PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, March 21, 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 10:30 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 1-43

1. New Applicants for Licensed Residential Credential through Education, Experience, and Examination
    a. L23003
2. New Applicants for Certified General Credential through Education, Experience, and Examination
    a. CG23036
    b. CG23039
    c. CG24002
3. Pending Applications
    a. CG23033
4. Applicants for Temporary Real Property Appraiser Credential
    a. 2314

D. Registration as an Appraisal Management Company 1-5

1. Applicants for Renewal of Appraisal Management Company Registration
    a. NE2012095

E. Consideration of Compliance Matters 1-3

1. Pending Grievances
    a. 23-08
    b. 23-09
    c. 23-12
2. Post-Board Action Matters
    a. 23-01
    b. 23-07

F. Consideration of Other Executive Session Items 1-36
1. 2023.23
2. 2024.01
3. 2024.04
4. 2024.06
5. 2024.07
6. Personnel Matters

G. Welcome and Chair's Remarks *(Public Agenda 10:30 a.m.)*

H. Board Meeting Minutes
1. Approval of February 15, 2024 Meeting Minutes 1-14

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 Report 8
   b. Appraisal Management Company Report 9
   c. Education Activity and Instructor(s) Report 10-12
3. 2023-24 NRPAB Goals and Objectives + SWOT Analysis 13-14

J. Financial Report and Considerations
1. February Financial Report
   a. Budget Status Report 1-3
   b. MTD General Ledger Detail Report 4-10
   c. Financial Charts 11-14
2. FY 2023-2024 Budget Amendment 15-16
3. Per Diems

K. General Public Comments

L. Consideration of Education/Instructor Requests
1. Appraisal Institute 1-32
   a. Historic Preservation (Façade) Easements:
      Appraisal Techniques and Valuation Issues (223340D.02)
   b. The Discounted Cash Flow Model: Concepts, Issues, and Applications (223241R.02)

M. Unfinished Business

N. New Business
1. Real Property Appraiser CE Reminder Popup Window in Online Appraiser Renewal Application 1-5

O. Legislative Report and Business 1-17

1. 108th Legislature (2nd Regular Session) Bills of NRPAB Interest
2. 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
3. Memos from the Board
4. Quarterly Newsletter
   a. Winter 2024 Edition of The Nebraska Appraiser 1-9
5. Appraisal Subcommittee
6. The Appraisal Foundation
   a. TAF March Newsletter 10-11
   b. 2024 ASB USPAP Q&As – March 6, 2024 12-16
7. Association of Appraiser Regulatory Officials
8. In the News

R. Adjourn