



## Northern Illinois Land Bank Authority

Meeting Minutes

October 5, 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 2:04 pm.

### 2) Roll Call

Members Present: Village of Machesney Park, James Richter; City of Belvidere, John Wolf; Boone County, Sherry Giesecke; City of Freeport, Wayne Duckmann; Winnebago County, John Butitta; City of Rockford, Todd Cagnoni; Stephenson County, Georgia Newcomer

Members Absent: City of Rochelle, Michelle Pease; City of Loves Park, Steve Thompson; City of South Beloit, Sonya Hoppes; Village of Roscoe, Scott Sanders; McHenry County, Adam Wallen

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

### 3) Public Comment

None provided

### 4) Approval of June 22, 2023 Minutes

Mr. Dunn entertained a motion to approve the June 22, 2023 minutes with an addition in Item 7 stating that the Appointment of Treasurer was approved unanimously. Belvidere made a motion to approve, seconded by Boone County, approved unanimously.

### 5) Property Acquisition Approval

Machesney Park asked for the policy to clarify that staff, NILBA Board, and community members can communicate and collaborate to identify potential properties. After Board discussion, it was determined that the following sentence should be added to the policy. "NILBA Trustees and community members are encouraged to suggest properties to staff for consideration." In addition, under the Procedure section of the policy was amended to "Staff will then bring potential properties to the Board of Trustees for review."

Machesney Park voted to approve the amended policy, seconded by Boone County. Approved unanimously via roll call vote.

### 6) A Resolution accepting a grant from the Illinois Housing Development Authority's Strong Community Program – Round 2

Mr. Setter explained that NILBA was awarded \$337,000 over two years for acquisition costs, rehab, cleanouts. Ten percent of the grant can cover administrative costs.

Stephenson County voted to approve the amended policy, seconded by Belvidere. Approved unanimously via roll call vote.

### 7) Property Acquisition Approval

Mr. Dunn entertained a motion to approve the list of properties. Boone County made a motion to approve, seconded by City of Freeport. Motion approved unanimously via roll call vote. Mr. Setter explained that the two properties are owned by the City of Freeport, so a different acquisition method than the assumed judicial deed may simplify the acquisition.

- a) 2104 Latham St, Rockford
- b) 1124 Green St, Rockford
- c) 1738 Lyran Ave, Rockford
- d) 822 22<sup>nd</sup> Ave, Rockford
- e) 401 Webster Ave, Rockford
- f) 325 Empire, Freeport
- g) 703-705 S Liberty, Freeport – may be a transfer from City rather than abandonment.
- h) 124 N Green, Freeport
- i) 908 S Adams, Freeport - may be a transfer from City rather than abandonment.
- j) 1042 S Galena, Freeport
- k) 320 N Whistler, Freeport

**8) Property Disposition Approval**

Mr. Dunn entertained a motion to approve the disposition of the properties. Belvidere made a motion to approve, seconded by Boone County. Mr. Setter explained how the properties were acquired, what work was done under the ownership of the land bank, and who the purchasers are. Motion approved unanimously via roll call vote.

- a) 710 Donaldson, Rockford – Mr. Drew is the highest bidder, with Ms. Rosas as a backup bidder should the high bidder be unable to close.
- b) 718 Illinois, Rockford – Mr. Shun as the highest bidder, with Mr. Arreguin as a backup bidder should the high bidder be unable to close.

**9) Staff Report**

Mr. Dunn provided a document showing a snapshot of the houses in the land bank program, included those that did not result in land bank ownership. Mr. Dunn and Mr. Setter provided updates on land bank funding, Trustee program growth, multi-family housing projects and the brownfield grant.

**10) New Business**

**11) Adjournment**

Mr. Dunn entertained a motion to adjourn; City of Belvidere made a motion to adjourn, seconded by Winnebago County. Meeting adjourned at 2:46.

Prepared by Eric Setter

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