

Minutes



Quad Cities Land Bank Authority

Board Meeting

May 20, 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: Ashley Pankey

Program Staff: Mary Chappell

Others: Scott Goldstien, Teska and Associates (online)
Brent Denzin, Denzin Soltanzadeh LLC (online)
Nicole Mata, Community Development Manager for
City of Rock Island (audience)

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	
PROGRAM STAFF		
Chappell, Mary	X	

3. PUBLIC COMMENT

None

4. APPROVAL OF MEETING MINUTES

A motion was made and seconded to approve the May 20, 2024, meeting minutes. The motion passed unanimously.

5. FINANCIAL REPORT - Rothert reviewed the financial status of the QCLBA for the period ending April 2024, ending with a fund balance of \$161,345. Motion was made to accept the financial report. Motion was passed unanimously.

5.1 Checks and Approval. -- N/A

5.2 Discussion of Budget. Discussion took place on budget and that board needs to keep is eye on it over the course of the year in preparation for next year and that we may need to start thinking about what conversations will look like when going back to respective governing bodies and how the Land Bank adds value. One of the things discussed at the outset was that the Land Bank would achieve self-sufficiency, which is still a long-term goal that will take time.

5.3 Audit Update. Staff has been working with auditors to answer questions and provide information.

6. LAND BANK PROGRAM MANAGER REPORT

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

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 Discussion of Directors and Officers Insurance. Discussion over the history of insurance coverage for the Land Bank took place.

8. NEW BUSINESS - N/A

8.1 Update from IHDA Technical Advisors. Advisors attend one meeting a quarter. Brent Denzin discussed the Tort Immunity Act and its applicability to Land Banks. A question arose if IML-RMA, which covers municipalities, would be a good provider. Board Member Rothert said he would look into this option. No action at this time on this item, but subsequently, IML-RMA was found not able to provide coverage to quasi-governmental entities, only municipalities per their bylaws. Further discussion was had amongst board members regarding vacant property registration; strategic housing development; and inspection.

8.2 Property Donation Request at 506 13th Ave., Rock Island. The value of the property to the county is \$1500 property. Discussion was had over the pros and cons of taking on property with the potential for redevelopment but also the costs to carry the property in the meantime. A staff recommendation was requested for the next meeting on this property.

8.3 Iowa Land Bank Program. Iowa is looking to create a land bank, and this was briefly discussed. No action at this time on this item.

9. EXECUTIVE SESSION - N/A

10. ADJOURNMENT

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