



Northern Illinois Land Bank Authority

Meeting Minutes / Tuesday, March 19, 2019 – 1:30pm
(Regional Design Center – 315 N. Main Street, Rockford)

1. **Call to Order:** Meeting was called to order by Michael Dunn with a quorum present at 1:33pm
2. **Roll Call:**

Members Present: Boone County, Sherry Giesecke; City of Belvidere, Jack Wolf; City of Rockford, Todd Cagnoni; Winnebago County, Gary Anderson.

Members Not Present: All present.

Others Present: Steve Thompson, City of Loves Park, Michael Dunn, Eric Setter, Julia Halsted, Brandon Geber, Margaret Campbell, R1PC; Brent Denzin, Denzin Soltanzadeh LLC; Curtis Cook, Chastain & Associates; Tim Braman, WIFR; Isaac Guerrero, Rockford Register Star.

Village of Machesney Park, James Richter arrived at 1:36pm.
3. **Public Comment:**

None provided.
4. **Approval of New Members:**

Mr. Dunn entertained a motion to approve the City of Loves Park, City of South Beloit and the Village of Machesney Park as new members to the Northern Illinois Land Bank Authority.

First motion was made by Boone County; second motion was made by City of Rockford. Roll call voice vote; motion approved unanimously (4-0).
5. **Overview Illinois Housing Development Authority Grant Award:**

Mr. Setter provided an overview of the creation of the Land Bank for Northern Illinois Land Bank Authority. The Northern Illinois Land Bank Authority has been created through an intergovernmental agreement approved by Boone and Winnebago Counties, Rockford and Belvidere. IHDA awarded \$225,000.00 funding with 75% for operation for two-years and \$150,000.00 for acquisition.
6. **Approval of Policies:**
 - A. **Eminent Domain Policy**

Mr. Setter stated the purpose of this policy is to expressly state that the Land Bank will not use eminent domain power to acquire any property.

Mr. Dunn entertained a motion to approve the Eminent Domain Policy. First motion was made by the City of Belvidere; second motion was made by Winnebago County. Roll call voice vote, motion approved unanimously (6-0).

B. Withdrawal as a Party Policy

Mr. Setter stated that any member can withdrawal their membership with a written 60-day notice.

Mr. Dunn entertained a motion to approve the Withdrawal as a Party Policy. First motion was made by Boone County; second motion was made by the City of Rockford. Roll call voice vote, motion approved unanimously (6-0).

C. Acquisition Policy

Mr. Setter stated that it is the policy of the Land Bank to acquire property using cost-effective methods to maximize the funds provided by IHDA. The grant funds restrict acquisition to 1-4 unit residential properties. The judicial deed process has been identified in best practices as a low-cost, high-return type of acquisition.

Mr. Dunn entertained a motion to approve the Acquisition Policy. First motion was made by the City of Rockford; second motion was made by Boone County. Roll call voice vote, motion approved unanimously (6-0).

7. General Property Discussion

Mr. Setter opened the floor to an open discussion regarding any questions or concerns members may have regarding Land Bank. Members had a brief discussion regarding OMA, FOIA and Statement of Economic Interest. Members are required to take or have taken the OMA Training.

Mr. Denzin provided a legislative update.

Mr. Dunn polled the members for meeting frequency and tasks for staff's next steps. Mr. Dunn proposed the week of May 6, 2019 for the next NILBA meeting and members were in consensus.

8. Election of Treasurer, Land Bank Officer:

Mr. Dunn opened the floor for nominations of a Land Bank Treasurer. City of Belvidere nominated Ms. Giesecke for Land Bank Treasurer, seconded by Winnebago County. Roll call voice vote, motion approved unanimously (5-0).

9. New Business:

None provided.

10. ADJOURNMENT:

As there was no further business, Boone County made a motion to adjourn, seconded by the City of Belvidere. Approved unanimously (6-0). The meeting was adjourned at 2:26pm.