AGENDA
Wednesday, February 14, 2018
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: Randall Lenhoff—Chair, John Heine—Vice Chair, Mike Riedmann—Treasurer, Thomas McLeay, Michelle Torrence, Estela Torres, and Robert Woodling
Non-voting members: Diane Battia, 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, February 7, 2018.

The Omaha Municipal Land Bank agenda and other information regarding the Omaha Municipal Land Bank are available on the Internet at http://www.ci.omaha.ne.us/planning/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 Secretary to the Omaha Municipal Land Bank at (402) 444-5150 Ext. 2005, 72 hours in advance.

I. Call to Order/Roll Call
   Verification of Publication of Notice of Meeting

II. Seating of New Board Members: Mike Riedmann, Michelle Torrence, Teresa Hunter, Precious McKesson

III. Consent Agenda—approval
   a. Minutes: January 10, 2018
   b. Finance Committee: Finance Report, January 2017
   c. Resolution to cancel taxes with Exhibit A
   d. Executive Director Report: A Look Ahead, 2018

IV. Legislative Updates:
   a. LB808, Community Gardens Act, Agricultural Committee, 1/23/18
   b. LB 854, Expand Number of Municipalities for Land Banks, Urban Affairs, 1/23/18, passed to the Legislature for consideration.
   c. LB 1028, Abandoned and Dilapidated Properties, Urban Affairs, 2/6/18

V. Governance Committee: Conflict of Interest Guidelines for 2018, Board Members—approval

VI. Dispositions—approval
   a. 3106 Seward ST., $7500
   b. 2911 Woolworth Av., $25,000

VII. General Public Comments

VIII. Executive Session, Contracts

IX. Adjournment
February 5, 2018

Mr. Michael Riedmann  
13706 Parker Circle  
Omaha, NE 68154

Dear Mr. Riedmann,

It is my pleasure to appoint you to the Omaha Municipal Land Bank. Your three-year term begins immediately and will expire January 22, 2021. I believe it is very important to have an active, engaged board and I appreciate your willingness to volunteer your time.

If you have any questions regarding your appointment, please contact Marty Barnhart, Executive Director of the Omaha Municipal Land Bank at 402-990-4243 or by email at martyb@omlb.org. Marty will contact you with additional information about the Board and upcoming meetings.

Sincerely,

Jean Stothert  
Mayor, City of Omaha

cc: Marty Barnhart, Omaha Municipal Land Bank  
Debbie Hightower, Planning Department:
February 30, 2018

Ms. Michele Torrence
3012 Emmet Street
Omaha, NE 68111

Dear Ms. Torrence,

It is my pleasure to appoint you to the Omaha Municipal Land Bank. Your three-year term begins immediately and will expire January 22, 2021. I believe it is very important to have an active, engaged board and I appreciate your willingness to volunteer your time.

If you have any questions regarding your appointment, please contact Marty Barnhart, Executive Director of the Omaha Municipal Land Bank at 402-990-4243 or by email at martyb@omlb.org. Marty will contact you with additional information about the Board and upcoming meetings.

Sincerely,

Jean Stothert
Mayor, City of Omaha

cc: Marty Barnhart, Omaha Municipal Land Bank
    Debbie Hightower, Planning Department
February 5, 2018

Ms. Precious McKesson
6716 Nebraska Ave
Omaha, NE 68104

Dear Ms. McKesson,

It is my pleasure to appoint you to the Omaha Municipal Land Bank. Your three-year term begins immediately and will expire January 22, 2021. I believe it is very important to have an active, engaged board and I appreciate your willingness to volunteer your time.

If you have any questions regarding your appointment, please contact Marty Barnhart, Executive Director of the Omaha Municipal Land Bank at 402-990-4243 or by email at martyb@omlb.org. Marty will contact you with additional information about the Board and upcoming meetings.

Sincerely,

Jean Stothert
Mayor, City of Omaha

cc: Marty Barnhart, Omaha Municipal Land Bank
    Debbie Hightower, Planning Department
January 24, 2018

Ms. Teresa Hunter
7709 Girard Circle
Omaha, NE 68122

Dear Ms. Hunter,

It is my pleasure to appoint you to the Omaha Municipal Land Bank. Your three-year term starts immediately and will expire January 22, 2021. I believe it is very important to have an active, engaged board and I appreciate your willingness to volunteer your time.

If you have any questions regarding your appointment, please contact Marty Barnhart, Executive Director of the Omaha Municipal Land Bank at 402-990-4243 or by email at martyb@omlb.org. Mr. Barnhart will contact you with additional information about the Board and upcoming meetings.

Sincerely,

Jean Stothert
Mayor, City of Omaha

Cc: Marty Barnhart, Omaha Municipal Land Bank
    Debbie Hightower, Planning Department
Omaha Municipal Land Bank Board

MINUTES
Wednesday, January 10, 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, January 10, 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, January 3, 2018.

Members Present: John Heine (Vice Chair)
Tom McLeay
Mike Riedmann
Rob Woodling
Ben Gray, City Council Member
John Lindsay

Members Not Present: Randy Lenhoff (chair)
Diane Battiato
Estela Torres
David Fanslau, Planning Department

Director Present: Marty Barnhart, Executive Director

Staff Present: Jennifer Taylor, City Law Department
PUBLIC MEETING:

John Heine, Vice Chair, called the meeting to order at 9:00 am.

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 was published on January 3rd, 2018. He 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 board members present (Randy Lenhoff, Diane Battiato, Estela Torres, David Fanslau were absent).

Heine asked Barnhart to present Consent Agenda.

Barnhart presented Consent Agenda and advised a final 2017 year review would be available sometime in April at the annual meeting when audit results come back.

Riedmann moved for approval of Consent Agenda, Woodling second the motion.

AYES: Riedmann, Woodling, McLeay, Heine
MOTION CARRIED: 4-0

Debbie Hightower presentation

Barnhart presented Debbie’s plaque to the board and recognized Debbie for her hard and appreciated work during her role as recording secretary since 2014. Even though Debbie was absent, the board acknowledged and expressed gratitude and a sounded a round of applause for Debbie.

Legislative Update LB 854,

Barnhart introduced and gave an overview of LB 8545 as it came thru on January 5, 2018. Legislation was introduced by Senator Dan Quick from Grand Island and it asks the word “City” be taken out of the “Land Bank” bill and make this available for the entire state of Nebraska. He intends to bring this to the Nebraska Legislature and does have support from others in the Legislative body which will go before the Urban Affairs Committee.

Barnhart stated we have received correspondence from Nebraska Realtors Commission and others on this as far as Case Statement. Barnhart stated we have written a Case Statement which was made available to Nebraska Realtors Association though Mike Riedmann. Barnhart mentioned there will be testimony that will come up during course this session and that is very likely that the state of Nebraska will have the availability of a Land Bank in each city. Barnhart stated in the event of moving forward, we are recommending they go through interlocal agreements and combine as Districts and not city by city. Legislation is taking out “city” and “Class A City of Omaha” and making it available to anyone throughout the State.
Ben Gray gave his input and advised this was expected as the Land Bank has been gaining attraction in meetings he’s been attending.

Woodling inquired if the Land Bank needed to take a position or action. Barnhart and Jennifer Taylor advised no action required unless they wanted to attend testimonies and Barnhart would make information available for anyone.

McLeay questioned if consulting opportunities would arise. Barnhart replied that as a Board, there could be consulting opportunities, but as the Director he would consult and provide guidance, procedures, policies to other cities or villages.

**Conflict of Interest**

Jennifer Taylor advised the concern was that the policy was too broad of a policy and it may discourage from those wanting to be part of the board. Jennifer recommended this be reviewed in a Case-by-Case basis.

Marty suggested board signed off on the Conflict of Interest and it can be amended with wording as needed through Governance Committee by March at the latest.

Riedmann moved to approve McClay second the motion.

AYES: Riedmann, Woodling, McLeay, Heine
MOTION CARRIED: 4-0

**Acquisitions**

Barnhart introduced properties for acquisition:

1610 Dorcas ST, Vacant Lot, donated by Wells Fargo Bank for $1.00.
3104 N 36th ST, Land Assembly, $500.00 thru Private owner.
3112 N 36th ST, $100.00, small piece of property, looking at it for Land Assembly
3706 Lothrop ST, Vacant Lot, $1000.00
3714 Meredith Av, $500.00, Private Owner, Land Assembly
3736 Wirt ST, $600.00 Land Assembly,
2013 Grand ST, $17,500.00,
3118 Cass ST, 55,000.00; Private Owner
4021 Grant ST, 9 acre parcel, $50,000.00, private owner
1421-1425 Military AV, Land Assembly, $50,000.00

Barnhart introduced Katie Salerno as Intern and also Kurt Holmstrom as Asset Director.

Barnhart re-visited acquisition process; maintenance and securing of properties through the time the Land Bank holds the properties in inventory.

Riedmann moved to approve the acquisitions, Woodling second the motion.
AYES: Riedmann, Woodling, McLeay, Heine
MOTION CARRIED: 4-0

Public Comments
None

Executive Session
Executive session was called at 9:42; Woodling moved to go into Executive Session and Riedmann second the motion.

AYES: Riedman, Woodling, McLeay, Heine
MOTION CARRIED: 4-0

Executive Session ended at 10:19AM.

Adjourn:
It was the consensus of the Board to adjourn the meeting at 10:20AM.

Juan Mancinas-Rangel, OMLB Executive Administrative assistant
Recording Secretary
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**Statement of Financial Position**

As of December 31, 2017

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<tr>
<th><strong>ASSETS</strong></th>
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<td><strong>Total Current Liabilities</strong></td>
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<td><strong>TOTAL LIABILITIES AND EQUITY</strong></td>
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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 - December 2017

**December 2017**

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<tr>
<th></th>
<th>Acquisition Program</th>
<th>General // Overhead</th>
<th>TOTAL</th>
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<td><strong>REVENUE</strong></td>
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<td>Application Fees Revenue</td>
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<td>Donations</td>
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<td>Property Rent Revenue</td>
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<td><strong>COST OF GOODS SOLD</strong></td>
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<td>Property Acquisitions</td>
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<td>Property Repair and Maintenance</td>
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<td>Property Utilities</td>
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<td>Communications &amp; Marketing</td>
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<td>Contract Labor</td>
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<td>Land Revitalization Commission Fees</td>
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<table>
<thead>
<tr>
<th>OTHER EXPENDITURES</th>
<th>Acquisition Program</th>
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## Statement of Activity by Class Year-to-Date

**January - December 2017**

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<tr>
<th></th>
<th>Acquisition Program</th>
<th>Demolition Program</th>
<th>Depository Properties</th>
<th>General // Overhead</th>
<th>Tax Lien Certificate Program</th>
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<td><strong>REVENUE</strong></td>
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<td>Gain on Redemption of Tax Lien Certificates</td>
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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>General // Overhead</th>
<th>Tax Lien Certificate Program</th>
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<td><strong>-65,103.00</strong></td>
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<td>0.00</td>
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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 - December 2017

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<tr>
<th>Donor</th>
<th>Total</th>
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<tbody>
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<td>American National Bank</td>
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<tr>
<td>First National Bank of Omaha</td>
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<tr>
<td>Mutual of Omaha</td>
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<tr>
<td>Peter Kiewit Foundation</td>
<td>150,000.00</td>
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<tr>
<td>Robert B. Daugherty Foundation</td>
<td>150,000.00</td>
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<td>Suzanne and Walter Scott</td>
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<td>Wells Fargo Home Mortgage</td>
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## Omaha Municipal Land Bank
### 2017 Budget Report
#### For the Twelve Months Ending December 31, 2017

