



Northern Illinois Land Bank Authority

Meeting Minutes

Monday, October 19, 2020, 10:00 am

Teleconference

1) Call to Order

With a quorum present, the meeting was called to order by Michael Dunn at 10:01 am.

2) Roll Call

Members Present: Village of Machesney Park, James Richter; Boone County, Sherry Giesecke; City of Belvidere, John Wolf; City of South Beloit, Ted Rehl; Winnebago County, Gary Anderson; City of Rockford, Todd Cagnoni; City of Loves Park, Steve Thompson; joined by City of Freeport, Kristin Hinds at 10:05am,
Members Absent:

Others Present: Michael Dunn, Eric Setter, Ellen Robertson, Brent Denzin, WTO

3) Public Comment

None provided.

4) Approval of August 26, 2020, Board of Trustees Meeting Minutes

Mr. Dunn entertained a motion to approve the August 26, 2020 NILBA meeting minutes. First motion made to approve by the City of Belvidere, and seconded by the City of Loves Park. Motion approved unanimously (8-0).

5) Property Disposition Approval

Mr. Setter debriefed the board on the 18 bids received for the property and went into further detail on the property's history.

Mr. Dunn entertained a motion to approve the sale of 3207 Blackstone, Rockford, IL to Faith Miller for \$13,875. First motion made to approve by Boone County, and seconded by Winnebago County. Motion approved unanimously (8-0).

6) Property Donation Approval

a) Rockford Public School District Sites

- i) Dennis School - 730 Lincoln Park Blvd (11-20-379-002 and 11-29-126-002)
- ii) King School – 1306 S Court Street (11-24-402-001 through 11-24-402-009)
- iii) Nelson School – 602 14th Street (11-25-256-010)

Mr. Setter explained the background of the properties as vacant lots including the requiring of a phase 1, and how the school district has agreed to cover 2 years of the costs of maintenance for the three properties.

Mr. Anderson made a comment of disappointment in the school district for not requesting proposals for redevelopment prior to the demolition of the structures on the land, leading to a loss of opportunity. Mr. Anderson suggested there be a protocol in place for steps needed to be taken by school districts, or other partners, before they request the Land Bank to take on the properties.

Mr. Cagnoni asked about the ability to return the properties and the cost for the Land Bank. Mr. Setter responded that the school district has agreed to pay for the maintenance for two years, after two years it will be the Land Banks responsibility. Mr. Richter inquired as to if the school district had tried to sell the properties previously. Mr. Dunn responded by explaining to the board how the Land Bank became involved with these properties earlier in the year, which was after the demolition of the structures had occurred and that he was unaware of previous attempts to sell the properties, adding that he was aware that there were specific steps that needed to be taken by the school district in order to sell a property.

Mr. Dunn entertained a motion to authorize Mr. Dunn to execute the contract. First motion made to approve by the City of Rockford, and seconded by the City of Belvedere. Motion approved unanimously (8-0).

7) Staff Reports

Mr. Setter gave a summary of the two Properties available in the City of Freeport and explained the process moving forward to use of a Real Estate agent in order to attract higher prices.

8) New Business

Mr. Dunn briefed the board on Winnebago County Trustee Program.

9) Adjournment

Mr. Dunn entertained a motion to adjourn. First motion made to approve by the City of Loves Park, and seconded by Boone County. Motion approved unanimously (8-0). Meeting adjourned at 10:37 am.

Prepared by Ellen Robertson

Minutes approved by action of the Committee: December 3, 2020