

Kankakee Regional Land Bank Authority
June 18, 2024 meeting minutes
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Vice Chairperson Matt Olszewski at 1:30 pm
2. Pledge of allegiance
3. Roll call
 - a. Joe Nugent – Present
 - b. Matt Olszewski - Present
 - c. Lisa Sanford - Absent
 - d. Barbara Brewer-Watson – Present
 - e. Victor Nevarez - Present
 - f. Norman Gaskin - Absent
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Present via Zoom
 - i. Mayor Chris Curtis - Joined at 2pm
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 May 21, 2024 Meeting Minutes – Victor Nevarez motioned to approve the minutes and Joe Nugent seconded the motion. All were in favor. Motion carried.
7. Financial Review
 - a. Dr. Crawford presented the bills for \$988.09 for Denzin Soltanzadeh LLC. Joe Nugent motioned to approve the bills and Victor Nevarez seconded the motion. All were in favor. Motion Carried.
 - b. Dr. Crawford presented the financial report starting with the May 2024 checking account statement from First Trust Bank. He noted the ending balance of \$59,989.26 included the tax payment from the County Treasurer’s office.

- c. Dr. Crawford presented the Statement of Revenues and Expenditures prepared by the Kankakee County Finance Department covering the period from 12/1/23 through 5/31/24 showing a balance of \$86,385.95.
- 8. Vice Chairperson's Report
 - a. No report at this time.
- 9. Executive Director's Report
 - a. Dr. Crawford gave an update on his attendance to the Building, Planning, Compliance committee at the City of Kankakee. There are properties on W. Station that the City is going to demolish. He is anticipating paperwork from the City Code department to help him get started on property acquisition via abandonment for City properties. A discussion was held on property inspector strategies to help move forward the City Code departments inspection department. Mayor advised that Director Nelson will have the reports to the City on Thursday, June 20, 2024.
 - b. Dr. Crawford reported on his presentation to the County board. He provided them with an update on the KRLBA work and a request for additional funding. His impression of the meeting was that the support for our organization is divided. Dr. Crawford will be following up with the County regarding our funding request. A discussion was held on whether or not we should advocate to County board members. It was determined that it wouldn't hurt. Dr. Crawford advised that he has talked with Senator Joyce who understands our operating challenges and is willing to have further discussions in 2025.
 - c. Dr. Crawford advocated for KRLBA to utilize eProperties software. Barbi Brewer-Watson asked if a motion was needed. Joe Nugent advised that in our current financial situation we shouldn't take action today. Matt Olzewski stated that our current situation is the perfect time to make this decision because we need the software to help with the property acquisition process. Dr. Crawford advised that the payment is deferred a year and isn't due until year two suggesting a two year contract. A further discussion was held on moving forward with eProperties. No decision was made at this time.
- 10. Old Business
 - a. 217 E. Court St. Update: Mr. Denzin reported that on July 3 is the next hearing and it is expected that the judge will issue a judgement. Matt advised that if it does go to a judicial sale then the landbank may not be the owner of the property but that the City would still be enforcing the code and liens on the property to whomever could be the owner, if it doesn't work out in KRLBA's way.

Mayor reported that on Thursday, June 20, 2024 the City team is meeting with Mr. Jaffe at the building to remove his possessions from the building and taking it to his storage unit. Mr. Jaffe has advised the City that he will sign the deed when he removes his property from the building.

- b. KRLBA Website: Dr. Crawford reported that the website is still being worked on. He shared the link with the board via email for review. He will continue to work with Pathfinder on adding content.

11. New Business -

- a. Dr. Crawford advised that the County asked him about other funding sources KRLBA was seeking besides from the County. Dr. Crawford advised that there are grants that we could be eligible for but a challenge is that we have not been audited as an entity yet. KRLBA should be included in the next County's audit which would give us the documents that we would need to potentially apply when the opportunities come up. Until then he is asking for our help to identify other funding sources outside of those traditional methods. He also advised that he would like to find other strategies to acquire property or cut expenses such as salary, in order to get the pipeline started for acquisition so we can bring in additional funds.

12. Adjournment – Victor Nevarez motioned to adjourn and Joe Nugent seconded. All in favor. Motion carried and the meeting was adjourned at 2:54pm.

13. Next meeting is July 16, 2024 at 1:30pm in the County Board Room. Chairperson Sanford noted that she would not be able to attend.

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson