



## Northern Illinois Land Bank Authority

Meeting Minutes

Monday, March 4, 2021, 10:30 am

Teleconference

1. **Call to Order**

With a quorum present, the meeting was called to order by Michael Dunn at 10:31 am

2. **Roll Call**

Members Present: City of Belvidere, John Wolf; City of Loves Park, Steve Thompson, left early at 11:04; City of Freeport, Kristin Hinds; Winnebago County, Gary Anderson; McHenry County, Dennis Sandquist; Village of Machesney Park, James Richter; *Boone County, Sherry Giesecke joined at 10:35; City of Rockford, Karl Franzen joined at 10:40; City of South Beloit, Ted Rehl joined at 11:03*

Members Absent:

Other Present: Michael Dunn, Eric Setter, Ellen Robertson, Brent Denzin

3. **Public Comment**

None Provided.

4. **Approval of Minutes**

**A. December 3rd, 2020 Board of Trustees Meeting Minutes**

Mr. Dunn entertained a motion to approve the December 3rd, 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. **IHDA Strong Communities Program (SCP) Grant Resolution Approval**

Mr. Setter explained the SCP grant specifics and how the funds will be distributed through an application process for as long as there is an available fund, over the next 2-3 years.

Mr. Dunn entertained a motion to approve the IHDA Strong Communities Program (SCP) Grant Resolution. First motion made to approve by the City of Freeport, seconded by the City of Belvidere. Motion approved unanimously (6-0).

6. **Property Dispositions**

**A. 1000 Nettie St, Belvidere**

Mr. Setter explained that the highest bidder, David Reyes, has participated multiple times in the past and is recommended to be the buyer for the Nettie property at \$41,414.00.

The City of Freeport made a motion to approve the sale to David Reyes for \$41,414.00, with conditions, seconded by McHenry County. Motion approved unanimously (8-0)



**B. 407 Allen St, Belvidere**

Mr. Setter explained how the highest bidder for this property, KM's Properties and Investments, has had a good track record for rehabbing and selling properties.

Boone County made a motion to approve the sale to KM's Properties and Investments for \$40,003.00, with conditions, seconded by the City of Loves Park. Motion approved unanimously (8-0)

**C. 1031 Garfield Ave, Belvidere**

Mr. Setter stated that the recommended highest bidder is KM's Properties and Investments.

McHenry County made a motion to approve the sale to KM's Properties and Investments for \$40,003.00, with conditions, seconded by the City of Loves Park. Motion approved unanimously (8-0)

**D. 2236 16<sup>th</sup> Ave, Rockford**

Mr. Setter stated that the recommended buyer is an investor, Patrick McNerney, looking to expand his investment portfolio.

Boone County made a motion to approve the sale to Patrick McNerney for \$26,751.00, with conditions, seconded by The Village of Machesney Park. Motion approved unanimously (8-0)

**7. Staff Report**

Mr. Setter explained the success of the Trustee program with RPC as Agent and the changes RCP made to the program. Mr. Setter continued to explain how these changes have helped increase revenues, of which, one third is reinvested into the Land Bank program. These changes help move properties out of the Trustee program faster.

Mr. Denzin spoke about the current legislative bills being discussed relating to the abandonment process and County Trustee programs.

Mr. Dunn reiterated that RPC has staff capacity for more Land Bank properties and for the partners to continue to recommend properties to staff.

**8. New Business**

Mr. Richter asked for an update on 8202 Bobolink. Mr. Denzin answered.

Mrs. Giesecke asked about including agricultural properties as part of the Land Bank program. Both Mr. Setter and Mr. Dunn responded that agricultural properties will be included in the program.

**9. Adjournment**

Mr. Dunn entertained a motion to adjourn. First motion made to approve by the City of



Belvidere, and seconded by Boone County. Motion approved unanimously (8-0). Meeting adjourned at 11:11 am.

Prepared by Ellen Robertson

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

