Omaha Municipal Land Bank Board

MINUTES

Wednesday, August 12, 2015

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, August 12, 2015.

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, August 5, 2015.

Members Present: Jamie Berglund, Vice Chair
Ken Johnson (arrived at 9:05)
Cathy Lang
Scott Semrad
Randy Lenhoff
John Heine
Mike Riedmann
Diane Battiato (arrived at 9:05)
James Thele, Planning Director

Members Not Present: Tom McLeay, Chairman
Julia Plucker
Julie Stavneak

Staff Present: Jennifer Taylor, City Law Department
Debbie Hightower, Recording Secretary
PUBLIC MEETING:

Jamie Berglund, Vice Chair, called the meeting to order at 9:00 am, introduced the voting and non-voting board members, as well as the City staff. She stated that the Nebraska Open Meetings Law is in effect and a copy is available in the room for review. She further stated that copies of the agenda are located in the back of the room. Berglund explained the procedures of the meeting.

Roll call was taken with 9 board members present (Ken Johnson and Diane Battiato arrived at 9:05; Tom McLeay, Julie Stavneak and Julia Plucker were absent).

Berglund informed the public that a notice of the meeting was published in the Daily Record on August 5, 2015 and was verified by Debbie Hightower, Recording Secretary.

Motion by Randy Lenhoff to approve the minutes from the July 8, 2015 meeting. Scott Semrad seconded the motion.

AYES: Lenhoff, Semrad, Lang, Berglund (Johnson absent until 9:05)
MOTION CARRIED: 4-0

Berglund asked for approval of the agreement for the new Executive Director. Semrad stated that Brittany Jefferson accepted an annual salary of $100,000.00 and $25,000.00 in annual benefits. He further stated that the contract did not define the seven holidays which would be New Years, Memorial Day, 4th of July, Labor, Thanksgiving, day after Thanksgiving and Christmas. The contract was created as a policy for present and future land bank employees. Lang suggested tabling the contract and move forward. Semrad further stated that the holidays can be added in the contract.

Semrad stated that the relocation expenses include a minimum of $4,500.00 for moving expenses, $2,601.00 to buy out the lease through December 2015 and mileage of $141.00. Semrad suggested increasing the relocation package from $5,000.00 to $8,000.00 with invoices and receipts. Brittany Jefferson will start on September 15, 2015.

Johnson stated his concerns with regard to the salary and a bonus for the new Executive Director. He also stated that there are several references using his instead of her in the contract. Johnson suggested that the offer be raised because Brittany Jefferson was the number one candidate. Semrad verified that there was no salary negotiation. Berglund stated that she recalled there was a general discussion about a bonus based on performance but there was never an amount or when it would happen.

Motion by Randy Lenhoff to accept the contract as presented.

Semrad stated that his/her were not changed due to the time constraint. Jennifer Taylor, City Law Department, indicated that the contract is generic but his can be replaced with her. Semrad stated that his/her was not an issue with Brittany Jefferson.
Semrad further stated that Brittany Jefferson would like the contract to be changed in Section 5 from in an amount up to or equal to $25,000.00 annually to in an amount equal to $25,000.00 annually.

Motion by Scott Semrad to make the following changes to the contract: 1) change the his to her; 2) in Section 5 change in an amount up to or equal to $25,000.00 annually to in an amount equal to $25,000.00 annually; and 3) list the seven holidays. Lenhoff seconded the motion.

AYES: Lenhoff, Semrad, Lang, Berglund
ABSTAIN: Johnson
MOTION CARRIED: 4-0, 1 Abstention

Berglund stated that there are leadership development opportunities through the Chamber. There is an 8-9 month program called Omaha Executive Institute which is for new members of the community to get immersed with new opportunities. She suggested putting together an Orientation On-boarding committee to help Brittany acclimate with the community and get out and meet people.

In response to Battiato, Berglund suggested doing a press release to introduce the new ED. Johnson suggested having an informal reception so she can meet the founders, city, county, local officials and development community. Lenhoff agreed but cautioned on having it too soon and before she is acclimated.

Berglund suggested revising the budget along with many startup functions, i.e. payroll, e-mail address, etc. Berglund, Lang, Heine and Johnson volunteered to help with startup functions.

Lang stated that she received a strategic work proposal from the representative at the Center for Community Progress for a total cost of $12,500.00 not including travel. The proposal includes a one and half day site visit subject to mutual agreement between Center for Community Progress and the board and a block of 50 on-call consultant hours between now and March of 2016. She further stated that a conference call has been scheduled for Friday afternoon, August 21st to discuss the proposal with the representative from Center for Community Progress. Bergland stated that the call will be exploratory and the information will be brought back to the board for a vote.

Berglund shared that she has reached out and shared information about the land bank to the leadership of the South Omaha Neighborhood Alliance, Midtown Neighborhood Alliance, and many different developers in the community, commercial brokers and donors. Lenhoff added that he will be speaking about the land bank on October 3, 2015 at the regional neighborhood conference located at the South Omaha Metro campus. Joel Cota, Mayor’s office, offered to send information regarding the neighborhood conference.

Spencer Danner, Human Rights and Relations Director, recommended that the Brittany Jefferson be introduced to the City Council on Tuesday, September 22, 2015 at 10:30am and a one-on-one meeting be scheduled with each council member. Battiato added that Brittany could be
introduced to the County Board as well on the same day at 9:00am. Berglund further added that any ideas or suggestions be forwarded to her or Lang.

Kyle Keith, NONA, stated that there are many abandoned houses that are also eyesores. The land bank will be a great opportunity for the community from an economic standpoint.

There were no public comments.

It was the consensus of the Board to adjourn the meeting at 9:46am.

Debbie Hightower, Planning Department
Recording Secretary