

# Minutes



Quad Cities Land Bank Authority

Board Meeting

June 17, 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 10:31 am.

## 2. ROLL CALL/ATTENDANCE

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

Expert Directors: Ashley Pankey, Jerad Irvine, Brad Hauman

Program Staff: Mary Chappell

Others: KJ Whitley, Community Development Manager, Rock Island  
Tim Wymes, Community Development Director, East Moline  
(in audience)

## 3. PUBLIC COMMENT

None

## 4. APPROVAL OF MEETING MINUTES

A motion was made by J. Leibovitz and seconded by M. Rothert to approve the May 20, 2024, meeting minutes. The motion passed unanimously.

**5. FINANCIAL REPORT:** M. Rothert reviewed the financial status of the QCLBA for the period ending May 2024. He referenced the Budget Tracking report with the monthly bank statement attached. He noted the interest earned of \$372.84 and the quarterly salary reimbursement payment made to the City of Moline for \$26,544.21. The fund balance is at \$135,173.76.

**5.1 Checks and Approval:** N/A

**5.2 Discussion of Budget:** N/A

**5.3 Audit Update:** Audit is moving forward. On-site work will take place in early July.

## 6. LAND BANK PROGRAM MANAGER REPORT

**6.1** Program Manager reviewed her written monthly report that was included in the agenda packet. Among the topics mentioned was the work with the City of Silvis to secure four properties and the disposition of two City of Moline properties. M. Brainard stated that Rock Island hopes to provide a list of the 10-12 IHDA grant related properties for consideration at the next meeting.

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	
Lupinski, Tom		
PROGRAM STAFF		
Chappell, Mary	X	

## 7. OLD BUSINESS

**7.1 IHDA Grant Update:** Program Attorney Riggs continues to work through the court process to secure the Three remaining properties for demolition in East Moline. Also waiting on the recording of the deeds for two properties donated by the City of East Moline.

**7.2 Property Report:** Program Manager briefly mentioned the creation of a property list that will be shared at future meetings to track all the properties in play with the four program members.

## 8. NEW BUSINESS

**8.1 Memberships and Marketing:** Program manager is working with City of Rock Island's Community Engagement Manager Sarah Hayden on a WQPT advertising proposal that would be in partnership with the cities of Davenport, Rock Island and Moline. The cities would focus on the 50<sup>th</sup> year and impact of the CDBG program. QCLBA would focus on program opportunities. More information will be provided as it becomes available.

Board members were in support of a membership with the Quad Cities Housing Cluster to support networking. At this time, board members did not see the value in a membership with the QC Chamber. Program manager will consider attending Chamber events based on networking potential.

M. Brainard commented on the need to schedule more presentations to promote the program. He asked A. Pankey about the opportunity to speak in front of her real estate organization. The suggestion was made to contact M. Wendt to schedule a date.

Program Manager discussed holding another round of informational meetings similar to the one held last November. The proposal is to hold three smaller meetings with specific group. First meeting would be with members of the Rock Island County staff. Second meeting with local contractors to discuss program infill opportunities and new housing options. The third meeting would be with bankers and real estate professionals. Staff will report back on dates and costs after speaking with the owner of Riverfront Grille.

**8.2 Property Donation Possibility:** Property owner confirmed the adjacent property owner to the west is interested in the property. There was discussion on how the QCLBA would gain control and then convey the vacant lot. Moving forward, the City of Rock Island will manage the disposition of this property.

**8.3 APA-IL Presentation:** IHDA Technical Advisor Scott Goldstein asked M. Brainard and M. Chappell to participate in a one-hour panel discussion at the September conference of the American Planning Association - Illinois Chapter. Session title is: *Reinvest and Renew: Building Partnerships Across Municipalities and Land Banks to Rebuild Neighborhoods.*

## 9. EXECUTIVE SESSION - N/A

## 10. ADJOURNMENT

A motion was made by M. Rothert and seconded by C. Mathias to adjourn. Motion passed. Meeting adjourned at 11:18 AM.