

# Minutes



Quad Cities Land Bank Authority Board Meeting  
April 21, 2025, 10:30 pm  
Moline City Hall  
CED Conference Room  
619 16 Street  
Moline, Illinois 61265

## 1. CALL TO ORDER

Chair M. Brainard called the meeting to order at 10:32 am.

## 2. ROLL CALL/ATTENDANCE

Board Members: Miles Brainard, Mark Rothert, Chris Mathias

Expert Directors:

Program Staff: Mary Chappell

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

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

## 3. PUBLIC COMMENT

N/A

## 4. APPROVAL OF MEETING MINUTES

A motion was made by C. Mathias and seconded by M. Rothert to approve the March 17, 2025, meeting minutes as presented. The motion passed.

## 5. FINANCIAL REPORT

### 5.1 Budget Tracking Review

M. Rothert referenced the Budget Tracking Report dated April 15, 2025, and bank statement dated March 31, 2025. From the bank statement he reported revenue earned from interest for the month was \$225.14. One check was processed to Kymbyl Komplete Kare for \$130.00. The ending balance for the period is \$118,030.98. Bank statements were attached to support the Budget Tracking Sheets.

### 5.2 Checks and Approval

M. Chappell presented three requests for payment. The first invoice was for \$156.00 to cover food expenses for the March Opportunity Workshop. The next invoice was for Directors & Officers Insurance coverage at \$6,992.00. The last request totaled \$1,575.00 and was for Insurance Agent services. A motion was made by M. Rothert and seconded by C. Mathias to approve the payments. The motion passed.

M. Chappell discussed an insurance quote of \$900.00 for the five lots in East Moline. She is waiting on the actual insurance agent. She reminded board members of the approval given to the program manager to secure insurance coverage on properties acquired up to \$1,000.00. This action would only occur between meetings. A motion was made by M. Rothert and seconded by C. Mathias to authorize the program manager to execute insurance coverage up to \$900.00 on the five sites in East Moline.

## **6. LAND BANK PROGRAM MANAGER REPORT**

### **6.1 Review of Monthly Report**

M. Chappell briefly discussed the administrative items outlined in the report. Of note, was the monitoring of the demolition work on the five sites in East Moline. She confirmed the structures were down by the March 28 contact date. Additional site clearance involving tree removal remains. Also discussed recent press releases and other media support. Checked with Insurance agent regarding changes in coverage. Met with M. Riggs to discuss program status and possibility of additional support to acquire properties traveling the Munices highway. In addition to property updates she also mentioned a meeting with Kelly Thompson, with the Quad Cities Community Foundation, and discussion on upcoming grant opportunities. A review was made of the remaining IHDA grant dollars and the best way to utilize the remaining funds. M. Chappell mentioned IHDA featured the QCLBA's grant work in a recent monthly newsletter.

## **7. OLD BUSINESS**

### **7.1 IHDA Grant Update**

Item discussed during the Program Manager's Report.

### **7.2 Opportunity Workshop Report**

M. Chappell reported there were 45 attendees at the March Opportunity Workshop. This included 18 contractors, 4 realtors, 11 city staff members, and 12 city partners. General comments about the event were made by board members. M. Chappell shared comments received from attendees and presenters. In addition to phone calls, one application has been received for a Rock Island property and there is interest in the East Moline lots. The For Sale list in the packet has become a useful reference when calls are received. There was discussion regarding the short delay caused by the change in attorney support to complete the legal work on the 10 Rock Island sites.

### **7.4 Municipal Partner Updates**

M. Brainard discussed the City of Silvis' decision not to renew their membership in the QCLBA based primarily on budget constraints.

## **8. NEW BUSINESS**

### **8.1 Report on Property Applications**

Items were discussed during Program Manager's Report

### **8.2 Discuss new MUNICES Properties**

M. Chappell reminded members of the opportunity to move properties involved in Munices proceedings through the land bank for disposition.

## **9. EXECUTIVE SESSION**

N/A

## **10. ADJOURNMENT**

With nothing further to discuss a motion was made by C. Mathias and seconded by M. Rothert to adjourn. Motion passed. The meeting adjourned at 11:19 am.

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Submitted by Mary Chappell, Program Manager