

Kankakee Regional Land Bank Authority
January 21, 2025 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 – Present
 - b. Matt Olszewski - Present
 - c. Lisa Sanford - Present
 - d. Barbara Brewer-Watson – Present
 - e. Victor Nevarez - Present
 - f. Norman Gaskin - Present via Zoom
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Present via Zoom
 - i. Chris Breach - Daily Journal
 - j. Scott Goldstein - Joined via Zoom
4. Approval of electronic and telephonic participation – Joe Nugent motioned and Victor Nevarez seconded the motion. All were in favor. Motion carried to approve electronic and telephonic participation.
5. Public comment – There were no public comments.
6. Approval of December 18, 2024 Meeting Minutes – Matt O. motioned to approve the minutes and Joe Nugent seconded the motion. All were in favor. Motion carried.
7. Financial Review
 - a. Account balance of \$59,220.02 was reported. Victor Nevarez motioned to move the financial into the records and Joe Nugent seconded the motion. All were in favor and motion passed.
8. Chairperson’s Report

- a. no report presented

9. Executive Director's Report - Not Applicable

- a. Dr. Crawford asked for help in putting together a fair value report for 2847 SR 115 & 7292 E Base Line Lot so that he can work with the neighboring property owners to sell the lots. Brent advised that KRLBA would need to do the title work which costs about \$1,250.00 and that possibly the State TA grant could cover some legal fees. Dr. Crawford through out the cost could be between \$1500-\$1800 and that could be the price of the sale of the lots. Joe Nugent and Lisa Sanford reported that comparable lots in the area have sold between \$3,000-\$6,000. Dr. Crawford is also going to reach out to the other neighbor to see if they are interested in the property as well. Brent advised to put the price and lot up for sale on our portal and promote it for sale and see what bids come in. Dr. Crawford agreed to that process. Board was in consensus to list the asking price of \$2,000.00. Joe Nugent advised that we should place signs on the sale opportunity on the lot.
- b. 217 E Court St. - We have the deed in our position. Some board members toured the building last week. Barbi advised the board of the environmental clean up process. Still need to confirm the proposal price. Matt. O advised that KDC did set aside \$10,000 to contribute to the clean up. Lisa Sanford asked if we should think about selling the items left in the building before the environmental cleanup or after. Dr. Crawford preferred to not worry about the items left in the building and focus on the cleanup. Joe Nugent agreed with that comment and that it isn't a good use of KRLBA time and that the future owner of the building can worry about those items. Joe Nugent asked if there was any stabilization work on the facade that needed to be done by KRLBA so that we could remove the barrier around the building. Dr. Crawford has a key for the building and will work with the City to get access to the building. Brent advised that we should have an access agreement for the City to sign. Still waiting on insurance quotes from George Ryan Jr. Dr. Crawford will start the process to turn on the utilities.
- c. Dr. Crawford reminded the board that the landbank has a Facebook account and asked that the board follows and shares.

- d. Dr. Crawford reported that he did talk to the Mayor about the \$50,000 and that the internal process for the City to issue a check is the next step.
- e. Dr. Crawford reported that he has completed the process to onboard eProperty Plus. There is a list of properties with their PINs that he is reviewing in detail so that he can properly categorize what properties are good leads and which ones are not viable for the abandonment legal process. Scott and Brent advised that if one of those properties on the list did not sell on the trustee auction that Dr. Crawford should contact Joseph Meyer directly to acquire it from them.
- f. Properties are being researched via the new database that Dr. Crawford just finished onboarding. A discussion was held on the timing of the deed restriction from the sale of the Trustee properties on the list and in the database.

10. Old Business

- a.

11. New Business

- a. A discussion was held about the discrepancies between the language on the signed intergovernmental agreements. The County signed one document that has different language than the one that the City signed. We need one signed copy so that we can present it as an official document when we are doing business.

12. Adjournment – Victor Nevarez motioned to adjourn and Norm Gaskin seconded. All in favor. Motion carried and the meeting was adjourned at 2:55 pm.

13. Next meeting is February 18, 2025 at 1:30pm in the County Board Room.

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson