

***Northeast Nebraska
Regional
Land Bank***

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The Board of Directors of the Northeast Nebraska Regional Land Bank held a board meeting Monday, February 26, 2024, at 12:00 P.M. at the Norfolk Public Library, 308 W Prospect Avenue, Meeting Room A, Norfolk, Nebraska.

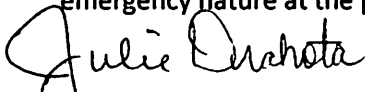
1. Call the meeting to order and Inform the public about the location of the Open Meetings Act posted in the Norfolk Public Library, Meeting Room A, and accessible to members of the public.
2. Roll Call. The following board members were present: Brian Lundy, John Kouba, Rob Merrill, Randy Wilcox, Rod Johnson, Soshia Bohn, Mayra Mendoza, Juan Sandoval Absent: Benjamin Temple Others present included: Val Grimes, City of Norfolk Director of Planning & Development; Myron Wasson, Village of Hadar; Gary Bretschneider, City of Norfolk Executive Director; Julie Drahota, City of Norfolk Housing Program Manager, 1 from the public
3. A motion was made by Randy Wilcox, seconded by Soshia Bohn to approve the agenda as presented. AYES: Lundy, Kouba, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Motion carried.
4. Discussion was held on approval of the January 22, 2024 meeting minutes. A motion was made by Rod Johnson, seconded by Juan Sandoval to approve the January 22, 2024 meeting minutes. AYES: Lundy, Kouba, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Motion carried.
5. Discussion was held on consideration of approval of a temporary acquisition policy for the Annual Tax Certificate Sales in Madison and Pierce Counties. The first Monday of March is the day you can register for \$25 and purchase tax certificates in all counties in Nebraska. See if there are any potential parcels to purchase in Norfolk or Hadar. The first week of May the first parcels go up for auction. Our budget is \$7,000 and you would maintain the parcels for 3 years. If the parcels sit for a year you get the interest back. This is within our Mission Statement and it's a temporary policy to see how this first year goes and we can make changes as we need to. A motion was made by John Kouba, seconded by Mayra Mendoza to approve the temporary acquisition policy for the Annual Tax Certificate Sales in Madison and Pierce Counties. AYES: Lundy, Kouba, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Motion carried.
6. Discussion was held on authorization of land bank staff to pursue tax certificate sales in Madison and Pierce counties. No other discussion was held after reviewing the previous agenda item. A motion was made by Juan Sandoval, seconded by Rod Johnson to approve the authorization of land bank staff to pursue tax certificate sales in Madison and Pierce counties. AYES: Lundy, Kouba, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Motion carried.
7. Discussion was held on authorization of land bank staff to pursue the 501 (c)(3) status. It's advantageous to allow individuals to donate and receive a tax break for their tax situation. These individuals would receive a Certificate to give to their accountants. We would file with the Secretary of State and then get IRS approval. We don't want to have anything to do with the valuation of the property. No dollar amount will be listed on



the certificate. We have to set our own inventory value. We do not have to take donated property if we don't approve. A motion was made by Mayra Mendoza, seconded by Soshia Bohn to approve land bank staff to pursue the 501 (c)(3) status. AYES: Lundy, Kouba, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Motion carried.

8. Discussion was held on approval of the land bank flyer to be utilized for promotional purposes. Any comments or changes to the flyer. There were suggestions to change the heading to bright blue or red ink. Make the photo on the back smaller and add something that says, "why the land bank is good for the public". Also where to find additional information on the website. Make a file available for the annual report. Check with Marathon Press for price costs with some thicker paper. In the future make it a tri-fold brochure. It was suggested to make these changes and email the board for approval so it is ready to hand out at the Home Show on March 15-17th. A motion was made by Mayra Mendoza, seconded by Juan Sandoval to approve the flyer with the revisions suggested. AYES: Lundy, Kouba, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Motion carried.
9. Discussion was held on potential acquisition (donation) of 110 S 9th Street. This property is a 2 story house that has been yellow/red tagged for awhile that was broken into, unsecured, and water running. It is zoned R-2 or R-3. It was built in the early 1900s. There is a large tree over the house with power lines in the alley. Could cost approximately \$20,000 to take down and a check would be done for asbestos. The City Attorney is speaking to them about donating the property. Hopefully this will be brought to the next meeting.
10. Discussion was held on adding the Land Bank audit to the City of Norfolk's audit. Randy Gates is looking into this. A staff memo was provided and it is not time sensitive. Gary checked with the Norfolk Housing Agency's auditor and he quoted a price of \$5,000-10,000.
11. Lunch will not be provided in the future because of the cost to the Land Bank.
12. The meeting was adjourned at 12:41 P.M. by the Chair.

The Northeast Nebraska Regional Land Bank shall have the right to modify the agenda to include items of an emergency nature at the public meeting as outlined in Section 84-1, 411 Revised Statutes of Nebraska.


Julie Drahota
Secretary

Northeast Nebraska Regional Land Bank

