



Northern Illinois Land Bank Authority

Meeting Minutes

Monday, December 3, 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: Boone County, Sherry Giesecke; City of Belvidere, John Wolf; City of Rockford, Todd Cagnoni; City of Loves Park, Steve Thompson; City of Freeport, Kristin Hinds; joined by Winnebago County, Gary Anderson at 10:03

Members Absent: City of South Beloit, Ted Rehl; Village of Machesney Park, James Richter

Others Present: Michael Dunn, Eric Setter, Ellen Robertson, Dennis Sandquist (McHenry County)

3) Public Comment

None provided.

4) Approval of October 19, 2020 Board of Trustees Meeting Minutes

Mr. Dunn entertained a motion to approve the October 19, 2020 Board of Trustee meeting minutes. First motion made to approve by the City of Belvidere, and seconded by the City of Loves Park. Motion approved unanimously (6-0).

5) Approval of New Member

Mr. Dunn moved to motion the approval of McHenry County as a new member of the Land Bank Authority. First motion made to approve by the City of Belvidere, and seconded by Winnebago County and Boone County. Motion approved unanimously (6-0).

Dennis Sandquist introduced himself.

Mr. Setter followed up with additional information about the Land Bank funding process and how McHenry County will provide its own funding, as the IHDA funding does not currently include McHenry County. IHDA is excited about the growing of the land bank, which possibly could lead to additional funding opportunities in the future.

Mr. Cagnoni asked about how the expansion affects the current capacity and future financial contributions to the Land Bank. Mr. Dunn introduced Ellen Robertson and explained how her addition to the RPC increased the capacity of the Land Bank and was done in the interest of including McHenry county. IHDA funding is expected to continue due to the continued increase of the program. Mr. Dunn added that the main constraint is how many properties the Land Bank can get through the courts. Mr. Setter added that the

Land Bank has not turned away/ rejected any potential properties and further explained the difficulties of what can get through the courts quickly and what properties buyers will want.

Mr. Cagnoni added a follow up question about funding to take on McHenry county from IHDA and Mr. Dunn responded with how IHDA is currently trying to pool funding that is just for Land Banks, removing the need to take money from municipalities. The funding that the Land Bank current has, McHenry county cannot use, but McHenry County can fund the Land Bank if they choose to turn around houses faster, a self-fund agreement to fund operations.

Mr. Setter added that Round 3 of funding would continue to have geographic restrictions based on the agreement with the Federal government that excluded all collar counties. Mr. Dunn reiterated that McHenry County can fund the Land Bank themselves which would benefit the Land Bank as a whole.

Ms. Giesecke followed up with a clarifying question: The board cannot utilize current funds for McHenry county? Mr. Dunn stated this is correct. Counties outside the collar counties are eligible for the funds.

6) Property Acquisition Approvals

- a) 901 Anna, Loves Park
- b) 1720 E State, Rockford
- c) 128 12th Street, Rockford

Mr. Setter entertained a motion to approve the acquisition of 901 Anna, 1720 E State, and 128 12th Street. First motion made to approve by Winnebago County, and seconded by the City of Freeport. Motion approved unanimously (7-0).

Mr. Setter explained the possible acquisition being defined as the permission to move forward with investigating and moving ahead with the abandonment petition if the appropriate legal requirements are met.

7) Property Disposition Approval

Mr. Setter debriefed the board on the Freeport properties and the lack of interest from our normal sales process. He then went onto to explain the process of procuring a realtor. He discussed the winning bids via the board packet, including winners, the sales price, and the restrictions being the same as any other land bank property regardless of use of a realtor.

Mr. Wolf asked Ms. Hinds if the City of Freeport is comfortable with the buyers. She responded that the City of Freeport has no concerns or issues with the buyers and appreciate the flexibility of RPC during the process.

Mr. Dunn entertained a motion to approve the sale of 857 Shawnee St, Freeport, IL to Phil and Mia McDermott for \$15,570.00 and the sale of 603 Pleasant St, Freeport, IL to Hassan Altaaey for \$12,000.00. First motion made to approve by The City of Belvidere, and seconded by the County of Winnebago. Motion approved unanimously (7-0).

8) Staff Reports

Mr. Setter gave the board an update on the first disposition, which is under construction. Before and after photos will be provided by the buyer to help show the public the process and help the public become more comfortable with the process and idea of a Land Bank.

9) New Business

Mr. Dunn included that we have received some responses to the RFP for creating a better sales system and they are being looked into.

Mr. Dunn included that the next land bank meeting will be most likely in February depending on properties needing to be sold or any pressing business to that may arise.

Mr. Dunn included that here had been discussions on finding sustainable funding for the land bank, which will be asked for at the general assembly in the spring. It is unknown who is going to be leading the discussion for a fee from bids/sellers/ etc. There is concern that there are not enough strong land banks outside of Cook County so pushing a sustainable funding source from Springfield may be difficult. Mr. Dunn and others talked to Senator Stadleman about this issue, as he had sponsored two different bills two years ago to try to find sustainable funding for land banks from the state government.

Mr. Anderson asked for an update on the Trustee Program and Ballinger. Mr. Dunn responded that he continues to have good conversations with Winnebago County, emphasizing that the RPC is only the agent and not the entity itself.

10) Adjournment

Mr. Dunn entertained a motion to adjourn. First motion made to approve by the City of Belvidere, and seconded by McHenry. Motion approved unanimously (7-0). Meeting adjourned at 10:38am.

Prepared by Ellen Robertson

Minutes approved by action of the Committee: March 4, 2021