

Minutes



Quad Cities Land Bank Authority
Special Board Meeting
July 16, 2024, 10:30 pm
Moline City Hall
CED Conference Room
619 16 Street
Moline, Illinois 61265

1. CALL TO ORDER

Chair Brainard called the meeting to order at 10:34 am.

2. ROLL CALL/ATTENDANCE

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

Expert Directors: Tom Lupinski

Program Staff: Mary Chappell

Others: Tim Wymes, Community Development Director, East Moline
IHDA Technical Advisors Scott Goldstein and Brent Denzin

3. PUBLIC COMMENT

None

4. APPROVAL OF MEETING MINUTES

A motion was made by M. Rothert and seconded by C. Mathias to approve the June 17, 2024, meeting minutes. The motion passed.

5. FINANCIAL REPORT

5.1 M. Rothert reviewed the financial report for the period ending June 2024. He referenced the Budget Tracking report with the monthly bank statement. He noted the amount of revenue earned from interest at \$275.14 and the payment for Officers and Directors' insurance that totaled \$8,567.00. The ending balance for the period is \$126,882.00. Bank statements are attached to substantiate the tracking sheets.

5.2 Checks and Approval

Boards members discussed bills and invoices for payment. A motion was made by M. Rothert and seconded by C. Mathias to allow payment of the three invoices that totaled \$1,912.50.

- Ben Farrer & Co. Insurance: Coverage for two properties at \$850 per property. **\$ 1,187.50**
- Kymbyl Complete Kare: Spring clean-up for 3321 7 ½ Ave. property. **\$ 725.00**

The motion to approve passed with no objections.

5.3 Audit Update

M. Chappell thanked Treasurer Rothert for spending time with the Auditor to review a few items. The Auditor was on site for a day to review files. She asked good questions and relayed suggestions that will be outlined in the report that should be available by the end of July.

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	X	
PROGRAM STAFF		
Chappell, Mary	X	

6. LAND BANK PROGRAM MANAGER REPORT

6.1 The Program Manager referenced her written report. She noted the challenges with securing insurance coverage on the properties slated for demolition. She reported on meetings with the City of Silvis and City of Moline on property acquisitions and dispositions. Also reported on the status of the Rock

Island property. She contacted several local foundations to review possible program support. Reviewed details of meeting with Rock Island County Supervisor of Assessments with comment from IHDA Technical Advisor B. Denzin. Met with various real estate professionals to discuss program and possible collaborations. There was discussion among the board members regarding IHDA's HRAP grant opportunity.

IHDA Technical Advisor S. Goldstein reported on their work to assist IHDA on a task force to discuss community land trusts. He noted that the current Technical Advisor contract is through December – hoping for renewal. Available to provide mapping and marketing analysis assistance if interested. Discussed the upcoming County Trustee Auction.

7. OLD BUSINESS

7.1 IHDA Grant Update: Program manager circulated a list of the Rock Island properties that will be acquired to support the goals of the IHDA SCP2 grant. M. Brainard discussed the origination of the spreadsheet (list) noting that most of the properties could be easily acquired through the abandonment act or foreclosure process. There was a thoughtful discussion on the use of the land bank in each member city. A request was made to forward a copy of the spreadsheet (or list) to all members and advisors.

M. Brainard asked for board members to tentatively vote to accept the 10 properties presented on the list so he can pursue foreclosure and abandonment action and show his city council the land bank has given tentative approval to receive the properties once they are acquired. The purchase is in support of the IHDA SCP2 grant.

A motion was made by C. Mathias and seconded by J. Leibovitz to tentatively accept the 10 properties as presented from Rock Island, pending Rock Island acquisition of the 10 properties. Motion carried.

7.2 Property Report: Items were included with Manager's report.

8. NEW BUSINESS

8.1 Marketing Sessions

M. Chappell provided an update on the plan to hold three informational meetings similar in format in content to the session held last November. One meeting will be with Rock Island County staff and officials, second with the banking community and third with members of the real estate community and investors. Looking into September as key county official is not available.

8.2 Reclaiming Vacant Property Conference

M. Chappell presented the details on the upcoming conference scheduled in early October in St. Louis. Members reviewed the registration deadlines, cost to attend, and overall importance of the conference. A motion was made by C. Mathias and seconded by M. Rothert to approve the involved expenses to attend the conference. Motion passed.

9. EXECUTIVE SESSION - N/A

10. ADJOURNMENT

A motion was made by C. Mathias and seconded by M. Rothert to adjourn. Motion passed. Meeting adjourned at 11:48 am.