

Minutes



Quad Cities Land Bank Authority “Special” Board Meeting
Monday, October 9, 2:30 p.m.
Moline City Hall
CED Conference Room
619 16 Street
Moline, Illinois 61265

1. CALL TO ORDER

Chair Brainard called the meeting to order at 2:32 p.m.

2. ROLL CALL/ATTENDANCE

Board Members: Miles Brainard, KJ Whitley, Mark Rothert

Expert Directors: Brad Hauman

Program Staff: Mary Chappell

3. PUBLIC COMMENT

None

4. NEW BUSINESS

County Tax auction Status – M. Chappell provided an update on the acquisition of auction properties outside of Rock Island County’s tax auction. Last month, the QCLBA notified Joe Meyers’ office, auction tax trustee, of their interest to acquire 8 parcels (6 vacant Moline lots (Autumn Trails) and 2 Rock Island residential properties) outside the tax auction. The Rock Island County (RIC) Treasurer, Nick Camlin, notified the QCLBA on September 29, 2023, that there was an issue with obtaining properties outside the tax auction sale and wanted to discuss the process. RIC’s hesitation and reversal of a previous direction came about after their review of the Tyler vs. Hennepin County (2023) court case. This United States Supreme Court case about government seizure of property for unpaid taxes, when the value of the property seized is greater than the tax debt.

With this court case, Tyler brought a putative class action against Hennepin County and its officials in U.S. district court, asserting that the county had unconstitutionally retained the excess value from the (condo) sale in violation of the Takings Clause of the Fifth Amendment of the U.S. Constitution and the Excessive Fines Clause of the Eighth Amendment.

M. Chappell advised RIC’s Treasurer is willing to remove the 6 vacant lots from the tax auction list. She will work to obtain the cost for those parcels. Moving forward, the QCLBA may need to sign a Harmlessness Agreement with RIC. Additionally, any properties not sold at the auction will be available for purchase approximately a week after the tax auction. M. Chappell advised the RIC Board has to approve all the final tax auction sales. In the event, a municipality has a concern about a pending auction sale purchaser, they can contact RIC to discuss it.

At the next QCLBA Board meeting, October 16, 2023, the intent to take a vote to acquire properties for the land bank.

BOARD MEMBER	P	A
Brainard, Miles	X	
Whitley, KJ	X	
Rothert, Mark	X	
EXPERT DIRECTORS		
Hauman, Brad	X	
Irvine, Jared		X
Pankey, Ashley		X
PROGRAM STAFF		
Chappell, Mary	X	

Donation of Properties – M. Chappell advised expert director, Jared Irvine, wanted to know if the land bank would be interested in a donation of a Rock Island residential property, 708 17 Street. This property recently had a fire. M. Brainard advised there are 5 units in front and 2 units in the rear. Additionally, he advised the building is pretty full (hoarders) of debris. The owner, Rudolph Walker, would be interested in donating the property to the QCLBA, along with some funds to help demolish it. K. Whitley advised she was not opposed to the land bank exploring the donation possibility. M. Chappell will complete the requested due diligence items, including how much R. Walker is willing to donate for the demolition and report back to the QCLBA Board.

5. OLD BUSINESS

Update on Marketing Event – M. Chappell proposed two dates, November 1, 2023 and November 2, 2023, for the QCLBA launch event. It would be held at River Grill in Rock Island, IL. The event space can hold approximately 75 people but the suggested ideal audience would be limited to 50 a day. M, Chappell advised a continental breakfast option would be \$12.93 a person (50 people X \$12.93) or \$646.50 a day. While a buffet option would be \$18.13 a person (50 people X \$18.13) or \$906.50 a day. After discussion, a motion was made by M. Brainard to order the continental breakfast option. Seconded by M. Rothart. Motion passed unanimously on a roll call vote. After further discussion, it was also decided to reduce the launch event to one day instead of two at this time.

6. EXECUTIVE SESSION (IF NECESSARY)

A motion was made by K. Whitley to enter into executive session for the purpose to discuss business in accordance with 5 ILCS 120/2(C) (1). Seconded by M. Brainard. Motion passed unanimously on a roll call vote.

7. ADJOURN

A motion was made by K. Whitley and seconded by M. Rothert to adjourn at 3:47 p.m. Motion Passed 3-0

Respectfully submitted,

KJ Whitley
Vice-Chair