



## Northern Illinois Land Bank Authority

### Meeting Minutes

June 24, 2025, 11:30 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 11:32 am.

#### 2) Roll Call

Mr. Dunn asked all present members to introduce themselves.

Members Present: City of Belvidere, John Wolf; Village of Fox Lake, Jodi Luka; Boone County, Sherry Giesecke; City of Rochelle, Michelle Pease; Winnebago County, John Butitta; City of South Beloit, Shawna Henthorn; City of Loves Park, Nathan Bruck; Village of Roscoe, Josef Kurlinkus; Stephenson County, Georgia Newcomer; City of Freeport, Wayne Duckmann; City of Rockford, Todd Cagnoni; McHenry County, Adam Wallen (arrived 11:36)

Mr. Dunn entertained a motion to allow North Chicago to participate remotely, Winnebago made a motion, seconded by Belvidere. Motion approved unanimously.

Remote: Taylor Wegrzyn, City of North Chicago, City of Zion, Tyler Williams and Nimrod Warda, City of Waukegan

Members Absent: Village of Machesney Park, James Richter

Others Present: Michael Dunn; Joel Freudenberg; Megan Devine; April O'Brien-Mitchell; Ellie Sander; Jimmy Westenberg

#### 3) Public Comment

None provided

#### 4) Approval of April 3<sup>rd</sup>, 2025 Minutes

Mr. Dunn entertained a motion to approve the April 3<sup>rd</sup>, 2025 minutes. Boone County made a motion to approve, seconded by Belvidere, approved unanimously.

#### 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 Jodi Luka of Fox Lake to be appointed as a voting member representing the Lake County Land Bank. Eric reminded the board that this will be the second of two Lake County Representatives. Belvidere made the motion to approve, Boone seconded. Motion passed unanimously.

#### 6) Appoint Treasurer of Northern Illinois Land Bank Authority

South Beloit made the motion to nominate Sherry Giesecke from Boone County with Rochelle seconded, approved unanimously.

#### 7) Approve a Resolution Accepting SCP 2.0 Grant Funds

Mr. Dunn entertained a motion for item 7, approving SCP 2.0 grant funds, Stephenson made the motion to approve, Boone seconded. Mr. Setter explained the funding: that SCP funds can be used for acquisition, rehab, and demolition. NILBA plans to continue using the funds for the same things, primarily acquisition and rehabilitation. The resolution will accept the additional \$249,975. Motion passed unanimously.

**8) Property Acquisition Approval**

Mr. Dunn entertained a joint motion to approve the property on items A through O. Belvidere made a motion to jointly approve all items, Rockford seconded. Mr. Setter explained the situation with each of the potential acquisitions and some discussion ensued. Items F and H are commercial structures, atypical acquisitions for the land bank. Item G is a house with severe fire damage, which the City of Rockford plans to rebuild on the remaining concrete slab after demolishing. Item O is the first acquisition in McHenry County. Mr. Wolf, City of Belvidere asked if the new funding would change the approach of most residential properties and if it would open the opportunity to try to rehab commercial property as well. Motion approved unanimously via roll call vote.

**9) Property Disposition Approval**

Mr. Dunn entertained a joint motion to approve the list of properties for sale. Boone County made a motion to approve, Belvidere seconded. Mr. Setter explained each property and their dispositions. Every property has a nine-month deed restriction, requiring the property to be up to code. Mr. Setter also mentioned that buyers have appointments set up virtually immediately after the board meeting ends to close. The houses have generated a lot of excitement and are in high demand. Motion approved unanimously via roll call vote.

**10) Staff Report**

Mr. Setter introduced the NILBA staff. Mr. Dunn gave a financial update, which took the board through the operating expenses, income, sales, and grant results. Mr. Setter gave an update on the economic impact of the work the land bank has done so far. Staff members gave updates on the current inventory of the land bank, successes of the land bank, land bank auction site, and HUD Housing Counseling.

**11) New Business**

None provided

**12) Adjournment**

Mr. Dunn entertained a motion to adjourn; Boone made a motion to adjourn, seconded by South Beloit. Meeting adjourned at 12:37 pm.

Prepared by Joel Freudenberg

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