

**NEBRASKA REAL PROPERTY APPRAISER BOARD  
NRPAB OFFICE MEETING ROOM, FIRST FLOOR  
NEBRASKA STATE OFFICE BUILDING  
301 CENTENNIAL MALL SOUTH, LINCOLN, NE**

**April 21, 2022 Meeting Minutes**

**A. OPENING**

Chairperson Thomas Luhrs called to order the April 21, 2022 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m., in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

**B. NOTICE OF MEETING**

Chairperson Luhrs announced the notice of the meeting was duly given, posted, published, and tendered in compliance with the Open Meetings Act, and all board members received notice simultaneously by email. Publication of official notice of the meeting appeared on the State of Nebraska Public Calendar found at [www.nebraska.gov](http://www.nebraska.gov) on April 11, 2022. The agenda was kept current in the Nebraska Real Property Appraiser Board office and on the Board's website. In accordance with the Open Meetings Act, at least one copy of all reproducible written material for this meeting, either in paper or electronic form, was available for examination and copying by members of the public. The material in paper form was available on the table in a public folder, and the material in electronic form was available on the Board's website in Public Meeting Material ([https://appraiser.ne.gov/board\\_meetings/](https://appraiser.ne.gov/board_meetings/)). A copy of the Open Meetings Act was available for the duration of the meeting. For the record, Board Members Thomas Luhrs of Imperial, Nebraska, Wade Walkenhorst of Lincoln, Nebraska, Bonnie Downing of Dunning, Nebraska, Cody Gerdes of Lincoln, Nebraska, and Kevin Hermesen of Gretna, Nebraska were present. Also present were Director Tyler Kohtz, Business and Licensing Program Manager Allison Nesper, and Business and Education Program Manager Katja Duerig, who are all headquartered in Lincoln, Nebraska.

**ADOPTION OF THE AGENDA**

Chairperson Luhrs reminded those present for the meeting that the agenda cannot be altered 24 hours prior to the meeting except for emergency items according to the Open Meetings Act. Board Member Walkenhorst moved to adopt the agenda as printed. Board Member Downing seconded the motion. With no further discussion, the motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

Board Member Walkenhorst moved that the Board go into executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Downing seconded the motion. The time on the meeting clock was 9:03 a.m. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

Board Member Downing moved to come out of executive session at 9:51 a.m. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

Break from 9:51 a.m. to 10:00 a.m.

#### **G. WELCOME AND CHAIR'S REMARKS**

Chairperson Luhrs welcomed all to the April 21, 2022 meeting of the Nebraska Real Property Appraiser Board. Roger Morrissey was the only member of the public present.

#### **H. NEBRASKA ACCOUNTABILITY AND DISCLOSURE COMMISSION PRESENTATION**

Director Kohtz introduced Frank Daley, Executive Director of the Accountability and Disclosure Commission, the state agency that regulates personal financial disclosure and conflicts of interest, political committee organization, campaign financing, and lobbying as they apply to state and executive branch officials. Director Daley expressed appreciation to the Board for the invitation to provide information about some of the laws and rules and regulations that apply to board members as state government officials. He explained to the Board that every profession has a code of conduct or ethics, and as board members of a public body, they need to follow the Nebraska Political Accountability and Disclosure Act.

With the intention of presenting the basic information of what laws apply and how they apply to board members, Director Daley gave each board member a summary of the accountability laws. Director Daley followed the outline of his handout as he covered and expanded on each topic. The first topic of discussion addressed the statements of financial interests. Only the Board's executive director is required to submit a statement of financial interest, so Director Daley did not provide much detail regarding this requirement.

Director Daley then discussed Conflict of Interest. He explained that a person has a conflict of interest as a state public official if faced with taking an official action or making an official decision that could result in a financial benefit or a financial detriment to the official, whether it is to the official, an immediate family member of the official, or business with which the official is associated. He explained that "business with which you are associated," has a very broad definition, and noted that as a member of the Board, an association with an entity could become a conflict of interest if something related to that entity comes before the Board for a decision. Director Daley added that a business is a for-profit or non-profit entity, so an association with a church or club could create a conflict of interest. Director Daley went on to explain that "immediate family member," is defined as a child residing in an individual's household, a spouse of an individual, or an individual claimed by that individual or that individual's spouse as a dependent for federal income tax purposes. Nebraska law provides a process for dealing with conflicts. As an example, Director Daley discussed the process for a hypothetical scenario in which a board member has financial interest in an education provider that the Board wishes to contract with for an education offering. In this hypothetical scenario a board member that sits on the education provider's board would have a financial gain if the Board approved the contract with the education provider. He advised that if one believes he or she has a potential conflict of interest, it must be disclosed in writing to the Accountability and Disclosure Commission on the Commission forms. The Commission will review the situation, vote, and respond in writing. The Commission's decision will be whether or not the public official may participate in the matter or must abstain.

Director Daley noted that in many states a public official or public employee cannot have a contract with a government entity, but that there is no absolute ban on such contracts in Nebraska. However, there are exceptions regarding entering into a contract with government entities, and those exceptions do require steps that will ensure all business dealings and processes are aboveboard and open to public view. As an example, Director Daley once again discussed the process for a hypothetical scenario in which a board member has financial interest in an education provider that the Board wishes to contract with for an education offering.

According to Director Daley, state law does not prohibit public officials from accepting gifts, but there are guidelines that must be followed. Lobbyists and the principals of lobbyists are prohibited from giving gifts with a value of more than \$50.00 per month. There is an exception for food and drink for immediate consumption, said Director Daley. He advised that, if a board member is to accept something of value, the board member ought to know the source of that gift.

The final topic discussed by Director Daley was that of nepotism, or the act of hiring, promoting, or advancing a family member in state government, including the initial appointment and transfer to other positions in state government. Director Daley acknowledged the size of staff, and mentioned that nepotism is unlikely to occur within an agency this small, but that every public official or employee must be aware of it.

Public Member Roger Morrissey requested permission to speak. Chairperson Luhrs granted permission. Mr. Morrissey asked if Senators or Congresspeople are subject to these laws. Director Daley responded that the laws he described are all in Nebraska state statute, therefore they apply to Nebraska legislators, but not U.S. Senators or Congresspeople.

Director Daley closed by recognizing that the Commission is indeed an enforcement agency, however, the problems they see most often stem from a lack of knowledge about the law. The Commission's goal is to provide information needed, so that state government officials can comply with state law. Director Kohtz thanked Director Daley.

Chairperson Luhrs thanked Director Daley for the informative presentation.

## **I. BOARD MEETING MINUTES**

### **1. APPROVAL OF MARCH 17, 2022 MEETING MINUTES**

Chairperson Luhrs asked for any additions or corrections to the March 17, 2022 meeting minutes. With no discussion, Chairperson Luhrs called for a motion. Board Member Walkenhorst moved to adopt the March 17, 2022 meeting minutes as presented. Board Member Downing seconded the motion. Chairperson Luhrs recognized the motion and asked for any discussion. With no discussion, Chairperson Luhrs called for a vote. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

## **J. DIRECTOR'S REPORT**

### **1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS**

#### **a. Real Property Appraiser Report**

Director Kohtz presented seven charts outlining the number of real property appraisers as of April 21, 2022 to the Board for review. The Director reported that he had no comments and asked for any questions or comments. There was no discussion.

#### **b. Temporary Real Property Appraiser Report**

Director Kohtz presented three charts outlining the number of temporary credentials issued as of March 31, 2022 to the Board for review. The Director reported that temporary credentials are trending above the historic numbers, and reported that there is no logical reasoning for the upward trend. Director Kohtz asked for any questions or comments. There was no discussion.

#### **c. Supervisory Real Property Appraiser Report**

Director Kohtz presented two charts outlining the number of supervisory real property appraisers as of April 21, 2022 to the Board for review. The Director reported that there were no changes in trends and that he had no specific comments. Director Kohtz asked for any questions or comments. There was no further discussion.

#### **d. Appraisal Management Company Report**

Director Kohtz presented two charts outlining the number of AMCs as of April 21, 2022 to the Board for review. Director Kohtz indicated that he had no comments and asked for any questions or comments. There was no discussion.

### **2. DIRECTOR APPROVAL OF APPLICANTS**

#### **a. Real Property Appraiser Report**

Director Kohtz presented the Real Property Appraiser Report to the Board for review showing real property appraiser applicants approved for credentialing by the Director, and the real property appraiser applicants approved to sit for exam by the Director, for the period between March 8, 2022 and April 11, 2022. The Director asked for any questions or comments. There was no further discussion.

#### **b. Education Activity and Instructors Report**

Director Kohtz presented the Education Activities and Instructors Report to the Board for review showing education activities and instructors approved by the Director for the period between March 8, 2022 and April 11, 2022. The Director asked for any questions or comments. There was no further discussion.

### **3. 2021-22 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS**

Director Kohtz presented the 2021-22 NRPAB Goals and Objectives and SWOT Analysis to the Board for review and provided a status update. The Director guided the Board to goals related to Laws, Rules, and Guidance Documents. Director Kohtz announced that LB707 passed final reading on April 12, 2022. According to BLPM Nespor, the Governor signed the bill yesterday, April 20, 2022. The Director moved on to goals related to Public Information, specifically, the short-term goal to explore addition of a solid or scrolling message screen at the top of the NRPAB website for use to disseminate relevant timely information, such as notices of meetings. Director Kohtz reported BLPM Nespor will attempt to build the message screen on the NRPAB website, and indicated that the Dreamweaver software has finally been installed on her computer, so work will begin soon on this. According to the Director, if BLPM Nespor finds that the coding is too complicated, the agency will enter a work item for CIO to complete the work. Director Kohtz stated that he had no other comments and asked for any questions or comments. There was no further discussion.

## **K. FINANCIAL REPORT AND CONSIDERATIONS – APRIL 2022**

### **1. APPROVAL OF MARCH RECEIPTS AND EXPENDITURES**

The receipts and expenditures for March were presented to the Board for review in the Budget Status Report. Director Kohtz brought attention to the March Data Processing Expense of \$3,275.98. The Director reported that this expense is higher than usual because it includes the January and February IMS Services bills. Payment of the January bill was held due to an incorrect charge issue, but that issue was resolved and the bill is paid. The Director noted a Publication & Print Expense of \$9.25, which is for Board Member Kevin Hermesen's nameplate in the board meeting room. Next, Director Kohtz informed the Board that the \$550.00 expense for Conference Registration is for his registration to the Spring AARO Conference. Finally, the Director brought attention to the \$279.00 expense for Video Equipment, and informed the Board that this expenditure was for the Polycom extension mics. Director Kohtz indicated that expenditures for the month of March totaled \$28,233.53, and the year-to-date expenditures for the fiscal year are \$252,440.64, which amounts to 60.37 percent of the budgeted expenditures for the fiscal year; 75.07 percent of the fiscal year has passed.

The Director turned the Board's attention to revenues and remarked that March was another strong month. Director Kohtz reported that revenues for March were \$26,055.55, and that the year-to-date revenues for the fiscal year are \$333,051.88, which amounts to 94.27 percent of the projected revenues for the fiscal year. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz then brought attention to the MTD General Ledger for March. The Director noted an entry under "Payee/Explanation" named, "CORRECTIONAL SERICES, DEPARTM," and informed the Board that this entry represents the payment to Cornhusker State Industries for Board Member Hermesen's nameplate. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented three graphs showing expenses, revenues, and cash balance. The Director once again pointed out the expenditures and revenues for the month of March for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. The Director then remarked that the cash balance for the AMC Fund is \$353,603.97, the Appraiser Fund is \$423,321.16, and the overall cash balance for both funds is \$776,925.13. The Director asked for any questions or comments. There was no further discussion.

Board Member Downing moved to accept and file the March 2022 financial reports for audit. Board Member Gerdes seconded the motion. Chairperson Luhrs recognized the motion and asked for any discussion. With no discussion, Chairperson Luhrs asked for a vote. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

## **2. PER DIEMS**

Director Kohtz informed the Board that he had no per diem requests for this meeting, and asked if any board members had a request for the Board to consider. There was no further discussion.

