

Kankakee Regional Land Bank Authority
June 20, 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 1:33 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 - Present
 - g. Brent Deznin – Present via Zoom
 - h. Scott Goldstein - Present Via Zoom
 - i. Dr. Crawford - Present
 - j. Guests - Chairman Wheeler
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 – Gaines Hall motioned to approve the minutes from March. Joe Nugent seconded the motion. All were in favor. Motion carried.
7.
 1. Financial Review – The Board reviewed the financials for May 2023. Brewer-Watson \$621.32 presented invoices from Denzin Soltanzadeh LLC in the amount of \$949.00 and from eProperty Innovations. Victor Nevarez motioned to accept the financial report and approve the bills totaling \$1,277.18. Joe Nugent seconded the motion. All were in favor. Motion carried.

8. Chairperson Update –

a. Additional Members - a community member approached Dr. Crawford on how to be on the board. Per the by-laws we are at our full voting member of the board per membership. Dr. Crawford wanted to know what our stance is on adding members. Chairman Sanford advised that we need to get more experience under our belt before adding members. Board consensus was in agreement with that strategy. Dr. Crawford asked for guidance on how to address that publicly. Board consensus was that we would add members once we have more experience. Brent Denzin agreed with the board. Brent also reviewed that new members have to sign the IGA to be a part of the landbank.

b. We talked about Congresswoman Kelly's Housing Expo on June 24 at the Kankakee Farmers' Market.

c. Brent reviewed the Tyler vs. Hennepin County ruling. The supreme court ruled 8-0 in favor of Tyler that recovering excess funds from the sale of a foreclosed property is "taking" from the foreclosed owner. This verdict is causing all foreclosing entities to look at their processes.

9. Director's Report

a. Presented potential properties for acquisition. 832 N. East Ave., 390 N. Chicago Ave., 385 N. 6th Ave., 1135 N. Chicago Pl., 466 N. East. Ave., 439 N. Dearborn Ave.

b. Dr. Crawford presented his summary of the four website proposals. A discussion was held about what the landbank needs at this time and what needs the organization may have down the road. Chairman Wheeler advised not to spend too much money on a big website when we don't need all the bells and whistles. Matt O. suggested starting a Facebook page and board consensus agreed. Barbi suggested we needed a landing page to legitimize the landbank as we go after grants. Matt O. asked if the City or County could host that landing page.

c. Dr. Crawford presented the cost of eProperties software. Consensus from the board is that we don't need this software now but we will need it in the future as the landbank grows.

10. Old business

a. Barbi Brewer-Watson provided an update that the City is still working the land bank checklist process and Dr. Crawford is attending the City's monthly Building, Planning, and Compliance Committee meeting.

b. Brent Denzin gave an update on the status of the Jaffe Building foreclosure. The case is over and we have been awarded foreclosure judgment. It should be in judicial sale on July 26 at 10 am and we will

present our credit in favor and should be awarded the ownership of this property. Attorneys are confident that we are in a good position and will be awarded ownership.

c. 831 S. Chicago is a potential deed in lieu of foreclosure. Waiting for the City to sign the deed in lieu of foreclosure. Barbi reported that the assignment of the liens is out for signature.

d. Dr. Crawford and Brent reviewed insurance needs for the organization. We are covered under the City and County for D&O and liability.

e. The County has applied for the Strong Communities Program Grant.

11. New Business

a. Dr. Crawford asked if we need to get our 501c3 filing and articles of incorporation. Brent advised that we don't need it as we are a governmental agency. Our charter is our IGA.

b. Dr. Crawford asked what or how much authority the ED has in making financial decisions. Lisa suggested we wait to set this policy once we know more about operations. Matt O. advised that the board chair has a lot of authority without calling a meeting so Dr. Crawford can consult with the Chair to make those decisions. Brent advised that the organization usually gives the ED authority to spend up to a limited amount without board approval. Chairman Wheeler advised that he thought our organization had listed somewhere that ED had authority up to \$10,000.00. Upon reviewing the minutes from Feb. 22, 2022 those policies and procedures were approved, thus answering the question.

12. Adjournment – Joe Nugent motioned to adjourn and Matt O. seconded. All in favor. Motion carried. Meeting ended at 3:30pm.

13. Next meeting is on July 18, 2023.

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson