Omaha Municipal Land Bank Board

MINUTES
Wednesday, June 8, 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, June 8, 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, June 1, 2016.

Members Present:  Cathy Lang, Vice Chair
                  Tom McLeay
                  Randy Lenhoff
                  Rob Woodling
                  John Heine
                  Diane Battiato (arrived at 9:04)
                  Mike Riedmann (arrived at 9:07)
                  Julia Plucker
                  James Thele, Planning Director

Members Not Present: Jamie Berglund, Chair
                     Ken Johnson
                     Julie Stavneak

Director Present:  Marty Barnhart, Interim Director

Staff Present:     Alan Thelen, City Law Department
                  Debbie Hightower, Recording Secretary
PUBLIC MEETING:

Cathy Lang, Vice Chair, called the meeting to order at 9:00am.

Roll call was taken with nine (9) board members present (Jamie Berglund, Ken Johnson and Julie Stavneak were absent). Diane Battiato and Mike Riedmann arrived late.

Lang 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. Lang informed the public that a notice of the meeting was published and was verified by Debbie Hightower, Recording Secretary being published in the Daily Record on June 1, 2016.

Motion by Randy Lenhoff to approve the minutes from May 23, 2016 as submitted. Tom McLeay seconded the motion.

AYES: McLeay, Lenhoff, Woodling, Lang
MOTION CARRIED: 4-0

John Heine reported on the April 2016 budget that was provided. In response to Rob Woodling, Marty Barnhart answered that a Balance Sheet will be prepared once the data base management system is in place.

Motion by Tom McLeay to approve the April 2016 financial report. Randy Lenhoff seconded the motion.

AYES: McLeay, Lenhoff, Woodling, Lang
MOTION CARRIED: 4-0

Diane Battiato arrived at the meeting at 9:04am. Mike Riedmann arrived at 9:07am.

Barnhart reported that he met with Gesu Housing regarding vacant lots in the redevelopment area that they are presently working in. He stated that he will research a list of lots that were submitted by Gesu Housing. He further reported that most land banks around the country only deal in tax foreclosed properties. The number of tax foreclosed properties in Douglas County is very low in relation to others areas in the country. Within a given year there are between 300-500 properties that come through the process in need of foreclosure but Omaha has approximately 3,000 condemned properties. Barnhart stated he will work with the Acquisition Committee with regard to condemned properties. He added that 11 out of the initial 79 tax lien properties have been redeemed as shown on the provided list.

In response to Lang, Barnhart stated that the City of Omaha is interested in acquiring the property at 2572 Taylor. He further stated that he will work with the Acquisition Committee by looking at the criteria to determine the cost and how it will be disposed of.

Battiato questioned why the City would be interested in purchasing the property at 2572 Taylor which is in a residential area because the property will not be back on the tax rolls. James Thele, Planning Director, stated that the City has a number of development and redevelopment plans.
This is an area where the City is acquiring property as they become available for future redevelopment. The City acquires property as they become available because the City does not have the funds to go in and buy the entire area. It is a deteriorating residential area and will be transitioned, according to the future Land Use Plan, into an industrial/commercial or Business Park area.

Barnhart stated that demos have been reviewed with Property Profile and E-Property Plus for the database system. He further stated that he will present a recommendation at the July meeting.

McLeay stated that the Executive Director search process will be reopened and applications will be accepted until the end of the day on June 20th. There will be local advertising of the position on the website and in other local publications but all previous applicants will still be considered. The Search Committee (Tom McLeay, Randy Lenhoff, Rob Woodling, Julie Stavneak and Mike Riedmann) will interview qualified applicants prior to narrowing it down for the board. It was agreed to have a special board meeting on June 29th from 9:00 am to 12:00 noon to interview candidates and/or make a decision.

Barnhart stated that a letter of resignation was received from Antonio Zarazua which creates a vacancy in District 4. The statute has changed and does not require that someone needs to have banking experience for District 4. It was determined that no one on the board, including non-voting members, have banking experience. It was suggested that a non-voting member become a voting member and someone with banking experience could then be a non-voting member.

Heine recommended that the Treasurer position be filled due to Zarazua’s resignation. Barnhart suggested that the vacancy be voted on at the July meeting.

A presentation regarding asbestos, lead based paint and other hazardous materials was presented by Randy Milbrath, Terracon.

No public comments.

It was the consensus of the Board to adjourn the meeting at 9:55am.