



Northern Illinois Land Bank Authority

Meeting Minutes
December 21, 2021
Teleconference

1) Call to Order

With a quorum present, the meeting was called to order by Michael Dunn at 10:00 am.

2) Roll Call

Members Present: City of Freeport, Ben Fritz; Boone County, Sherry Giesecke; City of Belvidere, John Wolf; City of South Beloit, Ted Rehl (10:05am); Winnebago County, Gary Anderson, City of Rockford, Todd Cagnoni; City of Loves Park, Steve Thompson.

Members Absent: Village of Machesney Park, McHenry County

Others Present: Michael Dunn, Eric Setter and Joel Freudenberg

3) Public Comment

None provided.

4) Approval of November 10, 2021, Board of Trustees Meeting Minutes

Mr. Dunn entertained a motion to approve the November 10, 2021 NILBA meeting minutes. First motion made to approve by the City of Belvidere, and seconded by Boone County. Motion approved unanimously, 5-0, with City of Freeport abstaining and City of South Beloit not voting.

5) Property Disposition Approvals

a) 8202 Bobolink, Machesney Park

b) 1720 E State, Rockford

Mr. Setter announced that the winning bidder for 8202 Bobolink in Machesney Park was David Reyes with an offer of \$41,414. It was noted that Mr. Reyes agreed to a deed restriction of getting a passed final building inspection within 30 days. Mr. Setter explained that the property had a complicated path in court, resulting in an agreement with the HUD to split the sales proceeds. This agreement was the quickest path to getting the property renovated and avoiding future legal expenses.

Mr. Setter also announces the winning bidder for 1720 E State Street in Rockford was Jones Construction Group with an offer of \$33,000. The buyer's deed restriction will require renovation within 1 year of ownership. Mr. Anderson wanted to note the aesthetic of the property's front porch and requested that the front porch not be torn off or dramatically changed. Mr. Setter noted that the provision will be added to the deed restriction.

City of Loves Park made a motion to approve the dispositions, seconded by Boone County. Motion approved unanimously (6-0).

6) Pilot Donation Program Approval

Mr. Setter introduced the pilot donation program. The program, in partnership with Berkshire Hathaway HomeServices (BHHS) Crosby Starck Real Estate, is a way for the land bank to accept donated properties. Mr. Setter explained that the property owners are likely looking to donate to avoid a lengthy and cumbersome sales process and/or a tax deduction. In the program, Mr. Setter noted that the land bank would facilitate a sale and collect a \$1,000 fee for services. The pilot program would allow up to five properties be acquired.

Boone County made a motion to approve the acquisition of the parcels, seconded by City of Belvidere. Motion approved unanimously (6-0).

7) New Business

None

8) Adjournment

Mr. Dunn entertained a motion to adjourn. First motion made to approve by City of Freeport, and seconded by the Boone County. Motion approved unanimously (6-0).