



Northern Illinois Land Bank Authority

Meeting Minutes

December 11th, 2025, 12:00 pm

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 12:03 pm.

2) Roll Call

Members Present: City of Rochelle, Michelle Pease; City of Belvidere, Joe Hamblock; Winnebago County, John Butitta; City of Rockford, Todd Cagnoni; Stephenson County, Georgia Newcomer; Fox Lake, Jodi Luka; Boone County, Sherry Giesecke; City of South Beloit, Shawna Henthorn (proxy); Village of Roscoe, Joseph Kurlinkus; City of Freeport, Gertrude Heimerdinger

Remote: City of Zion, Tyler Williams & Sonolito Bronson; Village of Beach Park, Nimrod Warda; City of North Chicago, Taylor Wegrzyn;

Members Absent: McHenry County; City of Loves Park

Others Present: Michael Dunn; Joel Freudenberg; Megan Devine; April O'Brien-Mitchell; Ellie Sander; Jimmy Westenberg (R1), Brent Denzin (Denzin-Soltanzadeh, remote); Village of Rockton, Happy Welch & Mark Henderson; Village of Machesney Park, Kevyn-Ann Sherman

Mr. Dunn entertained a motion to approve North Chicago to participate remotely, Machesney made a motion, Boone seconded, motion approved unanimously.

3) Public Comment

None provided

4) Approval of September 24th, 2025 Minutes

Approval was tabled until next meeting.

5) Approval of New Member to Northern Illinois Land Bank Authority – Village of Rockton

Mr. Dunn entertained a motion to admit a new member, the Village of Rockton, to the Northern Illinois Land Bank Authority. Stephenson County made a motion to approve, seconded by Fox Lake. Motion approved unanimously via roll call vote.

6) Property Acquisition Approval

Mr. Dunn entertained a joint motion to approve the property on items A through Q. Rockford made a motion, Boone County seconded. Mr. Setter explained the pursuit of acquiring the list of properties. The list included a variety of properties including vacant lots, commercial property, and homes. Motion approved unanimously via roll call vote.

7) Property Disposition Approval

Mr. Dunn entertained a motion to approve the sale of 3307 Hoover. Machesney Park made a motion to approve, South Beloit seconded. Mr. Setter explained the property and its sale. The property has a nine-month deed restriction, requiring the property to be up to code. Motion approved unanimously via roll call vote.

8) DCEO Grant Update

Mr. Dunn & Mr. Setter provided updates on the land bank grants from DCEO. Mr. Setter requested that NILBA board members submit ideas for projects. Finally, Mr. Setter presented a proposed budget for the total spend of the \$2 million. A discussion ensued with board members expressing excitement about the potential and sharing some possible uses in their respective communities.

9) Staff Report

Ms. Devine gave an update on the Livable Communities Initiative (LCI). The LCI is working on a redevelopment plan for the Nelson School site that the land bank owns in the Keith Creek neighborhood. Mr. Westenberg provided an update on the HUD Housing Counseling services that R1 provides. Ms. Sander provided an update on the Housing Coordination Plan.

10) New Business

None provided

11) Adjournment

Mr. Dunn entertained a motion to adjourn; Stephenson made a motion to adjourn, seconded by South Beloit. Meeting adjourned at 12:47 pm.

Prepared by Joel Freudenberg

Minutes approved by action of the Committee: _____