

Minutes

Quad Cities Land Bank Authority Board Meeting

City of Moline, City of Rock Island and City of East Moline

Monday, October 10, 2022, 10:30 a.m.

Moline City Hall

Committee of the Whole Room

619 16 Street

Moline, Illinois 61265

1. CALL TO ORDER

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

2. ROLL CALL

Board Members: Miles Brainard, KJ Whitley

Others present: Brent Denzin (remote), Scott Goldstein (remote),
Mary Chappell

| BOARD MEMBER | Present | Absent |
|-----------------|---------|--------|
| Brainard, Miles | X | |
| Whitley, KJ | X | |
| Whiting, Annaka | | X |
| Chappell, Mary | X | |

3. PUBLIC COMMENT

N/A

4. LAND BANK BOARD MINUTES

K. Whitley motioned to approve of the minutes from the September 26, 2022, meeting as presented. Motion was seconded by M. Brainard and passed 2-0.

| BOARD MEMBER | Aye | Nay | Abstain |
|-----------------|-----|-----|---------|
| Brainard, Miles | X | | |
| Whitley, KJ | X | | |
| Whiting, Annaka | | | |

5. FINANCIAL REPORT

5.1 Funding Status

In the absence of Treasurer A. Whiting, K. Whitney confirmed that a financial statement was received from the bank. Decision was made to defer any financial discussion to the next meeting when Treasurer Whiting was present.

6. LAND BANK PROGRAM MANAGER REPORT

6.1 FAQ Document (draft)

M. Chappell shared that in addition to working on policies and procedures she has been researching how other Land Banks promote themselves. Goal is to develop a few handouts or documents that describe how a Land Bank works and a document that offers answers to basic questions, similar to the provided FAQ sheet. Such information can be placed on City websites, circulated with various groups, and be utilized by Mayors and other officials. As discussed and with any new program, there is a need to define what a Land Bank is, and to highlight its benefit to the community.

Time was taken to review the visual handout and the FAQ sheet. Board members and Technical Advisors provided helpful comments and ideas for both items.

7. OLD BUSINESS

7.1 Data Collection

M. Chappell noted she has received GIS mapping data with helpful property layers from Moline and Rock Island. Contact has now been made with the East Moline GIS person who is working to provide the same information.

7.2 Land Bank Policies

M. Chappell confirmed that a draft of the QCLBA Policies and Procedures will be ready to a first review on the October 24, 2022, meeting agenda.

7.3 RFP Update

A sample RFP document for legal and property maintenance services is under development.

7.4 Update on Program Branding/Website

M. Brainard noted that when available, he plans to add the provided brief introductory paragraph about the QCLBA on Rock Island's website under Boards and Commissions. There will be a link to the City of Moline's website where the meeting information is housed will be included. To remain consistent, he suggests that the same paragraph should be utilized by all three QCLBA members.

7.5 Municipal Contribution Timeline

Board members discussed the deadline for the municipal contribution. It was confirmed that deadline was March 2022, based on a year from when the intergovernmental agreement was signed.

8. NEW BUSINESS

8.1 State Advocacy Efforts

M. Brainard started the discussion stating he appreciated the recent meeting as it was good to hear from the various mayors, city managers, and the legislators who confirmed their support of Land Banks and their commitment to finding funding sources.

M. Brainard felt the comments from IDHA representatives were interesting, noting that while they have a role in helping Land banks there were not that enthusiast in taking a leadership role as the state agency to push for Land Bank assistance.

M. Brainard concluded that there needs to be a stronger State Land Bank Association of some kind to make advocacy efforts forceful, united, and pointed. The call highlighted that with current efforts Land Banks are speaking with nine voices – not with one - which is what an association could offer.

B. Denzin agreed and noted that is it important for Land Banks to bring in other stakeholders. This will help to push IDHA to see how important additional support will be in the coming years. Land Banks are tools that support the success of their programs which support community needs.

B. Denzin also suggested that each land bank should work locally to gather local support among all officials. This will help to build a brand for Land Banks that can be taken to the next level and collectively push for support.

M. Brainard asked about other state Land bank associations, and wondered if there were examples of best practices to review? What path was taken, how association was formed and structured. Also interested in the types of legislation other state associations have passed.

There was considerable discussion on various state departments and state association efforts. Land Banks in NY, PA, PA, and IN were referenced. M. Brainard asked B. Denzin and S. Goldstein were asked to provide examples of Land Bank Association in other states.

Working with the IL Municipal League (IML) was discussed. B. Denzin noted that the IML is a partner in developing the tools on how to support land banks. They have been supportive on all state legislation but have declined to take the lead as their priorities are blocking other priorities.

S. Goldstein stated that a practical approach is needed to push advocacy efforts. Gathering the data, showcasing success stories and impact, and educating about Land Banks is the key. Utilizing land banks can make all housing and other community programs successful. To show how the cost of doing nothing – only makes matters worse. Agreed that Illinois needs a champion that will support and push Land Banks as a key issue.

K. Whitley asked which of the IL Land Banks would be the best ones to visit. B. Denzin stated the Northern IL Land Bank and the South Suburban Land Bank would be best options. Board members hope to visit a Land Bank before the holidays.

9. OTHER MISCELLANEOUS BUSINESS

N/A

10. EXECUTIVE SESSION (IF NECESSARY)

N/A

11. ADJOURN

Motion made by K. Whitley, seconded by M. Brainard, to adjourn at 11:27 a.m. Motion Passed 2-0

| BOARD MEMBER | Aye | Nay | Abstain |
|---------------------|------------|------------|----------------|
| Brainard, Miles | X | | |
| Whitley, KJ | X | | |
| Whiting, Annaka | | | |