

Rent-Restricted Housing Projects Valuation Committee
Virtual Meeting via WebEx

The November 1, 2023, virtual meeting was called to order at 10:00 a.m. (CST) by chair Bryan Hill.

Committee members present included Bryan Hill, Chair, Patricia Sandberg, Lori Johnson, and Jessie Case, PAD Tax Specialist Senior. Absent was John Wiechmann.

Others present included Debra Williams and Nathan Kinport, Attorneys for the Property Assessment Division, Barb Oswald, PAD Field Liaison, and Phil Hughes, Lancaster County Assessor's Office.

Bryan referenced the [open meetings law provisions found in Statute §84-1407 through §84-1414](#).

Bryan asked if there were any public comment announcements, there were none.

The draft minutes of the October 17, 2023, meeting were read. Patricia Sandberg made a motion to approve the minutes as read and Lori Johnson seconded the motion. Motion carried.

The information submitted by Lori Johnson was reviewed. Bryan held discussion on whether a cap rate ranging from 6.2 to 6.8 make a significant difference or will one cap rate be sufficient. From an appraisal view it is insignificant, but the committee will wait until Mr. Wiechmann can discuss the topic.

The next meeting is scheduled for November 15, 2023, at 10:00 a.m. (CST).

Patricia Sandberg made a motion to adjourn the meeting and Lori Johnson seconded the motion. Motion carried. The meeting adjourned at 10:39 a.m. (CST).

Submitted by Barb Oswald

Rent-Restricted Housing Projects Valuation Committee
Virtual Meeting via WebEx

The October 17, 2023, virtual meeting was called to order at 10:00 a.m. (CST) by chair Bryan Hill.

Committee members present included Bryan Hill, Chair, Patricia Sandberg, John Wiechmann, and Jessie Case, PAD Tax Specialist Senior. Absent was Lori Johnson.

Others present included Debra Williams and Nathan Kinport, Attorneys for the Property Assessment Division, Barb Oswald, PAD Field Liaison, and Phil Hughes, Lancaster County Assessor's Office.

Bryan referenced the [open meetings law provisions found in Statute §84-1407 through §84-1414](#).

Bryan asked if there were any public comment announcements, there was none.

The draft minutes of the September 28, 2023, meeting were read. Discussion was held regarding to receiving the proposed legislation that John asked for a copy of, the committee did not receive this proposed legislation. Patricia Sandberg made a motion to approve the minutes as read and John Wiechmann seconded the motion. Motion carried.

Brief discussion was held about the information Lori Johnson provided to the committee of the analysis she completes each year. John stated that his team will complete the analysis and forward to the committee. Along with the spreadsheet information Patricia submitted, all will be reviewed prior to the next meeting.

The next meeting is scheduled for November 1, 2023, at 10:00 a.m. (CST).

John Wiechmann made a motion to adjourn the meeting and Patricia Sandberg seconded the motion. Motion carried. The meeting adjourned at 10:16 a.m. (CST).

Submitted by Barb Oswald

Rent-Restricted Housing Projects Valuation Committee
Virtual Meeting via WebEx

The September 28, 2023, virtual meeting was called to order at 10:10 a.m. (CST) by chair Bryan Hill.

Committee members present included Bryan Hill, Chair, Patricia Sandberg, Lori Johnson, John Wiechmann, and Jessie Case, PAD Tax Specialist Senior.

Others present included Debra Williams and Nathan Kinport, Attorneys for the Property Assessment Division, Barb Oswald, PAD Field Liaison, and Phil Hughes, Lancaster County Assessor's Office.

Bryan referenced the [open meetings law provisions found in Statute §84-1407 through §84-1414](#).

Bryan asked if there were any public comment announcements. Patricia Sandberg wanted to thank Jesse for forwarding the Tax Equalization and Review Commission summaries from Lancaster County concerning the Rent Restricted properties and the Supreme Court Ruling for Lincoln County. Bryan also discussed all the information added to the website concerning the FAQ guide, electronic filing instruction and other resources.

The draft minutes of the November 16, 2022, meeting were read. Patricia Sandberg made a motion to approve the minutes as read and Lori Johnson seconded the motion. Motion carried.

Discussion was held concerning the preliminary review of the income and expense information for 2023. Patricia reported that there were 419 projects with 100% debt/equity. She compiled the qualified projects into areas as in past years. Lori Johnson and John Wiechmann will begin the analysis. Discussion was held that the procedure will be to analyze the data the same as in past years.

Debra Williams reported that proposed legislation has been submitted to address the projects that have not operated a full year for income purposes and addressing late filers with good cause of late filing to be able to accept the application. John Wiechmann asked for a copy of the proposed legislative changes be emailed to the committee members.

The next meeting is scheduled for October 17, 2023, at 10:00 a.m. (CST).

Patricia Sandberg made a motion to adjourn the meeting and Lori Johnson seconded the motion. Motion carried. The meeting adjourned at 10:41 a.m. (CST).

Submitted by Barb Oswald