



Northern Illinois Land Bank Authority

Meeting Minutes

Wednesday, November 2, 2022, 10:00 am

Teleconference

1) Call to Order

With a quorum present, the meeting was called to order by Mr. Dunn at 10:01 am.

2) Roll Call

Members Present: City of Freeport, Wayne Duckmann; Boone County, Sherry Giesecke; Winnebago County, John Butitta; City of Rockford, Todd Cagnoni; McHenry County, Adam Wallen; City of Loves Park, Steve Thompson; City of Rochelle, Michelle Pease; City of Belvidere, John Wolf joined at 10:02 am

Members Absent: Village of Roscoe, City of South Beloit, Village of Machesney Park, Stephenson County

Others Present: Michael Dunn, Eric Setter, Joel Freudenberg, RPC

3) Public Comment

None provided

4) Approval of October 4, 2022 Minutes

Mr. Dunn entertained a motion to approve the October 4th minutes. Boone County made a motion to approve, seconded by the City of Rochelle, approved unanimously.

5) Acquisition of Property

Mr. Dunn entertained a motion approve all the acquisitions jointly. Winnebago County made a motion to approve, seconded by Boone County. Mr. Setter explained that all of these properties were brought to our attention by the City of Rockford. Motion was approved unanimously via roll call vote.

- a) 718 Illinois Ave, Rockford
- b) 733 Illinois Ave, Rockford
- c) 710 Donaldson St, Rockford
- d) 222 S Rockford Ave, Rockford
- e) 1908 W Pearl Ave, Rockford
- f) 1904 S 5th St, Rockford

6) Property Disposition Approval

Mr. Dunn entertained a motion to jointly approve the dispositions of both properties. Boone County made a motion to approve, seconded by the City of Rockford. Mr. Setter went on to explain the situation with each property before the vote.

- a) 1745 Pershing Ave, Rockford

Mr. Setter explained that the high bidder is Cutberto Ramos, a frequent open house attendee but first time winning bidder. Mr. Ramos wants to renovate the house and turn it into a rental property. The house will be a lot of work, particularly because of the collapsed garage in the back, but Mr. Ramos is confident he can make the 12-month turn around.

- b) 1437 S Main St, Rockford

Jones Construction Group is the high bidder and has agreed to the 12-month turnaround for renovation. Property dispositions were approved unanimously via roll call vote.

7) Staff Report

Mr. Dunn mentioned that the Land Bank is working with the Center for Community Progress, Denzin Soltanzadeh LLC, and others to try to acquire more funding for land banks in the upcoming general assembly. Other states have allocated ARP funding to land banks, but Illinois has not.

Mr. Setter mentioned that NILBA is holding a press conference on November 14th at 2:30 at what will be the new development near Auburn High School.

8) New Business

None provided

9) Adjournment

Mr. Dunn entertained a motion to adjourn, McHenry County made a motion to adjourn, seconded by Boone County. Meeting adjourned at 10:20 am.

Prepared by Joel Freudenberg

Minutes approved by action of the Committee: _____