



Northern Illinois Land Bank Authority

Meeting Minutes

June 14, 2024, 2:00pm

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 2:02 pm.

2) Roll Call

Members Present: Boone County, Sherry Giesecke; City of Belvidere, John Wolf; Winnebago County, John Butitta; City of Rockford, Todd Cagnoni; City of Freeport, Wayne Duckmann; Village of Roscoe, Carol Gustafson (proxy); City of South Beloit, Shawna Henthorn (proxy)

Members Absent: City of Rochelle; McHenry County; City of Loves Park; Village of Machesney Park; Stephenson County

Others Present: Michael Dunn, Eric Setter, Joel Freudenberg, Megan Devine (R1), Denzin Law

3) Public Comment

None provided

4) Approval of March 20, 2024 Minutes

Mr. Dunn entertained a motion to approve the March 20, 2024 minutes. Boone made a motion to approve, seconded by Belvidere, approved unanimously.

5) Property Acquisition Approval

Mr. Dunn entertained a motion to approve the property. Belvidere made a motion to approve, seconded by Rockford. Mr. Setter explained the situation with each property. Motion approved unanimously via roll call vote.

A. 32XX Lapey, Rockford

B. 1520 5th Ave, Rockford

C. 1615 N Court St, Rockford

D. 918 21st Ave, Rockford

E. 2338 22nd St, Rockford

F. Garage next to 2104 Latham St, Rockford (PIN 11-14-226-013)

G. 10985 Dixon Pines, Machesney Park

H. 1830 Blackhawk Blvd, South Beloit

I. 1828 Blackhawk Blvd, South Beloit

6) Property Disposition Approval

Mr. Dunn entertained a motion to approve the list of properties for sale. Boone made a motion to approve, Belvidere seconded. Mr. Setter explained the disposition of each property. Mr. Dunn explained the disposition of properties on item 'E.' Properties A through D have a 9-month deed restriction. Motion approved unanimously via roll call vote.

A. 3225 & 32XX Lapey, Rockford

B. 1207 Pierce Ave, Rockford

C. 3114 Summerdale, Rockford

D. 321 Washington St, Rockford

E. Parcels generally bound by Irene Road, US-20, I-90 and Town Hall Road, Belvidere IL

7) Approval of Budget

Mr. Dunn entertained a motion to approve budget, Winnebago County made a motion to approve, Belvidere seconded. Mr. Dunn explained the budget update for the year to date and next fiscal year's budget. Motion passed unanimously via roll call vote.

8) Approval of Closed Session Minutes

Mr. Dunn entertained a motion to approve closed session minutes. Belvidere made a motion to approve, Boone County seconded. Mr. Setter briefly explained why the closed session minutes are now okay to be released. Mr. Denzin explained why closed session was necessary and why it is allowed despite the Open Meetings Act. There is no pending transaction at this point and therefore no longer a need to keep closed session minutes confidential. Motion passed unanimously.

9) Staff Report

Mr. Setter updated the board on the possible development of home building in the Land Bank's area. A lack of new builds is a problem in many of the municipalities that are part of the land bank. Mr. Setter also brought up the closing of Home Start and how their closing creates a gap for housing counseling in the area. Many grants require there to be a housing counseling agency in the region to qualify. There is a possibility of R1 becoming a housing counselor so that the Land Bank's jurisdictions do not miss grant funding opportunities because of Home Start closing.

Mr. Setter then explained how Denzin's team will be providing some technical assistance in the identification of abandoned and tax delinquent properties. With the additional opportunities for acquiring properties, the land bank is looking to hire a certified inspector as part of its team to submit affidavits and evidence to streamline acquisition processes. Mr. Denzin then further explained the advantages of having a certified inspector on staff.

Mr. Dunn explained the ways in which various NILBA stakeholders are advocating for IHDA to fund land banks. Mr. Denzin then brought up the possibility of Lake County joining NILBA in some capacity; a discussion ensued.

10) New Business

None provided

11) Adjournment

Mr. Dunn entertained a motion to adjourn; Winnebago made a motion to adjourn, seconded by Belvidere. Meeting adjourned at 3:13 pm.

Prepared by Joel Freudenberg

Minutes approved by action of the Committee: _____