



Northern Illinois Land Bank Authority

Meeting Minutes

March 20, 2024, 1:00pm

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 1:02 pm.

2) Roll Call

Members Present: Boone County, Sherry Giesecke; City of Loves Park, Steve Thompson; Winnebago County, John Butitta; City of Rockford, Todd Cagnoni; Stephenson County, Georgia Newcomer; McHenry County, Adam Wallen; City of Freeport, Wayne Duckmann; Village of Roscoe, Josef Kurlinkus; Village of Machesney Park, James Richter (arrived 1:03) ; City of South Beloit, Sonya Hoppes (arrived 1:03)

Members Absent: City of Rochelle; City of Belvidere

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

3) Public Comment

None provided

4) Approval of December 21, 2023 Minutes

Mr. Dunn entertained a motion to approve the December 21, 2023 minutes. Rockford made a motion to approve, seconded by Loves Park, approved unanimously.

5) Property Acquisition Approval

Mr. Dunn entertained a motion to approve the property. Rockford made a motion to approve, seconded by Freeport. Motion approved unanimously via roll call vote.

A. 40 N Bailey, Freeport

6) Property Disposition Approval

Mr. Dunn entertained a motion to approve the list of properties for sale. Rockford made a motion to approve, Boone County seconded. Mr. Setter explained the disposition of each property. Properties A through E have a 9-month deed restriction. Motion approved unanimously via roll call vote.

A. 3707 Blackstone Ave, Rockford

B. 1149 Fairview Ave, Rockford

C. 1904 S 5th St, Rockford

D. 418 Tay St, Rockford

E. 402 Churchill St, Rockford

F. Former Dennis School (730 Lincoln Park Blvd), Rockford

7) Executive Session (Motion to recess the regular meeting and convene into closed session pursuant to 5ILCS 120/2 (c) (5) and (21))

Mr. Dunn entertained a motion to enter into executive session, Stephenson County made a motion to enter executive session, Boone County seconded. Motion approved unanimously via roll call vote.

Mr. Dunn entertained a motion to reconvene in open session, Winnebago County made a motion, Freeport seconded.

8) Approval of Real Estate Purchase Agreements

9) Staff Report

Mr. Setter explained that R1 is now the agent for the Boone County Trustee as well as Winnebago County. Staff will be providing all jurisdictions with the list of their properties that will be going up on the site. The sale will be open for 7-10 days and will be more of a true auction format than in the past. Mr. Dunn explained that the investment in the auction software would see a return on investment in a market that is already strong. Mr. Dunn also explained that land bank staff has made a much larger push in marketing the sale.

10) New Business

None provided

11) Adjournment

Mr. Dunn entertained a motion to adjourn; Boone made a motion to adjourn, seconded by Stephenson. Meeting adjourned at 1:46 pm.

Prepared by Eric Setter

Minutes approved by action of the Committee: _____