NORTHEAST NEBRASKA REGIONAL
Land Bank

1310 W Norfolk Ave, Suite D
Norfolk, NE 68701
P402-844-2080 F402-844-2089
www.norfolkne.gov

Dear Potential Buyer:

Thank you for your interest in purchasing property from the Northeast Nebraska Regional Land Bank (NNRLB). This land bank is a new governmental non-profit entity that began in early 2024, after years of hard work and planning. Its mission is "*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*". It is this mission that drives the NNRLB Board of Directors as it makes decisions on how to prioritize potential buyers.

The NNRLB Board is happy to inform the public of a lot available for purchase.

Property Address: 210 N. 9th Street, Norfolk, NE 68701

If interested:

- Read through this application packet thoroughly.
- Drive by the property.
- Check out the Northeast Nebraska Regional Land Bank website to see what the NNRLB is about. https://norfolkne.gov/government/departments/housing/regionallandbank/
- Complete the application included in this packet.
- Create a brief presentation (10-minute maximum) to share with the Land Bank board, including:
    - what experience you have,
    - how quickly you can build and get a certificate of occupancy,
    - and how you are going to keep costs low.
- Attend the NNRLB Board Meeting on August 19th at 5:30pm to give your presentation and turn in your application form. The meeting will be held at the City Council Chambers, 309 N. 5th Street, Norfolk, NE. Enter the door on the north side of the building.

The NNRLB Board will determine the buyer based on the information submitted.

The asking price is $10,000.

This is the last property in the NNRLB's portfolio. However, the NNRLB hopes to acquire more dilapidated properties in the near future to continue in the pursuit of the mission statement.

Please consider attending this meeting even if you don't intend to submit an application for consideration this time.

If you have any questions, please contact Lyle Lutt at 402-844-2015 or llutt@norfolkne.gov.

210 N. 9th Street, Norfolk

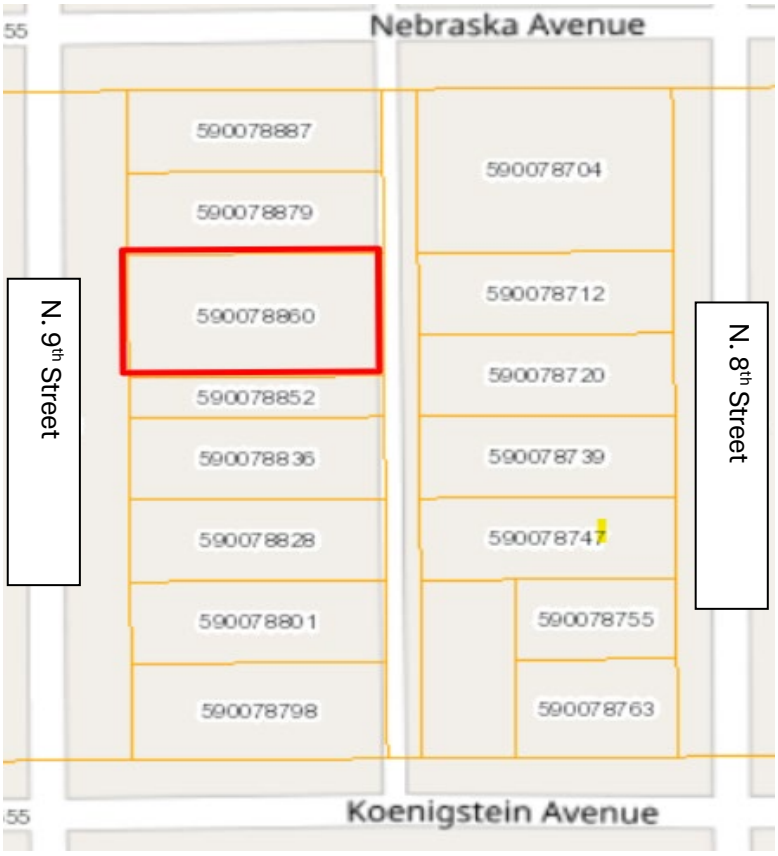
Available Lot for Construction of Affordable House

Lot before demolition of house

Cleared, vacant, shovel-ready lot

Lot information:

- Zoned R-3
- Approx. 66' x 121'
- Approx. 7,986 SF (per County GIS)
- City water & sewer available
- Alley access available



Water and Sewer Line Proximity Map

4” Water Main (blue line)

8” Sewer Main (green line)

Application for Purchase

Applicant Information:

First & Last Name: _____

Business Name, if applicable; _____

Current Mailing Address: _____

_____

Email: _____

Telephone: _____

Proposed Improvement Information

Proposed Improvement Specifics	
Bedroom Count	
Bathroom Count	
Basement/Slab/Crawlspace Type	
Garage Size/Car Count	
Aprx Sqft of Living Area – Main Floor	

Additional information that you would like the board to know; _____

_____

_____

_____

_____

Note: The Northeast Nebraska Regional Land Bank does not pay brokerage or referral fees.

Additional Applicant Information:

Age:

- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55+
- ☐ Prefer not to say

US Citizen:

- ☐ Yes
- ☐ No, If no, do you have a plan in place?

_____

Permanent Resident:

- ☐ Yes
- ☐ No If no, do you have a plan in place?

_____

Ethnicity (select all that apply):

- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Black or African American
- ☐ Hispanic or Latino
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ Caucasian
- ☐ Prefer Not to Say

Gender:

- ☐ Male
- ☐ Female
- ☐ Non-Binary
- ☐ Prefer Not to Say

Purchasing As:

- ☐ Individual
- ☐ Business
- ☐ Nonprofit

First-Time Buyer

- ☐ Yes
- ☐ No
- ☐ Not Sure

Community Developer

- ☐ Yes
- ☐ No
- ☐ Not Sure

Eligibility Questionnaire

Do any properties you own currently have:

- Code violations with the City of Norfolk? Yes No Unknown
- Special Assessments? Yes No Unknown
- Tax Delinquencies? Yes No Unknown
- Tax Foreclosure Judgments? Yes No Unknown
- Utility Delinquencies? Yes No Unknown

If you answered "Yes" to any of the above questions, please provide an explanation along with what steps are being taken to remedy these issues.

Explanation:_____

_____

_____

Offer Information

Property Address: 210 N. 9th Street, Norfolk, NE 68701

Asking Price: **$10,000**

Additional information;

- 2025 tax assessed land value; $8,991
- Applicants may make an offer (either higher or lower) with the understanding that the offer will be considered into the proposal by the board so long as the applicant understands the mission of the NNRLB and the desire to keep costs low for future buyers and the importance of expedience in getting a certificate of occupancy.

Proposed Use & Plans

Please prepare a 3-10 minute presentation to the board explaining what you would do with the property, your timeline, your experience and how your plan matches up with the mission statement of the NNRLB. Please provide/attach any additional materials to support your proposed use of this property.

Certifications & Fees

Are you willing to pay the following fees:

☐ ~~$25 Application Fee (non-refundable)~~ Application Fee is waived for 210 N. 9th Street

☐ $500 Down Payment at the time of signing a Purchase Agreement (likely the Sept meeting).

Submission Instructions

Please bring your completed application and supporting presentation data for submission (two copies) to Northeast Nebraska Regional Land Bank - Special Meeting which will be held at the Norfolk City Council Chambers located at 309 N. 5th St. on August 19th, at 5:30pm.

Summary and Agreement

I hereby certify that I have read this application and that all information contained herein is true. If any portion of this information, either intentionally or unintentionally, is false or is a misrepresentation of the material facts, this application will be void and will not be approved.

I agree to discuss my plans for this property with the NNRLB and The City of Norfolk prior to signing a purchase agreement.

Printed Name	Signature	Date

Compliance Agreement

All Land Bank properties are sold with a specified redevelopment timeline; everything listed in your job-cost estimate must be completed within that timeline.

Currently, purchasers have 12 months (plus a possible 6-month extension after Board permission) for the renovation of a single-family residential property and two years for other types of property; the redevelopment timeline should be addressed in your presentation and will be specified in your application and purchase agreement.

We will regularly check in on redevelopment progress after closing and sign off as soon as the redevelopment is complete. If redevelopment does not happen within the specified timeline, the property reverts automatically to Land Bank ownership, as-is. If you believe you may need an extension, please contact us as soon as possible.

Printed Name	Signature	Date