

Kankakee Regional Land Bank Authority
February 18, 2025 meeting minutes
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Chairperson Lisa Sanford at 1:32 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 - Absent
 - f. Norman Gaskin - Present
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Present via Zoom
 - i. Scott Goldstein - Joined via Zoom at 1:34
 - j. Chris Breach - Daily Journal joined at 1:36
 - k. Mayor Chris Curtis - City of Kankakee - joined at 1:37
4. Approval of electronic and telephonic participation – Norm Gaskin motioned and Joe Nugent 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 January 21, 2025 Meeting Minutes – Joe Nugent motioned to approve the minutes and Norm Gaskin seconded the motion. All were in favor. Motion carried.
7. Financial Review
 - a. Account balance of \$59,224.04 was reported. The financial report from the Finance Director at the County sent a report that does not show that they transferred the 2024 funds to the 2025 funds and he will work on sending us a more accurate report. Norm Gasking motioned to move the financial into the records and Matt O. seconded the motion. All were in favor and motion passed.

8. Chairperson's Report

- a. no report presented

9. Executive Director's Report -

- 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. Dr. Crawford is working with Brent Denzin on a sales agreement document for these properties. Brent discussed the term sheet that he has suggested that we use to negotiate a sales agreement. A discussion was held about the content, format, and how to use the term sheet for continuous use in the property acquisition process.
- b. 217 E Court St. - 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 is working on the utilities and learned that there is a \$600.00 unpaid sewer bill, no gas is on, water is not on, electricity is still on. Barbi presented the breakdown to the board on the payment that the City Administration has put together to present to Council for approval on March 3 to cover the expense of the Drug clean up. Mayor asked the Landbank if the shelter around the entrance of the building could come down as soon as possible. Could the RFP for new ownership contain the direction that the new owner would tuckpoint and do facade work first and immediately so we can take down the barricade and be ready for the outdoor dining program to start in the next couple of months. The landbank board thanked the Mayor for his work on securing funds for the clean up. A discussion was held on when the RFP could be released. Dr. Crawford advised that the property is listed on our website as coming soon. A discussion was held on if we could get an architect to tell us what we need to do to secure the facade and could the landbank take this expense on. A suggestion was made to reach out to a contractor like PSI to give us a report. Barbi said that she liked that suggestion and volunteered to reach out to them to see if they could help.

- 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 are good abandonment candidates. Through this process he is discovering that some properties that were on the list are still vacant while other have been rehabbed. He is working with eProperty Plus on workflows to help streamline the operational processes for all of this work.

10. Old Business

- a. IGA update. Barbi advised that this is with the City in house counsel now and the Mayor is aware of the issue and is ready to help get this squared away with the County once legal has updated the agreement.

11. New Business

- a. Scott advised that the County has not drawn down their SCP funds which means they could lose some funding if they don't request for reimbursement soon. Scott suggested that Dr. Crawford look at the Bourbonnias trustee list for potential properties.

12. Adjournment – Norm Gaskin motioned to adjourn and Matt O. seconded. All in favor. Motion carried and the meeting was adjourned at 2: 39pm.

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

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson