Omaha Municipal Land Bank Board

MINUTES

Wednesday, December 14, 2016

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 the Public Hearing and Administrative meeting held on Wednesday, December 14, 2016.

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, December 7, 2016.

Members Present: Jamie Berglund, Chair
Rob Woodling, New Chair
Randy Lenhoff, Vice Chair
John Heine
Estela Torres
Mike Riedmann
Julie Stavneak
James Thele, Planning Director

Members Not Present: Cathy Lang
Tom McLeay
Ken Johnson
Diane Battiato
Julia Plucker

Director Present: Marty Barnhart, Executive Director

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

Jamie Berglund, Chair, called the meeting to order at 9:00am.

Roll call was taken with eight (8) board members present (Cathy Lang, Tom McLeay, Ken Johnson, Diane Battiato and Julia Plucker were absent).

Berglund informed the public that a notice of the meeting was published in the Daily Record on December 7, 2016. Berglund 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 on the table by the door.

Board Meeting Minutes

Motion by Randy Lenhoff to approve the minutes from the November 9, 2016 meeting as submitted. Rob Woodling seconded the motion.

AYES: Lenhoff, Woodling, Torres, Berglund
MOTION CARRIED: 4-0

Berglund introduced the two new voting members, John Heine and Estela Torres.

Motion was made and seconded at the previous meeting to nominate Rob Woodling as Chair of the Land Bank.

AYES: Lenhoff, Woodling, Torres, Berglund
MOTION CARRIED: 4-0

Motion was made and seconded at the previous meeting to nominate Randy Lenhoff as the Vice Chair of the Land Bank.

AYES: Lenhoff, Woodling, Torres, Berglund
MOTION CARRIED: 4-0

Motion by Rob Woodling to nominate Estela Torres as Treasurer of the Land Bank. Randy Lenhoff seconded the motion.

AYES: Lenhoff, Woodling, Torres, Berglund
MOTION CARRIED: 4-0

Berglund resigned her position and turned the Chair duties over to Rob Woodling.

Financial Report

Heine reported on the income and expenses regarding the October 2016 financial report. Barnhart added that $9,400.00 was an expense with EProperty Plus for a database which will
include updates at all times. Woodling asked that the auditors determine if property on the books be treated at fair market or assessed value.

Motion by Randy Lenhoff to approve the October 2016 financial report as submitted. Estela Torres seconded the motion.

AYES: Lenhoff, Heine, Torres, Woodling
MOTION CARRIED: 4-0

Finance and Audit: Audit 2016

Barnhart reported that the bids received from four accounting firms for a 2016 audit proposal were $7,500.00 to $25,000.00. The Audit Committee recommends Hayes & Associates for $7,850.00 to perform the audit for years 2015 and 2016.

Motion by Randy Lenhoff to approve Hayes & Associates to perform the audit for years 2015 and 2016. Estela Torres seconded the motion.

AYES: Lenhoff, Heine, Torres, Woodling
MOTION CARRIED: 4-0

Finance and Audit: 2017 Budget

Barnhart presented the final reading for the 2017 budget with an overview of 2018, 2019 subject to change pursuant to the Finance Audit Committee. The 2017 audit would project revenues of $774,800.00, expenses at $761,570.00 with a remaining income of $13,230.00. Revenues include grant income dollars of $650,000.00; proposed property sales of $97,800.00 (100 properties sold in 2017); tax certificate lien certificate interest of $2,000.00; and vacant lot sales of $25,000.00. The vacant lot sales would include obtaining demolition properties within the community, obtaining title and selling them for $500.00 to turn into community assets.

Motion by John Heine to approve the 2017 budget. Estela Torres seconded the motion.

AYES: Lenhoff, Torres, Heine, Woodling
MOTION CARRIED: 4-0

Acquisition: 4102 Hamilton Street

Barnhart presented information regarding the property for acquisition approval at 4102 Hamilton Street. He explained that First National Bank initially contacted the Land Bank regarding 4012 Hamilton Street because investors were not interested in the property. Barnhart pointed out that the property at 4122 Hamilton Street is available for sale at $1,500.00 and the property located at 4134 Hamilton Street is currently a vacant lot with a demolition lien. If all three parcels are assembled then there will be approximately one acre of ground available for sale. He reported that 4102 and 4122 Hamilton Street have been through the paint and lead registry.
In response to Ryan Basye, Barnhart stated that the First National Bank investors did not want to purchase the property due to the area. Thele added that there is code enforcement in the area.

After further discussion by the board, a motion was made by Randy Lenhoff to approve the acquisition of 4102 Hamilton Street. John Heine seconded the motion.

AYES: Lenhoff, Torres, Heine, Woodling
MOTION CARRIED: 4-0

Resolution to Cancel Taxes: OMLB Property Inventory

Barnhart stated that a resolution has been drafted that will state, “…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.” The resolution contains an exhibit of four properties that have taxes to cancel: 2113 N. 26 Street ($229.83), 3528 Hamilton Street ($4.27), 3532 Hamilton Street ($246.75) and 4102 Hamilton Street ($1,162.16 for 2015 and $1,167.32 for 2016).

Motion by Randy Lenhoff to cancel the taxes for 2113 N. 26 Street; 3528, 3532 and 4102 Hamilton Street. Estela Torres seconded the motion.

AYES: Lenhoff, Heine, Torres, Woodling
MOTION CARRIED: 4-0

Reports

Executive Director: Website launch

Barnhart made a presentation of the website for the land bank located at www.omahalandbank.org which is due to launch on December 15, 2016. Woodling suggested adding a donation module to the home page.

Other

Jennifer Taylor, City Law Department, stated that there was a public hearing on a change in the Omaha Municipal Code to reflect the change from the State Law from last year. The seven voting members were revised and include: 1) one member with experience as a realtor; 2) one member with experience in banking; 3) one member with experience in real estate development, 4) one member representing a chamber of commerce; 5) one member with experience in a nonprofit or affordable housing; and 6) at least one member with experience in large-scale residential or commercial property rental. She also stated that the change also allows that a single voting member may satisfy more than one of the requirements and one member of the City Council will be appointed by the City Council as a non-voting, ex-officio member.
General Public Comments

There were no general public comments.

It was the consensus of the Board to adjourn the meeting at 9:45am.

Debbie Hightower, Planning Department
Recording Secretary