



Northern Illinois Land Bank Authority

Meeting Minutes

September 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 11:31 am.

2) Roll Call

Mr. Dunn asked all present members to introduce themselves.

Members Present: City of Rochelle, Michelle Knight (proxy); City of Belvidere, John Wolf; Winnebago County, John Butitta; City of Rockford, Todd Cagnoni; Stephenson County, Georgia Newcomer; City of Loves Park, Nathan Bruck; Taylor Wegrzyn, City of North Chicago; Village of Fox Lake, Jodi Luka; Boone County, Sherry Giesecke; City of South Beloit, Shawna Henthorn (proxy); Village of Roscoe, Joseph Kurlinkus (arrived 11:37)

Remote: City of Zion, Tyler Williams; City of Waukegan, Nimrod Warda; McHenry County, Adam Wallen

Members Absent: Village of Machesney Park, James Richter; City of Freeport, Wayne Duckman;

Others Present: Michael Dunn; Joel Freudenberg; Megan Devine; April O'Brien-Mitchell; Ellie Sander; Jimmy Westenberg (R1), Caitlyn Sharrow (Denzin-Soltanzadeh, remote)

3) Public Comment

None provided

4) Approval of June 24th, 2025 Minutes

Mr. Dunn entertained a motion to approve the June 24th, 2025 minutes. Belvidere made a motion to approve, seconded by Boone, approved unanimously.

5) 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. Ms. O'Brien-Mitchell gave updates on the properties in the acquisition queue. Mr. Setter followed up with further detail. 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, items A through F. Boone 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. Motion approved unanimously via roll call vote.

7) Financial Report

Mr. Dunn introduced the financial report and gave a brief overview of the income and losses of the land bank.

8) Housing Market Update

Mr. Setter introduced the housing market update, giving a brief overview of what Mr. Westenberg would be discussing in the presentation. Mr. Westenberg gave an update on the housing market in the context of the housing counseling clients he works with as a HUD-certified housing counselor. Mr. Setter then reiterated

the point that the presentation makes that there is not a one-size-fits all solution to the housing issues in these communities. Each of them has unique needs. Ms. Luka (Fox Lake) noted the disparity between the average income in Lake County as a whole versus the average income in Fox Lake and North Chicago specifically, which is about half of the county average (\$65,000 in the municipalities versus \$110,000+ in Lake County).

9) Staff Report

Mr. Setter and Mr. Dunn gave an update on the National Land Bank Network conference they attended in Detroit and where they feel NILBA stands in the context of other land banks in the US. Mr. Westenberg, Mr. Freudenberg, Ms. Devine, Ms. O'Brien-Mitchell, and Ms. Sander each gave brief updates to the board on their day-to-day work this past summer.

10) New Business

None provided

11) Adjournment

Mr. Dunn entertained a motion to adjourn; Belvidere made a motion to adjourn, seconded by Boone. Meeting adjourned at 12:28 pm.

Prepared by Joel Freudenberg

Minutes approved by action of the Committee: _____