

Minutes



Quad Cities Land Bank Authority Board Meeting
November 18, 2024, 10:30 pm
Moline City Hall
COW Conference Room
619 16 Street
Moline, Illinois 61265

1. CALL TO ORDER

Chair Brainard called the meeting to order at 10:33 am.

2. ROLL CALL/ATTENDANCE

Board Members: Miles Brainard, Mark Rothert, Chris Mathias

Expert Directors: Brad Hauman, Jerad Irvine, Ashley Pankey

Program Staff: Mary Chappell

Others: Tim Wymes, Community Development Director, East Moline
KJ Whitley, Community Development Manager, Moline

3. PUBLIC COMMENT

None

4. APPROVAL OF MEETING MINUTES

A motion was made by M. Rothert and seconded by C. Mathias to approve the October 21, 2024, meeting minutes. The motion passed.

5. FINANCIAL REPORT

5.1 Budget Tracking Review

M. Rothert referenced the Budget Tracking Report and bank statement for the period ending October 31, 2024. From the bank statement he noted the amount of revenue earned from interest for the month was \$141.52. The bank statement confirmed the two payments approved totaling \$795.65. The ending balance for the period is \$66,320.87. Bank statements were attached to substantiate the Budget Tracking Sheets.

5.2 Checks and Approval

M. Chappell referenced the work order/invoice B&B Drain Tech to pump out the basement at 3321 7 ½ Ave. in Rock Island. The invoice totaled \$987.00. A motion was made by M. Rothert and seconded by C. Mathias to approve the payment. The motion passed.

There was discussion about the water in the basement at the 3321 Rock Island property. Question was raised about the QCLBA purchasing a pump to get the water out to investigate the source of the water. With no electricity, there would be a need to supply power. Other suggestions were made. M. Brainard noted that Public Works is still considering other approaches to the problem to confirm the corporate main does not have an issue.

6. LAND BANK PROGRAM MANAGER REPORT

6.1 Monthly Report

M. Chappell edited her comments to allow the IHDA experts in attendance, Scott Goldstein and Brent Denzin, time for their report.

BOARD MEMBER	P	A
Brainard, Miles	X	
Chris Mathias	X	
Rothert, Mark	X	
Leibovitz, Jerry		X
EXPERT DIRECTORS		
Hauman, Brad	X	
Irvine, Jerad	X	
Pankey, Ashley	X	
Lupinski, Tom		X
PROGRAM STAFF		
Chappell, Mary	X	

Highlighted items from the report included confirmation the updates had been completed to the program website. Expectation on the receipt of the three remaining East Moline properties. M. Rothert confirmed that the request to pass the three properties to the QCLBA is on the East Moline Council agenda that evening.

T. Wymes mentioned two additional properties for the land bank to consider for the abandonment process. M. Brainard suggested he pass the information along to M. Chappell to be placed on a future agenda.

7. OLD BUSINESS

7.1 IHDA Grant Update

J. Irvine provided an update regarding the certified judgement foreclosure process underway and led by Rock Island City Attorney L. Day. Several staff members are involved with the process to investigate and secure the sites. The last step will be to take the final list of sites to the council to convey to the QCLBA.

7.2 Discussion of 3321 7 ½ Ave.

Recent developments were discussed during the Program Manager's Report.

7.3 Member Property Report

C. Mathias reported that a list of seven properties ready to transfer to the land bank to find new owners and facilitate their return to the tax rolls. As previously reported, the lots would not be given to the QCLBA in an effort to keep maintenance and other holding costs down. Once an end user is secured, the lots will be conveyed to the QCLBA along with any sale proceeds. Closing costs will be paid by the new owner, if possible.

M. Chappell referenced the provided copies of the Policies and Procedures Manual approved in November 2022. The Moline proposal differs from the approved policy found in Section II of the manual. Following a review of the 2022 policy and after considerable discussion, members determined the need to refine the definition of a side lot and the disposition of a vacant lot. M. Chappell was directed to present an updated policy at the next meeting based on today's discussion.

7.4 Marketing Meeting - now called Land Bank Workshop

M. Chappell reminded members of the November 2023 event held at Riverfront Grille in Rock Island that was attended by 37 people. The goal of the 2023 event was to introduce the Land Bank Program to various interested parties.

The next event is proposed to be more like a workshop, offering program information and focusing on the various opportunities to invest in all cities. In addition to a property renovation project suggestions will also be made to build a new housing product on a vacant lot. Encourage modular homes, or smaller assessable units, or side by side duplexes. Also discuss incentives that each city can offer to encourage investment. Could be the waiver of permit fees or site plan review fees.

Considerable discussion followed among all members. A. Pankey noted that there is a big demand for smaller homes as the aging generation is looking for accessible options that are not condominiums. Looking for different options than the boomers of the past. M. Rothert suggested inviting a representative from a modular home company to speak at the workshop. A. Pankey confirmed she had a contractor to consider for the workshop.

A. Pankey also suggested developing information sheets for contractors to use when considering new infill options. The list would include the contact information for zoning and for building and inspections departments. City incentives would also be listed. She noted the “How” is often intimidating.

D. Denzin mentioned the South Suburban Land Bank is working with a developer to place 10 modular homes on vacant land bank lots. Anticipate that the market would (hopefully) cover costs. If not, then turn to others in the community (or IHDA) to fill the gaps. He suggested using an agreement when land bank lots are passed to modular home contractors/companies.

M. Brainard mentioned that often times manufactured, or modular home companies submit their housing plans in advance for review and approval. This saves time when a permit is requested as the site plan has already been approved. He noted it is hard to convince investors to go out on a limb – and that Rock Island is open to considering all types of housing.

S. Goldstein asked how many units are allowed on a single lot? There are housing plans that look like a single-family home from the front - but are actually a duplex with entry on the side. The economics work better. Agrees that people are just not familiar with what is allowed.

8. NEW BUSINESS

8.1 2025 Board Meeting Dates

There was a brief discussion regarding the 2025 meeting dates. A motion was made by C. Mathias and seconded by M. Rothert to approve the schedule presented. Motion passed.

8.2 Update from IHDA Technical Advisors

B. Denzin comments:

- 1) The Kankakee Regional Land Bank just worked out its first partnership with the County Trustee (J Meyer & Associates) to add a deed restriction on all properties that have structures that come through the county's tax Sale. The restriction is that any buyer would have to invest and rehab the structure within a year. This action addresses a gap that was allowing any property sold to remain vacant or abandoned and fall back into system.

If the buyer complies – great. If not the attached/recorded enforcement mechanism would allow the local land bank to enforce the deed restriction and step into title and complete rehabs of properties. B. Denzin was asked to send additional information on this new partnership.

- 2) At the County level, interest earned on late redemption fees for taxes may be a source of funding for land banks. Referenced the Ohio model. A large chunk of Ohio support for land banks comes from this source. The structure was adopted as an opt in - to counties, and 70% of all Ohio counties opted in which has resulted in a successful reinvestment into the community.

S. Goldstein comments:

- 1) With the QCLBA moving forward with demolition and acquiring properties, we should also move toward documenting the REAL impact we are having. Such as how do we account for the housing stabilization and additional housing that results from demolition? Important to focus on the stabilization of the properties – not on the message that this is a housing program.
- 2) Will be establishing a meeting with the other land banks across the state via zoom/teams to receive updates and to share best practices across land banks.

9. EXECUTIVE SESSION

N/A

10. ADJOURNMENT

A motion was made by C. Mathias and seconded by M. Rothert to adjourn. Motion passed. The meeting adjourned at 11:40 am.