Omaha Municipal Land Bank Board

MINUTES

Wednesday, June 14, 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, June 14, 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, June 7, 2017.

Members Present: Rob Woodling, Chair
Randy Lenhoff, Vice Chair
Ken Johnson
John Heine
Tom McLeay
Estela Torres
Mike Riedmann
Ben Gray, City Council Member

Members Not Present: Cathy Lang
Julie Stavneak
Julia Plucker
John Lindsay
Diane Battiato
David Fanslau, Planning Director

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.

Roll call was taken with eight (8) board members present (Cathy Lang, Julie Stavneak, Julia Plucker, John Lindsay, Diane Battiato and David Fanslau were absent).

Woodling informed the public that a notice of the meeting was published in the Daily Record on June 7, 2017.

Board Meeting Minutes

Motion by Randy Lenhoff to approve the minutes from the May 10, 2017 meeting as submitted. John Heine seconded the motion.

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

NEW BUSINESS:

Financial Report

Barnhart submitted the finance and budget report as of April 2017.

Motion by John Heine to approve the April 2017 finance and budget reports as submitted. Randy Lenhoff seconded the motion.

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

Audit Report

Barnhart stated the proposal for an audit report was distributed and made available to the public and reviewed by the Finance/Audit Committee. Barnhart requested approval for the proposal from Hayes and Associates for the 2017-2019 audit years at a cost of $8,300.00 per year.

In response to Woodling, Barnhart stated that the total cost for 2015 and 2016 was $8,500.00.

Motion by Ken Johnson to approve the 2017-2019 audit proposal for Hayes and Associates. Randy Lenhoff seconded the motion.

AYES: Johnson, Lenhoff, Heine, Woodling
MOTION CARRIED: 4-0
**Acquisitions/Dispositions:**

Barnhart requested approval for the demolition of 3520 Hamilton Street. The bids received were $12,650.00 from Fager Excavating and $16,000.00 from Peitzmeier Demolition.

Motion by Randy Lenhoff to approve the demolition of 3520 Hamilton Street by Fager Excavating for $12,650.00. John Heine seconded the motion.

AYES: Johnson, Lenhoff, Heine, Torres, Woodling
MOTION CARRIED: 5-0

Barnhart requested approval for the demolition of a fire damaged house at 3510 North 45th Street. The bids received were $15,650.00 from Fager Excavating and $16,000.00 from Peitzmeier Demolition.

Motion by Randy Lenhoff to approve the demolition of 3510 North 45th Street by Fager Excavating for $15,650.00. Ken Johnson seconded the motion.

AYES: Johnson, Lenhoff, Heine, Torres, Woodling
MOTION CARRIED: 5-0

**Resolution to Cancel Taxes: OMLB Property Inventory**

Barnhart requested approval of a resolution to cancel taxes on a group of four properties: 1) 5215 North 14th Street, 2) 3520 Hamilton Street, 3) 3155 Meredith Avenue, and 4) 2002 Country Club Avenue for a total of $11,006.66. In response to Woodling, Barnhart explained that the taxes due on 3155 Meredith Avenue for a total of $10,354.07 were for multiple years.

Motion by John Heine to cancel the taxes for a total of $11,006.66. Randy Lenhoff seconded the motion.

AYES: Johnson, Lenhoff, Heine, Torres, Woodling
MOTION CARRIED: 5-0

**Vision 400 Update**

Barnhart reported that James Thele has retired and David Fanslau is the new Planning Director. He stated that Jay Davis and Jennifer Taylor are present and have been working on the interlocal agreement draft for demolitions.

Jennifer Taylor, City Law Department, and Jay Davis, Assistant Director of Permits and Inspections, Planning Department, explained the demolition and lien process.

In response to Heine, Davis stated that there are 150 houses on the demo list since the beginning of the year and 61 have been demolished.
Reports

Executive Director: Organizational Excellence

Barnhart stated that this month was focused through the strategic plan and organizational excellence through staff and staffing and how the Land Bank is brought forward through brand and marketing where staff members and volunteers can make a positive impact. He added that the staff networked in a number of different places by attending the Lauritzen Garden Banquets and weekly staff meetings by touching the community and reaching out. Barnhart pointed out several meetings coming up in the next month and encouraged the board members to attend.

Barnhart stated that he and Woodling recently attended a conference, “Characteristics of High Performing Boards” sponsored by the Peter Kiewit Foundation. He stated that there are a few minor changes as a result of the conference including the table format and the agenda will be prepared by the board chair and Executive Director in the future. Barnhart added that he would like to bring in educational speakers to the board meetings. Woodling added that the agenda could focus more on the future.

General Public Comments

Ryan Basye, Realtor/Investor, appeared before the board. He questioned where the Land Bank listings are located on the website. Barnhart explained the use of the website and the properties listed and available for sale and added that nine new properties will be listed tomorrow, June 15, 2017 for review and purchase.

In response to Basye, Davis stated that the demolition list is available but the condemned and unfit properties need to be reclassified. Barnhart added the condemned properties are available on DOGIS (dogis.org).

Johnson questioned if properties are going to be identified in areas of the city that need to be acquired. Barnhart responded that Mary Wells has been working in the Prospect Village area as well as the Deer Park area where the City has redevelopment agreements. He added that additional areas include the Hamilton Street corridor and the 30th and Ames Street corridor for redevelopment.

Johnson commented that there is redevelopment going on all over the city but there is no redevelopment and many vacant lots from 24th and Cumings to Ames. He questioned how development could be encouraged in those areas. Barnhart answered that the Land Bank will seek to be the catalyst but not as a developer by accessing, acquiring and preparing property for sale to a developing organization and by working closely with the City of Omaha and the City Council. The Land Bank will follow the City as they move toward the North 30th Street corridor for redevelopment where the northeast area is the best area of greatest influence. Ben Gray, City Council, added that there are a number of property owners in northeast Omaha that are holding out for a big payday. Gray further added that, through the redevelopment plans, the City can acquire property at a reasonable price or through eminent domain.
It was the consensus of the Board to adjourn the meeting at 9:44am.

Debbie Hightower, Planning Department
Recording Secretary