

Kankakee Regional Land Bank Authority  
May 16, 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 – Present
  - f. Victor Nevarez - ABsent
  - g. Brent Deznin – Present via Zoom
  - h. Brian White - Present Via Zoom
  - i. Dr. Crawford - Present
  - j. Guests - Treasurer Nick Africano, Sarah Raymond, Bill Nehls
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. Gaines Hall seconded the motion. All were in favor. Motion carried.
7. 1. Financial Review – The Board reviewed the financials for March 31, 2023. She presented invoices from Denzin Soltanzadeh LLC in the amount of \$1,032.00 and from eProperty Innovations of 245.18. Joe Nugent motioned to accept the financial report and approve the bills totaling \$1,277.18. Gaines Hall seconded the motion. All were in favor. Motion carried.

8. Chairperson Update – Presented the letter to end services with eproperty innovations for the hiring process. Joe Nugent motioned to have the Chair person to sign the letter. Matt O seconded. All in favor. Motion carried.

9. Director's Report

a. Presented strategic vision

i. Take Advantage of the Present Opportunities

1. has a list of properties from County and from Teska
2. has already started looking at properties
3. Property owner would like to donate 831 S. Washington Ave. Discussion was held on acquiring and disposing of this property. Brent reported that he is able to get Title from Kankakee Title for free.
4. Hall motioned to proceed with the acquisition of 831 S. Washington Ave. if the landbank can abate taxes and no third party liens, Matt O. seconded the motion. All were in favor. Motion carried. Barbi advised that the City does have a lien for \$4,383.08 against this property.
5. Non cash charitable donation of land fill out form 8283 to IRS. IRS follows up with the donor.
6. Talked about a bid disposition process for this property and Dr. Crawford advised that he would put together a guidelines for board review so we can get moving when ready. Crawford advised that he having a digital presence will help with this process and we aren't ready for a website just yet, he is gathering proposals, but we aren't there yet.
7. Dr. Crawford presented 340 N. Harrison Ave as a potential property to acquire. Hasn't gone inside yet. Brent advised that there is a way to do a pre-sale marketing campaign to see what properties developers/contractors are looking at. He does caution that there can be problems when marketing other people's property. Treasurer's office advised that this property's taxes were redeemed so it is back on the cycle and not acquirable.

8. Dr. Crawford presented 402 N. East Ave. for potential acquisition. He advised that he can't tell if someone is living there. Treasurer advised it is on the trustee list but won't be eligible for purchase until later this summer.
9. 809 N. Chicago - taxes have been paid by a tax buyer for the last three years. This summer it will be eligible for purchase.
10. 832 N. East Ave. - this property seems structurally sound but the roof needs to be repaired. It is next to a vacant lot. This is in the trustee cycle and the City has a lien for \$199.
11. 390 N. Chicago Ave. The lot next door is a vacant lot. The rest of the block is all well kept homes and this property is the eyesore on the block. This property is eligible for purchase from the trustee in the summer. The City has \$1,344.00 in liens against this property.

#### 10. 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. They are asking for a 30 day redemption period and then after that process we will have the deed in hand. Brent advised that if we want to gauge a regular foreclosure timeline is 7-10 months.
- c. Dr. Crawford has received a quote from an insurance company out of Rockford who provides a pay as you go type of policy for properties. He asked Ryan Insurance to see if they can provide a similar quote. He also advised that we need to get our D&O insurance taken care of. Barbi advised that the proposal for that was in the meeting packet for today. Matt O. asked to check pricing for other policy plans.
- d. Lisa Sanford noted the next meeting is scheduled for July 20, 2023 at 1:30pm in the Kankakee County Board Room.
- e. Chairwoman Sanford left the meeting at 2:47pm; Vice Chair Gaines Hall took over the meeting.

11. New Business

- a. Strong Communities - Dr. Crawford advised that KRLBA is not ready to apply to this grant program because we don't have our organizational documents in order and we haven't had an audit yet. He said that we need to partner with the City and County. Joe Nugent motioned to pursue the grant. Matt O. seconded. All were in favor. Motion carries.

12. Adjournment – Joe Nugent motioned to adjourn and Matt O. seconded. All in favor. Motion carried. Meeting ended at 2:52pm.

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson