AGENDA
Wednesday, March 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 Battiatto, 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, March 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. Consent Agenda—approval
   a. Minutes: February 14, 2018
   b. Finance Committee: Finance Report, February 2017
   c. Resolution to cancel taxes with Exhibit A
   d. Executive Director Report: Tax Lien Certificate Updates

III. Legislative Updates:
   a. LB808, Community Gardens Act, Agricultural Committee, 1/23/18; Held in Committee
   b. LB 854, Expand Number of Municipalities for Land Banks, Passed to Senators
   c. LB 1028, Abandoned and Dilapidated Properties, Urban Affairs, 2/6/18; Held in Committee

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

V. Acquisitions to Review
   a. 3236 N 40 Av., Wells Fargo Bank, donation
   b. 3624 Wirt St- Land Assembly, King Elementary, donation
   c. 3628 Wirt St – Land Assembly, King Elementary, donation
   d. 3111 N 48 Av., house, donation
   e. 4919 Gretchen Av., house, donation
   f. 3706 Lothrop Av – Land Assembly, King Elementary, $1000
   g. 3846 Hamilton St., Vacant Lot, Multiple Residential, $500

VI. Dispositions to Review
   a. 2422 Bauman Av., $35,000; house to redevelop/rent; full price application
   b. 3102 Seward St., $12,500; house to redevelop/rent; full price application

VII. Executive Session, Contracts

VIII. General Public Comments

IX. Adjournment
Omaha Municipal Land Bank Board

MINUTES
Wednesday, February 14, 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, February 14, 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: Randy Lenhoff (chair)
John Heine (Vice Chair)
Tom McLeay
Rob Woodling
Ben Gray, City Council Member
Diane Battiato
David Fanslau, Planning Department
Teresa Hunter
Precious McKesson

Members Not Present: Mike Riedmann
Michele Torrence
John Lindsay
Estela Torres

Director Present: Marty Barnhart, Executive Director

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

Lenhoff called meeting to order at 9AM.

Lenhoff stated that the Nebraska Open Meetings Law is in effect and a copy is available in the room for review. Lenhoff informed the public that a notice of the meeting was published on February 7, 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.

Lenhoff introduced new Board Members, Barnhart elaborated on assignment process and introduced new members: Michele Torrence, Teresa Hunter and Precious McKesson.

Roll call was taken with 9 members present (Mike Riedmann, Estela Torres, Michele Torrence and John Lindsay were absent)

Barnhart presented Agenda consent items. John Heine moved for approval of Consent Agenda, Rob Woodling second the motion.

MOTION CARRIED: 4-0

Legislative Updates

Barnhart briefed on 3 Legislative Updates: LB808, LB854, LB1028

LB808:

This is a Community Gardens Act, introduced to Agricultural Committee on January 23, 2018. Marty was present and listened to testimony. It does not create Community Gardens, but provides 100,000.00 in grants to provide water for gardens. It is a 1 time Grant given by Legislature to water preservation fund and is overseen by the state Department of Agriculture.

Lenhoff inquired on status and Marty stated is still under review for consideration at the Agricultural Committee.

LB854:

Barnhart updated on LB854, bill introduced by Senator Dan Quick from Grand Island. Barnhart testified in favor of this bill and advised it passed unanimously at Urban Affairs Committee and is moving to Legislation where Senator Dan Quick is seeking to get approval of speakers to make this a priority bill for 2018.

LB1028:

Barnhart advised this is an Abandoned and Dilapidated Properties Act which allows a Tax Lien Investor to secure and clean the property during the 3 year redemption period. It does not change ownership, it just allows an investor to clean and maintain property so it does not deteriorate thru
the redemption period. Barnhart stated Senators like this bill. He advised certain criteria is required for properties; only unoccupied properties qualify.

No voting required.

**Conflict of Interest**

Barnhart advised the Governance committee met and discussed the two outstanding questions on Conflict of Interest:

1. What action should a Board Member take when helping someone in the public with a Land Bank property.
   
   A Board Member should recuse themselves and make it public that member has been working with this individual, no voting would be allowed.

2. When can a Board Member purchase Land Bank property after member leaves the board?
   
   The committee agreed on a 6 months period after leaving the board period.

Barnhart advised this information will need to be reviewed by Legal.

Woodling asked if this applies to both Board Member and OMLB Staff and Barhart confirmed.

John Heine moved to Layover for next meeting, Woodling second the motion.

MOTION CARRIED: 4-0

**Dispositions:**

3106 Seward ST

Mary gave an overview on acquiring property as well as presented buyers on property.

2911 Woolworth AV

Kurt advised on condition of the property and advised potential buyer estimates 90,000.00 to rehab.

Both of these properties would be under the 9month rehab time period.

John Heine moved to approve dispositions, McLeay second the motion.

MOTION CARRIED: 4-0
**Public Comments**

None

**Executive Session**

Executive session was called at 9:40. Woodling moved to go into Executive Session and McLeay second the motion.

MOTION CARRIED: 4-0

Executive Session ended at 10:42 AM.

**Adjourn:**

It was the consensus of the Board to adjourn the meeting at 10:43 A.M.

Juan Mancinas-Rangel, OMLB Executive Administrative assistant
Recording Secretary
Board Reports

Omaha Municipal Land Bank
For the period ended January 31, 2018

Prepared by
Bland & Associates

Prepared on
March 8, 2018
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### Statement of Financial Position

As of January 31, 2018

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td><strong>Current Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Bank Accounts</td>
<td></td>
</tr>
<tr>
<td>Clearing Account for Properties</td>
<td>63,811.43</td>
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<tr>
<td>Mutual of Omaha MM</td>
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<td><strong>Total Bank Accounts</strong></td>
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<td>Properties</td>
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<td>Depository Properties Held</td>
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<td>Land Assembly Properties</td>
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<td>Properties Held for Sale</td>
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<td>Tax Lien Certificates</td>
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<td>Uncategorized Asset</td>
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<td><strong>Total Other Current Assets</strong></td>
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<td><strong>Total Current Assets</strong></td>
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<td><strong>Fixed Assets</strong></td>
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<td>Accumulated Amortization</td>
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<td>Computer Software</td>
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<td>Website</td>
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<td><strong>Total Fixed Assets</strong></td>
<td>29,382.71</td>
</tr>
<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td>883,821.36</td>
</tr>
</tbody>
</table>

| LIABILITIES AND EQUITY                      |                |
|**Liabilities**                             |                |
| **Current Liabilities**                    |                |
| **Other Current Liabilities**              |                |
| Employee Benefit Liabilities               | 33.10          |
| Liability for 401k                         | 4,701.57       |
| Liability for Blue Cross Blue Shield       | 8,270.76       |
| Liability for HSA                          | -400.00        |
| **Total Employee Benefit Liabilities**     | 12,605.43      |
| **Total Other Current Liabilities**        | 12,605.43      |
| **Total Current Liabilities**              | 12,605.43      |
| **Total Liabilities**                      | 12,605.43      |
| **Equity**                                 |                |
| Temporarily Restricted Net Assets          | 379.00         |
| Unrestricted Net Assets                    | 813,465.80     |
| Net Revenue                                | 57,371.13      |
| **Total Equity**                           | 871,215.93     |
| **TOTAL LIABILITIES AND EQUITY**           | 883,821.36     |
# Statement of Activity by Class Year-to-Date

**January 2018**

<table>
<thead>
<tr>
<th>Program</th>
<th>Acquisition</th>
<th>Demolition</th>
<th>General // Overhead</th>
<th>LRC</th>
<th>Tax Lien Certificate Program</th>
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<td>Certificates</td>
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<td></td>
<td></td>
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<td></td>
<td>811.70</td>
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<td>811.70</td>
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<td>38,478.56</td>
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<td><strong>Total Payroll Expenditures</strong></td>
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<td>46,841.55</td>
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<td>46,841.55</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.
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 2018

<table>
<thead>
<tr>
<th>Total</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Omaha</td>
<td>21,023.43</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$21,023.43</td>
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</tbody>
</table>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.
Omaha Municipal Land Bank  
2018 Budget Report  
For the One Month Ending January 31, 2018

<table>
<thead>
<tr>
<th>Revenue</th>
<th>2018 Full Year Budget</th>
<th>2018 Budget YTD</th>
<th>Jan-18</th>
<th>2018 Actual YTD</th>
<th>YTD Variance to Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Fees Revenue</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Donations</td>
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<td>121,020</td>
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<td>21,023</td>
<td>(99,997)</td>
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<tr>
<td>Gains on Property Sales</td>
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<td>151,206</td>
<td>136,206</td>
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<td>Management Fees Revenue</td>
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</tr>
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<td>Property Rent Revenue</td>
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<td>Redevelopment Donations</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
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<td>Tax Lien Certificates Interest</td>
<td>5,000</td>
<td>400</td>
<td>-</td>
<td>-</td>
<td>(400)</td>
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<td>Vacant Lot Sales</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
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<tr>
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<th>2018 Budget YTD</th>
<th>Jan-18</th>
<th>2018 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<tr>
<td>Demolitions</td>
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<td>Property Liability Insurance</td>
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<td>Property Repair and Maintenance</td>
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<td><strong>Total Cost of Goods Sold</strong></td>
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<td>77,500</td>
<td>61,752</td>
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<table>
<thead>
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<th>Gross Profit</th>
<th>2018 Budget YTD</th>
<th>Jan-18</th>
<th>2018 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<th>Expenditures</th>
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<th>Jan-18</th>
<th>2018 Actual YTD</th>
<th>YTD Variance to Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank Charges</td>
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<td>10</td>
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<tr>
<td>Communications &amp; Marketing</td>
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<td>Computer, Software &amp; Internet</td>
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<td>Conferences &amp; Training</td>
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<tr>
<td>Insurance</td>
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<td>-</td>
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<tr>
<td>Meals and Entertainment</td>
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<td>133</td>
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<tr>
<td>Office Expenses</td>
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<td>1,354</td>
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<tr>
<td>Payroll Expenditures</td>
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<td>Contract Labor</td>
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<td>Employee Benefits</td>
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<td>Salaries</td>
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<td>46,842</td>
<td>46,842</td>
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<td><strong>Total Payroll Expenditures</strong></td>
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<td>53,902</td>
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<td>Printing &amp; Postage</td>
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<td>Land Revitalization Commission Fees</td>
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<td>Payroll Fees</td>
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<td><strong>Total Professional Services &amp; Contracts</strong></td>
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<td>Rent or Lease</td>
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<td>Travel &amp; Parking</td>
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<td><strong>Total Expenditures</strong></td>
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<td>73,222</td>
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| Net Operating Revenue | 289,131 | (14,302) | 57,899 | 57,899 | 72,201 |

