

Minutes



Quad Cities Land Bank Authority Board Meeting
 August 19, 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

Expert Directors: Brad Hauman, Jerad Irvine, Ashley Pankey

Program Staff: Mary Chappell

Others: Tim Wymes, Community Development Director, East Moline
 KJ Whitley, Community Development Manager, Moline

3. PUBLIC COMMENT

None

4. APPROVAL OF MEETING MINUTES

A motion was made by C. Mathias and seconded by M. Rothert to approve the July 16, 2024, meeting minutes. The motion passed.

5. FINANCIAL REPORT

5.1 Budget Tracking Review

M. Rothert reviewed the financial report for the period ending July 2024. He referenced the Budget Tracking report with the monthly bank statement. From the statement he noted the amount of revenue earned from interest at \$313.69 and the payments for property abatement services and property insurance that totaled \$2,425.00. The ending balance for the period is \$124,770.59. Bank statements were attached to substantiate the tracking sheets. M. Rothert discussed working on the budget in the near future.

5.2 Checks and Approval

Boards members discussed bills and invoices for payment. A motion was made by C. Mathias and seconded by M. Rothert to allow a \$20,000 payment to Bohnsack & Frommelt, LLP, for Audit Services as per the contract. The motion passed.

A motion was made by M. Rothert and seconded by C. Mathias to allow a \$420.00 payment to Kymblyl Komplete Kare for property maintenance services at East Moline and Rock Island properties.

5.3 Audit Update

There was discussion regarding the recommendations presented by the Audit. The items mentioned were changing the payment of membership dues to be made in the current year of membership. A resolution will be developed for this change to the Bylaws. Also recommended was to have the Secretary/Treasurer sign the monthly board minutes once approved. Auditor noted the program will need to reimburse the City of Moline for future credit card purchases.

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 Monthly Report

The Program Manager referenced her written report. Among the topics highlighted included the ongoing interest of a local contractor in the Rock Island property. Also mentioned was a meeting with Moline staff to review the disposition process for two city owned vacant lots. There was considerable discussion regarding properties located in Silvis.

6.2 City of Atlanta Program

Members took a moment to review the new Blight Tax program recently introduced in the City of Atlanta, GA. The legislation would empower the municipal courts to impose a “blight Tax” on neglected properties to specifically increase the tax bills up to 25 times the current city tax rate. As an incentive, once a blighted property is remediated and returned to productive use, it may be eligible for a discounted tax rate. There was spirited discussion regarding this this new program.

7. OLD BUSINESS

7.1 IHDA Grant Update

M. Chappell reported that program attorney M. Riggs is close to gaining the deed for the second of three properties in East Moline. The remaining two properties are scheduled to be conveyed in early October.

7.2 Property Report

Items were included with the Manager’s report.

8. NEW BUSINESS

8.1 Partner Property Update

M. Chappell referenced the form that the City of Rock Island uses to track properties reviewed the July meeting. She also reported on a referral received from the Rock Island Inspections Division that included contact information for a bank attorney (US Bank) who is the main contact for a problem property.

8.2 Selection of Vice Chairperson for the QCLBA

Chairperson M. Brainard noted the need for a Vice Chairperson for the Quad Cities Land Bank Authority. He nominated C. Mathias for the position. C. Mathias accepted. The motion was seconded by M. Rothert and passed with enthusiasm.

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 11:28 am.