



Northern Illinois Land Bank Authority

Meeting Minutes

Tuesday, October 4, 2022, 9:00 am

Teleconference

1) Call to Order

With a quorum present, the meeting was called to order by Michael Dunn at 9:00 am.

2) Roll Call

Members Present: Rochelle, Michelle Pease; Machesney Park, James Richter; Boone County, Sherry Giesecke; City of Freeport, Wayne Duckman; City of Belvidere, John Wolf; City of Rockford, Todd Cagnoni; City of Loves Park, Steve Thompson

Members Absent: Village of Roscoe, City of South Beloit, Winnebago County

Others Present: Georgia Newcomer, Stephenson County; Michael Dunn, Eric Setter, Joel Freudenberg, RPC

3) Public Comment

None provided

4) Approval of June 30th, 2022 Minutes

5) Approval of August 12th, 2022 Minutes

Mr. Dunn proposed a motion to jointly approve both sets of minutes. Belvidere motioned to approve both minutes. Boone seconded the motion. The June 30th, 2022 and August 12th, 2022 minutes were approved unanimously.

6) Approval of New Member to Northern Illinois Land Bank Authority – Stephenson County

Mr. Dunn informed the board that Stephenson signed on to the NILBA IGA and entertained a motion to approve the addition of Stephenson County to the Northern Illinois Land Bank Authority. Rochelle motioned to approve, Loves Park seconded the motion. Motion approved unanimously via a roll call vote.

7) Acquisition of Vacant Lots in Emerson Estates Subdivision

Mr. Dunn expressed that NILBA is excited about the land bank evolving into more development projects. The developer of the subdivision only developed half of the buildable lots, with no plans to develop any more. The acquisition method will be deed-in-lieu for foreclosure, as the City of Rockford assigned mowing liens to NILBA. Mr. Cagnoni explained that City Council approved the assignment of liens and expressed that the city is excited about this development. Belvidere motioned, Boone seconded, approved unanimously via roll call vote.

8) Property Disposition Approval

a) Emerson Estates

A motion by Belvidere was made to approve the dispositions, Rockford seconded the motion for item “a” regarding the Emerson Estates Subdivision. Mr. Setter explained that buy-in from the all parties was essential to the success of the project. Mr. Setter also mentioned that Land Bank intervention was able to put these lots into a willing developer’s ownership to build houses. Motion approved unanimously via roll call.

b) 1245 Benton

Mr. Setter explained that the property was abandoned and acquired via judicial deed. The NILBA sale is to Anthony Shun, who has a good track record with rehabbing properties. NILBA's all-in costs were around \$6,000 and sales price to Mr. Shun is \$20,000. Motioned to approve by Boone County seconded by Belvidere, approved unanimously via roll call.

9) Staff Report

Mr. Dunn explained that NILBA is working with Rockford, Quad Cities, Peoria, and Kankakee to talk about the funding that was missed last May from IHDA and that we do not miss out again in the future. The point is to show the general assembly and IHDA staff that elected leadership, not just Land Bank boards and staff, want Land Banks to be funded.

10) New Business – None provided

11) Adjournment

Boone first, Stephenson second, adjourned unanimously

Prepared by Joel Freudenberg

Minutes approved by action of the Committee: _____