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<th>Other Revenue</th>
<th>2018 Budget YTD</th>
<th>Jan-18</th>
<th>2018 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<td><strong>Total Other Revenue</strong></td>
<td>-</td>
<td>-</td>
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<table>
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<th>Other Expenditures</th>
<th>2018 Budget YTD</th>
<th>Jan-18</th>
<th>2018 Actual YTD</th>
<th>YTD Variance to Budget</th>
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<td>-</td>
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<td>556</td>
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<tr>
<td><strong>Total Other Expenditures</strong></td>
<td>-</td>
<td>-</td>
<td>556</td>
<td>556</td>
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</tbody>
</table>

| Net Other Revenue | 289,131 | (14,302) | 57,371 | 57,371 | 71,673 |

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.
Omaha Municipal Land Bank  
2018 Property & Tax Lien Activity  
For the One Month Ending January 31, 2018

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<tr>
<th>Description</th>
<th>Jan</th>
<th>Balance Year-to-Date</th>
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<td>Properties Held for Sale Balance (Acquisition Program)</td>
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<td>Properties Sold (Basis)</td>
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<td>Tax Lien Certificates Redeemed</td>
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<td>-</td>
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<tr>
<td># of Land Assembly Properties Held</td>
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<td>19</td>
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<tr>
<td># of Depository Properties Held</td>
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<td>379</td>
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</table>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.
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 March, 2018.

ATTEST: BOARD OF DIRECTORS
OMAHA MUNICIPAL LAND BANK

_________________________________  ________________________________
____________________, Secretary  ________________________________, Chairperson
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<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>1715290000</td>
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<td>3/14/2018</td>
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<td>3/14/2018</td>
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<td>3/14/2018</td>
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</table>
Omaha Municipal Land Bank
Executive Director’s Report, March 14, 2018

Tax Lien Certificate Sale Summary
Investments: March 2, 2016; March 6, 2017; & March 5, 2018

2016 Summary:

- Tax lien certificate investments: 78
- Investment: $65,714.18
- Total assessed value: $1,106,600
- Redeemed: 51

Five organizations requesting property disposition in the event of foreclosure:

- City of Omaha – 23
- 75-North Revitalization Corporation – 9
- Habitat for Humanity – 39
- Holy Name Housing Corporation – 1
- Rebuilding Together Omaha – 9

2017 Summary:

- Tax lien certificate investments: 116
- Investment: $69,255.09
- Total assessed value: $2,689,600
- Redeemed: 33

Five organizations requesting property disposition in the event of foreclosure:

- City of Omaha – 40
- Habitat for Humanity – 13
- Holy Name Housing Corporation – 5
- InCommon—9
- Rebuilding Together Omaha – 9

2018 Summary:

- Tax lien certificate investments: 59 (see page 2)
- Investment: $35,536.35
- Total assessed value: $701,000
- Redeemed: 0

Four organizations requesting property disposition in the event of foreclosure:

- Habitat for Humanity – 37
- Holy Name Housing Corporation – 12
- InCommon—5
- Property Works, f/n/a Rebuilding Together Omaha – 5
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<tr>
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<th>Delinquent Principal</th>
<th>Address</th>
<th>Taxpayer</th>
<th>Taxpayer Address</th>
<th>Taxpayer Address 2</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Case Code</th>
<th>Land Value</th>
<th>Improvement Value</th>
<th>Total Value</th>
<th>Previous Line</th>
<th>Vacant</th>
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<th>Units Unsafe</th>
<th>Open</th>
<th>Boarded up</th>
<th>Price Reels</th>
<th>Vermin Debris</th>
<th>Active Variations</th>
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</table>

Legend

HFHO Habitat for Humanity Omaha
MMH Holy Name Housing
MHS In Commons
PHW Project Homeless Works/St/La Rebuilding Together Omaha
Property Snapshot – Parcel Number 2519490000 (Active)

Property Manager: Mary Wells
Maintenance Manager: Kurt Holstrom

Address: 3236 N 40 Av
County: DOUGLAS
City: Omaha
Latitude: 41.2881724
Longitude: -95.973547
State: NE
Postal Code: 68111

Neighborhood: Census Tract: City Council District:
Census Tract: Congressional District:
Legislative District: Voting Precinct:
School District:

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

Property Status: Acquisition in Process
Property Class: Residential Improved
Inventory Type: Privately Owned
Foreclosure Year: Zoned As: Residential
Square Footage: 5360
Actual Disposition Method: Acquisition Method: Donation
Acquisition Date: 03/12/2018
Acquisition Amount: $1.00
Target Disposition Method:
Potential Use: Owner: Wells Fargo Bank NA

Assessment Year: 2018 Assessed Value: $35,800.00
Minimum Bid Amount: $5,000.00 Asking Price: $7,500.00
Property Cost:
Sold Amount:
Sold Date:
Program:
Project:
Number of Applications:
Tags: Wells Fargo Bank

Property Condition: Fair Cleanup Assessment: Block Condition: Average Market Condition: Marketable "As Is"

Legal Description: WEST MORELAND LOT 232 BLOCK 0 40 X 134
Listing Comments: Donation from Wells Fargo Bank, code violations are in the attachments and listed in the notes.

Structure Information

Structure Type: Single Family Structure Condition: Fair
Year Built: 1949 Basement Square Footage: 720
Number of Units: 1 Garage Square Footage:
Number of Stories: 1 Number of Rooms: 5
Square Footage: 720 Number of Bedrooms: 3
Exterior Type: Frame Siding Number of Full Baths: 2
Roof Type: Gable Number of Half Baths:


$25 Application Fee Paid: N Custom Fields
Average Comp Value: $26000.00
Improved Property N
Mowing/Security:
Land Value: $700.00
Liability Insurance N
Removed:
Sign at Property: N
Title Updated, Sent to Attorney:

Appraised Value: $35800.00
Cancellation of Taxes: N Improvement Value: $35100.00
Liability Insurance Added: N
Lockbox Installed: N
Title Search Ordered: N
Vacant Property Maintenance: N
Property Snapshot – Parcel Number 1623750000 (Active)

Property Manager: Mary Wells
Maintenance Manager:

Address: 5624 Wirt St.
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68111
Latitude: 41.286614
Longitude: -95.96751

Neighborhood: Neighbors in Action Association
Census Tract:
City Council District:
Congressional District:
Legislative District:

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

<table>
<thead>
<tr>
<th>Property Status: Acquisition in Process</th>
<th>Assessment Year:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Class: Residential Vacant</td>
<td>Assessed Value:</td>
</tr>
<tr>
<td>Inventory Type: Land Assembly</td>
<td>Minimum Bid Amount:</td>
</tr>
<tr>
<td>Foreclosure Year:</td>
<td>Asking Price:</td>
</tr>
<tr>
<td>Zoned As: Residential</td>
<td>Property Cost:</td>
</tr>
<tr>
<td>Square Footage: 4120</td>
<td>Sold Amount:</td>
</tr>
<tr>
<td>Actual Disposition Method:</td>
<td>Sold Date:</td>
</tr>
<tr>
<td>Acquisition Method: Donation</td>
<td>Program:</td>
</tr>
<tr>
<td>Acquisition Date:</td>
<td>Project:</td>
</tr>
<tr>
<td>Acquisition Amount:</td>
<td>Number of Applications:</td>
</tr>
<tr>
<td>Target Disposition Method:</td>
<td>Tags: King Elementary</td>
</tr>
<tr>
<td>Potential Use:</td>
<td></td>
</tr>
</tbody>
</table>

Owner: Rodger Asai

<table>
<thead>
<tr>
<th>Property Condition: Cleanup Assessment:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description: LINCOLN HEIGHTS LOT 6 BLOCK 2 40 X 103.8</td>
</tr>
<tr>
<td>Listing Comments:</td>
</tr>
</tbody>
</table>
**Property Snapshot – Parcel Number 1623760000 (Active)**

*Property Manager: Mary Wells*

*Maintenance Manager: Kurt Holmstrom*

**Address:** 5628 Wirt St.

**County:** DOUGLAS

**City:** Omaha

**State:** NE

**Postal Code:** 68111

**Latitude:** 41.286616

**Longitude:** -95.967656

**Neighborhood:** Neighbors in Action Association

**Address:** 3628 Wirt St,

**County:** DOUGLAS

**City:** Omaha

**State:** NE

**Postal Code:** 68111

**Latitude:** 41.286616

**Longitude:** -95.967656

**Available:** N

**Quiet Title:** N

**Property of Interest:** N

**Rehab Candidate:** N

**Demo Needed:** N

**Env. Cleanup Needed:** N

<table>
<thead>
<tr>
<th>Available</th>
<th>Quiet Title</th>
<th>Property of Interest</th>
<th>Rehab Candidate</th>
<th>Demo Needed</th>
<th>Env. Cleanup Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Property Status:** Acquisition in Process

