



## Northern Illinois Land Bank Authority

Meeting Minutes

June 22, 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 2:01 pm.

### 2) Roll Call

Members Present: City of Belvidere, John Wolf; Boone County, Sherry Giesecke; City of Loves Park, Steve Thompson; City of Freeport, Wayne Duckman; Winnebago County, John Butitta; City of Rockford, Todd Cagnoni; City of South Beloit, Sonya Hoppes; Village of Roscoe, Scott Sanders (Arrived at 2:08); McHenry County, Adam Wallen (Arrived at 2:17)

Members Remote: City of Rochelle, Michelle Pease

Members Absent: Village of Machesney Park, James Richter; Stephenson County, Georgia Newcomer;

Others Present: Michael Dunn, Eric Setter, Joel Freudenberg (RPC)

### 3) Vote to Permit Remote Member(s) to Participate

Mr. Dunn entertained a motion to allow City of Rochelle to participate remotely. Loves Park made a motion to approve, seconded by Boone County, approved unanimously.

### 4) Public Comment

None provided

### 5) Approval of May 4, 2023 Minutes

Mr. Dunn entertained a motion to approve the May 4, 2023 minutes. Loves Park made a motion to approve, seconded by Belvidere, approved unanimously.

### 6) Approval of FY 2024 Budget

Mr. Dunn entertained a motion to approve the FY 2024 budget. Boone County made a motion to approve, seconded by Belvidere.

Mr. Dunn explained the budget report and opened the floor to questions. A discussion ensued.

Budget approved unanimously via roll call vote.

### 7) Appointment of Treasurer

Mr. Setter explained that a treasurer position was written into the bylaws at the start of the land bank and elected for a three-year term.

Loves Park nominated Boone County as the Treasurer and Belvidere seconded. Approved unanimously by roll call vote.

### 8) Property Acquisition Approval

Mr. Dunn entertained a motion to approve the list of properties. Roscoe made a motion to approve, seconded by Boone County. Motion approved unanimously via roll call vote. Mr. Setter explained that Martha St may be a deed-in-lieu of foreclosure, a different acquisition method than the assumed judicial deed, if the property owner was willing to sign the agreement.

a) 2212 Martha St, Rockford – Deed-in-lieu of foreclosure

b) 1207 Pierce Ave, Rockford

- c) 1904 S 5<sup>th</sup> St, Rockford
- d) 1813 W Jefferson St, Rockford
- e) 422 Albert Ave, Rockford
- f) 3225 Lapey St, Rockford
- g) 224 S Prospect St, Rockford
- h) 1229 9<sup>th</sup> Ave, Rockford
- i) 1404 25<sup>th</sup> St, Rockford
- j) 515 Buchanan St, Belvidere

**9) Property Disposition Approval**

Mr. Dunn entertained a motion to approve the disposition of the properties. Belvidere made a motion to approve, seconded by Rockford. 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) 418 Grove St, Rockford – Mr. Awan as the highest bidder, but if unable to close in a reasonable timeframe, the next highest bidders would be considered – Mr. Mendoza and Ms. Rodriguez.
- b) 727 Bruce St, Rockford – Mr. Escamilla as the highest bidder, with Mr. Shun as a backup bidder.

**10) Staff Report**

Mr. Setter explained that the US EPA awarded R1 a Brownfield Coalition Grant with Winnebago County, Boone County and RMTD. The funding covers Phase Is, Phase IIs, and cleanup planning. The brownfield work will be a great compliment to the land bank work. A discussion ensued.

Mr. Dunn mentioned that the acquisitions were still very Rockford-centric and asked how we can branch out into more areas of NILBA’s jurisdiction. A discussion followed.

Mr. Dunn brought up that him, Mr. Setter, and Mr. Denzin spoke with Senator Chesney this morning regarding funding of land banks at the state level.

Mr. Dunn explained that staff and the legal team are monitoring a Supreme Court ruling regarding the operation of county trustee programs. A discussion followed.

**11) New Business**

**12) Adjournment**

Mr. Dunn entertained a motion to adjourn; Boone County made a motion to adjourn, seconded by Winnebago County. Meeting adjourned at 2:49.

Prepared by Joel Freudenberg

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