

February 14, 2025

VIA ELECTRONIC MAIL

Hon. Kelly Davis
Mayor
City of Fairbury, Nebraska

Hon. Christine Zabokrtsky
Chair
Village of Endicott, Nebraska

Hon. John Arch
Speaker
Nebraska Legislature

Hon. Ben Hansen
Chairperson
Executive Board of the Legislative Council
Nebraska Legislature

Hon. R. Brad von Gillern
Chairperson
Revenue Committee
Nebraska Legislature

Hon. Terrell McKinney
Chairperson
Urban Affairs Committee
Nebraska Legislature

2024 ANNUAL REPORT

Pursuant to Neb. Rev. Stat. § 18-3413, South Jefferson Land Bank ("SJLB") submits the following information regarding its status and activities for calendar year 2024.

South Jefferson Land Bank was established on January 2, 2024 by the City of Fairbury, Nebraska ("Fairbury") and the Village of Endicott, Nebraska ("Endicott") pursuant to the Nebraska Municipal Land Bank Act, Neb. Rev. Stat. §§ 18-3401 to 18-3418, in accordance with the Nebraska Interlocal Cooperation Act, Neb. Rev. Stat. §§ 13-801 to 13-827.

Operations & Accomplishments

- Constituted its Board of Directors and held regular meetings thereof
- Adopted Bylaws, policies, rules, and regulations
- Adopted a conflict of interest policy
- Established depository accounts and received initial contributions from its Member Municipalities

- Adopted its inaugural budget and, subsequently, its annual budget
- Entered into an interlocal agreement with Fairbury for administrative and general services
- Established the Earned Credit Acquisition Program
- Acquired its first properties by gift and automatically accepted bid pursuant to Neb. Rev. Stat. § 18-3418
- Filled a vacancy on Board of Directors

The bylaws, procedures, policies, meeting minutes and other SJLB information can be found on the SJLB website: <https://www.fairburyne.org/246/SOUTH-JEFFERSON-LANDBANK>

Mission Statement

The South Jefferson Land Bank is a public corporation and political subdivision whose mission is to strategically acquire properties and return them to productive use, reducing blight, increasing property values, supporting community goals, and improving the quality of life for impacted residents. Our comprehensive approach not only restores neighborhoods but also creates opportunities for new businesses, affordable housing, and green spaces.

Board of Directors

Voting Board Members (Term Expiration):

- Tracy Arntt (2029)
- Mike Gaston, Chairperson (2029)
- Twilya L'Ecuyer (2027)
- Jaime McDaniel, Secretary (2027)
- Paul Schramm, Vice Chairperson (2027)
- Michaela Call (2025)
- Christine Zabokrtsky (2025)

Non-Voting Board Members, Fairbury:

- Laura Bedlan, Treasurer
- Brian Schmidt, City Council

Non-Voting Board Members, Endicott:

- Vickie Arntt, designee in lieu of planning director

- James Criner, Village Council

SJLB Board of Directors meets monthly, at which it i) reviews and approves minutes; ii) reviews and approves monthly financial / budget reports that are prepared by the SJLB Treasurer, iii) reviews and approves monthly reports to the Member Municipalities and the annual report to the Nebraska Legislature and Member Municipalities, and iv) conducts such other business as comes before the Board of Directors. The Board of Directors provides an opportunity for public comment at each meeting in accordance with the Nebraska Open Meetings Act.

Property Information

- Number of properties acquired by SJLB in 2024: 3
- Number of properties conveyed by SJLB in 2024: 0
- Number of properties owned by SJLB on December 31, 2024: 3
- Percentage of total parcels in Fairbury owned by SJLB: 0.12%
- Percentage of total parcels in Endicott owned by SJLB: 0.000%

A list of properties owned by SJLB as of December 31, 2024 is set forth on Schedule A attached hereto.

Employees and Compensation

- Persons employed by SJLB in 2024: 0
- Number of employees of SJLB on December 31, 2024: 0
- Entities and individuals who received more than \$2,500 from SJLB in 2024: 0
- Number of properties owned by SJLB on December 31, 2024: 3

Financial Institutions

SJLB has deposited funds in the following institutions as of December 31, 2024:

- Heartland Bank, 423 5th Street, Fairbury, Nebraska 68352

Conflict of Interest Certification

SOUTH JEFFERSON LAND BANK

COMMUNITIES OF FAIRBURY AND ENDICOTT

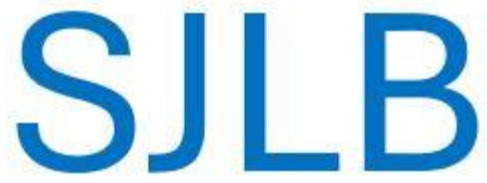


The Board of Directors adopted the Conflict of Interest policy of SJLB on March 13, 2024. The Conflict of Interest policy complies with the requirements of Neb. Rev. Stat. § 18-3407 and § 18-3415 and is set forth at Exhibit One attached hereto.

All members of the Board of Directors of South Jefferson Land Bank hereby certify that they are in compliance the Conflict of Interest Policy of South Jefferson Land Bank and the requirements of Neb. Rev. Stat. § 18-3407 and § 18-3415.

Approved by the Board of Directors of South Jefferson Land Bank on February 12, 2025 and respectfully submitted by the undersigned on behalf thereof.

Mike Gaston
Chairperson



SCHEDULE A

Real Properties (Fairbury- 2595 parcels)

ADDRESS	GIFTED	PURCHASED	SHERIFF SALE	DATE ACQUIRED	TYPE	DISPOSITION
1428 5TH STREET	X			May 10, 2024	VACANT	AVAILABLE
119 W 3RD STREET	X			October 22, 2024	VACANT	AVAILABLE
1028 E STREET			X	December 6, 2024	VACANT	ELGERT-BUILD-UNDER CONTRACT

EXHIBIT ONE

Conflict of Interest Policy

CONFLICTS OF INTEREST

A. Conflicts of Interest Prohibited. No member of the Board of Directors nor employee of the Land Bank shall:

- 1) acquire any interest, direct or indirect, in i) real property of the Land Bank, ii) any real property to be acquired by the Land Bank, or iii) any real property to be acquired from the Land Bank;
- 2) have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used by the Land Bank; or
- 3) have any interest, direct or indirect, in any investment of the Land Bank.^{ix}

The prohibitions in this Rule include i) immediate family of a member of the Board of Directors or employee of the Land Bank, and ii) any business or entity, other than a political subdivision of the State of Nebraska or an agency thereof, in which a member of the Board of Directors or employee of the Land Bank has a financial interest.^x Any individual, business, or entity falling within this Section A of this Rule is referred to herein as a “Covered Party”.

For purposes of this Rule, immediate family means a spouse, child, stepchild, parent, stepparent, sibling, and mother-, father-, sister-, brother-, son-, and daughter-in-law^{xi}. For purposes of this Rule, financial interest in a business or entity means a partner, limited liability company member, director, officer, or holder of stock in a closely held corporation which represents more than a five percent (5%) equity interest in such corporation^{xii}.

B. Application. An “interest, direct or indirect, in real property” exists when a Covered Party is a seller, buyer, lessor, lessee, lender, borrower, or dominant estate with regard to an easement.

An “interest, direct or indirect, in any contract” exists when a Covered Party would earn or receive a payment, fee, or commission as a direct result of a contract to which the Land Bank is a party.^{xiii} Note, however, that the receiving of deposits, cashing of checks, and buying and selling of warrants and bonds of indebtedness of the Land Bank by a financial institution are not considered a contract for purposes of this Rule.^{xiv}

An “interest, direct or indirect, in any investment” exists when a Covered Party would earn or receive a payment, fee, or commission as a direct result of an investment made by the Land Bank.

C. Real Property Transaction Permitted; When. The prohibition set forth in Section A.1 of this Rule does not apply if the transaction involves the acquisition of real property by the Land Bank by purchase from a Covered Party if the cost of acquisition thereof does not exceed \$2,500 and is less than or equal to that established by a board of three (3) credentialed real property appraisers.^{xv}

D. Contract Permitted; When. The prohibition set forth in Section A.2 of this Rule does not apply if the contract with a Covered Party involves a member of the Board of Directors, is an agenda item approved at a meeting of the Board of Directors, and the member of the Board of Directors, upon inclusion of the contract on the agenda:

- 1) makes a declaration on the record to the Board of Directors regarding the nature and extent of his or her “financial interest” prior to official consideration of the contract;
- 2) does not vote on matters involving approval of the contract, payments pursuant to the contract, or accepting performance of work under the contract; and
- 3) does not act for the Board of Directors as to inspection or performance of the contract.^{xvi}

The prohibition set forth in Section A.2 of this Rule does not apply if the contract with a Covered Party involves an employee of the Land Bank, is an agenda item approved at a meeting of the Board of Directors, and the employee of the Land Bank makes a disclosure to the Board of Directors regarding the nature and extent of his or her “financial interest” prior to official consideration of the contract and does not act for the Land Bank as to inspection of performance of the contract.

Adopted March 13, 2024.

^{ix} NEB. REV. STAT. § 18-3415

^x *Id.*

^{xi} See NEB. REV. STAT. § 49-1425

^{xii} See NEB. REV. STAT. § 49-1408

^{xiii} See NEB. REV. STAT. § 49-14,103.01(4)

^{xiv} See NEB. REV. STAT. § 49-14,103.01(6)

^{xv} See NEB. REV. STAT. § 49-14,103.01(9)(a)

^{xvi} See NEB. REV. STAT. § 49-14,103.01(5)