Northern Illinois Land Bank Authority

Meeting Minutes

October 1, 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.

1. **Roll Call**

Members Present: Boone County, Sherry Giesecke; City of Belvidere, John Wolf; City of Rockford, Todd Cagnoni; City of Loves Park, Steve Thompson; City of Freeport, Wayne Duckmann; Stephenson County, Georgia Newcomer; City of South Beloit, Sonya Hoppes; Roscoe, Josef Kurlinkus (arrived 10:04)

Via Zoom: McHenry County, Adam Wallen

Mr. Dunn entertained a motion to allow McHenry County to vote via Zoom, Freeport made a motion to approve, Boone seconded. Motion approved.

Members Absent: City of Rochelle; Village of Machesney Park; Winnebago County; Village of Roscoe

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

1. **Public Comment**

None provided

1. **Approval of June 14, 2024 Minutes**

Mr. Dunn entertained a motion to approve the June 14, 2024 minutes. Belvidere made a motion to approve, seconded by Loves Park, approved unanimously.

1. **Property Acquisition Approval**

Mr. Dunn entertained a joint motion to approve the property on items 5 “A” through “S.” Belvidere made a motion to approve, seconded by Stephenson. Mr. Setter explained the situation with each property. Items “A” through “P” are two years tax delinquent and appear to be abandoned. Item “Q” is a vacant lot, the Winnebago County Trustee pulled it from the auction, sold it to City of Rockford, who then donated it to NILBA. NILBA will hold to look for a developer to build on the lot. Item “R,” 1120 Shirland Ave in South Beloit, was also pulled from trustee auction, will be sold to South Beloit, who will then donate to NILBA to find the right buyer for the property. The Rockford Park District Foundation owns item “S,” 4400 Auburn St. It needs some environmental work. The Foundation is donating it to NILBA to find a good end-use. Mr. Dunn mentioned that the Land Bank’s flexibility for finding the right buyer for property has been instrumental in helping the board members and region offload properties they would have had a harder time getting rid of. Motion approved unanimously via roll call vote.

1. **Property Disposition Approval**

Mr. Dunn entertained a joint motion to approve the list of properties for sale. Rockford made a motion to approve, Freeport seconded. Mr. Setter explained the sale of each property. Costs are generally covered by NILBA’s IHDA grant. For item “A,” staff recommended the second highest bid, the buyer has the ability to close much sooner than the second highest bidder and has a proven track record of rehabbing houses. Items “A” through “C” have a 9-month deed restriction. Motion approved unanimously via roll call vote. Ms. Giesecke pointed out the progress that the land bank has made as evidenced by the combined sales price of the three sales being approved. Mr. Dunn responded that NILBA is creating a revolving fund, through these sales, which allows board members to utilize the other powers of the land bank to benefit their communities. Mr. Setter gave the example of a potential purchase in Machesney Park that the land bank could make that is not technically abandoned but new ownership might be a win-win-win for the community, current owner, and land bank. Motion approved unanimously via roll call vote.

1. **Amend IGA to integrate Lake County Land Bank Authority**

Mr. Dunn entertained a motion to integrate the Lake County Land Bank Authority into NILBA. Freeport made a motion, Boone seconded. Mr. Setter explained that Lake County appears to be an area rich in opportunity for the Land Bank. Mr. Denzin then further explained the precedent for integrating members in this way where multiple representatives will come in from that community but only two will be voting members. This same system is in place in the Central Illinois Land Bank. Mr. Dunn explained that the structure is in place to scale up the land bank. At this point in the land bank’s growth, it makes perfect sense to integrate Lake County into the structure. Roscoe asked about the restrictions around NILBA’s seed funding through the LBCP, which did not allow Chicago collar counties to use that funding. Land Bank staff explained that NILBA exhausted LBCP funds and there is no longer a conflict there. Roscoe followed up asking if Lake County will expect to reinvest the funds brought in from their properties solely back into their own community and Mr. Dunn explained that they have come to NILBA very earnestly, wanting to be a part of this project. NILBA will share their income across the board. Motion passed unanimously via roll call vote.

1. **Approve New Members**

Mr. Dunn entertained a motion to approve new members from the amended IGA (items 8 “A”- “H”). Belvidere made a motion to approve, Boone seconded. Motion passed unanimously via roll call vote.

1. **Staff Report**

Mr. Denzin updated the board on the Stellantis project. Mr. Denzin stated that the contract for sale to Stellantis is in the hands of Stellantis and will go to their board for approval and then set a closing date. Mr. Dunn explained the “Four-Year success of NILBA” report that is attached in the board packet. IHDA requested the report as a tool to advocate for consistent state funding for land banks. Mr. Denzin stated that he believes there will be more funding opportunities for NILBA, particularly in the area of rehabbing and creating new housing. The board discussed the Winnebago and Boone trustee program sales. Mr. Setter explained the push for new single-family construction on the infill lots available through the Winnebago County Trustee. R1 is pursuing multiple federal grants to facilitate that work. A discussion ensued. New land bank staff member, April O’Brien introduced herself.

1. **New Business**

None provided

1. **Adjournment**

Mr. Dunn entertained a motion to adjourn; Stephenson made a motion to adjourn, seconded by Boone. Meeting adjourned at 11:00 am.

Prepared by Joel Freudenberg

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