



Northern Illinois Land Bank Authority

Meeting Minutes

Wednesday, August 26th, 2020

Teleconference

1) Call to Order

With a quorum present, the meeting was called to order by Michael Dunn at 9:01 am.

2) Roll Call

Members Present: City of Freeport, Kirsten Hinds; 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.

Others Present: Michael Dunn, Eric Setter and Brent Denzin.

3) Public Comment

None provided.

4) Approval of May 4, 2020, Board of Trustees Meeting Minutes

Mr. Dunn entertained a motion to approve the May 4, 2020 NILBA meeting minutes, with a revision noting Andrew Zupkoff attended representing the City of Freeport. First motion made to approve by the City of Belvidere, and seconded by Loves Park. Motion approved unanimously (8-0).

5) Property Disposition Strategy

Mr. Setter explained that the strategy presented was intended to be a basic strategy that requires Board approval to dispose of any parcel. This policy will likely be modified in the future to meet the needs of the Land Bank and Board Members. Mr. Richter mentioned that there is room to add more rigid criteria to the strategy. Mr. Denzin explained that the strategy allows a transparent discussion with the Board to vet buyers in open session. Ms. Giesecke commented that it's important to separate policy vs. operations when setting policy and strategies.

Winnebago County made a motion to approve the strategy, seconded by Boone County. Motion approved unanimously (8-0).

6) Property Disposition – 304 S 2nd Street

Mr. Setter gave a history of the property and the Land Bank's work to acquire the property. Mr. Cagnoni asked that positive messaging be sent out regarding the first sale. Mr. Dunn agreed that messaging is important, especially if is multi-jurisdictional. Mr. Thompson suggested that all municipalities of the Board get an opportunity to provide feedback on the buyer to ensure a good buyer is awarded the property. Ms. Hinds asked about restrictions after the sale is complete. Mr. Denzin mentioned that the most common is a deed restriction, which can be enforced if the buyer does not complete the requirements. Mr. Anderson

noted that he is a member of the neighborhood of the subject property, but does not have a conflict of interest.

The City of Rockford made a motion to approve the sale to Moses Allen for \$20,000, with conditions, seconded by City of Freeport. Motion approved unanimously (8-0).

7) Property Acquisition – 2236 16th Ave & 418 Grove

Mr. Setter said that the properties appear to meet the abandonment criteria, but will be confirmed through title work. City of Loves Park made a motion to approve the acquisition of the parcels, seconded by City of Belvidere. Motion approved unanimously (8-0).

8) County Trustee Update

Mr. Dunn briefed the board about transition issues related to the County Trustee Program. While the Land Bank Board does not have oversight on the County Trustee Program, many Members are beneficiaries of the Program and all Members share in the concern over blight in our community.

9) Staff Report

Mr. Dunn mentioned that McHenry County expressed interest in joining the Land Bank. The decision to allow a new Member is the Land Bank Board's decision. Board members requested more information about adding a Member and how funding and staff time is affected.

Mr. Dunn explained that Rockford Public Schools is considering donating former school sites to the Land Bank for redevelopment. The Land Bank would find suitable users for the sites and reinvest the sales proceeds. The Land Bank Board would need to vote to accept the donation.

Mr. Dunn commented on the Illinois Housing Development Authority's Strong Community Program grant. The Land Bank will be applying for funds. The Land Bank apply does not negatively affect any Member's separate application.

10) New Business

Ms. Giesecke announced that Boone County has a new Administrator starting soon and would like him to sit in on a future meeting.

Mr. Anderson requested that staff consider a non-refundable bid deposit to ensure bidders on Land Bank parcels do not walk away after the bid.

11) Adjournment

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