

Kankakee Regional Land Bank Authority
April 18, 2023 meeting minutes
County Building 189 E. Court St., Kankakee, IL 60901

Agenda

1. Welcome – Meeting was called to order by Chairperson Lisa Sanford at 1:32 pm
2. Pledge of allegiance
3. Roll call
 - a. Joe Nugent – Present
 - b. Matt Olszewski – Present
 - c. Gaines Hall - Present
 - d. Lisa Sanford - Present
 - e. Barbara Brewer-Watson – Absent
 - f. Victor Nevarez - Present
 - g. Brent Deznin – Present via Zoom
 - h. Brian White - Present Via Zoom
4. Approval of electronic and telephonic participation – Gaines Hall motioned to approve electronic and telephonic participation. Joe Nugent 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 motioned to approve the minutes from March. Victor Nevarez seconded the motion. All were in favor. Motion carried.
7. Financial Review – The Board reviewed the financials for March 31, 2023. Chairperson Sanford stated there was a glitch in the bill payment last month and the bills for eProperty did not get paid. She presented invoices totaling \$8,090.65 for payment along with an invoice from Denzin Soltanzadeh LLC in the amount of \$1,244.50. Gaines Hall motioned to accept the financial report and approve the bills totaling \$9,335.15. Victor Nevarez seconded the motion. All were in favor. Motion carried.

8. Chairperson Update – Chairperson Sanford stated that she had no update and the Board would go directly to Old Business.

9. Old business

a. There was no update on City Code Enforcement.

b. Brent Denzin gave an update on the status of the Jaffe Building foreclosure. He noted that he expects judgment to be rendered at the next hearing, May 24, 2023. Next step is to schedule a judicial sale. Gaines Hall asked what happens if someone else outbids the Land Bank. Brent Denzin responded that the winning bidder would step in to title with an active code situation. He added that we can warn any potential bidders at the sale about the active EPA situation and the code issues. He noted that the total lien in favor of the City is \$3,513 plus attorney fees. He suggested that funding would have to be discussed with the City and County and would include the City's lien. Mr. Hall asked what would force the highest bidder to do the required work on the property. Mr. Denzin stated the City would and the taxes would have to be paid. Mr. Denzin noted that foreclosures on municipal liens typically run around eight months and this action is just short of seven months.

10. New Business

a. There was no new business to be discussed.

11. Executive Session - Chair Sanford asked for a motion to go into executive session under 5 ILCS 120/2 (c)(1) to discuss the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body. Joe Nugent motioned and Victor Nevarez seconded. All were in favor. Motion carried.

12. Action from Executive Session

Joe Nugent motioned to accept the recommendation of the Hiring Committee and direct the County to extend an offer of employment. Victor Nevarez seconded. All were in favor. Motion carried.

Lisa Sanford noted the next meeting is scheduled for May 16, 2023 at 1:30pm in the Kankakee County Board Room.

13. Adjournment – Victor Nevarez motioned to adjourn and Joe Nugent seconded. All in favor. Motion carried. Meeting ended at 2:18pm.

Minutes prepared by KRLBA Acting Secretary Matthew Olszewski