



Northern Illinois Land Bank Authority

Meeting Minutes

March 31, 2022

127 N Wyman Street, Suite 100

Rockford, IL 61101

1) Call to Order

With a quorum present, the meeting was called to order by Eric Setter at 3:01.

2) Roll Call

Members Present: John Wolf, City of Belvidere; Sherry Giesecke, Boone County; John Butitta, Winnebago County; James Richter, Machesney Park; Scott Sanders, Village of Roscoe

Members Present Remotely: Ted Rehl, City of South Beloit; Steve Thompson, City of Loves Park; Wayne Duckman, City of Freeport; Todd Cagnoni, City of Rockford; Michelle Pease, City of Rochelle

Members Absent: McHenry County

Others Present: Michael Dunn, Eric Setter, Joel Freudenberg, Gary Anderson, Mayor Morris, Jerry Sagona

3) Public Comment

None provided.

4) Approval of Minutes

Mr. Setter entertained a motion to approve the December 21, 2021 Board of Trustee Meeting Minutes. First motion made to approve by the City of Belvidere and seconded by Boone County. Motion approved unanimously, 8-0.

5) New Member Approval

Mr. Setter entertained a motion to approve the addition of new members to the Northern Illinois Land Bank Authority, the Village of Roscoe and the City of Rochelle. First motion made by Boone County and seconded by the City of Belvidere. Motion approved unanimously, 8-0.

6) Property Acquisition Approval

- a) 3621 Fleetwood Dr, Rockford
- b) 2419 Midway Dr, Rockford
- c) 3316 Idlewood Ter, Rockford
- d) 638 Rome Ave, Rockford
- e) 2307 Douglas St, Rockford
- f) 3308 California Rd, Rockford
- g) 2519 19th Ave, Rockford

Mr. Setter explained that all of the properties appear to meet abandonment criteria. He stated that it will take about 6-9 months to acquire the deeds for the properties, assuming no interested party challenges the petition. All of the properties are single-family residential other than 2419 Midway, which may be a duplex. Mr. Setter entertained a motion to approve the acquisition of all of the properties listed. First motion made by Boone County and seconded by the City of Belvidere. Motion passes unanimously, 10-0.

7) Resolution Accepting IHDA LBCP Grant Agreement (\$50,000)

Mr. Setter explains that the LBCP Grant is the initial grant that helped establish the NILBA through funding of staff time, legal costs, insurance, administrative costs, etc. Mr. Setter entertained a motion to accept the LBCP Grant Agreement. First motion made by Boone County and seconded by Village of Roscoe. Motion passes unanimously, 10-0.

8) Resolution Accepting IHDA SCP Grant Agreement (\$75,000)

Mr. Setter explains that the SCP grant is now a combined pot of money with the former APP grant. This money can be used for legal costs, rehabilitation, and demolition. Mr. Setter entertains a motion to accept the SCP Grant Agreement. First motion made by Machesney Park and seconded by City of Belvidere.

Boone County asks for clarification that SCP and APP used to be two separate pots of money and Mr. Setter explains that yes, they were separate and now they are combined. Mr. Setter explains that SCP funds have been used for the clean up and clean out of land bank homes such as 1227 E State, where approximately \$10,000 was used for cleaning out the house and landscaping the property to make it more appealing to potential buyers. Motion passes unanimously, 10-0.

9) Budget Approval

Mr. Setter explains revenue and expenses, noting that the sales revenue is income that NILBA that it can then use however the Board sees fit. Other sources of income have grant restrictions.

Mr. Setter entertains a motion to approve the budget for Fiscal Year 2023.

First motion made by Boone County and seconded by Machesney Park.

Boone county asks for updates on the search for funding alternatives to grants. Mr. Setter explain that there are several things in the works but they are not included in the budget because they are not concrete as of yet. Motion passes unanimously, 10-0.

10) Remote Attendance Policy

Mr. Setter introduces the remote participation policy, saying that 6 people (given the current NILBA membership) need to be present for a quorum and then others can then be approved as remote participation at each meeting. Mr. Setter entertains a motion to approve the Remote Attendance Policy. First motion made by City of Belvidere and seconded by Winnebago County. Motion is approved unanimously, 10-0.

11) Staff Report

Mr. Setter talks about the requirement to fill out the statement of economic interest form that was mailed to Members. Mr. Setter explains that there's legislation in Springfield that would effect the Land Bank. The bill would automatically exempt the Land Bank from property taxes, without the need to fill out an exemption form and wait for state approval.

12) New Business

Winnebago County asks for a short history of NILBA sales. Mr. Setter says he will have a formal report next meeting.

Boone County asks for an update on the donation pilot program. Mr. Setter explains that BHHS is announcing the program to their Agents soon.

Mayor Morris mentions that he was impressed with the way in which the Winnebago County Trustee Program makes and retains money within Winnebago County and that he would like to explore replicating the program in Boone County. Mr. Setter explains for the new Board Members that the Winnebago County Trustee program is separate than the Land Bank, but is similar in that the Program is acquiring and selling distressed properties.

13) Adjournment

Mr. Setter entertains a motion to adjourn. First motion made by Machesney Park and seconded by Winnebago County. Motion approved unanimously, 10-0.