



## Northern Illinois Land Bank Authority

Meeting Minutes

Thursday, September 2, 2021, 9:00am

127 N Wyman Street, Suite 100

Rockford, IL 61101

1. **Call to Order**

With a quorum present, the meeting was called to order by Eric Setter at 9:01 am

2. **Roll Call**

Members Present: City of Belvidere, John Wolf; City of Loves Park, Steve Thompson; Winnebago County, Gary Anderson; McHenry County, Dennis Sandquist; City of Rockford, Karl Famzen; City of South Beloit, Ted Rehl; City of Freeport, Kristin Hinds; Boone County, Sherry Giesecke; Village of Machesney Park, James Richter

Members Absent:

Other Present: Michael Dunn, Eric Setter, Ellen Robertson, Sonya Hoppes

3. **Public Comment**

None Provided.

4. **Approval of Minutes**

- A. June 9, 2021 Board of Trustees Meeting Minutes
- B. June 24, 2021 Board of Trustees Meeting Minutes

The City of Belvidere makes the motion to approve both Meeting Minutes. The City of Loves Park seconded the motion. Motion approved unanimously (9-0).

5. **Property Acquisition Approval - Abandonment**

- |                             |                                |
|-----------------------------|--------------------------------|
| A. 202 Smith Ave, Rockford  | H. 1745 Pershing Ave, Rockford |
| B. 724 28th St, Rockford    | I. 2105 Pershing Ave, Rockford |
| C. 727 Bruce St, Rockford   | J. 2423 Rose Ave, Rockford     |
| D. 1140 4th Ave, Rockford   | K. 3311 Liberty Dr., Rockford  |
| E. 1201 N Main St, Rockford | L. 315 Hancock, Belvidere      |
| F. 1222 Crosby St, Rockford |                                |
| G. 1245 Benton St, Rockford |                                |

Mr. Dunn entertained a motion to bundle and approve the properties. The City of Rockford makes the motion to bundle and approve the properties and McHenry County seconded the motion. Motion approved unanimously (9-0).



The City of Belvidere asked a question to see if there was training to be done for the municipalities to help determine abandoned houses to increase the potential acquisition properties. Mr. Setter explained the current process of working with municipalities and that the training would be a good addition to the acquisition toolkit. Mr. Dunn proposed a training session in October before the Trustee sale.

6. **Property Acquisition Approval – Purchase from McHenry County Trustee for Minimum Bid**

**A. 3820 Illinois, McHenry County**

This property is being offered for sale by the McHenry County Trustee. McHenry County has requested that the Land Bank put in a purchase offer for the minimum bid on trustee properties. The minimum bid is \$750.00. The McHenry County Board could make the decision to sell to the land bank as opposed to a private entity. Mr. Setter explained we are asking for approval to submit an offer of \$750. Mr. Dunn added that the cost of purchase of this property is less than the usual legal purchases of Land Bank properties.

Winnebago County makes the motion to approve the acquisition. The City of Belvidere seconded the motion. Motion approved unanimously (9-0).

7. **Illinois Housing Development Authority Grants Update**

Mr. Setter provided an update to the IHDA grants currently available to the Land Bank. He explained the intended use of the funds to improve the Land Bank program through rehab and renovation work along with tree removal and basic lawn care. These actions are intended to increase the sale price of the properties, gaining an increased return on investment.

City of Freeport asked if there is still money available for additional properties. Mr. Setter explained that the grants are 2 year grants with room to extend and that the Land Bank is continuously looking for properties.

8. **Illinois Land Bank Association Update**

Mr. Dunn Explained the City for Community Progress is attempting to organize a national Land Bank Association to share best practices and create a network. IHDA has encouraged this Land Bank to help lead in the creation of a state wide association of Land Banks as a 501C6.

9. **Resolution Adopting Region 1 Planning Council Financial Policies and Procedures**

Mr. Setter explained the formality of the restricted IHDA grants. Now that the Land Bank is receiving more unrestricted funding, these financial policies and procedures would help guide the funds through the RPC process for audit issues as well as to align the fund with the other independent organizations at the RPC for consistency.

Winnebago County makes the motion to adopt the RPC Financial Policies and Procedures. Boone County seconded the motion. Motion approved unanimously (9-0).

10. **Staff Report**

Mr. Setter explained that there are a lot of property owners that would like to donate their



properties to the Land Bank. All properties would be approved on a one by one basis from the Board. Mr. Setter explained that accepting donations is within the scope of the Land Bank.

11. **New Business**

Mayor Rehl of the City of South Beloit introduced Sonya Hoppes as the new City Administrator of the City of South Beloit.

12. **Adjournment**

Mr. Setter entertained a motion to adjourn. First motion made to approve by the City of Loves Park, and seconded by the City of South Beloit. Motion approved unanimously (9-0). Meeting adjourned at 9:45am.

Prepared by Ellen Robertson

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

