



Northern Illinois Land Bank Authority

Meeting Minutes

December 10, 2024, 10:00 am

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 10:00 am.

2) Roll Call

Members Present: Boone County, Sherry Giesecke; City of Belvidere, John Wolf; Village of Roscoe, Josef Kurlinkus; 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; McHenry County, Adam Wallen (arrived 10:07)

Members Absent: Winnebago County; Village of Machesney Park; Stephenson County

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 October 1, 2024 Minutes

Mr. Dunn entertained a motion to approve the October 1, 2024 minutes. City of Belvidere made a motion to approve, seconded by Boone County, approved unanimously.

5) Property Acquisition Approval

Mr. Dunn entertained a joint motion to approve the property on items 5 "A" through "M." City of Belvidere made a motion to approve, seconded by City of Rochelle. Mr. Freudenberg explained the situation with each property. Items "A" through "E" are lots donated from SwedishAmerican Health Foundation. R1 will seek a builder for the lots that are able to be developed; other lots may be listed for sale or creatively re-used. The remaining properties are blighted—typical Land Bank acquisitions—but appear to be in decent condition. Ms. Giesecke inquired about the SwedishAmerican Health Foundation. Mr. Dunn explained the history of the foundation. Motion approved unanimously via roll call vote.

6) Property Disposition Approval

Mr. Dunn entertained a joint motion to approve the list of properties for sale. City of Belvidere made a motion to approve, Boone County seconded. Mr. Freudenberg explained the sale of each property. NILBA staff would like to move forward with the highest bidder for each property. Items "A" through "D" have a 9-month deed restriction. Item "E," 321 Washington St, is a unique case, where a receiver was involved. The receiver participated in the abandonment case. In order to complete the abandonment case, it was proposed that NILBA obtain a judicial deed and convey the property to the receiver, now known as BJ Equities, LLC, to complete repairs. The sale, if approved, would be with a deed restriction requiring 30 days of conveyance. Ms. Giesecke confirmed with Land Bank staff that repair costs are covered, in majority, by grant funding (Strong Communities Program). Mr. Wolf asked if cleanouts go up for bid as other services do. Mr. Freudenberg confirmed that cleanouts are up for bid. Motion approved unanimously via roll call vote.

7) Staff Report

Mr. Dunn notes that pursuing Land Bank funding statewide remains a priority, as the value of Land Banking is communicated in Springfield this January. Mr. Freudenberg briefly discusses upcoming dispositions—R1 staff are expecting to bring another three to five dispositions to the board by the next board meeting, including 521 W Cottonwood St in Freeport. New/prospective Lake County members of NILBA joined the meeting via Zoom. Denzin Law communicates that there will be more updates as we approach the legislative session. NILBA board members may reach out to Denzin Law with any questions.

8) New Business

None provided

9) Adjournment

Mr. Dunn entertained a motion to adjourn; City of Rochelle made a motion to adjourn, seconded by Boone County. Meeting adjourned at 10:23am.

Prepared by Megan Devine

Minutes approved by action of the Committee: _____