



Northern Illinois Land Bank Authority

Meeting Minutes

Monday, June 9, 2021, 2:00 pm

Teleconference

1. **Call to Order**

With a quorum present, the meeting was called to order by Michael Dunn at 2:00pm

2. **Roll Call**

Members Present: City of Belvidere, John Wolf; City of Loves Park, Steve Thompson; City of Freeport, Kristin Hinds; Winnebago County, Gary Anderson; McHenry County, Dennis Sandquist; City of Rockford, Todd Cagnoni; City of South Beloit, Attorney Wiktor Goscik; *Village of Machesney Park, James Richter at 2:03pm;*

Members Absent: Boone County, Sherry Giesecke;

Other Present: Michael Dunn, Eric Setter, Ellen Robertson, Caitlin Sharrow, *Brent Denzin at 2:08pm*

3. **Public Comment**

None Provided.

4. **Approval of Minutes**

A. **March 4, 2021 Board of Trustees Meeting Minutes**

Mr. Dunn entertained a motion to approve the March 4, 2021 Board of Trustee meeting minutes. First motion made to approve by the City of Belvidere, and seconded by the Winnebago County. Motion approved unanimously (6-0).

5. **Approval of FY 2022 Budget**

Mr. Dunn introduced the motion to approve the FY 2022. First motion made to approve by the City of Belvidere, and seconded by the City of Loves Park. Motion approved unanimously (6-0).

Mr. Setter discussed the budget. Revenue comes from grant reimbursements and Land Bank sales.

Mr. Wolf commented that it would be beneficial to be able to compare the 2022 budget to past years. Mr. Setter responded that RPC can provide a breakdown of revenues and costs. Mr. Dunn added that the FY budgets from the past years can be compared to the current budget to assist in seeing growth in the program.

6. **IHDA Abandoned Property Program (APP) Grant Resolution Approval**

Mr. Setter explained the intent of the APP grant being primarily demolition or renovation of vacant structures. The Land Bank can use the money for any of the member communities, even if that community is already using APP grant money of their own. The process is ongoing and





Mr. Setter requests the members to continue sending properties to the RPC for assessment. The RPC is starting to do title work on properties and hopes to have 20 properties identified for the grant by September.

First motion made to approve by McHenry County, and seconded by the City of Belvidere. Motion approved unanimously (7-0).

7. **Property Dispositions**

A. 418 Grove St, Rockford

Mr. Setter explained the relationship with this property and the first property the Land Bank acquired. He went on to explain that the highest bidder, Jon Hughett, already owns a property in the neighborhood.

First motion to approve made by the City of Loves Park to approve the sale to Jon Hughett for \$30,001, with conditions, seconded by the City of Rockford. Motion approved unanimously (7-0).

B. 404 W Moseley, Freeport

Mr. Setter explained that the highest bidder fell through this morning. The agent has posted the property again and has already received another offer. A special meeting will need to be held to approve that sale. Currently there is no buyer for this property.

8. **Property Acquisitions**

A. 2764 Panorama Drive, Winnebago County

B. 522 Fitch, Rockford

C. 1823 Juniper Lane, Loves Park

Mr. Setter explained there will be two more properties to be added to this list for acquisition. He also went on to explain that the Land Bank can start the acquisition process by doing title work with the agreement of the member which is then taken to the board for official acquisition.

Mr. Setter entertained a motion to approve the acquisition of 2764 Panorama Drive, Winnebago County, 522 Fitch, Rockford and 1823 Juniper Lane, Loves Park. First motion made to approve by the Village of Machesney Park, and seconded by the City of Belvidere. Motion approved unanimously (7-0).

9. **Staff Report**

Mr. Setter gave an update on Senate Bill 1721

10. **New Business**

None.





11. **Adjournment**

Mr. Dunn entertained a motion to adjourn. First motion made to approve by the City of Loves Park, and seconded by the City of Rockford. Motion approved unanimously (7-0). Meeting adjourned at 2:35pm.

Prepared by Ellen Robertson

Minutes approved by action of the Committee: _____