<table>
<thead>
<tr>
<th>Revenue</th>
<th>2016 Actual YTD</th>
<th>2017 Budget YTD</th>
<th>Dec-17</th>
<th>2017 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<tbody>
<tr>
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<td>774,800</td>
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<table>
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<th>Dec-17</th>
<th>2017 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<table>
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<th>2017 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<tbody>
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<td>720,800</td>
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<table>
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<th>2017 Budget YTD</th>
<th>Dec-17</th>
<th>2017 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<tbody>
<tr>
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<td>511,574</td>
<td>511,574</td>
<td>93,364</td>
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</table>

| Net Operating Revenue | 452,303 | 209,226 | 209,226 | 55,641 | (41,204) | (251,377) |

| Other Revenue | | | | | |
| Interest Earned | 680 | - | - | 23 | 541 | 541 |
| **Total Other Revenue** | 680 | - | - | 23 | 541 | 541 |

| Other Expenditures | | | | | |
| Amortization Expense | 2,778 | - | - | 556 | 6,667 | 6,667 |
| **Total Other Expenditures** | 2,778 | - | - | 556 | 6,667 | 6,667 |

| Net Other Revenue | (2,098) | - | - | (533) | (6,126) | (6,126) |

| Net Revenue | 450,204 | 209,226 | 209,226 | 55,108 | (47,130) | (257,503) |
## Omaha Municipal Land Bank
### 2017 Property & Tax Lien Activity
#### For the Twelve Months Ending December 31, 2017

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<th></th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Balance Year-to-Date</th>
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</thead>
<tbody>
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<td>110,121</td>
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<td>173,228</td>
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<td>223,233</td>
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<td>-</td>
<td>-</td>
<td>46,396</td>
<td>35,000</td>
<td>55,857</td>
<td>28,230</td>
<td>14,406</td>
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<td>-</td>
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<td>502</td>
<td>5</td>
<td>1</td>
<td>12,501</td>
<td>96,950</td>
</tr>
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<td>31</td>
<td>30</td>
<td>30</td>
<td>30</td>
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<td>Tax Lien Certificate Balance</td>
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<td>88,526</td>
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<td>Tax Lien Certificates Purchased</td>
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<td>44,168</td>
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<td>-</td>
<td>3,011</td>
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<td>-</td>
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<td>Tax Lien Certificates Redeemed</td>
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<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>8</td>
<td>12</td>
<td>12</td>
<td>23</td>
<td>23</td>
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<tr>
<td>Balance of Depository Properties</td>
<td>233</td>
<td>240</td>
<td>255</td>
<td>255</td>
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<td>259</td>
<td>345</td>
<td>375</td>
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<tr>
<td># of Depository Properties Held</td>
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<td>240</td>
<td>255</td>
<td>255</td>
<td>255</td>
<td>259</td>
<td>345</td>
<td>375</td>
<td>374</td>
<td>369</td>
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</tbody>
</table>
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 February, 2018.

ATTEST: BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

____________________________, Secretary ____________________________, Chairperson
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Address1</th>
<th>Property Status</th>
<th>Property Class</th>
<th>Reason for Cancellation</th>
<th>Date</th>
<th>Resolution Date</th>
<th>Non-Profit Partner</th>
<th>Amount</th>
<th>Notes</th>
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<td>1410740000</td>
<td>1610 Dorcas St</td>
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<td>OMLB Acquisition</td>
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$23,604.22
Marty Barnhart, Executive Director Report
February 14, 2018

ANNUAL FOCUS

- 2018 will be a year of procedure. We have been honored to assemble an inventory, to have a good set of sales, and to hire an excellent staff.
- **Goals:**
  - Sell 100 properties to fund our Operations Budget, $500,000.
  - Invest $100,000 in tax lien certificates.
  - Assist with Land Banking across Nebraska.
  - Finish our office space and move in SPARK!
  - 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.

MONTH IN REVIEW—JANUARY

- **Accomplishments**
  - Acquisitions Committee: Monthly mtg.
  - Consulting: Resolution Partners
  - Finance Committee: Monthly mtg.
  - Grant: Peter Kiewit, $100,000 for Acquisitions.
  - Information meetings: 40
  - Legislation: Testified LB 808, 854, & 1028
  - Neighborhood Meeting: Walnut Hill Reservoir
  - Networking: Kiwanis Club of Omaha; Girls Inc., luncheon
  - Speaking: BVH Architecture
  - Staff: Team Meeting

- **Upcoming:**
  - Finance and Acquisition Committee Mtgs, 3/2/18
LEGISLATURE OF NEBRASKA
ONE HUNDRED FIFTH LEGISLATURE
SECOND SESSION

LEGISLATIVE BILL 808

Introduced by Harr, 8.

Read first time January 04, 2018

Committee: Agriculture

A BILL FOR AN ACT relating to agriculture; to amend section 51-201.01, Reissue Revised Statutes of Nebraska, sections 2-302, 2-303, 2-304, and 19-5210, Revised Statutes Cumulative Supplement, 2016, and section 2-301, Revised Statutes Supplement, 2017; to rename the Community Gardens Act; to restate legislative findings and intent; to define and redefine terms; to change provisions relating to use of vacant public land; to create a fund and provide for grants and annual reports; to transfer funds; to provide for the use of seed libraries at public libraries; to harmonize provisions; to repeal the original sections; and to declare an emergency.

Be it enacted by the people of the State of Nebraska,
Section 1. Section 2-301, Revised Statutes Supplement, 2017, is amended to read:

2-301 Sections 2-301 to 2-304 and section 5 of this act shall be known and may be cited as the Community Food Production Gardens Act.

Sec. 2. Section 2-302, Revised Statutes Cumulative Supplement, 2016, is amended to read:

2-302 (1) The Legislature finds and declares that:

(a) Community food production provides gardens provide significant health, educational, and social benefits to the general public, especially for those who reside in urban and suburban areas of this state;

(b) The community food production garden movement (i) continues to provide low-cost food that is fresh and nutritious for those who may be unable to readily afford fresh fruits and vegetables for themselves or their families, (ii) promotes public health and healthier individual lifestyles by encouraging better eating habits and increased physical activity by growing food, (iii) fosters the retention and expansion of open spaces, particularly in urban environments, (iv) enhances urban and suburban environmental quality and community beautification, (v) provides inexpensive community building activities, recreation, and physical exercise for all age groups, (vi) establishes a safe place for community involvement and helps to reduce the incidence of crime, (vii) engenders a closer relationship between urban residents, nature, and the local environment, and (viii) fosters green job training and ecological education at all levels; and

(c) It is the public policy of this state to promote and foster growth in the number of community food production gardens and the acreage of such gardens.

