

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, August 15, 2024, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska

AGENDA

A. Opening 9:00 a.m.

B. Notice of Meeting (Adopt Agenda)

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 11:00 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

C. Credentialing as a Nebraska Real Property Appraiser 1-31

1. New Applicants for Licensed Residential Credential through Education, Experience, and Examination
 - a. L24002
2. Pending Applications
 - a. L24001
 - b. CR23005
 - c. CG23022
 - d. CG23036
 - e. CG23039
 - f. CG24001

D. Registration as an Appraisal Management Company

E. Compliance Matters 1

1. New Grievances
 - a. 24-06
 - b. 24-07
2. Active Investigations
 - a. 23-08
3. Post-Board Action Matters
 - a. 23-12
 - b. 23-01

F. Other Executive Session Items

1. Personnel Matters

G. Welcome and Chair’s Remarks (*Public Agenda 11:00 a.m.*)

H. Board Meeting Minutes

1. Approval of July 18, 2024 Meeting Minutes 1-19

I. Director’s Report

1. Real Property Appraiser and AMC Counts and Trends

- a. Real Property Appraiser Report 1-4
- b. Temporary Real Property Appraiser Report 5
- c. Supervisory Real Property Appraiser Report 6
- d. Appraisal Management Company Report 7

2. Director Approval of Applicants

- a. Real Property Appraiser Applicants 8
- b. Education Activity and Instructor(s) Report 9-10

3. 2024-25 NRPAB Goals and Objectives + SWOT Analysis 11-12

J. Financial Report and Considerations

1. July Financial Report

- a. Agency Budget Status Report 1-3
- b. Appraiser Program Budget Status Report 4-6
- c. AMC Program Budget Status Report 7-9
- d. MTD General Ledger Detail Report 10-16
- e. Financial Charts 17-20

2. ASC Grant Report

- a. Grant Application 21-29
- b. Statement of Work 30-38

3. FY 2024-2025 Budget Correction -
Conference Registration to Other Operating Expenses Reallocation 39

4. 2025-2027 Biennial Budget

- a. 2025-2027 Biennial Budget Request Highlights 40-42
- b. Agency Narrative Report 43-49
- c. Program Narrative Report 50-62
- d. Agency Request Report 63-66
- e. Issue Detail Report 67-99
- f. Funds Analysis Reports 100-110

5. Per Diems

K. General Public Comments

L. Education

M. Unfinished Business

1. Board Member Commuting/Travel Status

2. Consideration of Second Special Assistant Attorney General

- a. NRPAB Special Assistant Attorney General RFP_August 15, 2024 1-3

3. Senator, Legislative Staff, and GPRO Open House/Roundtable

N. New Business

O. Legislative Report and Business

- 1. Title 298 Update
 - a. Summary of Proposed Changes to Title 298_July 25, 2024 Draft 1-10
 - b. Title 298_July 25, 2024 Draft 11-117
- 2. Other Legislative Matters

P. Administrative Business

- 1. Guidance Documents
 - a. 24-01: PAREA Program Real Property Appraisal Practice Experience Evaluation 1-3
- 2. Internal Procedural Documents
- 3. Forms, Applications, and Procedures
 - a. Application for Nebraska Certified General Real Property Appraiser Credential 4-17
 - b. Application for Nebraska Certified Residential Real Property Appraiser Credential 18-29
 - c. Application for Nebraska Licensed Residential Real Property Appraiser Credential 30-40
 - d. NRPAB Applicant Real Property Appraisal Practice Experience Log Cover Sheet 41-44
 - e. NRPAB Applicant Real Property Appraisal Practice Experience Log 45

Q. Other Business

- 1. Board Meetings
- 2. Conferences/Education
 - a. Fall AARO Conference; October 28-30, 2024 – Boston, MA 1-3
- 3. Memos from the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
 - a. ASC Quarterly Meeting: September 11, 2024 (Online)
 - b. ASC Staff comments on Concept Paper -
Assessment of College Degree Requirements within the Criteria 4-5
- 6. The Appraisal Foundation
 - a. TAF August Newsletter 6-8
 - b. TAF State Regulator Newsletter 9-10
 - c. AQB Q&A_July 18, 2024 11-12
 - d. UPSAP Q&As_July 15, 2024 13-14
 - e. TAF Meeting Notice – Forum to Explore Artificial Intelligence_September 12, 2024 15
- 7. Association of Appraiser Regulatory Officials
- 8. In the News

R. Adjourn

Scheduled Appearances:

- 1. Kirk Manker – 9:30 a.m.