**Property Class:** Residential Vacant

**Inventory Type:** Land Assembly

**Foreclosure Year:**

**Zoned As:** Residential

**Square Footage:** 4120

**Actual Disposition Method:**

**Acquisition Method:** Donation

**Acquisition Date:**

**Acquisition Amount:** $1.00

**Target Disposition Method:**

**Potential Use:**

**Owner:** Rodger Asai

**Assessment Year:** 2018

**Assessed Value:** $600.00

**Minimum Bid Amount:**

**Asking Price:**

**Property Cost:**

**Sold Amount:**

**Sold Date:**

**Program:**

**Project:**

**Number of Applications:**

**Tags:** King Elementary

**Property Condition:** Average

**Cleanup Assessment:**

**Block Condition:** Average

**Market Condition:** Marketable "As Is"

**Legal Description:** LINCOLN HEIGHTS LOT 7 BLOCK 240 X 103.8

**Listing Comments:**
Property Snapshot – Parcel Number 1232700000 (Active)

Property Manager: Mary Wells
Maintenance Manager: Kurt Holmstrom

Address: 3111 N 48 Av
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68104
Latitude: 41.2873968
Longitude: -95.9865188

Neighborhood: Benson Neighborhood Association
Census Tract: City Council
Congressional District:
Legislative District:
City Council District:
Congressional District:
Voting Precinct:
School District:

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

Property Status: Acquisition in Process
Property Class: Residential Improved
Inventory Type: Privately Owned
Foreclosure Year: Residential
Zoned As: Residential
Square Footage: 4000
Actual Disposition Method:
Acquisition Method: Donation
Acquisition Date:
Acquisition Amount: $1.00
Target Disposition Method: Sale
Potential Use: Resale
Owner: Dexter Properties LLC

Assessment Year: 2018
Assessed Value: $37,200.00
Minimum Bid Amount: 
Asking Price: $6500
Property Cost: $1,131.00
Sold Amount:
Sold Date:
Program:
Project:
Number of Applications:
Tags:

Property Condition: Average
Cleanup Assessment:
Block Condition: Average
Market Condition:

Legal Description: HAMPTON PLACE LOT 30 BLOCK 0 S 50 FT LTS 31 & 50 X 80

Listing Comments:

Structure Information

Structure Type: Single Family
Year Built: 1923
Number of Units: 1
Number of Stories: 1
Square Footage: 660
Exterior Type: Frame Stucco
Roof Type: Gable

Structure Condition: Fair
Basement Square Footage: 660
Garage Square Footage: 200
Number of Rooms: 5
Number of Bedrooms: 2
Number of Full Baths: 1
Number of Half Baths:

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

Custom Fields

$25 Application Fee Paid: N
Average Comp Value: $96650.00
Improved Property: N
Mowing/Security: N
Land Value: $52000.00
Liability Insurance: N
Removed: Sign at Property: N
Title Updated, Sent to Attorney: N
Year of Tax Sale: 2017

Appraised Value: $31600.00
Cancellation of Taxes: N
Improvement Value: $26400.00
Liability Insurance Added: N
Lockbox Installed: N
Title Search Ordered: N
Vacant Property Maintenance: N

s_custom_0001:
Property Snapshot – Parcel Number 1602750000 (Active)

Property Manager: Mary Wells
Maintenance Manager: Kurt Holmstrom

Address: 4919 Gretchen Av,
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68104
Latitude: 41.2872892
Longitude: -95.9885551

Neighborhood: Benson Neighborhood Association
Census Tract: City Council
Congressional District: Voting Precinct:
Legislative District: School District:

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

Property Status: Acquisition in Process  Assessment Year: 2018
Property Class: Residential Improved  Assessed Value: $45,600.00
Inventory Type: Privately Owned  Minimum Bid Amount: $6,000.00
Foreclosure Year:  Asking Price: $6,500.00
Square Footage: 8700  Property Cost:
Actual Disposition Method: Donation  Sold Amount:
Acquisition Date:  Sold Date:
Acquisition Amount: $1.00  Program:
Target Disposition Method:
Potential Use:
Owner: Dexter Properties LLC

Property Condition: Average  Cleanup Assessment:
Block Condition: Average  Market Condition: Marketable "As Is"

Legal Description: LAKE JAMES PARK LOT 6 BLOCK K 50 X 174.4
Listing Comments:

Structure Information

Structure Type: Single Family  Structure Condition: Average
Year Built: 1920  Basement Square Footage: 660
Number of Units: 1  Garage Square Footage: 180
Number of Stories: 1.5  Number of Rooms: 5
Square Footage: 660  Number of Bedrooms: 2
Exterior Type: Frame Aluminum  Number of Full Baths: 1
Roof Type: Gable  Number of Half Baths:


Custom Fields

$25 Application Fee Paid: N  Appraised Value: $41300.00
Average Comp Value: $76500.00  Cancellation of Taxes: N
Improved Property: N  Improvement Value: $34100.00
Mowing/Security:  Liability Insurance Added: N
Land Value: $7200.00  Lockbox Installed: N
Liability Insurance: N  Title Search Ordered: N
Removed:  Vacant Property Maintenance: N
Sign at Property: N  s_custom_0001:
Title Updated, Sent to Attorney: N  o_custom_0004:
Year of Tax Sale: 2017  s_custom_0004:
s_custom_0004:
dt_custom_0001:
Property Snapshot – Parcel Number 2517430000 (Active)

Property Manager: Mary Wells
Maintenance Manager: Kurt Holmstrom

Address: 3706 Lothrop St
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68111
Latitude: 41.288091
Longitude: -95.968835

Neighborhood: Neighbors in Action Association
Census Tract: City Council

Address: 3706 Lothrop St,
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68111
Latitude: 41.288091
Longitude: -95.968835

Address: 3706 Lothrop St,
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68111
Latitude: 41.288091
Longitude: -95.968835

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

Property Status: Acquisition in Process
Property Class: Residential Vacant
Inventory Type: Land Assembly
Foreclosure Year:
Zoned As: Residential
Square Footage: 4400
Actual Disposition Method:
Acquisition Method: Purchase
Acquisition Date:
Acquisition Amount: $1,000.00
Target Disposition Method:
Potential Use:

Owner: Howard Simmons

Property Condition: Average
Cleanup Assessment:
Block Condition: Average
Market Condition: Marketable "As Is"

Legal Description: WEST MORELAND LOT 27 BLOCK 0 40 X 110
Listing Comments:

Custom Fields

- $25 Application Fee Paid: N
- Cancellation of Taxes: N
- Improvement Value: $0.00
- Liability Insurance: N
- Lockbox Installed: N
- Title Search Ordered: N
- Vacant Property Maintenance: N

- Appraised Value: $600.00
- Improved Property Mowing/Security: N
- Land Value: $600.00
- Liability Insurance Removed: N
- Sign at Property: N
- Title Updated, Sent to Attorney: N
- Year of Tax Sale: 2017
Property Snapshot – Parcel Number 1920640000 (Active)
Property Manager: Mary Wells
Maintenance Manager: Kurt Holmstrom

Address: 5846 Hamilton St,
County: DOUGLAS
City: Omaha
State: NE
Postal Code: 68131
Latitude: 41.2723999
Longitude: -95.9710958

Neighborhood: Orchard Hill Neighborhood Association
Census Tract:
City Council District:
Congressional District:
Legislative District:

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

Property Status: Acquisition in Process
Property Class: Multiple Residential
Inventory Type:
Foreclosure Year:
Zoned As: Residential
Square Footage: 6360
Actual Disposition Method:
Acquisition Method: Purchase
Acquisition Date:
Acquisition Amount: $500.00
Target Disposition Method:
Potential Use:

Owner: Paul Konchagulian

Assessment Year: 2018
Assessed Value: $2,200.00
Minimum Bid Amount:
Asking Price:
Property Cost:
Sold Amount:
Sold Date:
Program:
Project:
Number of Applications:
Tags:

Property Condition: Average
Cleanup Assessment: Block Condition: Average
Market Condition: Marketable "As Is"

Legal Description: ORCHARD HILL LOT 7 BLOCK 2 W 40 E 125 S 159.04 FT
Listing Comments:

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

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

Active: Y
Fire Damage: N
Boarding Needed: N
Electric On: N
Gas On: N
Water On: N
Occupied:
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 and Former Employee conflicts of interest.** A board member may not develop property, purchase property, or enter into a contract for services with the OMLB for six (6) 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
<table>
<thead>
<tr>
<th>Contact Information</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Applicant Information</th>
</tr>
</thead>
</table>

| Middle Name or Initial | Offer Amount: $35000.00 |

Please fill in the following (all must be completed prior to the OML approval): 

Applicant #: 63 Version: 1

Print Date: 3/10/2018

Don't forget to give us your phone number.

Call our office if you have any questions.

Please complete this application. Save it if you need to gather more information. After you are finished, click the submit button.
OMLB Compliance Agreement:

OMLB Disposition Summary:

Do you agree to the terms of:

Disposition Summary:

Person to the OMLB staff in guaranteed funds:

$750 Down Payment to the OMLB staff:

$75 Annual Application Fee (non-refundable) please:

Are you willing to pay:

Confirmation:

Proof of Funds Document: [удалено]

Cost Estimate Document: CCF-000197

Proposed Use Statement: [удалено]

Property: Briefly summarize what you intend to use this property:

By filling out this section, you are agreeing to the OMLB asking price for the

Proposed Use:

Utility Delinquencies?: No
Tax Foreclosure Judgments?: No
Tax Delinquency Properties?: No
Special Assessments?: No
Recent Lot Ordinance Violations?: No
Code of Condemned Violations?: No

Do you answer yes to any of these questions you will not be allowed to purchase from the OMLB:

Eligibility:

Name of Business or Non-Profit: AMP Enterprises, LLC

Purchasing as Business, Non-Profit, or Individual: Business

Print Details

3/10/2018
THE OMLD Board of Directors meets on the second Wednesday of each month to review offers to purchase.

Directors

Offers to purchase are reviewed by our Acquisition Committee and accepted or rejected by the OMLD Board of

Wednesday after offers are due each month.

In the event of multiple offers (single property or land assembly), auctions will be held on the following

Offers to purchase are due by the last Monday of each month at 4 pm.

Thank you for your interest in the Omaha Municipal Land Bank. We will review your request and contact you at the appropriate

time.

Signature: Jerry Wodzicki

I hereby certify that I have read this application and that all information contained herein is true. If any portion of this

Print Name: 3/10/2018
<table>
<thead>
<tr>
<th>Category</th>
<th>Items</th>
<th>Quantity</th>
<th>Estimated Cost</th>
<th>Actual Cost</th>
<th>Total Estimated Cost</th>
<th>Total Actual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FRONT (south side)</strong></td>
<td>3 X 40 1.5 yards concrete rip/replace sidewalk</td>
<td>1</td>
<td>$330.00</td>
<td>$330</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>PUBLIC SIDEWALK</td>
<td>24X42 WINDOWS RIP/REPLACE</td>
<td>7</td>
<td>$321.45</td>
<td>$2,250</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>entry door (basic steel door)</td>
<td>1</td>
<td>$200.00</td>
<td>$200</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>storm door</td>
<td>1</td>
<td>$150.00</td>
<td>$150</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>24X30 double hung t/r</td>
<td>2</td>
<td>$305.45</td>
<td>$611</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td></td>
<td>t/r west gable fascia board</td>
<td>20</td>
<td>$7.38</td>
<td>$148</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td></td>
<td>porch ceiling rip/replace per sq ft</td>
<td>9</td>
<td>$6.36</td>
<td>$57</td>
<td>$0</td>
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<tr>
<td><strong>EAST SIDE</strong></td>
<td>windows 24X42 R/R.</td>
<td>9</td>
<td>$321.45</td>
<td>$2,250</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>NORTH SIDE</td>
<td>basement windows</td>
<td>2</td>
<td>$130.00</td>
<td>$260</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td></td>
<td>20x24 window rip/replace</td>
<td>25</td>
<td>$305.95</td>
<td>$612</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td></td>
<td>rip and replace damaged soffit arcs</td>
<td>12</td>
<td>$4.37</td>
<td>$52</td>
<td>$0</td>
<td>$0</td>
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<td>WEST SIDE</td>
<td>rip/replace fascia</td>
<td>40</td>
<td>$7.38</td>
<td>$295</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>t/r entry door (basic steel door)</td>
<td>2</td>
<td>$200.00</td>
<td>$400</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>steps to back door</td>
<td>1</td>
<td>$200.00</td>
<td>$200</td>
<td>$0</td>
<td>$0</td>
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<td></td>
<td>storm door</td>
<td>2</td>
<td>$150.00</td>
<td>$300</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>24x42 WINDOWS RIP/REPLACE</td>
<td>3</td>
<td>$321.00</td>
<td>$963</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>INTERIOR</td>
<td>rip/replace fascia</td>
<td>40</td>
<td>$7.38</td>
<td>$295</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>LIVING/DINING ROOMS</td>
<td>24X42 WINDOWS RIP/REPLACE</td>
<td>3</td>
<td>$321.00</td>
<td>$963</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>basement windows</td>
<td>2</td>
<td>$130.00</td>
<td>$260</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td></td>
<td>R/R damaged ceiling above fireplace</td>
<td>18</td>
<td>$51.93</td>
<td>$935</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>refinish wood floors per sq ft</td>
<td>560</td>
<td>$2.96</td>
<td>$1,658</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>skim coat walls s.y.dining rm</td>
<td>39</td>
<td>$6.62</td>
<td>$258</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>BEDROOM/Front</td>
<td>24X6'8 hollow core door labor and material</td>
<td>2</td>
<td>$135.00</td>
<td>$270</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>carpet/pad</td>
<td>120</td>
<td>$2.29</td>
<td>$275</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>skim coat walls s.y.</td>
<td>13</td>
<td>$6.62</td>
<td>$86</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>BEDROOM/Back</td>
<td>R/R all drywall sq.ft.</td>
<td>410</td>
<td>$2.21</td>
<td>$906</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>carpet/pad</td>
<td>120</td>
<td>$2.29</td>
<td>$275</td>
<td>$0</td>
<td>$0</td>
</tr>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>BATHROOM</strong></td>
<td>rip/replace all plaster with drywall based on sq ft</td>
<td>128</td>
<td>$2.21</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>toilet&amp;tank rip/replace</td>
<td>1</td>
<td>$483.50</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>tub/shower rip/replace</td>
<td>1</td>
<td>$1,154.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>paint walls &amp; ceilings</td>
<td>128</td>
<td>$0.63</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>pedestal sink rip/replace</td>
<td>1</td>
<td>$530.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ELECTRICAL</strong></td>
<td>rip/replace including rough in to finish, including panel</td>
<td>1408 sq ft dwelling</td>
<td>$6.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>rip/replace water service including hot water heater</td>
<td>1408 sq ft dwelling</td>
<td>$4.70</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PLUMBING SERVICE</strong></td>
<td>1408 sq ft dwelling</td>
<td>$6,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>HVAC R.I.P./REPLACE</strong></td>
<td>1408 sq ft dwelling</td>
<td>$6,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>KITCHEN</strong></td>
<td>Countertop rip/replace</td>
<td>1</td>
<td>$92.40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor rip/replace roughly</td>
<td>10x12/13.5 x y</td>
<td>$33.50</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td>$11,936.03</td>
<td>$0.00</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

*EXTERIOR*
Application Information

Postal Code: 68134
State: NE
City: Omaha
Address: 2540 N 83rd St

Don't forget please give us your phone number.

Call our office if you have any questions.

Please complete this application, save it if you need to gather more information. After you are finished, click the submit button.

Offer to Purchase

3/10/2018
The OMLB Board of Directors meets on the second Wednesday of each month to review offers to purchase.

Offers to Purchase are reviewed by our Acquisition Committee and accepted or rejected by the OMLB Board of Directors.

Offers to Purchase are due each month. In the event of multiple offers (single property or land assembly), auctions will be held on the following Tuesday.

Offers to Purchase are due by the last Monday of each month at 4 pm.

Thank you for your interest in the Omaha Municipal Land Bank. We will review your request and contact you at the appropriate time.

Signature: Andy Rash

Details: 310/2019
### Cash

**Name(s):** Rash  
**Date:** February 18, 2018  
**Address:** 3102 Seward St  
**Lender:**  
**Loan Type:**  
**Loan Purpose:**  
**Est. Rate %:**  
**Loan Term:**  
**Loan Originator:**  
**Items Payable in Connection with the Loan**  
- Appraisal $  
- Credit Report $  
- Flood Certification $  
- Tax Service $  
- Processing Fee $  
- Final Inspection Fee $  
- Survey $  
- Omaha Land Bank App Fee $  
- Other Cost 2 $  
- Other Cost 3 $  
- Other Cost 4 $  
**Subtotal:** $  
**Items Required by Lender to be Paid in Advance**  
- Interest $  
- Homeowner's Insurance $  
**Subtotal:** $  
**Escrow/Reserves Deposited with the Lender**  
- Homeowner's Insurance $  
- Property (City/School) Taxes $  
- Flood Insurance $  
**Subtotal:** $  
**Government Recording and Transfer Charges**  
- Deed; Mortgage; Release $  
- Assignment $  
**Subtotal:** $  
**Additional Estimated Charges**  
- Broker Compensation - Purchase Agreement Paragraph #30 $  
- Termite Inspection $  
**Subtotal:** $  
**Settlement or Closing Fee**  
- Settlement or Closing Fee $  
- Lender's Title Insurance $  
- Escrow Closing Fee $  
- Insured Closing Letter $  
- E-Doc Filing $  
- Homeowner Title Insurance $  
**Subtotal:** $  
**Total Estimated Settlement Charges** $  
**Estimated Monthly Payment**  
- 1st Principal & Interest $  
- Hazard Insurance $  
- Real Estate Taxes $  
- Flood Insurance $  
- Mortgage Insurance $  
- Home Owners Association Dues $  
- Total Estimated Monthly Payment $  
**Total Estimated Funds Needed to Purchase** $  

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*Buyer represents that Buyer has the financial ability to perform the terms of the purchase agreement based upon the proposed sales price above. Buyer agrees to notify Buyer's Broker in writing if Buyer's financial circumstances change, resulting in any material limitation on Buyer's ability to perform under the terms of the purchase agreement.*

**Buyer:**  
**Date:** 2/16/2018

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*Important Notice: This sheet is for comparison purposes only and is intended to show approximate loan costs commonly associated with the loan program(s) shown. This is not an offer to make a loan and is not a formal estimate of costs. All terms and fees are subject change without notice. A Good Faith Estimate of loan settlement costs and terms will be provided after an application is submitted. For more information contact SAC Federal Credit Union of Omaha at 402-292-8000.*