



Northern Illinois Land Bank Authority

Meeting Minutes

December 21, 2023, 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 2:03 pm.

2) Roll Call

Members Present: City of Belvidere, John Wolf; City of Loves Park, Steve Thompson; Winnebago County, John Butitta; City of Freeport, Wayne Duckmann; City of Rockford, Todd Cagnoni; Stephenson County, Georgia Newcomer; Village of Machesney Park, Izzy Mandujano; City of South Beloit, Shawna Henthorn; McHenry County, Adam Wallen (arrived 2:16)

Members Absent: Boone County, Sherry Giesecke; City of Rochelle, Michelle Pease; Village of Roscoe, Scott Sanders

Others Present: Michael Dunn, Eric Setter, Joel Freudenberg, Autumn Carlson (R1)

3) Public Comment

None provided

4) Approval of October 5, 2023 Minutes

Mr. Dunn entertained a motion to approve the October 5, 2023 minutes. Belvidere made a motion to approve, seconded by Stephenson County, approved unanimously.

5) Property Acquisition Approval

Mr. Dunn entertained a motion to approve the list of properties. Loves Park made a motion to approve, seconded by Belvidere. Motion approved unanimously via roll call vote.

- A. 52 Bailey, Freeport, IL
- B. 1724 N Rockton Ave, Rockford, IL
- C. 1558 E State St, Rockford, IL
- D. 1934 Latham St, Rockford, IL
- E. 2215 Tacoma Ave, Rockford, IL
- F. 505 Montague St, Rockford, IL
- G. 1026 16th St, Rockford, IL
- H. 1720 8th St, Rockford, IL
- I. 3615 Marieme Dr, Rockford, IL
- J. 316 Oak Knolls Ave S, Rockford, IL

6) Property Disposition Approval

Mr. Dunn entertained a motion to approve the sale of 1637 9th Ave to JN Properties Group LLC. Machesney Park made a motion to approve, seconded by Loves Park. Mr. Setter explained that the high bidder is JN Properties Group LLC with a bid of \$42,000 and that they are very excited to close and get started. Motion approved unanimously via roll call vote.

- A. 1637 9th Ave, Rockford, IL

7) Staff Report

Mr. Setter gave an update on current inventory including the three RPS 205 sites (specifically Dennis School and that R1 put out a request for proposals for the site and have received several good responses) and two land bank houses. Mr. Setter then explained the four properties currently in line to get judicial deeds in January.

Mr. Setter and Mr. Dunn explained that eProperty is working on an updated sales system that allows for more of a live-bid system. This will help with a more transparent and credible sales system.

Mr. Dunn gave an update on the Stellantis project and status of the purchase agreements.

Mr. Dunn then gave an update on the multifamily development with RPS 205. A reputable developer from Chicago wants to build an apartment complex for young professionals.

Mr. Dunn reiterated that staff is continually working on funding opportunities for Illinois Land Banks to recommend in the spring session.

Mr. Thompson (Loves Park) asked if the Land Bank could list properties owned by the City of Loves Park. Mr. Dunn and Mr. Setter explained that R1 could put the property on the sales site but that the city would still own the property and would just be utilizing the eProperty sales service provided by the Land Bank. South Beloit has done this in the past.

8) New Business

None provided

9) Adjournment

Mr. Dunn entertained a motion to adjourn; Belvidere made a motion to adjourn, seconded by Winnebago. Meeting adjourned at 2:38

Prepared by Eric Setter

Minutes approved by action of the Committee: _____