

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

**January 22, 2024 Meeting Minutes**

**A. OPENING**

Chairperson Downing called to order the January 22, 2024 meeting of the Nebraska Real Property Appraiser Board at 3:03 p.m. by virtual conferencing 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 Downing 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 January 19, 2024. 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 Wade Walkenhorst of Lincoln, Nebraska, Bonnie Downing of Dunning, Nebraska, Cody Gerdes of Lincoln, Nebraska, Rodney Johnson of Norfolk, Nebraska, and Kevin Hermesen of Gretna, Nebraska were present. Also present were Director Tyler Kohtz, Business Programs Manager Karen Loll, and Licensing Programs Manager Allison Nespor, who are headquartered in Lincoln, Nebraska.

**ADOPTION OF THE AGENDA**

Chairperson Downing 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 Gerdes moved to adopt the agenda as printed. Board Member Johnson seconded the motion. With no further discussion, the motion carried with Walkenhorst, Gerdes, Hermesen, Johnson and Downing voting aye.

**C. LB1417**

Director Kohtz presented LB1417 to the Board for review and gave a brief summary of the contents and the background research completed. A discussion of LB1417 took place. Board Member Gerdes moved to authorize Director Kohtz to draft a letter to Senator Brewer and Governor Pillen requesting clarification of the intent of LB1417 and to bring attention to the potential impact of this bill; and to authorize Director Kohtz to draft a Memo From the Board to notify the appraiser community of the introduction of LB1417. The motion was seconded by Johnson. Chairperson Downing asked for any discussion. With none, the motion carried with Gerdes, Hermesen, Johnson, Walkenhorst, and Downing voting aye.

**D. ADJOURNMENT**

Board Member Walkenhorst moved to adjourn the meeting. Board Member Johnson seconded the motion. Motion carried with Gerdes, Hermesen, Johnson, Walkenhorst, and Downing voting aye. At 4:02 p.m., Chairperson Downing adjourned the January, 22, 2024 meeting of the Nebraska Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz  
Director

These minutes were available for public inspection on January 22, 2024, in compliance with Nebraska Revised Statute § 84-1413 (5).