(2) It is the intent of the Legislature and the purpose of the Community Food Production Gardens Act to foster growth in the number, size, and scope of community food production gardens in this state by
encouraging state agencies, municipalities, and private parties in their efforts to promote community gardens and urban agriculture.

Sec. 3. Section 2-303, Revised Statutes Cumulative Supplement, 2016, is amended to read:

2-303 For purposes of the Community Food Production Gardens Act:

(1) Community garden means a piece or parcel of public or private land cultivated for the purposes of not-for-profit food production by one or more organizations located within a municipality upon which individuals have the opportunity to raise a garden on land which they do not themselves own;

(2) Department means the Department of Agriculture;

(3) Director means the Director of Agriculture;

(4) Food production garden means a piece or parcel of land appropriate for cultivation of herbs, fruits, flowers, nuts, honey, poultry for egg production, maple syrup, ornamental or vegetable plants, nursery products, or vegetables;

(5) Municipality means any county, village, or city or any office or agency of a county, village, or city;

(6) State agency means any department or other agency of the State of Nebraska;

(7) Urban agriculture means a piece or parcel of public or private land cultivated for the purposes of for-profit food production by one or more organizations located within a municipality;

(8) Use means to avail oneself of or to employ without conveyance of title food production gardens on vacant public land by any individual or organization; and

(9) Vacant public land means any land owned by the state or another governmental subdivision, including a municipality, that is not in use for a public purpose, is otherwise unoccupied, idle, or not being actively utilized for a period of at least six months, and is suitable for food production garden use.
Sec. 4. Section 2-304, Revised Statutes Cumulative Supplement, 2016, is amended to read:

2-304 (1) A state agency or municipality having title to vacant public land may permit community garden or urban agriculture organizations to use such lands for food production community garden purposes. Such use of vacant public land may be conditioned on the community garden or urban agriculture organization having liability insurance and accepting liability for injury or damage resulting from use of the vacant public land for food production community garden purposes. State agencies and municipalities may adopt and promulgate rules, regulations, ordinances, or resolutions to establish an application process for a community garden or urban agriculture use. The applicant may include a request for access to a fire hydrant or other source of water owned or operated by the state agency or municipality or by a utility district in order to provide water for food production purposes to the community garden. The state agency, municipality, or utility district shall consider whether to supply the water to the applicant at a reduced or fixed rate.

(2) A state agency or municipality which receives an application pursuant to this section shall respond to the applicant within sixty days from the date on which the application is received and shall make a final determination within one hundred eighty days from such date.

Sec. 5. (1) The Community Food Production Water Fund is created. The fund shall be used to provide financial assistance for water-related costs associated with community garden purposes. Such water-related costs include water hook-up fees, water usage fees, and water conservation efforts. The fund shall consist of money appropriated or transferred by the Legislature, any money made available by any department or agency of the United States if so directed by such department or agency, and any donations, gifts, bequests, or other contributions to the fund from public or private entities. Any money in the fund available for
investment shall be invested by the state investment officer pursuant to
the Nebraska Capital Expansion Act and the Nebraska State Funds
Investment Act. Investment earnings from money in the fund shall be
credited to the fund.

(2) Beginning in fiscal year 2018-19 and each fiscal year
thereafter, the director shall award grants from the Community Food
Production Water Fund so that the grant funds awarded are approximately
equal for each congressional district, except that if there are not
sufficient qualified applicants in any congressional district, the
director may award the unused grant funds to applicants in another
congressional district. Any money in the fund not distributed during a
fiscal year shall be retained by the department to be distributed as
grants in the next fiscal year and shall not be expended by the
department for any other purpose. No grant shall be awarded from the
Community Food Production Water Fund pursuant to this section until the
director has received evidence that the entity receiving such grant has
either received matching funds from another source or irrevocably
committed funds of the entity to be used for the purposes of the grant in
an amount equal to or greater than the amount of the grant. Such matching
funds may be from any public or private source, except that no money
appropriated by the Legislature shall be used to provide the matching
funds.

(3) On or before November 1, 2019, and on or before each November 1
thereafter, the director shall report to the Governor and the Clerk of
the Legislature on the distribution and use of the grants distributed
under the Community Food Production Water Fund, including how many
entities applied to receive grants, how many entities received grants,
how grant funds were used, and the amount of used and unused funds. The
report to the Clerk of the Legislature shall be submitted electronically.

(4) The department shall adopt and promulgate rules and regulations
to carry out the purposes of the Community Food Production Water Fund.
The rules and regulations shall include, but not necessarily be limited
to, application timelines and requirements, guidelines for evaluating
applications, a plan for evaluating the effectiveness of programs,
services, and training, and a reporting process for grant recipients.

Sec. 6. The State Treasurer shall transfer one hundred thousand
dollars from the Water Sustainability Fund to the Community Food
Production Water Fund on or before July 1, 2018.

Sec. 7. Section 19-5210, Revised Statutes Cumulative Supplement,
2016, is amended to read:

19-5210 (1) A land bank shall hold in its own name all real property
acquired by the land bank irrespective of the identity of the transferor
of such property.

(2) A land bank shall maintain and make available for public review
and inspection an inventory of all real property held by the land bank.

(3) A land bank shall determine and set forth in policies and
procedures of the board the general terms and conditions for
consideration to be received by the land bank for the transfer of real
property and interests in real property, which consideration may take the
form of monetary payments and secured financial obligations, covenants
and conditions related to the present and future use of the property,
contractual commitments of the transferee, and such other forms of
consideration as determined by the board to be in the best interest of
the land bank.

