



## Northern Illinois Land Bank Authority

Meeting Minutes

April 3, 2025, 1:30 pm

Region 1 Planning Council, 127 N Wyman St, Ste 100, Rockford

### 1) Call to Order

With a quorum present, Mr. Dunn called the meeting to order at 1:31 pm.

### 2) Roll Call

Members Present: City of Loves Park, Steve Thompson; City of South Beloit, Shawna Henthorn (proxy); City of Freeport, Wayne Duckmann; City of Rochelle, Michelle Pease; City of Rockford, Todd Cagnoni; Winnebago County, John Butitta; Stephenson County, Scott Helms (proxy); Village of Machesney Park, James Richter; Village of Roscoe, Josef Kurlinkus arrived 1:34; McHenry County, Adam Wallen arrived 1:44

Mr. Dunn entertained a motion to allow Boone County and City of Belvidere to participate remotely, Winnebago made a motion, seconded by Loves Park. Motion approved unanimously.

Remote: Boone County, Sherry Giesecke; City of Belvidere, John Wolf

Members Absent:

Others Present: Michael Dunn; Joel Freudenberg; Megan Devine; April O'Brien-Mitchell; Denzin Law (via Zoom); new/prospective Lake County members (via Zoom)

### 3) Public Comment

None provided

### 4) Approval of December 10, 2024 Minutes

Mr. Dunn entertained a motion to approve the December 10, 2024 minutes. Stephenson County made a motion to approve, seconded by Machesney Park, approved unanimously.

Mr. Dunn and Mr. Setter took a moment to Illinois Housing Development Authority (IHDA) staff were in attendance for today's meeting. Ms. Pecori Fioretti from IHDA spoke about the Land Bank Capacity (LBCP) and Strong Communities (SCP) programs. IHDA has disbursed about \$500,000 to NILBA and all the communities involved combined for about \$9.1 million. She thanked NILBA for the work the land bank has done and the best practice sharing that NILBA has done with other land banks in the state.

### 5) Appoint One Lake County Community Representative to serve as voting trustees on the NILBA Board of Trustees for 3-year terms.

Mr. Dunn entertained a motion for the appointment of Taylor Wegrzyn of North Chicago to be appointed as a voting member representing the Lake County Land Bank. The City of Belvidere made the motion, City of Rockford seconded. Motion passed unanimously.

### 6) Appoint One Lake County Community Representative to serve as voting trustees on the NILBA Board of Trustees for 3-year terms.

The board tabled the appointment of the representative from Fox Lake until the next meeting so that she can introduce herself.

### 7) Property Acquisition Approval

Mr. Dunn entertained a joint motion to approve the property on items A through U. Mr. Setter and Mr.

Dunn explained that the City of Rockford requested the removal of Item M (710 N Church St.) which the city

plans to deal with in a different manner. Stephenson County made a motion to jointly approve all items except M, Freeport seconded.

Mr. Richter (Machesney Park) explained that the two Machesney properties were ones specifically highlighted by Machesney Park as properties they did not want to go to the tax sale again.

For item T, 10985 Dixon Pines in Machesney Park, Mr. Setter explained NILBA has an abandonment case but the owner has come forward and is willing to sell the property to NILBA. The owner will accept a \$20,000 settlement to let NILBA take the property. This is the best way to resolve the problem property because the owner would have so few options if they pursued selling on the private market. Mr. Richter explained the situation with the abandoned house on Dixon Pines and that the neighbors are very excited about the possibility of it returning to productive use.

U – W Cottonwood in Freeport, City of Freeport purchased from the County Trustee sale. NILBA will acquire from City of Freeport at no cost.

Mr. Cagnoni explained that 710 Church was demolished and that they will pursue enforcement of the liens. Motion approved unanimously, with Belvidere recorded no vote due disconnection of internet.

#### **8) Property Disposition Approval**

Mr. Dunn entertained a joint motion to approve the list of properties for sale. Machesney made a motion to approve, Rochelle seconded. Mr. Setter explained the sale of each property. Mr. Setter explained that for 316 Oak Knolls S there are 12 years of senior deferral taxes on the property amounting to over \$20,000, which Denzin believes will be cleared. In addition to the standard 9-month deed restriction, 52 N Bailey in Freeport has a 60-day requirement to put a roof on the property. 521 W Cottonwood is contingent on NILBA acquiring it before then selling to the new owner. NILBA staff would like to move forward with the highest bidder for each property. Items “A” and “C” have a 9-month deed restriction. Motion approved unanimously via roll call vote Belvidere recorded no vote due disconnection of internet.

#### **9) FY2026 Budget Approval**

Mr. Dunn explained the budget, including that NILBA is optimistic that the SCP eligible expenses will grow based on the reallocation. Some discussion ensued. Mr. Dunn asked for approval of the budget, approved unanimously.

#### **10) Staff Report**

Mr. Setter explained that the Rockford Park District donated 4400 Auburn to the land bank and NILBA is now the owner. NILBA still owns the Stellantis property and could, if necessary, market the property to someone other than Stellantis. Mr. Dunn further explained that the success with this project has opened up new opportunities from the state. Mr. Dunn provided an update on NILBA’s visit to Springfield and that they met with several elected officials on the value of land banks and the need for more funding. The ask was for \$3 million each for the top performing land banks in the state. Mr. Denzin further expressed that the conversations in Springfield were productive. Some discussion ensued.

#### **11) New Business**

None provided

#### **12) Adjournment**

Mr. Dunn entertained a motion to adjourn; Rochelle made a motion to adjourn, seconded by Loves Park. Meeting adjourned at 2:28 pm.

Prepared by Joel Freudenberg

Minutes approved by action of the Committee: \_\_\_\_\_