

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, September 19, 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 10:15 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 1-24

- 1. New Applicants for Certified Residential Credential through Education, Experience, and Examination
 - a. CR23013
- 2. Pending Applications
 - a. CR24002
 - b. CG23039
 - c. L23003

D. Registration as an Appraisal Management Company

E. Compliance Matters 1

- 1. New Grievances
 - a. 24-08
 - b. 24-09
- 2. Active Investigations
 - a. 23-08
- 3. Post-Board Action Matters
 - a. 23-12

F. Other Executive Session Items 1

- 1. Personnel Matters

G. Welcome and Chair’s Remarks (Public Agenda 10:15 a.m.)

H. Board Meeting Minutes

- 1. Approval of August 15, 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 9-11
- 3. 2024-25 NRPAB Goals and Objectives + SWOT Analysis 12-13

J. Financial Report and Considerations

- 1. August 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
- 3. FY24-25 Budget Adjustments
 - a. Labor for Electrical Connection Installation on Meeting Room Tables 21
 - b. Temporary Administrative Specialist Classified Employee 22
- 4. 2024 AARO Membership Dues 23
- 5. Per Diems

K. General Public Comments

L. Education 1-18

- 1. Application for Approval as Continuing Education
 - a. 2243485.85: Aloft, Inc – “Mastering Market Based Adjustments”
- 2. Rescission of Approval of Education Activities
 - a. 1202101.02: Appraisal Institute – “2020-2021 15-hour Equivalent USPAP Course”
 - b. 1201101.02: Appraisal Institute – “2020-2021 15-Hour National USPAP Course”
 - c. 2122403.02: Appraisal Institute – “Cool Tools: New Technology for Real Estate Appraisers”
 - d. 2212401.02: Appraisal Institute – “Online Appraising Convenience Stores”
 - e. 2202430.02: Appraisal Institute – “Online Measure it Right! – Using the ANSI-Z765-2013 Standard for Residential Properties”
 - f. 2192407.02: Appraisal Institute – “Online Valuation Resources for Solar Photovoltaic Systems”

M. Unfinished Business

- 1. Board Member Commuting/Travel Status
- 2. Special Assistant Attorney General Request for Proposals

N. New Business

- 1. Open 3rd Congressional District Certified Real Property Appraiser Representative 1-2
- 2. Licensing Programs Manager Position

O. Legislative Report and Business

- 1. Nebraska Real Property Appraiser Act Update
- 2. Nebraska Appraisal Management Company Registration Act Update
- 3. Title 298 Update
- 4. Other Legislative Matters

P. Administrative Business

- 1. Guidance Documents
- 2. Internal Procedural Documents
- 3. Forms, Applications, and Procedures

Q. Other Business

- 1. Board Meetings
- 2. Conferences/Education
 - a. Kohtz UNL Agricultural Economics Course Presentation; September 16, 2024
- 3. Memos from the Board
- 4. Quarterly Newsletter
 - a. Summer 2024 Edition of The Nebraska Appraiser 1-16
- 5. Appraisal Subcommittee
- 6. The Appraisal Foundation
 - a. TAF September Newsletter 17-21
- 7. Association of Appraiser Regulatory Officials
 - a. AARO Quarterly Update – August 2024 22-56
- 8. In the News

R. Adjourn