(4) A land bank may convey, exchange, sell, transfer, grant, release
and demise, pledge, and hypothecate any and all interests in, upon, or to
real property of the land bank. A land bank may lease as lessor real
property of the land bank for a period not to exceed twelve months,
except that such twelve-month limitation shall not apply if the real
property of the land bank is subject to a lease with a remaining term of
more than twelve months at the time such real property is acquired by the
land bank.
(5) The municipality or municipalities that created the land bank may establish by resolution or ordinance a hierarchical ranking of priorities for the use of real property conveyed by a land bank. Such ranking shall take into consideration the highest and best use that, when possible, will bring the greatest benefit to the community. The priorities may include, but are not limited to, (a) use for purely public spaces and places, (b) use for affordable housing, (c) use for retail, commercial, and industrial activities, (d) use for urban agricultural activities including community gardens and urban agriculture, the establishment of community gardens as defined in section 2-303, and (e) such other uses and in such hierarchical order as determined by the municipality or municipalities.

(6) The municipality or municipalities that created the land bank may require by resolution or ordinance that any particular form of disposition of real property, or any disposition of real property located within specified jurisdictions, be subject to specified voting and approval requirements of the board. Except and unless restricted or constrained in this manner, the board may delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance, and all other related documents pertaining to the conveyance of real property by the land bank.

Sec. 8. Section 51-201.01, Reissue Revised Statutes of Nebraska, is amended to read:

51-201.01 For purposes of sections 51-201 to 51-219:

(1) Basic services shall include, but not be limited to, free loan of circulating print and nonprint materials from the local collection and general reference and information services; and

(2) Nonbasic services shall include, but not be limited to, use of:

(a) Photocopying equipment;

(b) Telephones, facsimile equipment, and other telecommunications equipment;
(c) Media equipment;
(d) Personal computers; and
(e) Videocassette recording and playing equipment; and
(f) Seed libraries as defined in section 81-2,147.01.

Sec. 9. Original section 51-201.01, Reissue Revised Statutes of Nebraska, sections 2-302, 2-303, 2-304, and 19-5210, Revised Statutes Cumulative Supplement, 2016, and section 2-301, Revised Statutes Supplement, 2017, are repealed.

Sec. 10. Since an emergency exists, this act takes effect when passed and approved according to law.
Introduced by Quick, 35.

Read first time January 05, 2018

Committee:

1 A BILL FOR AN ACT relating to the Nebraska Municipal Land Bank Act; to
2 amend sections 19-5203, 19-5205, and 19-5207, Revised Statutes
3 Cumulative Supplement, 2016; to expand the number of municipalities
4 that may elect to create a land bank; to redefine a term; to change
5 provisions relating to land bank board requirements; to change land
6 bank powers; and to repeal the original sections.
7 Be it enacted by the people of the State of Nebraska,
Section 1. Section 19-5203, Revised Statutes Cumulative Supplement, 2016, is amended to read:

19-5203 For purposes of the Nebraska Municipal Land Bank Act:

(1) Board means the board of directors of a land bank;

(2) Land bank means a land bank established in accordance with the act;

(3) Municipality means any city or village of this state that is located (a) within a county in which a city of the metropolitan class is located or (b) within a county in which at least three cities of the first class are located; and

(4) Real property means lands, lands under water, structures, and any and all easements, air rights, franchises, and incorporeal hereditaments and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise, and any and all fixtures and improvements located thereon.

Sec. 2. Section 19-5205, Revised Statutes Cumulative Supplement, 2016, is amended to read:

19-5205 (1) If a land bank is created by a single municipality, the board of such land bank shall meet the following requirements:

(a) The board shall consist of:

(i) Seven voting members appointed by the mayor or chairperson of the village board of trustees of the municipality that created the land bank and confirmed by a two-thirds vote of the governing body of such municipality;

(ii) The planning director of the municipality that created the land bank or his or her designee, or in the case of a village, a person designated by the village board of trustees, as a nonvoting, ex officio member;

(iii) One member of the governing body of the municipality that created the land bank, appointed by such governing body, as a nonvoting, ex officio member; and
(iv) Such other nonvoting members as are appointed by the mayor or chairperson of the village board of trustees of the municipality that created the land bank;

(b) The seven voting members of the board shall be residents of the municipality that created the land bank;

(c) If the governing body of the municipality creating the land bank has any of its members elected by district or ward, then at least one voting member of the board shall be appointed from each such district or ward. Such voting members shall represent, to the greatest extent possible, the racial and ethnic diversity of the municipality creating the land bank;

(d) The seven voting members of the board shall have, collectively, verifiable skills, expertise, and knowledge in market-rate and affordable residential, commercial, industrial, and mixed-use real estate development, financing, law, purchasing and sales, asset management, economic and community development, and the acquisition of tax sale certificates;

(e) The seven voting members of the board shall include:

(i) At least one member representing a chamber of commerce;

(ii) At least one member with experience in banking;

(iii) At least one member with experience in real estate development;

(iv) At least one member with experience as a realtor;

(v) At least one member with experience in nonprofit or affordable housing; and

(vi) At least one member with experience in large-scale residential or commercial property rental; and

(f) A single voting member may satisfy more than one of the requirements provided in subdivision (1)(e) of this section if he or she has the required qualifications. It is not necessary that there be a different member to fulfill each such requirement.
(2) If a land bank is created by more than one municipality pursuant to an agreement under the Interlocal Cooperation Act, the board of such land bank shall meet the following requirements:

(a) The board shall consist of:

(i) An odd number of voting members, totaling at least seven, appointed by the mayors or chairpersons of the village boards of trustees of the municipalities that created the land bank, as mutually agreed to by such mayors or chairpersons, and confirmed by a two-thirds vote of the governing body of each municipality that created the land bank;

(ii) The planning director of each municipality that created the land bank or his or her designee, or in the case of a village, a person designated by the village board of trustees, as nonvoting, ex officio members;

(iii) One member of the governing body of each municipality that created the land bank, appointed by the governing body on which such member serves, as nonvoting, ex officio members; and

(iv) Such other nonvoting members as are appointed by the mayors or chairpersons of the village boards of trustees of the municipalities that created the land bank, as mutually agreed to by such mayors or chairpersons;

(b) Each voting member of the board shall be a resident of one of the municipalities that created the land bank, with at least one voting member appointed from each such municipality;

