Omaha Municipal Land Bank Board

MINUTES

Wednesday, March 8, 2017

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, March 8, 2017.

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 1, 2017.

Members Present: Rob Woodling, Chair
Randy Lenhoff, Vice Chair
Ken Johnson
John Heine
Mike Riedmann
Julie Stavneak
John Lindsay
Ben Gray, City Council Member
James Thele, Planning Director

Members Not Present: Tom McLeay
Cathy Lang
Estela Torres
Diane Battiato
Julia Plucker

Director Present: Marty Barnhart, Executive Director

Staff Present: Jennifer Taylor, City Law Department
Debbie Hightower, Recording Secretary
Before a quorum was present, Barnhart and his staff updated the board and the public regarding recent activities and accomplishments.

**PUBLIC MEETING:**

Rob Woodling, Chair, called the meeting to order at 9:15am.

Woodling stated that the Nebraska Open Meetings Law is in effect and a copy is available in the room for review. He further stated that copies of the agenda are located by the door.

Woodling informed the public that a notice of the meeting was published in the Daily Record on March 1, 2017.

Roll call was taken with nine (9) board members present (Tom McLeay, Cathy Lang, Estela Torres, Diane Battiato and Julia Plucker were absent). Thele arrived at 9:20am.

**Board Meeting Minutes**

Motion by John Heine to approve the minutes from the February 8, 2017 meeting as submitted. Ken Johnson seconded the motion.

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

**Financial Report**

Barnhart submitted the finance and budget report and offered to answer any questions. In response to Woodling, Barnhart reconfirmed that the properties purchased are reflected on the balance sheet as assets.

Motion by Randy Lenhoff to approve the January 2017 finance and budget reports as submitted. Ken Johnson seconded the motion.

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

**UNFINISHED BUSINESS:**

**Vision 400**

Barnhart explained that Vision 400 is an opportunity to partner with the City of Omaha to begin to tear down properties that are designated as demolition properties by the City of Omaha and the Omaha Fire Department. He stated they are awaiting the list of 150 properties from the City of Omaha Planning Department which is being gathered at this time. The Vision of $1,050,000.00 will be matched by the City of Omaha. There is currently $500,000.00 accumulated from donors in 2015 and 2016 therefore approximately $500,000.00 will be raised through banks and credit
unions. The Land Bank will seek to obtain ownership of the vacant lots left by the demolished homes or go through a foreclosure process and obtain title by going through the City process. The City will go through the normal RFP process to award the bids to a given demolition company, oversee the site and invoice the Land Bank for the portion of the 150 properties. The final goal is to group properties in a certain neighborhood and perhaps award a contractor to do work in a given set of blocks. Thele added input with regard to assembly of properties.

In response to Lenhoff, Barnhart answered that the Land Bank will have no liability issues when the City does the demolition of the properties. Barnhart added that the Land Bank will maintain the properties that are acquired.

Motion by Randy Lenhoff to approve Vision 400 as submitted. John Heine seconded the motion.

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

NEW BUSINESS:

Acquisitions:

Barnhart requested approval for the following properties that have been reviewed by the Acquisition/Disposition Committee: 3632 Ellison Avenue-$11,250.00 (First National Bank REO), 3456 Fowler Circle-$1.00 (Wells Fargo Bank), 3404 Parker Street-$5,250.00 (ROI US Holdings, tax lien certificate investor) and 4235 Redman Avenue-$7,500.00 (First National Bank).

Motion by Randy Lenhoff to approve the acquisition of 3632 Ellison Avenue, 3456 Fowler Circle, 3404 Parker Street and 4235 Redman Avenue. John Heine seconded the motion.

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

Resolution to Cancel Taxes: OMLB Property Inventory

Barnhart requested approval of a resolution to cancel taxes on a group of properties deposited into the inventory by Habitat for Humanity by Depository Agreement with a total of $23,055.12 (Exhibit A).

Motion by Randy Lenhoff to cancel the taxes for Habitat for Humanity properties for a total of $23,055.12. John Heine seconded the motion.

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

Reports
Program: 2017 Tax Lien Certificate Update

Barnhart reported that Mike Schonlau from the Douglas County/Omaha GIS Department (DOGIS) was able to map every tax lien certificate in DOGIS. All non-profits researched and submitted a list of the properties they desired at a “Lunch and Learn”. The total investment was $66,126.81 for a total of 117 tax lien properties.

In response to Heine, Barnhart reported that 23 out of 78 tax lien certificates that were purchased in 2016 have been redeemed.

In response to Johnson, Barnhart reported that the non-profits who participated in the tax lien certificate process were Habitat for Humanity, Holy Name, InCommon, Rebuilding Together Omaha and the City of Omaha. In addition, Abide and 75 North were approached but did not participate this year.

Woodling suggested contacting owners of the tax lien certificate properties to possibly obtain early. Barnhart agreed that would be a good next step.

Executive Director:

Acquisition Planning, Community Engagement

Comments were given before the start of the public meeting.

General Public Comments

Ryan Basye requested a list of properties available for sale.

It was the consensus of the Board to adjourn the meeting at 9:50am.

Debbie Hightower, Planning Department
Recording Secretary