

Kankakee Regional Land Bank Authority  
August 29, 2023 meeting minutes  
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Chairperson Lisa Sanford at 1:30 pm
2. Pledge of allegiance
3. Roll call
  - a. Joe Nugent – Present via Zoom
  - b. Matt Olszewski – Present
  - c. Gaines Hall - Present
  - d. Lisa Sanford - Present via Zoom
  - e. Barbara Brewer-Watson – Present
  - f. Victor Nevarez - Present
  - g. Brent Denzin – Present via Zoom
  - h. Scott Goldstein - Present Via Zoom
  - i. Dr. Montele Crawford - Present
4. Approval of electronic and telephonic participation – Gaines Hall motioned to approve electronic and telephonic participation. Matt Olszewski seconded the motion. All were in favor. Motion carried.
5. Public comment –There were no public comments.
6. Approval of Prior Meeting Minutes – Matt Olszewski noted to remove the word agenda from the top of the minutes and add minutes. Mr. Joe Nugent motioned to approve the minutes from July as corrected. Mr. Gaines Hall seconded the motion. All were in favor. Motion carried.
7. Financial Review
  - a. No report was presented.
8. Chairperson Update
  - a. No report was presented

## 9. Director's Report

- a. Dr. Crawford reported that there has been some changes to an agreement for services with Denzin and Soltedah attorneys. After Brent Denzin talked with IHDA some changes needed to be made to the agreement with the landbank. Brent Denzin reviewed that need for this agreement within the Strong Communities Program grant timeline. This agreement could offer a flat rate for acquisition fee's for the landbank. The agreement could also be the same type of agreement but with the City or County and not the land bank. Both ideas were rejected by IHDA. However, IHDA would approve an agreement for services provided to the landbank regarding abandonment procedures up to \$2,000.00. Brent Denzin explained the agreement for these services and how the contract can be eligible for reimbursement of the IHDA grant. The engagement letter and agreement is with the landbank and the County will provide the funds to carry out the agreement. The landbank would submit this agreement for reimbursement per the grant. Lisa Sanford asked for a motion to engage the abandonment services. Brent Denzin explained that we could do this. He also pointed out that there is a termination clause in the agreement so we can terminate at any time. Exhibit A is a list of properties that Dr. Crawford is researching now. Matt Olszewski pointed out that the agreement mentions a partnership with the City but doesn't it need to say County. Brent Denzin advised that it does need to read County and he will make that correction. Matt O made a motion to enter into the proposed agreement for services with Brent Denzin with the corrected County reference and address. Joe Nugent seconded the motion. Lisa Sanford asked for further discussion. Dr. Crawford advised that he can ask for a rush on the check and receive it within a week and that he will identify the properties to be included in exhibit A. Then Lisa Sanford will sign the agreement and get it submitted to the County and hopefully get everything turned in by Sept. 15. Brent will review the agreement with IHDA. All were in favor. Motion Carries. 2847 State Route 115, 7292 Baseline Road
- b. Dr. Crawford wanted to know how to use the MLS system as part of the landbank property strategy. Should we use a broker to help us list properties. Also, Deed Restrictions can be helpful to us with our property listing strategy. Matt Olszewski advised that it is going to depend on the properties. Brent Denzin advised that he would share an email that explains how South Suburban Landbank works with Realtors in their region.

c. Agents for the County Tax Trustee is looking into adding Deed Restrictions that acquire buyers of the property to rehab the property within 12 months. If they don't rehab the property within that time frame the landbank acquires that property. Brent Denzin is waiting to hear back from the Trustee Attorney.

10. Old Business

a. Mr. Denzin reported on the status of the acquisition of the property at 217 E. Court St (Jaffe Property). Brent Denzin advised that they have court on Aug. 30. (tomorrow) They are going in tomorrow and try and get an answer from them.

b. 831 S. Washington we just received a direction to convey from the land trust today. We needed this in order to move forward with a deed in lieu of foreclosure. Lisa Sanford advised that all the documents have been signed and are waiting for pickup per a message from the trust.

11. New Business

a. No new business

12. Adjournment – Joe Nugent motioned to adjourn and Gaines Hall seconded. All in favor. Motion carried. Meeting ended at 2:55pm.

13. Next meeting is on September 19, 2023 at 1:30pm in the County Board Room.

*Minutes prepared by KRLBA Secretary Barbi Brewer-Watson*