(c) If the governing body of the largest municipality creating the land bank has any of its members elected by district or ward, then at least one voting member of the board shall be appointed from each such district or ward. Such voting members shall represent, to the greatest extent possible, the racial and ethnic diversity of the largest municipality creating the land bank;

(d) The voting members of the board shall have, collectively, verifiable skills, expertise, and knowledge in market-rate and affordable
residential, commercial, industrial, and mixed-use real estate
development, financing, law, purchasing and sales, asset management,
economic and community development, and the acquisition of tax sale
certificates;

(e) The voting members of the board shall include:

(i) At least one member representing a chamber of commerce;
(ii) At least one member with experience in banking;
(iii) At least one member with experience in real estate
development;
(iv) At least one member with experience as a realtor;
(v) At least one member with experience in nonprofit or affordable
housing; and
(vi) At least one member with experience in large-scale residential
or commercial property rental; and

(f) A single voting member may satisfy more than one of the
requirements provided in subdivision (2)(e) of this section if he or she
has the required qualifications. It is not necessary that there be a
different member to fulfill each such requirement.

(3) The members of the board shall select annually from among
themselves a chairperson, a vice-chairperson, a treasurer, and such other
officers as the board may determine.

(4) A public official or public employee shall be eligible to be a
member of the board.

(5) A vacancy on the board among the appointed board members shall
be filled in the same manner as the original appointment.

(6) Board members shall serve without compensation.

(7) The board shall meet in regular session according to a schedule
adopted by the board and shall also meet in special session as convened
by the chairperson or upon written notice signed by a majority of the
voting members. The presence of a majority of the voting members of the
board shall constitute a quorum.
(8) Except as otherwise provided in subsections (9) and (11) of this section and in sections 19-5210 and 19-5214, all actions of the board shall be approved by the affirmative vote of a majority of the voting members present and voting.

(9) Any action of the board on the following matters shall be approved by a majority of the voting members:

(a) Adoption of bylaws and other rules and regulations for conduct of the land bank's business;

(b) Hiring or firing of any employee or contractor of the land bank. This function may, by majority vote of the voting members, be delegated by the board to a specified officer or committee of the land bank, under such terms and conditions, and to the extent, that the board may specify;

(c) The incurring of debt;

(d) Adoption or amendment of the annual budget; and

(e) Sale, lease, encumbrance, or alienation of real property, improvements, or personal property with a value of more than fifty thousand dollars.

(10) Members of a board shall not be liable personally on the bonds or other obligations of the land bank, and the rights of creditors shall be solely against such land bank.

(11) The board shall adopt policies and procedures to specify the conditions that must be met in order for the land bank to give an automatically accepted bid as authorized in sections 19-5217 and 19-5218. The adoption of such policies and procedures shall require the approval of two-thirds of the voting members of the board. At a minimum, such policies and procedures shall ensure that the automatically accepted bid shall only be given for one of the following reasons:

(a) The real property substantially meets more than one of the following criteria as determined by two-thirds of the voting members of the board:

(i) The property is not occupied by the owner or any lessee or
licensee of the owner;

(ii) There are no utilities currently being provided to the property;

(iii) Any buildings on the property have been deemed unfit for human habitation, occupancy, or use by local housing officials;

(iv) Any buildings on the property are exposed to the elements such that deterioration of the building is occurring;

(v) Any buildings on the property are boarded up;

(vi) There have been previous efforts to rehabilitate any buildings on the property;

(vii) There is a presence of vermin, uncut vegetation, or debris accumulation on the property;

(viii) There have been past actions by the municipality to maintain the grounds or any building on the property; or

(ix) The property has been out of compliance with orders of local housing officials;

(b) The real property is contiguous to a parcel that meets more than one of the criteria in subdivision (11)(a) of this section or that is already owned by the land bank; or

(c) Acquisition of the real property by the land bank would serve the best interests of the community as determined by two-thirds of the voting members of the board. In determining whether the acquisition would serve the best interests of the community, the board shall take into consideration the hierarchical ranking of priorities for the use of real property conveyed by a land bank established pursuant to subsection (5) of section 19-5210, if any such hierarchical ranking is established.

Sec. 3. Section 19-5207, Revised Statutes Cumulative Supplement, 2016, is amended to read:

19-5207 (1) A land bank shall have the following powers:

(a) To adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its business;
(b) To sue and be sued in its own name and plead and be impleaded in all civil actions;

(c) To borrow money from private lenders, from municipalities, from the state, or from federal government funds as may be necessary for the operation and work of the land bank;

(d) To issue negotiable revenue bonds and notes according to the provisions of the Nebraska Municipal Land Bank Act;

(e) To procure insurance or guarantees from the state or federal government of the payments of any debts or parts thereof incurred by the land bank and to pay premiums in connection therewith;

(f) To enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, agreements under the Interlocal Cooperation Act for the joint administration of multiple land banks or the joint exercise of powers under the Nebraska Municipal Land Bank Act;

(g) To enter into contracts and other instruments necessary, incidental, or convenient to the performance of functions by the land bank on behalf of municipalities or agencies or departments of municipalities, or the performance by municipalities or agencies or departments of municipalities of functions on behalf of the land bank;

(h) To make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the land bank;

(i) To provide foreclosure prevention counseling and re-housing assistance;

(j) To procure insurance against losses in connection with the real property, assets, or activities of the land bank;

(k) To invest money of the land bank, at the discretion of the board, in instruments, obligations, securities, or property determined proper by the board and name and use depositories for its money;

(l) To enter into contracts for the management of, the collection of
rent from, or the sale of real property of the land bank;

(m) To design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate, and otherwise improve real property or rights or interests in real property of the land bank;

(n) To fix, charge, and collect fees and charges for services provided by the land bank;

(o) To fix, charge, and collect rents and leasehold payments for the use of real property of the land bank for a period not to exceed twelve months, except that such twelve-month limitation shall not apply if the real property of the land bank is subject to a lease with a remaining term of more than twelve months at the time such real property is acquired by the land bank;

(p) To grant or acquire a license, easement, lease, as lessor and as lessee, or option with respect to real property of the land bank;

(q) To enter into partnerships, joint ventures, and other collaborative relationships with municipalities and other public and private entities for the ownership, management, development, and disposition of real property; and

(r) To do all other things necessary or convenient to achieve the objectives and purposes of the land bank or other laws that relate to the purposes and responsibilities of the land bank.