## **L. GENERAL PUBLIC COMMENTS**

Chairperson Luhrs asked for any public comments. Roger Morrissey indicated that he had no comments at present, but might have a question later in the meeting. With no comments, Chairperson Luhrs moved on to Consideration of Education/Instructor requests.

## **M. CONSIDERATION OF EDUCATION/INSTRUCTOR REQUESTS: No discussion.**

## **N. UNFINISHED BUSINESS**

### **1. NEBRASKA SECRETARY OF STATE – RECORDS DIVISION SCANNING SERVICES UPDATE**

Director Kohtz announced that BLPM Nespor had prepared a report outlining the progress made on the SOS Records Division Scanning Services project in the form of an email printed out at every board member's seat. The Director invited BLPM Nespor to present an update to the Board. BLPM Nespor provided a brief summary of the content found in her email, and reported that staff's initial request for funding for this project was based on two sample files. BLPM Nespor continued, now that the project is 45% complete, staff has better understanding of the average file size. Unfortunately, the test files were smaller than average, and there is more scanning to do than expected. BLPM Nespor estimated that the actual total cost of scanning will come to \$6,750.00. Director Kohtz requested an additional \$2,250.00 to have the remaining paper real property appraiser files scanned by Nebraska Secretary of State – Records Division. Board Member Walkenhorst moved to approve the additional \$2,250.00 to have the remaining paper real property appraiser files scanned by Nebraska Secretary of State – Records Division. Board Member Downing seconded the motion. Chairperson Luhrs recognized the motion and asked for any discussion. With no discussion, Chairperson Luhrs asked for a vote. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye. Upon conclusion of the vote, BLPM Nespor noted that she has reviewed three of the files scanned and the only two pages were missed, which were the backs of college transcripts that contained boilerplate text.

## **O. NEW BUSINESS**

### **1. PAVE ACTION PLAN TO ADVANCE PROPERTY APPRAISAL AND VALUATION EQUITY**

Director Kohtz presented the PAVE Action Plan to Advance Property Appraisal and Valuation Equity to the Board for review. The Director remarked that this report was commissioned by the President's administration to promote appraisal and valuation equity, and includes thirteen federal agencies and offices. According to the PAVE Action Plan, throughout the 20th century, people of color were denied equitable access to housing as federal, state, and local governments systematically implemented discriminatory policies that led to housing segregation. These policies contributed to a gap between the values of homes in communities of color and predominantly white neighborhoods.

The Director then reported the following agency (federal) actions to advance valuation equity as outlined in the PAVE Action Plan:

- Strengthening guardrails against unlawful discrimination in all stages of residential valuation.
  - Clarify the application of the Fair Housing Act and ECOA to the appraisal industry to ensure appraisers have clear guidance on antidiscrimination obligations under current federal laws.
  - Address potential bias in the use of technology-based valuation tools through rulemaking related to Automated Valuation Models (AVMs).
- Enhancing fair housing/fair lending enforcement and driving accountability in the industry.
  - Strengthen coordination among supervisory and enforcement agencies to identify discrimination in appraisals and other valuation processes.
- Building a well-trained, accessible, and diverse appraiser workforce.
  - Update appraiser qualification criteria related to appraiser education, experience, and examination requirements to lower barriers to entry in the appraiser profession.
  - Increase engagement with states' appraisal regulatory agencies to help remove barriers to entry and advance diversity in the appraiser workforce.
  - Require appraisal anti-bias, fair housing, and fair lending training for all appraisers who conduct appraisals for federal programs and work with the appraisal industry to require such trainings for all appraisers.
- Empowering consumers to take action.
- Giving researchers and enforcement agencies better data to study and monitor valuation bias.

Director Kohtz then turned attention to the following items identified by the Task Force that it will assess in the coming months:

- Expanded use of alternatives to traditional appraisals as a means of reducing the prevalence and impact of appraisal bias.
- Use of value estimate ranges instead of an exact amount as a means of reducing the impact of racial or ethnic bias in appraisals.
- The potential use of alternatives and modifications to the sales comparison approach that may yield more accurate and equitable home valuation.
- Public sharing of aggregated historical appraisal data to foster development of unbiased valuation methods.

Chairperson Luhrs thanked Director Kohtz for summarizing the report, and asked if there is anything the Board should do now in response. Director Kohtz replied that it is important to be aware that the federal agencies are moving in this direction, for example, bias and diversity training is already in the current USPAP Update course, and relevant changes to the Real Property Appraiser Qualifications Criteria and USPAP are likely. Chairperson Luhrs asked if it is possible to share the PAVE Action Plan with all Nebraska real property appraisers. The Director recommended a Memo From the Board. Chairperson Luhrs remarked that he would like the report to be sent out with bullet points outlining what the Director shared with the Board. The other board members expressed their agreement. The Director asked for a motion to approve a Memo From the Board to bring attention to the PAVE Action Plan, and informed the Board that he will draft a memo and send it to all board members for review. If any board member express concerns that cannot be easily rectified, the memo will be held for the Board's discussion at the May meeting. Chairperson Luhrs thanked the Director and asked for a motion. Board Member Downing moved to authorize a Memo From the Board to send to the appraiser membership regarding inequities in appraisal practice highlighted in the PAVE Action Plan. Board Member Walkenhorst seconded the motion. Chairperson Luhrs recognized the motion and asked for any discussion. With no discussion, Chairperson Luhrs asked for a vote. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

## **2. NEW TEMPORARY ASSISTANT ATTORNEY GENERAL ASSIGNMENT – LYNN MELSON**

Director Kohtz announced that AAG Nigro has taken a different job, and that the Board has been assigned a new temporary Assistant Attorney General. Lynn Melson is the Board's representative until a new permanent appointment is made. The Director asked for any questions or comments. There was no discussion.



## **P. LEGISLATIVE REPORT AND BUSINESS**

### **1. CURRENT LEGISLATION**

Director Kohtz presented the final legislative report of the current session to the Board for review. The Director provided a brief summary for each bill included in the report.

**LB707** – This bill is a collection of banking and finance bills, including the Board’s bill to change provisions of the Real Property Appraiser Act (LB706). AM1859 replaced all original language in LB707 with the new language. Director Kohtz reported LB707 passed Final Reading on April 12, 2022.

**LB709** – This bill changes requirements relating to preliminary applications under the Occupational Board Reform Act. AM1936 makes substantive changes to LB709 and incorporates provisions from two other bills, Senator Briesse's LB263 and Senator McCollister's LB1153. Senator McCollister filed AM2707 on April 7, 2022, which included a majority exemption from LB709 for the Department of Banking and the Real Estate Commission. Director Kohtz discussed the relationship between these agencies and the NRPAB with Senator McCollister’s office, along with the NRPAB’s background review program, and followed this discussion with an email requesting that the NRPAB be considered for the same exemption from LB709. The last motion was to return to committee (no vote). This bill will not reappear on the agenda during this session.

**LB742** – This bill requires that meeting minutes be kept in writing or as an electronic file. Director Kohtz reported LB742 passed Final Reading on April 12, 2022.

**LB769** – This bill requires certain state employees to submit to fingerprinting and criminal history record checks. Director Kohtz reported LB769 passed Final Reading on April 12, 2022.

**LB908** – This bill provides additional requirements for virtual conferencing under the Open Meetings Act. Director Kohtz reported LB908 passed Final Reading on April 12, 2022.

**LB1011** – This bill provides, changes, and eliminates provisions relating to appropriations. This is the State’s mid-biennium budget request bill that includes the Board’s request for additional appropriations due to employee position reclassification. LB1011 was returned by the Governor with his signature, but with line-item vetoes that were overridden by the Legislature, becoming law on April 7, 2022.

Director Kohtz asked for any other questions or comments. There was no further discussion.

### **2. TITLE 298: No discussion.**

### **3. OTHER LEGISLATIVE MATTERS**

#### **a. LR372**

Director Kohtz presented Legislative Resolution 372 concerning a potential study to determine if the Nebraska Real Property Appraiser Act should be updated to the Board for review. The Director reported that this is the standard resolution that gives Bill Marienau the authority to work with the Board on bill drafting. The Director asked for any questions or comments. There was no discussion.

Director Kohtz asked the Board if it had any other legislative matters that it wished to discuss. There was no further discussion.

### **Q. ADMINISTRATIVE BUSINESS**

#### **1. GUIDANCE DOCUMENTS:** No discussion.

#### **2. INTERNAL PROCEDURAL DOCUMENTS:** No discussion.

#### **3. FORMS, APPLICATIONS, AND PROCEDURES**

##### **a. NRPAB United States Citizenship Attestation Form**

Director Kohtz presented the proposed NRPAB United States Citizenship Attestation Form to the Board for consideration. The Director reported that staff discovered that there is a third option for citizenship in Nebraska state law that was not present on the form, and that the form as presented includes the option for a non-citizen who is not a qualified alien under the federal Immigration and Nationality Act. Director Kohtz informed the Board that the NRPAB United States Citizenship Attestation Form appears in multiple applications and the plan is to request approval for this one page and add it to each application with no other changes. Chairperson Luhrs indicated that he agreed with this strategy and asked for a motion. Board Member Downing moved to approve the NRPAB United States Citizenship Attestation Form as presented. Board Member Gerdes seconded the motion. Chairperson Luhrs recognized the motion and asked for any discussion. With no discussion, Chairperson Luhrs asked for a vote. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

### **R. OTHER BUSINESS**

#### **1. BOARD MEETINGS**

Director Kohtz brought attention to the annual strategic planning meeting, and informed the Board that this usually takes place around the regular meeting in June, which is on June 16th this year. Chairperson Luhrs remarked that the board members who travel normally do so on Wednesday morning and attend the strategic planning meeting in the afternoon; the regular meeting is then held Thursday morning. Board Member Walkenhorst indicated that he would have a conflict in the afternoon on the day of the June meeting, and Board Member Downing indicated that she has a potential conflict in the afternoon the day before the June meeting. Board Member Downing then asked, if she were unable to travel to Lincoln for the strategic planning meeting, could she join remotely? Director Kohtz indicated that the strategic planning meeting could be held by virtual conferencing. Board Member Downing indicated that she is not sure if the conflict will materialize or not, but if virtual conferencing is an option, then she is comfortable with June 15th. There were no other conflicts cited by any other board members for the afternoon of June 15th.

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The Director noted that the strategic planning meeting will be tentatively planned for June 15th in the afternoon, but that the strategic planning meeting will be placed on the May agenda for discussion and finalization. The Director asked for any more comments or questions. There was no further discussion.

**2. CONFERENCES/EDUCATION:** No discussion.

**3. MEMOS FROM THE BOARD:** No discussion.

**4. QUARTERLY NEWSLETTER**

**a. Spring 2022 Edition of The Nebraska Appraiser**

Director Kohtz presented the Spring 2022 Edition of The Nebraska Appraiser to the Board for consideration. The Director remarked that the only featured article in this newsletter is a summary of the Board's legislative bill. The Director asked for questions or comments. With no discussion, Board Member Walkenhorst moved to approve the Spring 2022 Edition of The Nebraska Appraiser as presented. Board Member Hermesen seconded the motion. Chairperson Luhrs recognized the motion and asked for any discussion. With no discussion, Chairperson Luhrs called for a vote. The motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

**5. APPRAISAL SUBCOMMITTEE**

**a. ASC Meeting: June 8, 2022**

Director Kohtz announced that the ASC will hold its next meeting on June 8, 2022. The Director asked for any questions or comments. There was no discussion.

**b. ASC December 8, 2021 Meeting Minutes**

Director Kohtz presented the ASC December 8, 2021 meeting minutes to the Board for review. The Director informed the Board that he had no comments and asked for any questions or comments. There was no discussion.

**6. THE APPRAISAL FOUNDATION**

**a. TAF April Newsletter**

Director Kohtz presented The Appraisal Foundation's April newsletter to the Board for review. The Director asked for any questions or comments. There was no discussion.

