Omaha Municipal Land Bank Board

MINUTES

Wednesday, August 10, 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, August 10, 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, August 3, 2016.

Members Present: Jamie Berglund, Chair
Tom McLeay
Randy Lenhoff
Rob Woodling
John Heine
Diane Battiato
James Thele, Planning Director

Members Not Present: Cathy Lang, Vice Chair
Ken Johnson
Julie Stavneak
Mike Riedmann
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 seven (7) board members present (Cathy Lang, Ken Johnson, Julie Stavneak, Mike Riedmann and Julia Plucker were absent).
Berglund informed the public that a notice of the meeting was published in the Daily Record on August 3, 2016 and was verified by Debbie Hightower, Recording Secretary. 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.

Motion by Tom McLeay to approve the minutes from the July 13, 2016 meeting as submitted. Randy Lenhoff seconded the motion.

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

Marty Barnhart, Executive Director, referred to Heine regarding the June 2016 financial reports. Heine pointed out there was an extra expense of $4,300.00 for communication and marketing with total expenses at $16,000.00 and income was zero.

Woodling suggested an annual financial audit with the inclusion of donated or acquired property as an asset at fair market value. Barnhart agreed that an audit would be a good idea and suggested that an audit be conducted at the end or beginning of each year.

In response to Thele, Jennifer Taylor, City Law Department, responded that an audit is required and should be listed in the by-laws. Berglund asked Barnhart to report back to the board at the September meeting regarding time frame and cost of an audit.

Motion by Randy Lenhoff to approve the June 2016 financial report. Rob Woodling seconded the motion.

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

Barnhart stated the Acquisition Committee (Heine, Woodling, Stavneak) drafted the Acquisition, Disposition and Maintenance Policies for approval. Berglund suggested that the approval be held over until the September board meeting to allow members time to review the policies.

Motion by Randy Lenhoff to layover the Acquisition, Disposition and Maintenance Policies until the September meeting to allow time for review.

Barnhart asked that any comments or additional information regarding the Acquisition, Disposition and Maintenance Policies be provided by September 7, 2016.

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

In response to McLeay, regarding a timeline for acquiring property, Barnhart stated the first goal was to get the database management system in place and inventory properties in the distressed categories before looking at land acquisitions. He stated that by the September meeting there should be the first set of properties that may be passing through the Land Bank. He stated that the goal would be to acquire approximately 30 properties each month with a total of 100
properties acquired by the end of the year. Barnhart stated that the 100 properties would include properties that would pass through the Land Bank including properties from: 1) the LRC, 2) demo/condemned properties, and 3) tax lien certificate properties in November of 2017 which are properties currently in the Douglas County inventory since 2014.

In response to Battiato, Barnhart explained the transfer of property with regard to the Land Bank.

Barnhart stated that he continues to speak regularly at community meetings. He stated that nine (9) companies will be interviewed regarding the RFP for communications and marketing in the near future. Barnhart reported that the representative for District #4 is awaiting approval from the Mayor’s office. Berglund pointed out that she and Lenhoff’s term will expire in November.

Jennifer Taylor, City Law Department, stated that she will draft an ordinance requesting the change in municipal code regarding the skillsets of the board members.

Barnhart stated there have been 12 redemptions out of the 79 tax lien certificate properties that were initially invested in from March 2016. He further stated that $100,000.00 was received from the Peter Kiewit Foundation and the City has awarded the Land Bank $150,000.00 upon approval of the 2017 budget at the August 23, 2016 City Council meeting.

The OMLB Database Management System was presented by Marty Barnhart and Stefanie Grunitz, representative of E-Property Plus.

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

Debbie Hightower, Planning Department
Recording Secretary