(2) A land bank shall neither possess nor exercise the power of eminent domain.

Sec. 4. Original sections 19-5203, 19-5205, and 19-5207, Revised Statutes Cumulative Supplement, 2016, are repealed.
LEGISLATIVE BILL 1028

Introduced by Wayne, 13.
Read first time January 16, 2018
Committee:

A BILL FOR AN ACT relating to municipalities; to adopt the Abandoned and
Dilapidated Housing Act; and to provide a duty for the Revisor of
Statutes.

Be it enacted by the people of the State of Nebraska,
Section 1. Sections 1 to 4 of this act shall be known and may be cited as the Abandoned and Dilapidated Housing Act.

Sec. 2. The Legislature finds that:

(1) Nebraska municipalities suffer from abandoned and dilapidated housing;

(2) There is a public purpose associated with restoring and preserving housing properties that have been abandoned and will otherwise be rendered uninhabitable unless there is common maintenance to preserve the housing;

(3) Abandoned and dilapidated housing leads to the deterioration and decay of neighborhoods in Nebraska municipalities;

(4) The restoration and preservation of abandoned and dilapidated housing will lead to the best and most efficient use of such property; and

(5) The Abandoned and Dilapidated Housing Act will lead to the restoration and preservation of residential housing in Nebraska and strengthen Nebraska municipalities.

Sec. 3. For purposes of the Abandoned and Dilapidated Housing Act:

(1) Preservation improvements means improvements made to preserve and secure real property by properly keeping it in repair for its proper and reasonable use, having due regard for the kind and character of the property at the time of the sale of the tax sale certificate; and

(2) Real property means property that is not occupied by the owner or any lessee or licensee of the owner and that substantially meets at least one or more of the following criteria:

(a) There are no utilities currently provided to the property or actively being billed by any utility provider to the property;

(b) Any buildings on the property have been deemed unfit for human habitation, occupancy, or use by local housing officials;

(c) Any buildings on the property are exposed to the elements such that deterioration of the building is occurring;
(d) Any buildings on the property are boarded up or otherwise sealed;

(e) There have been previous efforts to rehabilitate any buildings on the property;

(f) There is a presence of vermin, uncut vegetation, or debris accumulation on the property;

(g) There have been past actions taken by the municipality in which the property is located to maintain the grounds or any buildings on the property; or

(h) The property has been out of compliance with orders of local housing officials.

Sec. 4. (1) Any person entitled to redeem real property under sections 77-1801 to 77-1863 must pay, in addition to any other amounts set forth in such sections, the reasonable and necessary costs paid by the holder of the tax sale certificate, including materials and labor of all preservation improvements made on the property determined in accordance with this section, with interest on such costs at the rate specified in section 45-104.01, as such rate may be from time to time adjusted by the Legislature. Such interest shall begin to accrue on the date that payment of the cost of preservation improvements was made by the holder.

(2) The holder of the tax sale certificate shall, at least thirty days prior to making any preservation improvements on the property, send written notice to the person to whom the property is assessed that the holder intends to make preservation improvements, setting forth the parcel identification number of the property, the proposed preservation improvements, the estimated cost of such improvements, and the name and mailing address of the holder. If costs for preservation improvements have been incurred by the holder of the tax sale certificate, such holder shall file with the county treasurer of the county which issued the tax sale certificate a written notice stating that costs for preservation
improvements have been incurred. Such notice shall include the tax sale
certificate number, the parcel identification number of the property, the
name of all persons to whom the property is assessed, the name and
mailing address of the holder, the criteria in subsection (2) of section
3 of this act applicable to the property, and the actual costs incurred
for the preservation improvements. Failure to comply with these notice
provisions shall preclude the holder of the tax sale certificate from
recovering any costs for preservation improvements pursuant to this
section.

(3) Prior to redeeming the property, the person entitled to redeem
the property shall contact the county treasurer of the county which
issued the tax sale certificate to determine if a notice concerning
preservation improvements has been filed. If such notice has been filed,
the person entitled to redeem the property shall make written demand upon
the holder of the tax sale certificate for an itemized statement of the
amount claimed as the cost of all such preservation improvements made to
the property since the date of the sale of the tax sale certificate and
documents evidencing the payment of such costs by the holder. The written
demand shall include an address to which the holder of the tax sale
certificate may send his or her response to the person entitled to redeem
the property. In response to a written demand made pursuant to this
subsection, the holder of the tax sale certificate shall furnish the
person entitled to redeem the property with an itemized statement of the
amount claimed as the cost of such preservation improvements and copies
of documents evidencing the payment of such costs by the holder within
fourteen days of receipt of such written demand. Within ten days after
receipt of such response, the person entitled to redeem the property
shall either accept the cost as stated or appoint a referee to ascertain
the reasonableness and necessity of the cost of such preservation
improvements. The person entitled to redeem the property shall give
written notice to the holder of the tax sale certificate (a) of his or
her disagreement as to the cost and the reasons therefor and (b) of the
name, address, and telephone number of the referee appointed by him or
her. Within ten days after the receipt of such notice, the holder of the
tax sale certificate shall appoint a referee to ascertain the
reasonableness and necessity of the cost of the preservation improvements
and give written notice to the person entitled to redeem the property of
the name, address, and telephone number of the referee appointed by him
or her. Within ten days after the holder of the tax sale certificate has
appointed his or her referee, the two referees shall meet and confer to
ascertain and award any claimed costs. If the referees cannot reach an
agreement, the referees shall at once appoint an umpire, and the award by
a majority of such body shall be made within ten days after the
appointment of the umpire and shall be final between the parties.

(4) All written demands and notices made pursuant to this section by
either the person entitled to redeem the property or the holder of the
tax sale certificate shall be sent by both certified mail, return receipt
requested, and first-class United States mail, postage prepaid, to the
holder of the tax sale certificate at such holder's mailing address on
file with the county treasurer of the county which issued the tax sale
certificate or to the person entitled to redeem the property at the
mailing address provided in the demand.

