

Kankakee Regional Land Bank Authority  
November 21, 2023 meeting minutes  
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Vice-Chairperson Gaines Hall at 1:31 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 - Absent, subsequently entered the meeting at 1:36pm
  - e. Barbara Brewer-Watson – Absent
  - f. Victor Nevarez - Present
  - g. Joel Knosher – Present via Zoom
  - h. Scott Goldstein - Present Via Zoom
  - i. Dr. Montele Crawford - Present
4. Approval of electronic and telephonic participation – Victor Nevarez 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 – Dr. Crawford noted a correction to the minutes. Under the Financial Review, he noted the ARPA funds were requested from the County, not the City as stated in the minutes. Victor Nevarz moved to approve the minutes from the October 17, 2023 meeting as corrected. Joe Nugent seconded the motion. All were in favor. Motion carried.
7. Financial Review
  - a. Victor Nevarez motioned to approve the bills for \$411.00 for Denzin. Joe Nugent seconded the motion. All were in favor. Motion carried.
  - b. Dr. Montele Crawford reviewed the monthly financial report. He noted through October, revenue exceeded expenses by \$154,042.33. He

added that does not include the \$20,000 in ARPA funds requested from the County which have been received and deposited to the account at First Trust Bank of Illinois. He noted that he is working on establishing online access to the FTB account.

8. Chairperson Update

a. Chairperson Lisa Sanford stated she had intended to suggest adding the Washington Ave. property to the Kankakee-Iroquois-Ford Association of Realtors MLS; however, since an offer has been received there is no need to do so. No other report was presented.

9. Executive Director's Report

a. Acquisition via Abandonment Update: Dr. Crawford reported that he forwarded the City's executed intergovernmental agreement to Brent Denzin. He said we need the County's executed agreement and then may proceed with abandonment action on the six properties identified in the County and the two properties identified in the City. He noted that we ended up with two slightly different IGAs when the KRLBA was originally formed and have worked to develop one agreement for both the City and the County to execute. Dr. Crawford stated that both the Mayor and the County Board Chairman agreed there should be one identical agreement signed by both entities. Joel Knosher noted that the abandonment statute allows for a deed to be issued to a 3rd party. Having the IGA allows the land bank to file abandonment action and go into title. It is the IGA that gives the Land Bank that authority. He added that Denzin is moving forward with the abandonment action and is not waiting on the revised IGA.

b. Strategy Discussion with Teska: Scott Goldstein of Teska Associates reported that as part of the strategic plan, he met with Dr. Crawford and developed a set of goals for projects over the next three years. Mr. Goldstein reviewed the proposed goals pertaining to housing including acquisitions through abandonment petitions, acquisitions through Tax Sale and acquisitions through purchases and donations. He reviewed goals related to maintenance and repair of acquired properties and goals related to the disposition of acquired properties. He then reviewed goals related to commercial properties noting that IHDA funds are not available for commercial properties but there could be funds available through IL DCEO. He noted that once funds are available, the Land Bank could pursue commercial properties. He added that the strategic plan could be a tool for use in shopping for funds with agencies other than IHDA. Mr. Goldstein

reviewed the plan for management protocols which include the need to manage data and contractors. He added that Teska will be able to develop baseline data to allow better projections of acquisition and disposition potential.

c. November 8 Community Meeting feedback: Dr. Crawford reported on the Community Meeting held on November 8 at the Kankakee Public Library. He noted that he and Scott Goldstein presented information about the mission and function of the KRLBA. Dr. Crawford stated that he felt the meeting was well attended and a good discussion was held. He added that the feedback he received was excellent and he felt the meeting went well.

#### 10. Old Business

a. 217 E. Court St. Update: Mr. Knosher reported on the status of the acquisition of the property at 217 E. Court St (Jaffe Property). He noted that the deed-in-lieu (DIL) of foreclosure was sent to Jaffe's counsel. He stated that it is clear Jaffe understands he is not retaining the property and requested access to remove personal property from the building. He suggested we allow personal property removal but no fixtures are to be removed. He recommended that language be included in the agreement that, after the date of closing, all remaining personal property is deemed abandoned so as to avoid any subsequent claim by the owner. Mr. Knosher stated that the DIL gives Jaffe the opportunity to end this without having to go back to court. He said that if they don't sign the DIL, we will move through the judicial process which will likely take at least 120 days or more to get a deed. He added that the threat of additional City fines could spur Jaffe forward. If the DIL is not accepted, the next court date is set for January 4, 2024 where Denzin will file a motion for summary judgment.

b. 831 S. Washington Update: Dr. Crawford reported that he has received an offer of \$25,000 from Julio Munoz of JM Construction K3 for the purchase of the property. He added that the buyer looks to be qualified to handle the renovation. Discussion then ensued regarding the use of a title company to close the sale. Mr. Knosher reported that Denzin has agency with Chicago Title and they are already familiar with the intricacies of Land Bank acquisitions and sales. He added that a local title company could also be used. Chairperson Sanford reported that she reached out to Kankakee County Title and they suggested going with Chicago Title for ease of transaction since Kankakee Title is not experienced in the Land Bank sales. After much discussion, it was determined that the best course of action would be to use the services of Chicago Title for this transaction but seek to educate the local title companies for future deals.

c. KRLBA Landing Page: Dr. Crawford reported that using the County's website is not a reasonable solution for the Land Bank online needs given the level of expertise and amount of time it would require to do so. He presented two proposals from website developers: Pathfinder and Cybernautic. He noted that the proposals are essentially the same and the difference comes down to cost with Pathfinder offering services at \$5,459 and Cybernautic offering at \$6,550. Gaines Hall questioned the need for the website. Dr. Crawford responded that a website is the foundational information sharing tool for any organization and people automatically look online when searching for information. He added that the more means we have to communicate, the more information is shared with the public. Joe Nugent stated that we need to have a web-presence and as long as we have the money for it we should do it. Mr. Nugent moved to accept the Tier One service proposal from Pathfinder. Victor Nevarez seconded the motion. Matt Olszewski disclosed that his son is employed by Pathfinder. A roll call vote was called. Approving the motion was Joe Nugent, Victor Nevarez, Lisa Sanford and Gaines Hall. Matt Olszewski abstained. Motion carried.

11. New Business - there was no new business to discuss.

12. Adjournment – Victor Nevarez motioned to adjourn and Joe Nugent. All in favor. Motion carried.

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

*Minutes prepared by KRLBA Acting Secretary Matthew Olszewski*