th>
<th>Depository Properties</th>
<th>General // Overhead</th>
<th>LRC</th>
<th>Tax Lien Certificate Program</th>
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| GROSS PROFIT                                | -5,659.28           | -12,800.00         | -41.00                | 382,579.57          | 25,000.00 | 119,539.12                   | 508,618.41  |

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<th>Demolition Program</th>
<th>Depository Properties</th>
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<th>General // Overhead</th>
<th>LRC</th>
<th>Tax Lien Certificate Program</th>
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### Statement of Activity by Class Year-to-Date

**January - June, 2019**

#### Net Operating Income

<table>
<thead>
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<th>Category</th>
<th>Amount</th>
<th>Percent Change</th>
<th>Amount</th>
<th>Percent Change</th>
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<td><strong>Total Expenses</strong></td>
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<tr>
<td><strong>Other Income</strong></td>
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#### Other Income

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<th>Percent Change</th>
<th>Amount</th>
<th>Percent Change</th>
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<td><strong>Total Operating Income</strong></td>
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<td><strong>Total Income</strong></td>
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#### Total Income

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#### Total Expenses

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<th>Amount</th>
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### Other Expenses

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#### Total Other Expenses

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### Net Income

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<td><strong>Total Income</strong></td>
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### Sales by Donor Summary Year-to-Date

**January - June, 2019**

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<td>Hawks Foundation</td>
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<td>Mutual of Omaha</td>
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<td>Peter Kiewit Foundation</td>
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<td>Robert B. Daugherty Foundation</td>
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<td><strong>TOTAL</strong></td>
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Property Details

Address: 5901 S 15 ST
OMAHA, NE 68107
Parcel Number: 2009820000
Owner: Omaha Municipal Land Bank
Property Class: Residential Vacant

Property Budget

Acquisition Cost: Estimate
Purchase Price: ($265.00)
Foreclosure: ($0.00)
Title Search: ($0.00)
Environmental: ($0.00)
Total: ($265.00)

Operations Cost: Estimate
Insurance: ($30.00)
Clean/Secure: ($0.00)
Maintenance: ($180.00)
Total: ($210.00)

Disposition Revenue: Estimate
Asking Price: $2,500.00
Total: $2500.00
Estimated Total: $2025.00

Acquisition Cost: Actual
Purchase Price: ($265.00)
Foreclosure: ($0.00)
Title Search: ($0.00)
Environmental: ($0.00)
Total: ($265.00)

Operations Cost: Actual
Insurance: ($20.00)
Clean/Secure: ($0.00)
Maintenance: ($0.00)
Total: ($20.00)

Disposition Revenue: Actual
Sold Amount: $2000.00
Total: 2000.00
Actual Total: $1715.00

Structure Information

Structure Type: Vacant Lot
Year Built: 
Number of Units: 
Number of Stories: 
Structure Square Footage: 
Exterior Type: 
Roof Type: 

Active: Y
Fire Damage: N
Boarding Needed: N
Electric On: N
Gas On: N
Water On: N
Occupied: 

Structure Condition: 
Basement Square Footage: 
Garage Square Footage: 
Number of Rooms: 
Number of Bedrooms: 
Number of Full Baths: 
Number of Half Baths: 
Property Details

Address: 2572 Taylor St APPROX
Omaha, NE 68111

Parcel Number: 1420210000

Owner: Omaha Municipal Land Bank

Property Class: Residential Vacant

Property Budget

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<td>Clean/Secure: ($0.00)</td>
<td>Clean/Secure: ($0.00)</td>
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<td>Maintenance: ($540.00)</td>
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<td>Asking Price: $1,500.00</td>
<td>Sold Amount: $1000</td>
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<td>Estimated Total: $939.00</td>
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Structure Information

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

- **Address:** 2608 WIRT ST
  - OMAHA, NE 68111
- **Parcel Number:** 1142240000
- **Owner:**
- **Property Class:** Residential Vacant

### Property Budget

**Acquisition Cost: Estimate**
- Purchase Price: ()
- Foreclosure: ($321.49)
- Title Search: ($75.00)
- Environmental: ($0.00)
  - **Total:** ($396.49)

**Operations Cost: Estimate**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($0.00)
  - **Total:** ($0.00)

**Disposition Revenue: Estimate**
- Asking Price: $1,500.00
  - **Total:** $1500.00
  - **Estimated Total:** $1103.51

**Acquisition Cost: Actual**
- Purchase Price: ()
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
  - **Total:** ($396.49)

**Operations Cost: Actual**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($0.00)
  - **Total:** ($0.00)

**Disposition Revenue: Actual**
- Sold Amount: $1000.00
  - **Total:** $1000.00
  - **Actual Total:** $603.51

### Structure Information

- **Structure Type:** Vacant Lot
- **Active:** Y
- **Structure Condition:**
  - **Fire Damage:** N
  - **Boarding Needed:** N
  - **Electric On:** N
  - **Gas On:** N
  - **Water On:** N
  - **Occupied:**
- **Basement Square Footage:**
- **Garage Square Footage:**
- **Number of Rooms:**
- **Number of Bedrooms:**
- **Number of Full Baths:**
- **Number of Half Baths:**
### Property Details

- **Address:** 3106 MIAMI ST
  OMAHA, NE 68111
- **Parcel Number:** 1916460000
- **Owner:** Residential Vacant

### Property Budget

<table>
<thead>
<tr>
<th>Category</th>
<th>Estimate</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acquisition Cost:</strong></td>
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<td></td>
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<tr>
<td>Purchase Price:</td>
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<tr>
<td>Insurance:</td>
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<tr>
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</tr>
<tr>
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</tr>
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<tr>
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<tr>
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### Structure Information

- **Structure Type:** Vacant Lot
- **Year Built:**
- **Number of Units:**
- **Number of Stories:**
- **Structure Square Footage:**
- **Exterior Type:**
- **Roof Type:**
- **Active:** Y
- **Fire Damage:** N
- **Boarding Needed:** N
- **Electric On:** N
- **Gas On:** N
- **Water On:** N
- **Occupied:**

### Structure Condition:

- **Basement Square Footage:**
- **Garage Square Footage:**
- **Number of Rooms:**
- **Number of Bedrooms:**
- **Number of Full Baths:**
- **Number of Half Baths:**
**Property Details**

- **Address:** 3325 N 36 Av
  Omaha, NE 68111
- **Parcel Number:** 1435370002
- **Owner:** Omaha Municipal Land Bank
- **Property Class:** Residential Vacant

**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: ($25.00)
- Clean/Secure: ($0.00)
- Maintenance: ($300.00)
- **Total:** ($325.00)

**Disposition Revenue: Estimate**
- Asking Price: $3,000.00
- **Total:** $3000.00

**Estimated Total:** $2371.00

**Acquisition Cost: Actual**
- Purchase Price: ($304.00)
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
- **Total:** ($304.00)

**Operations Cost: Actual**
- Insurance: ($25.00)
- Clean/Secure: ($0.00)
- Maintenance: ($270.00)
- **Total:** ($295.00)

**Disposition Revenue: Actual**
- Sold Amount: $3000.00
- **Total:** $3000.00

**Actual Total:** $2401.00

**Structure Information**

- **Structure Type:** Vacant Lot
- **Year Built:**
- **Number of Units:**
- **Number of Stories:**
- **Structure Square Footage:**
- **Exterior Type:**
- **Roof Type:**

**Active:** Y

- **Fire Damage:** N
- **Boarding Needed:** N
- **Electric On:** N
- **Gas On:** N
- **Water On:** N
- **Occupied:**

**Structure Condition:**

- **Basement Square Footage:**
- **Garage Square Footage:**
- **Number of Rooms:**
- **Number of Bedrooms:**
- **Number of Full Baths:**
- **Number of Half Baths:**
## Property Details

- **Address:** 2565 PINKNEY ST  
  OMAHA, NE 68111
- **Parcel Number:** 2539260000
- **Owner:**  
- **Property Class:** Residential Vacant

## Property Budget

### Acquisition Cost: Estimate

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<th>Item</th>
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</thead>
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<tr>
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### Acquisition Cost: Actual

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<tr>
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<tbody>
<tr>
<td>Purchase Price</td>
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<tr>
<td>Foreclosure</td>
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<tr>
<td>Title Search</td>
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<td>Environmental</td>
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<td><strong>Total</strong></td>
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### Operations Cost: Estimate

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<tbody>
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<tr>
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<tr>
<td>Maintenance</td>
<td>($0.00)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
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### Operations Cost: Actual

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
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### Disposition Revenue: Estimate

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### Disposition Revenue: Actual

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## Structure Information

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<td><strong>Structure Condition:</strong></td>
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<tr>
<td>Fire Damage</td>
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<td>Boarding Needed</td>
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</tr>
<tr>
<td>Gas On</td>
<td>N</td>
</tr>
<tr>
<td>Water On</td>
<td>N</td>
</tr>
<tr>
<td>Occupied</td>
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</tr>
<tr>
<td>Basement Square Footage</td>
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</tr>
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<td>Garage Square Footage</td>
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<tr>
<td>Number of Rooms</td>
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<td>Number of Bedrooms</td>
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</tr>
<tr>
<td>Number of Full Baths</td>
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</tr>
<tr>
<td>Number of Half Baths</td>
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</table>
Property Details

Address: 5808 N 27 ST
OMAHA, NE 68111
Parcel Number: 1039410002
Owner: Omaha Municipal Land Bank
Property Class: Residential Vacant

Property Budget

**Acquisition Cost: Estimate**
- Purchase Price: ($319.00)
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
- **Total:** ($0.00)

**Operations Cost: Estimate**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($0.00)
- **Total:** ($0.00)

**Disposition Revenue: Estimate**
- Asking Price: $5,000.00
- **Total:** $0.00
- **Estimated Total:** $0.00

**Acquisition Cost: Actual**
- Purchase Price: ($319.00)
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
- **Total:** ($319.00)

**Operations Cost: Actual**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($0.00)
- **Total:** ($0.00)

**Disposition Revenue: Actual**
- Sold Amount: $400.00
- **Total:** $400.00
- **Actual Total:** $81.00

Structure Information

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

- Address: 5808 N 27 ST
  OMAHA, NE 68111
- Parcel Number: 1039410002
- Owner: Omaha Municipal Land Bank
- Property Class: Residential Vacant

Property Budget

<table>
<thead>
<tr>
<th>Acquisition Cost: Estimate</th>
<th>Acquisition Cost: Actual</th>
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</thead>
<tbody>
<tr>
<td>Purchase Price: ($319.00)</td>
<td>Purchase Price: ($319.00)</td>
</tr>
<tr>
<td>Foreclosure: ($0.00)</td>
<td>Foreclosure: ($0.00)</td>
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<tr>
<td>Title Search: ($0.00)</td>
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<tr>
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<table>
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<td>Maintenance: ($0.00)</td>
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<tr>
<th>Disposition Revenue: Estimate</th>
<th>Disposition Revenue: Actual</th>
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<tbody>
<tr>
<td>Asking Price: $5,000.00</td>
<td>Sold Amount: $1000.00</td>
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<tr>
<td>Estimated Total: $0.00</td>
<td>Actual Total: $681.00</td>
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Structure Information

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

Address: 1455 PINKNEY ST
OMAHA, NE 68110
Parcel Number: 2248790000
Owner: 
Property Class: Residential Improved/Structure

Property Budget

**Acquisition Cost: Estimate**
- Purchase Price: ()
- Foreclosure: ($247.80)
- Title Search: ($75.00)
- Environmental: ($0.00)
  - Total: ($322.80)

**Operations Cost: Estimate**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($60.00)
  - Total: ($60.00)

**Disposition Revenue: Estimate**
- Asking Price: $3,000.00
  - Total: $0.00
  - Estimated Total: $2617.20

**Acquisition Cost: Actual**
- Purchase Price: ()
- Foreclosure: ($247.80)
- Title Search: ($75.00)
- Environmental: ($0.00)
  - Total: ($322.80)

**Operations Cost: Actual**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($60.00)
  - Total: ($60.00)

**Disposition Revenue: Actual**
- Sold Amount: $3000.00
  - Total: $3000.00
  - Actual Total: $2617.20

Structure Information

Structure Type: Single Family
Year Built: 
Number of Units: 
Number of Stories: 
Structure Square Footage: 
Exterior Type: 
Roof Type: 

Active: Y
Fire Damage: N
Boarding Needed: N
Electric On: N
Gas On: N
Water On: N
Occupied: 

Structure Condition:
Basement Square Footage: 
Garage Square Footage: 
Number of Rooms: 
Number of Bedrooms: 
Number of Full Baths: 
Number of Half Baths:
Property Details

Address: 4236 AMES AV
OMAHA, NE 68111
Parcel Number: 2031810000
Owner: Tommy Ivy
Property Class: Residential Improved/Structure

Property Budget

**Acquisition Cost: Estimate**
- Purchase Price: ($)
  - Foreclosure: ($115.10)
  - Title Search: ($75.00)
  - Environmental: ($0.00)
- Total: ($190.10)

**Operations Cost: Estimate**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($45.00)
- Total: ($45.00)

**Disposition Revenue: Estimate**
- Asking Price: $7,500.00
- Total: $7500.00
- Estimated Total: $7264.90

**Acquisition Cost: Actual**
- Purchase Price: ($)
  - Foreclosure: ($115.10)
  - Title Search: ($75.00)
  - Environmental: ($0.00)
- Total: ($190.10)

**Operations Cost: Actual**
- Insurance: ($0.00)
- Clean/Secure: ($0.00)
- Maintenance: ($30.00)
- Total: ($30.00)

**Disposition Revenue: Actual**
- Sold Amount: $23500.00
- Total: $23500.00
- Actual Total: $23,279.90

Structure Information

- **Structure Type:** Single Family
- **Year Built:** 1946
- **Number of Units:** 1
- **Number of Stories:** 1.5
- **Structure Square Footage:** 1144
- **Exterior Type:** Frame Siding
- **Roof Type:** Gable
- **Active:** Y
- **Fire Damage:** N
- **Boarding Needed:** N
- **Electric On:** N
- **Gas On:** N
- **Water On:** N
- **Occupied:** No
- **Structure Condition:** Fair
- **Basement Square Footage:** 848
- **Garage Square Footage:**
- **Number of Rooms:** 7
- **Number of Bedrooms:** 3
- **Number of Full Baths:** 1
- **Number of Half Baths:** 1
## Property Details

| Address         | 1469 SPENCER ST  
|                 | OMAHA, NE 68110  
| Parcel Number   | 2249510000       
| Owner           |                  
| Property Class  | Residential Improved/Structure |

## Property Budget

**Acquisition Cost: Estimate**

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**Operations Cost: Estimate**

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**Disposition Revenue: Estimate**

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**Acquisition Cost: Actual**

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<td>Purchase Price</td>
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<td>Foreclosure</td>
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**Operations Cost: Actual**

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**Disposition Revenue: Actual**

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## Structure Information

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<td>Number of Stories</td>
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<td>Structure Square Footage</td>
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<tr>
<td>Exterior Type</td>
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<td>Roof Type</td>
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<tr>
<td>Active</td>
<td>Y</td>
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<tr>
<td>Fire Damage</td>
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<tr>
<td>Boarding Needed</td>
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<td>Gas On</td>
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<td>Number of Rooms:</td>
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<tr>
<td>Number of Full Baths:</td>
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<tr>
<td>Number of Half Baths:</td>
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</tr>
</tbody>
</table>
Property Details

Address: 1408 N 41 Av
Omaha, NE 68131
Parcel Number: 1925540000
Owner: Omaha Municipal Land Bank
Property Class: Residential Improved/Structure

Property Budget

**Acquisition Cost: Estimate**
- Purchase Price: ($35,336.74)
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
  - **Total:** ($35336.74)

**Operations Cost: Estimate**
- Insurance: ($36.00)
- Clean/Secure: ($725.00)
- Maintenance: ($1221.92)
  - **Total:** ($1982.92)

**Disposition Revenue: Estimate**
- Asking Price: $37,000.00
- **Total:** $37000.00
- **Estimated Total:** -$319.66

**Acquisition Cost: Actual**
- Purchase Price: ($35,336.74)
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
  - **Total:** ($35336.74)

**Operations Cost: Actual**
- Insurance: ($36.00)
- Clean/Secure: ($725.00)
- Maintenance: ($1221.92)
  - **Total:** ($1982.92)

**Disposition Revenue: Actual**
- Sold Amount: $44000.00
- **Total:** $44000.00
- **Actual Total:** $6680.34

Structure Information

**Structure Type:** Single Family
- **Year Built:** 1890
- **Number of Units:** 1
- **Number of Stories:** 1.5
- **Structure Square Footage:** 728
- **Exterior Type:** Frame Vinyl
- **Roof Type:** Gable
- **Active:** Y
- **Fire Damage:** N
- **Boarding Needed:** N
- **Electric On:** N
- **Gas On:** N
- **Water On:** N
- **Occupied:** No

**Structure Condition:**
- **Average:** 704
- **Basement Square Footage:** 5
- **Garage Square Footage:** 2
- **Number of Rooms:** Number of Bedrooms: 1
Property Details

Address: 1412 N 41 Av
Omaha, NE 68131
Parcel Number: 1925370000
Owner: Omaha Municipal Land Bank
Property Class: Residential Improved/Structure

Property Budget

**Acquisition Cost: Estimate**
- Purchase Price: ($35,479.48)
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
- **Total**: ($35479.48)

**Operations Cost: Estimate**
- Insurance: ($36.00)
- Clean/Secure: ($0.00)
- Maintenance: ($1595.41)
- **Total**: ($1631.41)

**Disposition Revenue: Estimate**
- Asking Price: $37,000.00
- **Total**: $37000.00
- Estimated Total: -$110.89

**Acquisition Cost: Actual**
- Purchase Price: ($35,479.48)
- Foreclosure: ($0.00)
- Title Search: ($0.00)
- Environmental: ($0.00)
- **Total**: ($35479.48)

**Operations Cost: Actual**
- Insurance: ($36.00)
- Clean/Secure: ($0.00)
- Maintenance: ($1595.41)
- **Total**: $1631.41

**Disposition Revenue: Actual**
- Sold Amount: $44000.00
- **Total**: $44000.00
- **Actual Total**: $6889.11

Structure Information

**Structure Type**: Single Family
**Year Built**: 1900
**Number of Units**: 1
**Number of Stories**: 1
**Structure Square Footage**: 704
**Exterior Type**: Frame Siding
**Roof Type**: Gable
**Active**: Y
**Fire Damage**: N
**Boarding Needed**: N
**Electric On**: N
**Gas On**: N
**Water On**: N
**Occupied**: Yes
**Structure Condition**: Fair
**Basement Square Footage**: 800
**Garage Square Footage**: 6
**Number of Rooms**: 2
**Number of Bedrooms**: 2
**Number of Full Baths**: 2


Property Details

Address: 5217 N 24 ST
OMAHA, NE 68110
Parcel Number: 0201680001
Owner: 
Property Class: Commercial Vacant

Property Budget

Acquisition Cost: Estimate
Purchase Price: ()
Foreclosure: ($80.87)
Title Search: ($75.00)
Environmental: ($0.00)
Total: ($155.87)

Operations Cost: Estimate
Insurance: ($10.00)
Clean/Secure: ($0.00)
Maintenance: ($120.00)
Total: ($130.00)

Disposition Revenue: Estimate
Asking Price: $4,000.00
Total: $0.00
Estimated Total: $3714.13

Acquisition Cost: Actual
Purchase Price: ()
Foreclosure: ($0.00)
Title Search: ($0.00)
Environmental: ($0.00)
Total: ($155.87)

Operations Cost: Actual
Insurance: ($0.00)
Clean/Secure: ($0.00)
Maintenance: ($0.00)
Total: ($0.00)

Disposition Revenue: Actual
Sold Amount: $4000.00
Total: $0.00
Actual Total: $3844.13

Structure Information

Structure Type: Vacant Lot
Year Built: 
Number of Units: 
Number of Stories: 
Structure Square Footage: 
Exterior Type: 
Roof Type: 

Active: Y
Fire Damage: N
Boarding Needed: N
Electric On: N
Gas On: N
Water On: N
Occupied: 
Structure Condition: 
Basement Square Footage: 
Garage Square Footage: 
Number of Rooms: 
Number of Bedrooms: 
Number of Full Baths: 
Number of Half Baths: 

08/12/2019

Parcel Number 2410810000
Address: 1411 CADY AV
County: DOUGLAS
City: OMAHA State: NE Postal Code: 68110

Dear , Irma Gonzalez

I would like to thank you for your donation to the Omaha Municipal Land Bank on 7/15/2019. The OMLB is a 501(c)(3) nonprofit organization and your contribution is tax-deductible to the extent allowed by law. No goods or services were provided in exchange for your generous financial donation.

Thank you for your willingness to donate.

Sincerely,

[Signature]

KENTON DUCAN
Acquisitions Director
kentond@omlb.org
(402) 800-1236