(5) If the person entitled to redeem the property fails or refuses
to nominate a referee, he or she must pay the cost of the preservation
improvements set forth by the holder of the tax sale certificate. If the
holder of the tax sale certificate refuses or fails to appoint a referee,
the holder of the tax sale certificate shall forfeit his or her claim to
compensation for such preservation improvements. The failure of the
referees or either of them to act or to appoint an umpire shall not
operate to impair or forfeit the rights of either the person entitled to
redeem the property or the holder of the tax sale certificate. In the
event of failure without fault of the parties to affect an award, a court
of appropriate jurisdiction may ascertain the reasonableness and
necessity of the cost of such preservation improvements as applicable and
enforce the redemption accordingly.

(6) The maximum amount of costs for preservation improvements that a
holder of a tax sale certificate may be entitled to recover, excluding
the interest provided in subsection (1) of section 4 of this act, shall
be no more than twenty-five percent of the tax assessed value of the
property as of the date the tax sale certificate was issued by the county
treasurer.

Sec. 5. The Revisor of Statutes shall assign sections 1 to 4 of
this act to a new article in Chapter 18.
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).)

(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.

(g) **Former Board member conflicts of interest.** A board member may not develop property, purchase property, or enter into a contract for services with the OMLB for six months after leaving the OMLB Board of Directors as a voting or non-voting member.

Approved by the board on March 11, 2015.

Debbie Hightower
Secretary

Revised and Approved by the board on __________, 2018

__________________________________________
Secretary
Property Snapshot – Parcel Number 2028490000 (Active)

Property Manager: Mary Wells
Maintenance Manager:

Address: 5106 Seward St,
County: DOUGLAS
City: Omaha State: NE Postal Code: 68111
Latitude: 41.2738972 Longitude: -95.9585632

Neighborhood: Prospect Village
Census Tract:
City Council District:
Congressional District:
Legislative District:

Available: Y Quiet Title: N Property of Interest: Y Rehab Candidate: N Demo Needed: N Env. Cleanup Needed: N

Property Status: Acquired
Property Class: Residential Improved
Inventory Type: Pending Sale
Foreclosure Year: 2016
Assessment Year: 2016
Assessed Value: $20,000.00
Minimum Bid Amount: $7,500.00
Asking Price: $12,500.00
Property Cost: $13,367.05
Sold Amount: $13,367.05
Sold Date: 10/02/2017
Program:
Project:
Number of Applications: 1
Tags:

Owner: Omaha Municipal Land Bank

Legal Description: PROSPECT PLACE LOT 14 BLOCK A E 26 S 61 FT LOT 13 & W 11.3 S 61 FT LT 14
Listing Comments: Just south of the new 75 North Highlander Development, this home is vacant, secure and the yard is tidy. Many new homes surround this property. Potential rental income after rehab is approximately $600/mo. Adjacent home at 3102 Seward is also available for sale. Applications due on or before Dec 18 at 4 pm.

Structure Information

Structure Type: Single Family
Year Built: 1889
Number of Units: 1
Number of Stories: 1
Square Footage: 744
Exterior Type: Frame Siding
Roof Type: Gable

Number of Bedrooms: 2
Number of Full Baths: 1


Custom Fields

$25 Application Fee Paid: N
Average Comp Value: $20000.00
Improved Property: Y
Mowing/Security:  Land Value: $400.00
Liability Insurance: N
Removed:  Liability Insurance Added: Y
Lockbox Installed: Y
Title Search Ordered: N
Vacant Property: N
Maintenance:  

Appraised Value: $16600.00
Cancellation of Taxes: N
Improvement Value: $16200.00
Liability Insurance Added: Y
Lockbox Code: 1299
Sign at Property: Y
Title Updated, Sent to Attorney: N
Year of Tax Sale: 2016
Property Snapshot – Parcel Number 1239380000 (Active)

Property Manager: Mary Wells
Maintenance Manager: Jarrod Evans

Address: 2911 Woolworth Av,
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68105
Latitude: 41.2450381
Longitude: -95.9550738

Neighborhood: Ford Birthsite Neighborhood Association
Census Tract: 
City Council District: 
Congressional District: 
Legislative District: 

Available: Y Quiet Title: N Property of Interest: Y Rehab Candidate: Y Demo Needed: N Env. Cleanup Needed: N

Property Status: Acquired
Property Class: Residential Improved
Inventory Type: Pending Sale
Foreclosure Status: Active
Zoned As: Residential
Square Footage: 4800

Assessment Year: 2017
Assessed Value: $65,600.00
Minimum Bid Amount: $25,000.00
Asking Price: $25,000.00
Property Cost: $46,767.16

Sold Amount: 
Sold Date: 
Program: 
Project: 
Number of Applications: 2
Tags: 

Potential Use: 
Owner: Omaha Municipal Land Bank

Property Condition: Poor; demolition proceeding
Cleanup Assessment: 
Block Condition: Average
Market Condition: Marketable "As Is"

Legal Description: HANSOM PLACE LOT 2 BLOCK 17 W 48 FT LTS 1 & 48 X 100
Listing Comments: Great opportunity on a spacious house just minutes from downtown! This potential 3-4 bedroom, 1800 sq ft house was formerly a duplex but could easily be returned to a single-family home. Lots of historic charm just 1/2 block from Hanscom Park with brand-new play equipment, a dog park, pool and more! Easy access to highways. Property has a 9-month redevelopment timeline. Applications due on or before Dec 18 at 4 pm.

Structure Information

Structure Type: Single Family
Year Built: 1885
Number of Units: 2
Number of Stories: 2
Square Footage: 1822
Exterior Type: Frame Siding
Roof Type: Hip


$25 Application Fee Paid: N
Average Comp Value: $129000.00
Land Value: $10400.00
Lockbox Installed: N
Year of Tax Sale: 2017

Appraised Value: $65600.00
Improvement Value: $55200.00
Liability Insurance Added: N
Sign at Property: N
s_custom_0001: