

Kankakee Regional Land Bank Authority
July 16, 2024 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 viz Zoom
 - b. Matt Olszewski - Present
 - c. Lisa Sanford - Present
 - d. Barbara Brewer-Watson – Present
 - e. Victor Nevarez - Absent
 - f. Norman Gaskin - Present
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Present via at Zoom at 1.48
 - i. Scott Goldstein - Present via Zoom at 1:34
4. Approval of electronic and telephonic participation – Matt Olszewski motioned to approve electronic and telephonic participation. Norman Gaskin seconded the motion. All were in favor. Motion carried.
5. Public comment – There were no public comments.
6. Approval of June 18, 2024 Meeting Minutes – Joe Nugent motioned to approve the minutes and Matt Olzsewski seconded the motion. All were in favor. Motion carried.
7. Financial Review
 - a. Dr. Crawford presented the bills for \$148.02 for Denzin Soltanzadeh LLC. Matt Olszewski motioned to approve the bills and Joe Nugent seconded the motion. All were in favor. Motion Carried.

- b. Dr. Crawford presented the financial report starting with the June 2024 checking account statement from First Trust Bank. He noted the ending balance of \$59,993.06 included the tax payment from the County Treasurer's office.
 - c. Dr. Crawford has not received a monthly financial statement from the County to present at this time.
- 8. Chairperson's Report
 - a. No report at this time.
- 9. Executive Director's Report
 - a. Dr. Crawford presented the list of properties that are on the Country Trustee for tax auction this year. He went over properties that are on the list that are also slated for demo by the governmental agency. He also explained the formatting within the spreadsheet to explain to the board the decision of prioritizing properties to "chase". A discussion was held about the list and the properties on it.
 - b. Dr. Crawford reported that we have recorded deeds for 2847 St. Route 115 and 7292 E Baseline Road. KRLBA owns these properties.
 - c. Dr. Crawford explained that Chairman Wheeler has said that the process for approving County properties when using SCP2 funds is to present properties for approval to County staff who will then present it to the PZA committee who will vote on approval to work with landbank to acquire that property. Chairperson Sanford asked about the City's response to the landbanks request for funding. Barbi Brewer-Watson advised that the City will be discussing this request at the July 22, 2024 at their Committee of the Whole meeting.
- 10. Old Business
 - a. 217 E. Court St. Update: Mr. Denzin reported that we do have the DIL signed and we are now waiting for the Trustee to send over the deed. Brent advised that he believes the deed is coming from Chicago Title. Matt Olzewski shared his concerns that the trustee could be waiting on direction from Mr. Jaffee

which could be another lengthy process just like we experienced with getting the DIL, waiting for a signature. There is another court date on this property on July 30. Matt suggested that we create the process where we present the documents for the instructions on conveying the deed signed at the same time they sign the deed in lieu of foreclosure. Barbi advised that in her City role has informed the ILEPA that the landbank has received the signed DIL documents. She also explained that she requested the updated proposal from the environmental cleanup agency.

- b. KRLBA Website: Dr. Crawford reported that the website is still being worked on but ready to go live. He shared the link with the board via email for review and has asked for feedback.
11. New Business -
 - a. Brent reminded everyone that the properties we owned need to file for tax exemption.
 12. Adjournment – Norman Gaskin motioned to adjourn and Barbi Brewer-Watson seconded. All in favor. Motion carried and the meeting was adjourned at 2:22pm.
 13. Next meeting is Aug. 20, 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