

Kankakee Regional Land Bank Authority
November 19, 2024 meeting minutes
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Chairperson Lisa Sanford at 1:33 pm
2. Pledge of allegiance
3. Roll call
 - a. Joe Nugent – Joined meeting at 2:06pm
 - b. Matt Olszewski - Present
 - c. Lisa Sanford - Present
 - d. Barbara Brewer-Watson – Present
 - e. Victor Nevarez - Absent
 - f. Norman Gaskin - Present via Zoom
 - g. Dr. Montele Crawford - Absent
 - h. Brent Denzin - Present via Zoom
 - i. Scott Goldstein - Present via Zoom
4. Approval of electronic and telephonic participation –
5. Public comment – There were no public comments.
6. Approval of October 15, 2024 Meeting Minutes – Matt O. motioned to approve the minutes and Joe Nugent seconded the motion. r. Crawford advised he did fix some typos before presenting to the board. All were in favor. Motion carried.
7. Financial Review
 - a. Matt O. motioned to move the financial into the records and Joe Nugent seconded the motion. All were in favor and motion passed.
 - b. Chairperson Sanford reviewed the Denzin and Soltanzadeh bills Joe Nugent motioned to approve the bills of \$117.15 and Matt. O seconded. All were in favor. Motion passed.
8. Chairperson’s Report
 - a. Chairperson Sanford asked Matt O. to review his meeting with County Chair-Elect Matt Alexander. KRLBA was not included in the ARPA discussions. Matt

talked to Chair-Elect in person last week and was advised that the County did not include any funding in their general or ARPA budget and wouldn't be doing so until next year's budget which isn't voted on until December 2025. Matt O. expressed his extreme disappointment. Chairperson Sanford asked Brent for his assessment of our landbanks work. Brent advised that we are behind when it comes to the acquisition of property, but we are ahead when it comes to board engagement, strategy, and relationship with the County Treasurer's office. Matt O. brought up the point that the easiest mode to acquisition has been the deed in lieu of foreclosure process and that requires a lien from the governmental entity. If the County would assign liens then the land bank could utilize as a tool to meet their acquisition demands. Matt O suggested that Dr. Crawford focus on a property list for an acquisition strategy. The concept of having the mortgage being assigned to the landbank to be used as deed in lieu of foreclosure strategy was discussed. Barbi asked if we should go back again and present to the County and other officials what the land bank does and how it impacts our area. Brent brought up the deed restriction from our Trustee sale.

- b. Chairperson Sanford reported that the deeds have been received for the demo companies and is waiting for confirmation on approval from County. A discussion was held on why we need to wait on County. Barbi raised the concern about the grant reporting process and County capacity. Barbi motioned to move forward with demolition 2847 State Route 115 and 7292 E Baseline Rd. and expenditure of money related to demolitions costs for landbank properties. Matt. O seconded. No discussion was held. All were in favor and motion passed.
- c. Chairperson asked Brent for an updated on the deed on 217 E Court St. Brent advised that we are waiting on County approval to release the deed from the Trustee system. The next County board meeting is on Dec. 10.
- d. Chairperson Sanford reported the Dr. Crawford is still working with Pathfinder on social media presence will be completed by end of month.
- e. Chairperson advised that Dr. Crawford is sending the invoice to the City this week for the \$50,000 allocation they approved.
- f. Chairperson Sanford reported that the Eproperty onboarding process should be completed in a couple of weeks.

9. Executive Director's Report - Not Applicable

10. Old Business

- a. Matt O asked if we were paying Eproperty a year from now or was there another proposal. Chairperson Sanford advised that we accepted the proposal that doesn't require payment for a year.

11. New Business

- a. Chairperson reported that Dr. Crawford is working on a new list of properties and this process will take some time.

12. Adjournment – Barbi Brewer-Watson motioned to adjourn and Joe Nugent. All in favor. Motion carried and the meeting was adjourned at 2:51 pm.

13. Next meeting is December 17, 2024 at 1:30pm in the County Board Room.

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson