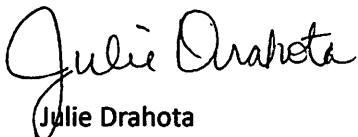


The Board of Directors of the Northeast Nebraska Regional Land Bank held a board meeting Monday, March 25, 2024, at 12:00 P.M. at the Norfolk Public Library, 308 W Prospect Avenue, Meeting Room C, Norfolk, Nebraska.

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 C, and accessible to members of the public.
2. Roll Call. The following board members were present: John Kouba, Ben Temple, Rob Merrill, Randy Wilcox, Rod Johnson, Soshia Bohn, Mayra Mendoza, Juan Sandoval (arrived 12:04 pm) Absent: Brian Lundy
Others present included: Val Grimes, City of Norfolk Director of Planning & Development; Lyle Lutt, City of Norfolk Operations Manager; Mark Craft, Village of Hadar; Gary Bretschneider, NNRLB Executive Director; Julie Drahota, NNRLB Secretary
3. A motion was made by Randy Wilcox, seconded by Ben Temple to approve the agenda as presented. AYES: Kouba, Temple, Merrill, Wilcox, Johnson, Bohn, Mendoza NAYS: None Absent: Lundy, Sandoval Motion carried.
4. Discussion was held on approval of the February 26, 2024 meeting minutes. A motion was made by Soshia Bohn, seconded by Ben Temple to approve the February 26, 2024 meeting minutes. AYES: Kouba, Temple, Merrill, Wilcox, Johnson, Bohn, Mendoza NAYS: None Absent: Lundy, Sandoval Motion carried.
5. Discussion was held on consideration of approval of the acquisition, maintenance, and disposition policy. Board member Juan Sandoval arrived at the meeting. Staff worked off of the policy from Omaha and modified. Lyle Lutt reviewed the policy with the board covering articles 3.04, 3.05, 3.07, 4, 6.02, and 6.03. Article 9 allows the board to amend policies and procedures in the future. We plan to contact contractors for incentives or encouragement of a tax write off and hopefully the word will spread. The lot at 1001 Northdale closes April 5th and will go to the Council April 15th for approval of the money to the land bank. You can fall back on state statute for guidance or questions in regards to what the NNRLB has authority to do. The board would like to break down sections in the policy moving forward and place back on the agenda next month covering articles 3 and 4 acquisition, donation and demolition. Approval is needed so we can proceed with the approval of the purchase agreement which is on the agenda next. A motion was made by Mayra Mendoza, seconded by Randy Wilcox to approve the acquisition, maintenance, and disposition policy. AYES: Kouba, Temple, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Absent: Lundy Motion carried.
6. Discussion was held on consideration of approval of the Real Estate Purchase Agreement for the property at 110 S 9th St, Norfolk, Nebraska. We have been in contact with the family and were expecting signatures back by now. If we receive the purchase agreement soon we can go forth and get a contractor lined up for demolition. We will have a timeline on the property, value of the property and sale to report back to the City Council as the budget unfolds. There have been some life experiences for the family and that is why this hasn't moved forward. In the future, could we amend language so the board or a subcommittee could speed up the process for a donation. Make sure this is not in violation of the Act. A motion was made by Ben Temple, seconded by Juan Sandoval to approve the Real Estate Purchase Agreement for the property at 110 S 9th St, Norfolk, Nebraska. AYES: Kouba, Temple, Merrill, Wilcox, Johnson, Bohn, Mendoza, Sandoval NAYS: None Absent: Lundy Motion carried.

Mission: To turn vacant, abandoned and tax-delinquent properties into affordable, habitable properties that enhance community pride, create additional tax revenue, and support our most vulnerable neighborhoods and citizens.

7. Discussion was held on the Annual Tax Certificate Sale in Madison County that Gary Bretschneider attended. Twenty-five buyers were there picking from the properties listed in the Norfolk Daily News with some individuals and some as groups. You pay \$25 to get in but none were purchased for the land bank. Had a list broken down for Norfolk and Hadar. There are 8 lots remaining. Gary plans to go back to the County and talk to Donna about what is forgiven and discuss the private tax sale. Donna at Madison County is still learning this process.
8. Discussion was held on a company that will go through an older (80-100 yrs) home and salvage any usable items and the land bank may be able to make a little money. Do have to look at the liability insurance for the property. Concerned about the power pole and a tree falling onto the property at 110 S 9th Street, Norfolk, Nebraska.
9. The meeting was adjourned at 1:01 P.M. by the Chair.



Julie Drahota

Secretary

Northeast Nebraska Regional Land Bank