

Minutes



Quad Cities Land Bank Authority Board Meeting
December 16, 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 10:31 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

J. Leibovitz noted a correction to a sentence under section 7.4, in the sixth paragraph where the word "go" appears to have been left out of the sentence. A motion was made by C. Mathias and seconded by M. Rothert to approve the November 18, 2024, meeting minutes as corrected. The motion passed.

5. FINANCIAL REPORT

5.1 Budget Tracking Review

M. Rothert referenced the Budget Tracking Report dated 12-11-2024 and bank statement dated November 29, 2024. From the bank statement he noted the amount of revenue earned from interest for the month was \$126.09. The bank statement confirmed the approved payment of \$987.00. The ending balance for the period is \$65,460. Bank statements were attached to substantiate the Budget Tracking Sheets. He noted that with one month left we are near target with projections. A review of the 2025 Budget will be made at the January 2025 meeting.

5.2 Checks and Approval

M. Chappell referenced the invoice from Kymbyl Komplete Kare for property maintenance services totaling \$710.00. A motion was made by C. Mathias and seconded by M. Rothert to approve the payment. The motion passed.

6. LAND BANK PROGRAM MANAGER REPORT

6.1 Monthly Report

From the written report M. Chappell mentioned the required items to process the demolition part of the IHDA grant are ready to go. A final draft of the demolition bid document has been prepared. Will soon send the draft to expert directors for their review. She noted that a walk-through of the five demolition sites will need to be coordinated with T. Wymes' staff. Applications were submitted to the County to gain property tax exempt status on all six properties owned by the QCLBA.

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	

The Rock Island property at 3321 7 ½ Ave. was discussed. Members were directed to the photo included with the agenda packet. A recent visit to the site confirmed that there is still water in the basement. There was discussion regarding the overall condition of the property and whether demolition should be considered. It may be that the IHDA SCP2 grant funds could be redirected given that all of the involved grant properties were donated. Additional funds could be applied to additional demolitions or acquisitions. Consensus was to move forward and investigate to see if this property could be added to the IHDA SCP2 list for demolition. B. Hauman shared that depending on any abatement costs, bids for recent demolition projects have come in under \$30,000.

7. OLD BUSINESS

7.1 IHDA Grant Update

Item discussed during the Program Manager's Report.

7.2 Discussion of 3321 7 ½ Ave.

Item discussed during the Program Manager's Report.

7.3 Change to Property Disposition Policy

Members reviewed the current policy followed by a review of a revised version based on comments made at the November meeting. There was discussion on how to determine the value of a property and on the interest form or application that would be used to purchase a property. Based on comments, the form would include how much the interested party wants to pay for the property, space to describe intended use, scope of work (if applicable), and the time frame to complete the project. A revised version of the policy will be presented at the January 2025 meeting.

7.4 Opportunity Workshop Update

Members were reminded that the event will be more like a workshop, offering program information and focusing on the numerous opportunities to invest in all cities. The agenda will include market trends, modular building options, site plan development, properties available to redevelop, and incentives available to encourage investments. A copy of the City of Rock Island's New Construction Tax Incentive program was passed out. Additional information on the workshop will be shared at the January meeting.

8. NEW BUSINESS

8.2 Introduction to Southwood Redevelopment Program

Members received a handout and site plan featuring the Southwood Redevelopment project in Charlottesville, VA. Since 2007, Habitat for Humanity of Greater Charlottesville, VA, along with various funders and partners, has developed a mixed-income community resulting in a new neighborhood that offers low-income and market rate homes. A video describing the Southwood project was presented.

9. EXECUTIVE SESSION

5 ILCS 120/2(c) The Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees.

A motion was made by C. Mathias and seconded by M. Rothert to enter into Executive Session at 11:40 am. A motion was made by C. Mathias, seconded by M. Rothert to close Executive Session at 12:01 pm.

10. ADJOURNMENT

A motion was made by C. Mathias and seconded by M. Rothert to adjourn. Motion passed. The meeting adjourned at 12:01 pm.