Omaha Municipal Land Bank Board

MINUTES

Wednesday, April 12, 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, April 12, 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, April 5, 2017.

Members Present: Rob Woodling, Chair
Randy Lenhoff, Vice Chair
Ken Johnson
John Heine
Tom McLeay
Cathy Lang
Estela Torres
Mike Riedmann
John Lindsay
Ben Gray, City Council Member
James Thele, Planning Director

Members Not Present: Julie Stavneak
Diane Battiato
Julia Plucker

Director Present: Marty Barnhart, Executive Director

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

Rob Woodling, Chair, called the meeting to order at 9:00am.

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 April 5, 2017.

Roll call was taken with eleven (11) board members present (Julie Stavneak, Diane Battiato and Julia Plucker were absent). Heine and Torres arrived late.

Board Meeting Minutes

Motion by Randy Lenhoff to approve the minutes from the March 8, 2017 meeting as submitted. Ken Johnson seconded the motion.

AYES: Johnson, Lang, Lenhoff, McLeay, Woodling
MOTION CARRIED: 5-0

Financial Report

Barnhart submitted the finance and budget report as of February 2017 and offered to answer any questions. In response to Woodling, Barnhart explained the use of the acquisition and asset accounts.

Motion by Randy Lenhoff to approve the February 2017 finance and budget reports as submitted. Cathy Lang seconded the motion.

AYES: Johnson, Lang, Lenhoff, McLeay, Heine, Woodling
MOTION CARRIED: 6-0

NEW BUSINESS:

Acquisitions:

Barnhart requested approval for the following properties that have been reviewed by the Acquisition/Disposition Committee: 5215 North 14 Street (donated by Wells Fargo Bank for $1.00). In response to Johnson, Barnhart stated the property is sound but he has no estimate on the cost to rehabilitate. The property will be listed for sale when the board approves the acquisition.

Motion by Randy Lenhoff to approve the acquisition of 5215 North 14 Street. Estela Torres seconded the motion.
AYES: Johnson, Lang, Lenhoff, McLeay, Heine, Torres, Woodling
MOTION CARRIED: 7-0

Barnhart submitted a list of 19 properties (see Exhibit A) to be purchased from End of the Road, LLC for $2,500.00 each. The total assessed value for the 19 properties are $273,000.00. There are legal issues on some of the properties that will need to be resolved and three properties that will be targeted for demolition. The properties would be tax exempt while being held by the Land Bank.

Motion by Randy Lenhoff to approve the acquisition of 19 properties as listed in Exhibit A. Cathy Lang seconded the motion.

AYES: Johnson, Lang, Lenhoff, McLeay, Heine, Torres, Woodling
MOTION CARRIED: 7-0

Dispositions/Sales:

Barnhart stated 5927 North 24 Street was sold for $39,000.00. The new owner occupant has been approved for financing through Omaha 100.

Motion by Randy Lenhoff to approve the sale of 5927 North 24 Street for $39,000.00. Cathy Lang seconded the motion.

AYES: Johnson, Lang, Lenhoff, McLeay, Heine, Torres, Woodling
MOTION CARRIED: 7-0

Barnhart stated the lot at 5643 Florence Blvd has been sold to an adjacent homeowner for $1,500.00 to be used for additional land space. The property was a donation and the cost was $265.00.

Motion by Randy Lenhoff to approve the sale of the lot at 5643 Florence Blvd for $1,500.00. Ken Johnson seconded the motion.

AYES: Johnson, Lang, Lenhoff, McLeay, Heine, Torres, Woodling
MOTION CARRIED: 7-0

Demolitions:

Barnhart submitted a list of three properties for demolition approval (see Exhibit A). He explained the demolition strategy for 2017. The City of Omaha plans to tear down approximately $1,050,000.00 worth of properties (60-70 properties) and the Land Bank would like to match that amount for a total of 150 properties. The City would oversee the list of properties that would need to be torn down, issue the RFP’s to an appropriate contractor and manage the contractor and oversee the demolition. Thereafter, the City would invoice the Land Bank for a portion of the 150 properties and the Land Bank would reimburse the City. The Land Bank will move forward by seeking to find the owners of the properties and negotiate an offer to
purchase for a small fee or a foreclosure would need to take place. The vacant lots will then be maintained and offered for sale.

Jennifer Taylor, City of Omaha Law Department, explained that the demolition becomes a lien on the property and the property owner is tasked with the responsibility to pay the City for the cost of the demolition. The City has the right to foreclose the lien through a foreclosure process. The City cannot contact the owner and obtain ownership but the Land Bank can wipe out the demo lien and ask the City to move forward on the foreclosure.

Woodling was concerned and asked if there could be an inter-local agreement with the City to foreclose on the demolished property. He asked that the Land Bank be able to decide the order of demolition. Barnhart explained that the City would demo properties that are in an emergency order and referred to Jay Davis, City of Omaha, Assistant Director of Code Enforcement.

Motion by Cathy Lang to approve the demolition of three properties purchased from End of the Road, LLC. Ken Johnson seconded the motion.

AYES: Johnson, Lang, Lenhoff, McLeay, Heine, Torres, Woodling
MOTION CARRIED: 7-0

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 with a total of $11,518.22.

Motion by Randy Lenhoff to cancel the taxes for a total of $11,518.22. John Heine seconded the motion.

AYES: Johnson, Lang, Lenhoff, McLeay, Heine, Torres, Woodling
MOTION CARRIED: 7-0

Reports

Executive Director:

Mission, Acquisition Planning

Barnhart stated the mission is to transform distressed properties into community assets. There are four items to be done on all properties: 1) access property, 2) seek to acquire the property, 3) prepare property for sale, clean up and secure, and 4) dispose of property.

Jay Davis, Omaha City Planning, Demolitions

Jay Davis, City of Omaha, Assistant Director of Code Enforcement submitted the list of 150 homes for demolition and explained the demolition process. The board further discussed the
process and scheduling of demolitions. McLeay added that the Land Bank, as a separate entity, should be more sophisticated and efficient at doing demolitions. Barnhart agreed to review.

**General Public Comments**

There were no public comments.

It was the consensus of the Board to adjourn the meeting at 10:20am.

Debbie Hightower, Planning Department
Recording Secretary