

Kankakee Regional Land Bank Authority  
July 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 1:33 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
  - k. Nick Africano - Treasurer
  - l. Sarah Raymond
4. Approval of electronic and telephonic participation – Victor Nevarez 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 – Victor motioned to approve the minutes from March. Matt O. seconded the motion. All were in favor. Motion carried.
7.
  1. Financial Review – 463.00 Brent. Victor motioned and Gaines Hall seconded the motion. All were in favor. Motion carried. No other report was presented.
8. Chairperson Update –
9. Director’s Report

- a. City assigned the lien for 831 S. Washington to KRLBA and now Brent and Dr. Crawford will meet with the owner to start the deed in lieu of foreclosure process.
- b. Dr. Crawford reviewed a meeting with the County regarding properties for potential acquisition. They are working through a list of properties to hopefully purchase properties through the IHDA grant.
- c. Dr. Crawford asked Scott Goldstein to go over his strategic plan proposal to help KRLBA implement a property acquisition and disposition process. This process will be helpful in spending the grant money that we need to spend in September. Scott mentioned that IHDA wants to see some spending before they grant out more funds. Brent explained that there could be other uses to spend that money like through code work or demolition.
- d. Barbi explained that the City asked to buy all the trustee properties off the list but is more concerned with the pre-approval process for the grant. It takes time and lots of documentation. Treasurer Africano asked Brent Denzin if it is possible for the city to purchase all the trustee properties and do they need to go to the board for approval.

10. Old business

- a. Dr. Crawford stated that Mr. Jaffee has put in a motion to vacate the judgement. His attorney has reached out and asked if Mr. Jaffee could donate the property to the land bank. Brent is waiting for them to sign the deed in lieu of foreclosure as of today.
- b. Insurance update. State's Attorney's office needs to rewrite the IGA to include insurance information so we can be properly insured. Chairman advised that he has worked with the insurance agent to make sure that KRLBA maintains coverage at no cost.

11. New Business

- a. Chairman advised that the County has reached out to the owner of JJ Ruffles and is trying to work out a solution to this vacant property. If an annexation into the City were to happen, would that need to happen first or does the land issue take place and then annexation. Matt O suggested that the County lien the property and then sign over the lien to the landbank and they will take it from there. Brent advised that code enforcement action is the best option or a receivership.

12. Adjournment – Gaines Hall motioned to adjourn and Joe N.. seconded. All in favor. Motion carried. Meeting ended at 2:52 pm.

13. Next meeting is on Aug 15, 2023.

*Minutes prepared by KRLBA Secretary Barbi Brewer-Watson*