

Kankakee Regional Land Bank Authority
February 20, 2024 meeting minutes
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Chairperson Lisa Sanford at 1:31 pm
2. Pledge of allegiance
3. Roll call
 - a. Joe Nugent – Present
 - b. Matt Olszewski - Present
 - c. Lisa Sanford - Present
 - d. Barbara Brewer-Watson – Present
 - e. Victor Nevarez - Present - left at 2:31pm
 - f. Scott Goldstein - Present via Zoom
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Present via Zoom
 - i. Norm Gaskin - Present
4. Approval of electronic and telephonic participation – Victor Nevarez motioned to approve electronic and telephonic participation. Matt Olzewski seconded the motion. All were in favor. Motion carried.
5. Public comment – There were no public comments.
6. Approval of Prior Meeting Minutes – Joe Nugent motion to approve the minutes and Victor Nevarez seconded the motion. All were in favor. Motion carried.
7. Financial Review
 - a. Dr. Crawford presented the financial report with a grant balance showing \$127,300.07. Chairwoman Sanford questioned the line item titled misc. claims. Barbi suggested we get an answer from the County team regarding the breakdown for this line totaling expenses of \$35,000.00.
 - b. Dr. Crawford presented a draft budget for the board to review. A discussion was held on the format of the budget.

- c. Dr. Crawford presented the bills for \$757.00 for Denzin and Soltedah. Victor Nevarez motioned to approve the bills and Matt Olzewski seconded the motion. All were in favor. Motion Carried.
- d. Dr. Crawford asked the board to consider asking the County and City and asking for \$200,000.00 total splitting the ask between the two entities. These funds would help us stabilize KRLBA operational expenses as the organization increases its pipeline.

8. Executive Director's Report

- a. Barbi Motioned to approve the strategic plan. Joe Nugent seconded. All were in favor. Motion Carried.
- b. Brent reviewed the IGA draft. There was a discussion of the scope of services and making sure that there is more of a partnership when it comes to the reporting requirements of the grant. Barbi advised that she is in support of this IGA and the necessity of work needed in the community. Matt Olzewski asked what the term of the Hopkins Park grant is for. Brent advised that it is 2 years. Matt suggested that we have an end date for this IGA and a termination process. Dr. Crawford advised that there will be an exhibit A attached to agreement with a list of properties that we will be providing services for. A discussion was held on if KRLBA is comfortable preparing the grant documents for Hopkins Park. Brent advised that the draft needs work and we can edit it as KRLBA wants to. Barbi suggested that we change the word prepare in 1 under scope of service to support or coordinate. Brent advised to change the word to assist.
- c. Dr. Crawford advised that he was able to submit 3 properties from the City and two from the County for Acquisition to Brent. Brent advised that his team has filed one complaint on the County property and all other files are in review.

9. Chairperson's Report

- a. Chairperson Sanford reported that the Treasurer's office emailed her with a letter stating that the taxes have been voided. The assessor advised that in order for the taxes to be abated it

would need to go before the joint review board. He also stated that there may be an easier way and he is going to look into it.

10. Old Business

- a. 217 E. Court St. Update: Brent reported on the status of the acquisition of the property at 217 E. Court St (Jaffe Property). He noted that the deed-in-lieu (DIL) of foreclosure was sent to Jaffe's counsel. They have not responded to the DIL so we are moving forward with summary judgment on March 6, 2024. Barbi advised that the City team was prepared to let them enter the building to get items but they have not heard from Mr. Jaffe.
- b. KRLBA Website: Dr. Crawford is working on getting content to Pathfinder for the development of the website. He presented a few logos for us to review. A discussion was held on characteristics everyone liked and Dr. Crawford will present those suggestions to Pathfinder.

11. New Business -

- a. No New Business presented.

12. Adjournment – Barbi Watson motioned to adjourn and Joe Nugent seconded. All in favor. Motion carried.

13. Next meeting is March 19, 2024 at 1:30pm in the County Board Room.

Minutes prepared by KRLBA Secretary-Treasurer Barbi Brewer-Watson