

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, December 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 executive session is completed.

C. Credentialing as a Nebraska Real Property Appraiser 1-12

1. New Applicants for Certified Residential Credential through Education, Experience, and Examination
 - a. CR24010
2. Pending Applications
 - a. CR23013
 - b. CG23036
3. Applicants for Renewal of Real Property Appraiser Credential
 - a. CR2021007R
 - b. Post-November 30th Submissions – see Attachment A

D. Registration as an Appraisal Management Company

E. Compliance Matters

F. Other Executive Session Items 1-48

1. General
 - a. 2024.19
 - b. 2024.20
 - c. 2024.21
2. Personnel Matters

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

H. NRPAB Employee Recognition Award

I. Board Meeting Minutes

- 1. Approval of November 21, 2024 Meeting Minutes 1-17

J. Director’s Report

- 1. Real Property Appraiser and AMC Counts and Trends
 - a. Real Property Appraiser Report 1-5
 - b. Temporary Real Property Appraiser Report 6
 - c. Supervisory Real Property Appraiser Report 7
 - d. Appraisal Management Company Report 8
- 2. Director Approval of Applicants
 - a. Real Property Appraiser Report 9
 - b. Education Activity and Instructor(s) Report 10
- 3. 2024-25 NRPAB Goals and Objectives + SWOT Analysis 11-12

K. Financial Report and Considerations

- 1. November 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 10-17
 - e. Financial Charts 18-21
- 2. ASC Grant Report
- 3. Per Diems

L. General Public Comments

M. Education

N. Unfinished Business

- 1. Board Member Commuting/Travel Status
- 2. Business Programs Manager Position
- 3. Open 3rd Congressional District Certified Real Property Appraiser Representative

O. New Business

- 1. Special Assistant Attorney General Services Agreement with Jim Titus and Eric Knutson of Peetz, Koerwitz, and Lafleur, PC LLO

P. Legislative Report and Business

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

Q. Administrative Business

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

R. Other Business

- 1. Board Meetings
 - a. 2025 NRPAB Calendar 1
- 2. Conferences/Education
 - a. Kohtz Participation in RMAA State and National Update; December 10, 2024
- 3. Memos from the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
 - a. ASC Proposed Rules on Enforcement Authority Regarding the Effectiveness of State Appraiser and Appraisal Management Company Regulatory Programs 2-25
 - b. ASC September 25, 2024 Meeting Minutes 26-32
- 6. The Appraisal Foundation
 - a. TAF December Newsletter 33-35
 - b. TAF State Regulator Newsletter 36-38
 - c. BOT Public Meeting: May 14-16, 2025 – Cincinnati, OH 39
 - d. ASB Public Meeting: February 13, 2025 – Virtual 40
 - e. AQB Public Meeting: April 10, 2025 – Virtual 41
- 7. Association of Appraiser Regulatory Officials
- 8. In the News

S. Adjourn