Omaha Municipal Land Bank Board

MINUTES

Wednesday, August 9, 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, August 9, 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, August 2, 2017.

Members Present: Randy Lenhoff, Vice Chair
Cathy Lang
Ken Johnson
Estela Torres
John Heine
Mike Riedmann
Julie Stavneak
David Fanslau, Planning Director

Members Not Present: Rob Woodling, Chair
Tom McLeay
John Lindsay
Diane Battiato
Julia Plucker
Ben Gray, City Council Member

Director Present: Marty Barnhart, Executive Director

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

Randy Lenhoff, Vice Chair, called the meeting to order at 9:00am.

Lenhoff 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 (Rob Woodling, Tom McLeay, John Lindsay, Diane Battiato, Julia Plucker and Ben Gray were absent).

Lenhoff informed the public that a notice of the meeting was published in the Daily Record on August 2, 2017.

Adoption of a Consent Agenda Format

Barnhart introduced information regarding the Adoption of a Consent Agenda for approval at the next meeting. A Consent Agenda is a meeting practice which packages routine committee reports, Board meeting minutes, and other non-controversial items not requiring discussion or independent action as one agenda item. Board members can vote to approve all items or to remove one or more for discussion.

Johnson requested that information be provided well in advance of the board meeting if a Consent Agenda is approved. Barnhart stated he would have the information available for review 5 to 7 days in advance.

Motion by Cathy Lang to approve the Consent Agenda to be used at future meetings. Randy Lenhoff seconded the motion.

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

Board Meeting Minutes

Motion by Cathy Lang to approve the minutes from the June 14, 2017 and the July 12, 2017 meetings. John Heine seconded the motion.

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

Finance Committee: Finance Report, June 2017

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

Motion by John Heine to approve the June 2017 finance and budget reports as submitted. Ken Johnson seconded the motion.
AYES: Johnson, Lang, Heine, Lenhoff  
MOTION CARRIED: 4-0

**Acquisitions:**

Barnhart requested approval for the acquisition of 3102 and 3106 Seward Street, 1614 Ames Avenue (vacant lot), 3021 Decatur Street (fire damaged house), 3208 North 24th Street (vacant lot), 3211 North 25th Avenue (vacant lot) and 2911 Woolworth Avenue.

Motion by Cathy Lang to approve the acquisition of 3102 Seward Street for $10,000.00; 3106 Seward Street for $10,000.00; 1614 Ames Avenue for $1,000.00, 3021 Decatur Street for $10,000.00, 3208 North 24th Street for $550.00, 3211 North 25th Avenue for $550.00 and 2911 Woolworth Avenue for $45,000.00. John Heine seconded the motion.

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

**Dispositions:**

Barnhart requested approval for the disposition of 3222 Upland Parkway to Subby Anzaldo for and 2002 Country Club Avenue to Matei Jackson.

Motion by John Heine to approve the disposition of 3222 Upland Parkway for $3,000.00 and 2002 Country Club Avenue for $140,000.00. Ken Johnson seconded the motion.

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

**Resolution: Cancel taxes with Exhibit A**

Barnhart requested approval of a resolution to cancel taxes on properties listed with Exhibit “A” for a total of $9,632.63.

Motion by Cathy Lang to cancel the taxes for a total of $9,632.63. John Heine seconded the motion.

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

**Executive Committee: Executive Director Contract Revision**

Barnhart requested approval of the employment agreement for the Executive Director for next year.

Johnson expressed concern regarding the management of the vacation process. Barnhart responded that he will be writing an Employee Manual to be submitted next month that will state
a maximum of 20 vacation days per employee therefore there will not be an exorbitant amount of time to accrue. Lang suggested that vacation days be added to the budget as a line item.

Johnson suggested amending the contract from six (6) to three (3) months for severance pay and notice of resignation of the Executive Director from at least 30 days to 60-90 days. Lang suggested taking this under advisement for future years.

Motion by Cathy Lang to approve the Executive Director Employment agreement dated August 21, 2017 for the next year. John Heine seconded the motion.

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

Executive Director Report: Community Engagement

Barnhart reiterated the strong community partnerships that are being established. He stated that he meets with various organizations or individuals approximately 10 times a week to discuss how the Land Bank can help.

Presentation: Jamie Berglund, Berglund Place

Barnhart presented Jamie Berglund, former board member, with a plaque for a new subdivision called Berglund Place to commemorate the work she did to establish the Land Bank. Berglund stated her appreciation and dedicated the plaque to the people who have lived in the community.

DISCUSSION

Policy: Disposition Policy Revision

Barnhart requested approval of the revision to the Disposition Policy from 2 years to 9 months for rehabilitation of a single-family residence. Fanslau recommended that a duplex be included which would cover the low-density portion. Lenhoff suggested revising the document and voting on the revision at next month’s meeting.

Demolition Initiative: Vision 400 Update

Barnhart requested approval of the Demolition Initiative: Vision 400 Update. Fanslau confirmed that the recent City Council budget hearing approved at least $1,000,000.00 for demolitions in the budget for next year. In response to Lenhoff, Fanslau stated that it would be possible to demolish 100 homes in 2018.

The board further discussed issues with regard to the demolition process.

Motion by Cathy Lang to approve the Vision 400 Update for the next four years (2018-2021). Ken Johnson seconded the motion.
AYES: Johnson, Lang, Heine, Torres, Lenhoff
MOTION CARRIED: 5-0

Request: Provide management for the Land Reutilization Commission (LRC), Interlocal Agreement

Barnhart requested approval of the Interlocal Agreement for management of the Land Reutilization Commission (LRC). The LRC will not receive enough dollars to contain or maintain their operations. The LRC will not receive any other properties in the future except for properties outside the municipality of Omaha. Barnhart further stated that the agreement makes sense by adding efficiency and cost savings. He stated that Dave Schreiner, Executive Director of the LRC would become a full-time employee as Finance Director and would oversee investments. Barnhart added that McGrath North will provide legal services pro bono.

Schreiner introduced himself and answered questions from the board regarding operations of the LRC.

Motion by Cathy Lang to approve the Interlocal Agreement for management of the Land Reutilization Commission. Estela Torres seconded the motion.

AYES: Lang, Heine, Torres, Lenhoff
NAYS: Johnson
MOTION CARRIED: 4-1

General Public Comments

None.

Adjournment

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

Debbie Hightower, Planning Department
Recording Secretary