

# Minutes



Quad Cities Land Bank Authority  
Board Meeting  
April 15, 2024, 10:30 pm  
Moline City Hall  
Committee-of-the-Whole Meeting Room  
619 16 Street  
Moline, Illinois 61265

## 1. CALL TO ORDER

Chair Brainard called the meeting to order at 10:30 AM.

## 2. ROLL CALL/ATTENDANCE

Board Members: Miles Brainard, Chris Mathias, Mark Rothert, Jerry Leibovitz

Expert Directors: Brad Hauman, Tom Lupinski

Program Staff: Mary Chappell

Others: KJ Whitley, Amber Bryant

## 3. PUBLIC COMMENT

None

## 4. APPROVAL OF MEETING MINUTES

A motion was made and seconded to approve the March 18, 2024, meeting minutes. The motion passed unanimously.

## 5. FINANCIAL REPORT - Rothert reviewed the financial status of the QCLBA for the period ending March 2024, ending with a fund balance of \$165,680.91.

### 5.1 Checks and Approval. -- N/A

**5.2 Discussion Draft Budget.** Rothert presented 2024 Budget, discussing revenue and expenditures; possible areas for savings, such as D&O insurance and the need to change the revenue funding model for the Land Bank in the future (2025). The budget is presented with deficit spending, given current revenue sources, but is estimated to end the year with funds in the bank as a reserve. A motion was provided to adopt the 2024 budget as presented with the condition that the QCLBA work on the following strategies to increase revenues:

1. Expand membership of the Land Bank;
2. Acquire and sell more properties for revenues; and
3. Solicit more funding from members (e.g. amending the revenue model so that members proportionately share in the total costs to run the land bank, not just fund it on a per capita basis.

Motion was seconded and adopted unanimously.

## 6. LAND BANK PROGRAM MANAGER REPORT

6.1 Program Manager reviewed her written monthly report with the Board provided in the agenda packet.

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
Tom Lupinski	X	
PROGRAM STAFF		
Chappell, Mary	X	

## **7. OLD BUSINESS**

- 7.1 IHDA Grant Update - The goal is to keep all the processes moving forward with properties identified in the IHDA grant. No action at this time.
- 7.2 Review Property Acquisition/Disposition Program: Program Manager provided overview of processes in agenda packet. No action at this time.

## **8. NEW BUSINESS - N/A**

- 9. **EXECUTIVE SESSION** - The Board entered closed Executive Session at 11:18 am citing 5 ILCS 120/2(c) and then, after discussion, exited the closed Executive Session at 11:29am, by unanimous votes.

## **10. ADJOURNMENT**

A motion was made and seconded to adjourn at 11:30 am. Motion passed unanimously.