

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

February 19, 2026 Meeting Minutes

A. OPENING

Chairperson Hermsen called to order the February 19, 2026 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.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 Hermsen 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 on February 11, 2026. 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/). A copy of the Open Meetings Act was available for the duration of the meeting. For the record, Board Members Kevin Hermsen of Gretna, Nebraska; Rodney Johnson of Norfolk, Nebraska; Derek Minshull of North Platte, Nebraska; Adam Batie of Kearney, Nebraska; and Lori Johnson of Lincoln, Nebraska were present. Also present were Director Tyler Kohtz, Licensing Programs Manager Karen Loll, Education Program Manager Kashinda Sims, and Business Programs Manager Colby Falls, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

Chairperson Hermsen reminded those present for the meeting that the agenda cannot be altered twenty-four hours prior to the meeting except for emergency items in accordance with the Open Meetings Act. Board Member R. Johnson moved to adopt the agenda as presented. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved that the Board enter executive session for the purpose of reviewing applicants for credentialing; applications for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Minshull seconded the motion. The time on the meeting clock was 9:03 a.m. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to exit executive session at 9:34 a.m. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Break from 9:35 a.m. to 9:40 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Hermsen welcomed all to the February 19, 2026 meeting of the Nebraska Real Property Appraiser Board. Hermsen acknowledged Jamie Illingworth as the only member of the public in attendance.

H. BOARD MEETING MINUTES

1. APPROVAL OF JANUARY 15, 2026 MEETING MINUTES

Chairperson Hermsen asked for any additions or corrections to the January 15, 2026 regular meeting minutes. With no discussion, Chairperson Hermsen called for a motion. Board Member Minshull moved to approve the January 15, 2026 regular meeting minutes as presented. Board Member R. Johnson seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

I. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented seven charts outlining the number of real property appraisers as of February 19, 2026 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of January 31, 2026 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of registered supervisory real property appraisers as of February 19, 2026 to the Board for review. The Director informed the Board that due to a database error, the actual number of registered supervisory real property appraisers for the month of January was 43, rather than the 50 reported at the January 15, 2026 meeting. Director Kohtz then asked for any questions or comments. Chairperson Hermsen thanked the Director for catching the error. There was no further discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of February 19, 2026 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no further discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review, showing real property appraiser applicants approved for credentialing by the Director for the period between January 7, 2026 and February 10, 2026. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

b. Education Activity and Instructors Report

Director Kohtz presented the Education Activities and Instructors Report to the Board for review, showing education activities and instructors approved by the Director for the period between January 7, 2026 and February 10, 2026. The Director asked for any questions or comments. There was no further discussion.

3. 2025-26 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2025-26 NRPAB Goals and Objectives and SWOT Analysis to the Board for review. The Director brought attention to the goal to Explore use of SARAS Grant to increase the number of Nebraska resident real property appraisers under the Credentialing and Registration section and reported that the narrative was completed and that a response to the Board's request for a preliminary review of the narrative was received from the ASC. Director Kohtz informed the Board that a more detailed report will be provided under Agenda Item M. The Director then brought attention to the goal to Utilize SARAS Grant for development and implementation of online real property appraiser reciprocity application and NRPAB Database interface, and development and of online education applications and NRPAB Database interface under the Administration section and reported that development of online real property appraiser reciprocity application and NRPAB Database review interface is nearly complete. Director Kohtz informed the Board that a demonstration is to be provided by LPM Loll under Agenda Item N.

J. FINANCIAL REPORT AND CONSIDERATIONS

1. JANUARY FINANCIAL REPORT

The receipts and expenditures for January were presented to the Board for review in the Budget Status Report. The Director brought attention to the "CIO Charges" expense in the amount of \$222.27 and informed the Board that this expenditure is significantly lower than normal as the December CIO IMS billing is not included due to billing issues that needed to be resolved before payment could be made. The "CIO Charges" expenditures in the February Budget Status Report will include both the December 2025 and January 2026 billings. Director Kohtz then moved to the "Awards Expense" in the amount of \$28.00 and reported that this expenditure was for previous Board Member Cody Gerdes's recognition plaque. Next, the Director guided the Board to the "Other Operating Expenditure" in the amount of \$200.00 and explained that this expenditure was payment to the State Treasurer for insufficient fund receipts. The Director reported that the overall expenditures for the month of January were \$33,050.32, and the year-to-date overall expenditures for the fiscal year are \$263,863.12, which amounts to 52.17 percent of the budgeted expenditures for the fiscal year; 58.90 percent of the fiscal year has elapsed.

Director Kohtz then brought the Board's attention to revenues and reported that real property appraiser and AMC renewal revenues were strong in January. The Director reminded the Board that, due to the Appraiser Fund and AMC Fund cash balance transfers to the State General Fund, true overall revenues are not shown in the report. Director Kohtz reported that the overall revenues for the month of January totaled \$36,266.94, and year-to-date revenues for the fiscal year are \$321,053.86, which amounts to 83 percent of the projected revenues for the fiscal year. The Director reiterated that 58.90 percent of the fiscal year has passed.

Director Kohtz continued to the Budget Status Report for the Real Property Appraiser Fund and AMC Fund and reported that the Real Property Appraiser Fund expenditures for the month of January totaled \$21,664.69, and the year-to-date expenditures for the fiscal year are \$176,453.75, which amounts to 51.06 percent of the budgeted expenditures for the fiscal year. The Real Property Appraiser Fund revenues were \$19,763.03 for January, and the year-to-date revenues for the fiscal year are \$233,922.92, which amounts to 91 percent of the projected revenues for the fiscal year. Director Kohtz then reported that AMC Fund expenditures for the month of January totaled \$11,385.63, and the year-to-date expenditures for the fiscal year are \$87,409.37, which is 54.54 percent of the budgeted expenditures. The AMC Fund revenues totaled \$16,503.91 for January, and the year-to-date revenues for the fiscal year are \$87,130.94, which amounts to 68 percent of the projected revenue for the fiscal year. The Director asked if there were any questions or comments regarding the Budget Status Report. There was no further discussion.

Director Kohtz presented the MTD General Ledger Detail report for the month of January and reported that batch #8117295, with the Payee/Explanation "NRAB OCT-DEC 2025 CHECK RETURN" found on page J.10, was a debit against the revenue account for insufficient funds. The same or similar entry is found throughout the report for Appraiser Fund and AMC Fund deposits. Director Kohtz asked for any questions or comments. With none, the Director then reported that batch #8117365, with the Payee/Explanation "LR INACTIVE TRANSF NEW CODE" found on page J.11, was the result of a transfer of funds from the Object Code 475166 to Object Code 475169. Object Code 475166 is used for both the Appraiser Fund and AMC Fund for different purposes, so when a revenue was entered for "Licensed Inactive" the overall budget status report was inaccurate. Object Code 475169 was created to separate this Appraiser Fund revenue from the AMC Fund revenues. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs illustrating expenses, revenues, and cash balances. The Director noted overall expenditures of \$33,050.32 and revenues of \$36,266.94 for the month of January for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. Director Kohtz then brought the Board's attention to the NRPAB Twenty-Five Month Expenses/Revenues by Program graph and reiterated that Real Property Appraiser Fund expenditures totaled \$21,664.69, Real Property Appraiser Fund revenues totaled \$19,763.03, AMC Fund expenditures totaled \$11,385.63, and AMC Fund revenues totaled \$16,503.91 for January. The Director finished by reporting that the cash balance for the AMC Fund is \$204,856.28, the cash balance for the Appraiser Fund is \$276,374.40, and the overall cash balance for both funds is \$481,230.68.

Chairperson Hermsen asked for a motion on the January financial reports. Board Member Minshull moved to file the January financial reports for audit. Board Member R. Johnson seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

2. 2025-27 MID-BIENNIUM BUDGET ADJUSTMENT – APPROPRIATIONS COMMITTEE PRELIMINARY DETERMINATION

Director Kohtz presented the Appropriations Committee’s preliminary determination for the Board’s FY2025-27 Mid-Biennium Budget Adjustment Request to the Board for review. The Director reminded the Board that the deficit request was made to increase appropriations for agency health insurance costs to address the 18.5% cost increase identified in July. The Director informed the Board that the request had been approved by the Appropriations Committee. Chairperson Hermsen thanked the Director for the work put into this. There was no further discussion.

3. ASC SARAS GRANT REPORT

Director Kohtz presented the Budget Status Report for the SARAS Grant Fund to the Board for review and reported that the SARAS Grant Fund expenditures for the month of January totaled \$700.00, and the year-to-date expenditures for the fiscal year are \$53,308.08, which amounts to 43.52 percent of the budgeted expenditures for the fiscal year. The Director noted that the \$700.00 expenditure for “Conference Registration” was for his registration for the Spring 2026 AARO conference. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented the General Ledger Detail Report for the SARAS Grant Fund. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

Chairperson Hermsen asked for a motion on the January SARAS Grant Fund financial reports. Board Member Batie moved to file the January SARAS Grant Fund financial reports for audit. Board Member L. Johnson seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

4. PER DIEMS: No discussion.

K. GENERAL PUBLIC COMMENTS

Chairperson Hermsen recognized Jamie Illingworth as the only member of the public in attendance by virtual conferencing and asked for any public comments. With no public comments, Chairperson Hermsen moved on to Education.

L. EDUCATION: No discussion.

M. UNFINISHED BUSINESS

1. 500 SOUTH 16TH STREET DOL BUILDING RELOCATION

Director Kohtz brought attention to the Board's relocation to 500 South 16th Street and informed the Board that there is no longer an estimated date for relocation. The Director stated that he has been informed that the contractor has yet to submit a building schedule for construction. There was no further discussion.

2. EXPLORE SARAS GRANT TO INCREASE NUMBER OF NEBRASKA RESIDENT REAL PROPERTY APPRAISERS

Director Kohtz brought attention to the agenda item to explore SARAS Grant to increase the number of Nebraska resident real property appraisers and informed the Board that the narrative was completed and was sent to the ASC for preliminary review. On February 5, 2026, Grants Management Specialist Karla Cisneros responded, stating that the ASC is awaiting feedback from GAO if the ASC would violate statute 31 U.S.C. § 1301 if it were to provide funding to projects that address a state's shortage of federally licensed appraisers. The Director expressed frustration with the response received from the ASC after being told in September that the project seems viable and recommended that no further action be taken by the Board unless information received from the ASC indicates that the project may be feasible. The Board thanked the Director for his work on the narrative. There was no further discussion.

N. NEW BUSINESS

1. ONLINE APPLICATION FOR NEBRASKA REAL PROPERTY APPRAISER CREDENTIAL THROUGH RECIPROCITY AND NRPAB DATABASE REVIEW INTERFACE DEMONSTRATION

LPM Loll provided a demonstration of the functionality of the Online Application for Nebraska Real Property Appraiser Credential Through Reciprocity and the NRPAB Database review interface. Board Member Minshull asked if there has been any feedback from real property appraisers. Director Kohtz responded that the Online Application for Nebraska Real Property Appraiser Credential Through Reciprocity has not gone live but is expected to go live near the beginning of March. The Director added SARAS Grant funding is in place for bug fixes and to address performance issues. Director Kohtz indicated that the same process is being utilized as what is in place for the Online Application for Nebraska Temporary Real Property Appraiser Credential that went live in June. Feedback was received from the end users, and the bugs and performance issues were addressed. The Director then asked if the Board had any recommendations or requests for the Online Application for Nebraska Real Property Appraiser Credential Through Reciprocity and/or the NRPAB Database review interface. The Board thanked staff for its work on this. There was no further discussion.

O. LEGISLATIVE REPORT AND BUSINESS

1. 109TH LEGISLATURE (2ND REGULAR SESSION) BILLS OF NRPAB INTEREST

Director Kohtz presented the second legislative report for the current session to the Board for review. The Director informed the Board that the bills found on pages Q.1 through Q.6 are bills the Board was following during the last legislative session that have been carried over to the current session. The Director informed the Board that he would provide a summary for bills in the legislative report that have had movement since the Board's last meeting, and asked Board members to let him know if any discussion is needed on any bills. The following bills were discussed:

LB1048 – The Director reported that LB1048, which would change and eliminate reporting requirements for certain government agencies and preparation of the state executive budget, and eliminate the Small Business Advisory Council, the Suggestion Award Board, and the state employee suggestion system, has been placed on General File with AM195, that strikes Section 23 pertaining to the Clean Air Cash Fund Report and creates a new Department of Corrections Report.

LB1071 – The Director reported that LB1071 provides, changes, and eliminates provisions related to appropriations for the expenses of Nebraska State Government for the biennium ending June 30, 2027. Although LB1071 does not include the Board's request for funding for the health insurance cost increase to the agency in the amount of \$12,263.00 for FY2025-26 and \$12,876.00 for FY2026-27 due to the 18.5% increase to the agency expense for health insurance, the request was approved by the Appropriations Committee.

LB1072 – The Director reported that LB1072 would provide for and change transfers from the Cash Reserve Fund and provides, changes, and eliminates provisions relating to fees, funds, fund transfers, agency powers and duties, and various statutory programs. Director Kohtz informed the Board that he had testified before the Appropriations Committee on February 6, 2026 and respectfully requested that the Committee consider striking the transfer of funds from the AMC Fund to allow the Board an adequate cash fund balance to ensure proper financial protection.

Board Member Johnson asked if there was an agency consolidation bill this year. Director Kohtz responded that there are a couple of bills intended to consolidate agencies this year, none of which include the Board. There was no further discussion.

2. PROPOSED CHANGES TO TITLE 298 OF THE ADMINISTRATIVE CODE

Director Kohtz informed the Board that the adopted changes to Title 298 of the Nebraska Administrative Code are still under the Governor's Policy and Research Office review. The Director indicated that he requested an update from Grant Latimer and was assured it is on their radar. Chairperson Hermsen thanked Director Kohtz. There was no further discussion.

3. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS: No discussion.

Q. OTHER BUSINESS

- 1. BOARD MEETINGS:** No discussion.
- 2. CONFERENCES/EDUCATION:** No discussion.
- 3. MEMOS FROM THE BOARD:** No discussion.

4. QUARTERLY NEWSLETTER

a. Winter 2026 Edition of The Nebraska Appraiser

Director Kohtz presented the Winter 2026 Edition of The Nebraska Appraiser to the Board for consideration. The Director asked for any questions or comments. With no discussion, Chairperson Hermsen called for a motion. Board Member Minshull moved to approve the Winter 2026 Edition of The Nebraska Appraiser as presented. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

5. APPRAISAL SUBCOMMITTEE

a. ASC September 16, 2025 Meeting Minutes

Director Kohtz presented the Appraisal Subcommittee September 16, 2025 Meeting Minutes to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

6. THE APPRAISAL FOUNDATION

a. The Appraisal Foundation Opens Call for Board of Trustees Members

Director Kohtz presented the document titled, “The Appraisal Foundation Opens Call for Board of Trustees Members” to the Board for review. The Director reported that he had no specific comments and asked for any questions or comments. There was no further discussion.

b. TAF February Newsletter

Director Kohtz presented The Appraisal Foundation’s February Newsletter to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS: No discussion.

8. GOVERNMENT-SPONSORED ENTERPRISES

a. Fannie Mae: No discussion.

b. Freddie Mac

i. GSE Appraiser Capacity_December 2025

Director Kohtz presented the Freddie Mac document titled, “GSE Appraiser Capacity” to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

ii. Property Taxes in a Freddie Mac Appraisal_February 2, 2026

Director Kohtz presented the Freddie Mac document titled, "Property Taxes in a Freddie Mac Appraisal" to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

9. IN THE NEWS: No discussion.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER: No discussion.

D. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY

The Board reviewed applicants NE2025006 and NE2013005. Chairperson Hermsen asked for a motion on NE2025006 and NE2013005.

Board Member R. Johnson moved to take the following action:

NE2025006 / Approve Application for Nebraska Appraisal Management Company Registration and issue a written advisory for the organization to take notice of Neb. Rev. Stat. § 76-3216(4) and to carefully read and truthfully answer all disciplinary questions on any future application to the Board.

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to take the following action:

NE2013005 / Approve Application for Renewal of Nebraska Appraisal Management Company Registration and issue a written advisory for the organization to take notice of Neb. Rev. Stat. § 76-3216(4) and to carefully read and truthfully answer all disciplinary questions on any future application to the Board.

Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

E. COMPLIANCE MATTERS

The Board reviewed compliance matter 25-09.

F. OTHER EXECUTIVE SESSION ITEMS

1. General

a. 2026.04

The Board reviewed a matter in which an appraisal management company answered “no” to Question #2 pertaining to previous disciplinary action on its Application for Renewal of Nebraska Appraisal Management Company Registration submitted on January 28, 2025, along with a Division of Real Estate Uniform Disciplinary Citation filed by the Deputy Agency Clerk on March 12, 2024 pertaining to the State of Florida Department of Business and Professional Regulation Complaint #2024008719. Board Member R. Johnson moved to issue a written advisory for the organization to take notice of Neb. Rev. Stat. § 76-3216(4) and to carefully read and truthfully answer all disciplinary questions on any future application to the Board. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

2. Personnel Matters: No discussion.

R. ADJOURNMENT

Board Member Minshull moved to adjourn the meeting. Board Member Batie seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye. At 10:33 a.m., Chairperson Hermsen adjourned the February 19, 2026 meeting of the Nebraska Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz
Director

These minutes have been made available for public inspection on February 26, 2026, in compliance with Nebraska Revised Statute § 84-1413(5).