

ONE HUNDRED SIXTH LEGISLATURE - FIRST SESSION - 2019
COMMITTEE STATEMENT
LB424

Hearing Date: Tuesday February 19, 2019
Committee On: Urban Affairs
Introducer: Quick
One Liner: Change the Nebraska Municipal Land Bank Act

Roll Call Vote - Final Committee Action:
Advanced to General File with amendment(s)

Vote Results:

Aye:	5	Senators Arch, Crawford, Hansen, M., Hunt, Wayne
Nay:	1	Senator Lowe
Absent:		
Present Not Voting:	1	Senator Briese

Oral Testimony:

Proponents:

Senator Dan Quick
Troy Anderson
Chad Naby
Marty Barnhart
Carol Windrum
Josh Moenning
Judy Petersen

Rodney Storm
Chris Connolly
Blair MacDonald
Matthew Cavanaugh

Christy Abraham

Representing:

Legislative District #35
City of Omaha
City of Grand Island
Omaha Municipal Land Bank
Self
City of Norfolk
Central Nebraska Economic Development
District/Nebraska Regional Officials Council
City of Blair
City of Lincoln
Greater Nebraska Cities
Nebraska Housing Developers Association/Nebraska
Economic Developers Association
League of Nebraska Municipalities

Opponents:

Coby Mach
Ann Post
Jessica Shelburn

Representing:

Lincoln Independent Business Association
Home Builders Association of Lincoln
Nebraska Americans for Prosperity

Neutral:

Ben Gray
Chris Rock
Thomas McLeay

Representing:

Omaha City Council
Omaha Municipal Land Bank
Omaha Municipal Land Bank/Clarity Development
Company

Summary of purpose and/or changes:

LB 424 would amend the Nebraska Municipal Land Bank Act to make a number of changes, including:
- Enabling any municipality in the state to create a land bank

- Requiring that all land banks other than one formed by a city of the metropolitan class must be a joint land bank
 - Establishing procedures for the removal of land bank board members
 - Increasing the number of factors that must be met before a land bank may submit an automatically accepted bid in tax foreclosure sales
 - Providing that factors that must be met for a land bank to submit an automatically accepted bid must apply to major buildings, and not just any building
 - Requiring city council or village board of trustees approval of non-voting land bank board members
 - Limiting the amount of commercial property that a land bank can hold legal title to
 - Increasing the total number of parcels within a city of the first class, city of the second class, or village that a land bank can hold legal title to
 - Providing procedures for municipalities to join an existing land bank
 - Clarifying that land banks do not have property tax levy authority
 - Removing the requirement that joint land banks contain at least one voting member from each district or ward in the largest municipality that formed the land bank
 - Removing the requirement that joint land banks contain at least one voting member from each municipality that formed the land bank
 - Adding a definition of chief executive officer
 - Clarifying that land banks may enter into agreements under the Interlocal Cooperation Act for the joint administration of multiple land banks; and
 - Transferring the Act from Chapter 19 to Chapter 18
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Explanation of amendments:

AM 509 provides that a city of the primary class may create a land bank without having to form a joint land bank.

Justin Wayne, Chairperson