**b. The Appraisal Foundation Statement on Biden Administration's PAVE Plan**

Director Kohtz presented The Appraisal Foundation's Statement on Biden Administration's PAVE Plan to the Board for review. The Director reported that, according to the statement, The Appraisal Foundation has undertaken the following initiatives to ensure that there is no place for bias and discrimination in the appraisal profession:

- Conducting a comprehensive review of the Ethics Rule in USPAP to ensure it is clear that bias and discrimination are prohibited.
- Retaining the prominent fair housing firm Relman Colfax to review current standards, qualifications, and courses as well as any future proposed changes to the standards and qualifications through a fair housing lens.

- Including bias as it relates to USPAP as a central component of required continuing education for all appraisers.
- Providing public notice, exposure drafts and opportunities for public participation for work product of the Appraisal Standards Board and Appraiser Qualifications Board.
- Publishing final Standards and Qualifications Criteria at least 30 days prior to the effective date.
- Developing an alternative pathway for an appraiser to gain experience hours without a supervisory appraiser. The first modules adhering to this pathway, PAREA, are expected to be available in the first half of this year.
- Monitoring the demographics of the profession and making that data publicly available.
- Reducing barriers to entry to the appraisal profession by creating a pathway from a licensed credential to certified residential credential without a college degree.
- Supporting the public release of appraisal data sets and the development of a centralized database for all complaints alleging bias or discrimination in the appraisal process.

Director Kohtz asked for any questions or comments. There was no further discussion.

**7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS:** No discussion.

**8. IN THE NEWS:** No discussion.

**C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER**

The Board reviewed CG22010R, L22002, CG22005, CR22001, CG21030, and CR22002. Chairperson Luhrs asked for motions on CG22010R, L22002, CG22005, CG21030, and CR22002.

Board Member Walkenhorst moved to take the following action:

**CG22010R / Approve as Certified General Real Property Appraiser. Issue written advisory reminding applicant to answer all questions truthfully on all future applications to the Board.**

Board Member Downing seconded the motion. Chairperson Luhrs recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

Board Member Walkenhorst moved to take the following action:

**L22002 / Approve to sit for exam and authorize Director to issue credential as a licensed residential real property appraiser upon providing evidence of successful completion of the national uniform licensing and certification examination and providing the necessary fees. Send redacted copy of USPAP Compliance Review Report and issue written advisory regarding the analysis of sales within the past three years.**

Board Member Downing seconded the motion. Chairperson Luhrs recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

Board Member Walkenhorst moved to take the following action:

**CG22005 / Provide redacted copy of USPAP Compliance Review Report, request written response to USPAP Compliance Review Report, and invite to informal conference. Assign Board Member Downing.**

Board Member Hermesen seconded the motion. Chairperson Luhrs recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

Board Member Walkenhorst moved to take the following action:

**CG21030 / Approve to sit for exam and authorize Director to issue credential as a certified general real property appraiser upon providing evidence of successful completion of the national uniform licensing and certification examination and providing the necessary fees.**

Board Member Downing seconded the motion. Chairperson Luhrs recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Hermesen, and Luhrs voting aye. Gerdes abstained.

Board Member Walkenhorst moved to take the following action:

**CR22002 / Approve real property appraisal practice experience logs and authorize staff to continue processing the application in accordance with the Guidance Document 21-02 procedures.**

Board Member Downing seconded the motion. Chairperson Luhrs recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

**D. REGISTRATION AS APPRAISAL MANAGEMENT COMPANY:** No discussion.

**E. CONSIDERATION OF COMPLIANCE MATTERS**

Chairperson Luhrs asked for a motion for compliance matters. Board Member Walkenhorst moved to take the following action for the compliance matter listed:

**21-05 / Close.**

Board Member Downing seconded the motion. Chairperson Luhrs recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye.

**F. CONSIDERATION OF OTHER EXECUTIVE SESSION ITEMS:** No discussion.

**S. ADJOURNMENT**

Board Member Walkenhorst moved to adjourn the meeting. Board Member Hermesen seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, Hermesen, and Luhrs voting aye. At 11:04 a.m., Chairperson Luhrs adjourned the April 21, 2022 meeting of the Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz  
Director

These minutes were available for public inspection on April 28, 2022, in compliance with Nebraska Revised Statute § 84-1413 (5).