



Northern Illinois Land Bank Authority

Meeting Minutes / Tuesday, October 22, 2019 – 10:00am
City of Rockford, City Hall, Conf. Room A – 425 E. State St, Rockford)

1. **Call to Order:** Meeting was called to order by Michael Dunn with a quorum present at 10:01am

2. **Roll Call:**

Members Present: Boone County, Sherry Giesecke; City of Belvidere, John Wolf; City of Rockford, Todd Cagnoni; Winnebago County, Gary Anderson, City of Loves Park, Steve Thompson; Mayor Ted Rehl, City of South Beloit; Village of Machesney Park, James Richter; City of Freeport, Randy Bukas.

Members Not Present: All present.

Others Present: Michael Dunn, Eric Setter, Christina Washington, R1PC; Brent Denzin, Denzin Soltanzadeh LLC;

3. **Public Comment:**

None provided.

4. **Funding Updates:**

Mr. Setter provided a brief update on the following:

1. NILBA applied for 2nd round of IHDA Land Bank Capacity Program funds.
2. Acquisitions funds are still available from first round of funding.
3. Possible fee-for-service funding mechanisms were discussed.

A brief Q&A and discussion took place amongst members, R1PC Staff and Attorney Denzin.

5. **Property Updates:**

Mr. Setter stated that the City of Rockford and Village of Machesney Park have approved abandonment IGAs. Mr. Setter provided a brief update on the following:

1. IGA – Attorney Denzin provided a summary on the abandonment IGA that is being approved by the member's respective boards/councils and answered questions members had.
2. Abandonment Program – Attorney Denzin stated that the Abandonment Program will be a key acquisition strategy with the Land Bank.
3. NILBA posted its first Facebook Ad and received some positive results.

A brief Q&A and discussion took place amongst members, R1PC Staff and Attorney Denzin regarding the Abandonment Program and its process and the individual IGA's. Mr. Cagnoni stated that the City of Rockford may explore the ability to share their software available to Land Bank which Mr. Setter stated has been very helpful and will continue to be beneficial in the future.

6. Approval of Revised Acquisition Policy:

Mr. Setter stated this approval would give the staff and the member the authority to start the acquisition data collection prior to the Board meeting for an approval. This will reduce the time it takes to acquire properties.

First motion made by the City of Belvidere, second motion made by Boone County. Voice vote, Ayes (8), Nays (0). Unanimous approval, motion passes.

7. Winnebago County Trustee Update:

Mr. Dunn provided a brief update on the Winnebago County Trustee Program and indicated the Approval of the R1PC as the Agent to the Winnebago County Trustee will be before the Winnebago County Board Thursday night.

Mr. Setter reported that there are currently 650 properties in the Winnebago County Trustee Program and relayed that the goal is to create a sustainable Trustee program, while reducing property inventory.

Attorney Denzin provided a brief summary on the legal aspect of the Trustee Agency, including the ability to dispose of property in any manner the County sees fit.

There was a brief discussion held amongst members, R1PC staff and Attorney Denzin on the following:

1. Blight reduction – a portion of program proceeds will go to R1PC to address blight.
2. Sales System
3. RFP for a Property Maintenance Management

8. Vetted Developers List:

Mr. Setter stated he is looking at programs with direct funding streams and provided a brief summary regarding the potential need to create a list of vetted developers ready to take on projects quickly.

9. Illinois Land Banking Update:

Mr. Denzin provided a brief legislative update.

10. New Business

None provided.

11. ADJOURNMENT:

As there was no further business, Boone County made a motion to adjourn, seconded by City of Loves Park. Approved unanimously (8-0). The meeting was adjourned at 11:12pm.