

# Minutes



Quad Cities Land Bank Authority Board Meeting  
October 21, 2024, 10:30 pm  
Moline City Hall  
COW Conference Room  
619 16 Street  
Moline, Illinois 61265

## 1. CALL TO ORDER

Chair Brainard called the meeting to order at 10:35 am.

## 2. ROLL CALL/ATTENDANCE

Board Members: Miles Brainard, Mark Rothert, Chris Mathias

Expert Directors: Brad Hauman

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 September 16, 2024, meeting minutes. The motion passed.

## 5. FINANCIAL REPORT

### 5.1 Budget Tracking Review

M. Rothert referenced the Budget Tracking Report and bank statement for the period ending September 17, 2024. From the bank statement he noted the amount of revenue earned from interest for the month was \$217.67. The bank statement confirmed the four payments approved at the September meeting that totaled \$37, 869.65. The ending balance for the period is \$66,974.35. Bank statements were attached to substantiate the Budget Tracking Sheets.

### 5.2 Checks and Approval

M. Chappell briefly discussed the statement of account received from property maintenance contractor Kymbyl Komplete Kare. The statement was requested to confirm totals spent to date on the Rock Island house and for the IHDA grant properties. She noted the \$195.00 invoice sent with the meeting packet has now increased to reflect additional charges for labor and materials to board up one of the East Moline properties. Payment request or invoice now totals \$465.00. A motion was made by M. Rothert and seconded by C. Mathias to approve the payment. The motion passed.

## 6. LAND BANK PROGRAM MANAGER REPORT

### 6.1 Monthly Report

Among the topics highlighted included confirmation that program Attorney Riggs had completed the Abandonment Statute process to secure the three (of five) East Moline properties. The properties were secured on behalf of the City of East Moline. Next step is to have the City of East Moline convey the properties to the QCLBA.

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	

Updates have been made to the QCLBA website, including the addition of the Rock Island property. Also noted was a possible Rock Island property donation. Members reviewed photos of the water issue in the Rock Island property and discussed the recent effort to pump out the water. M. Brainard is in discussion with Public Works leadership about the situation. M. Chappell will be sending information to the property owners/investors that surround the site to gain interest. Also discussed were the recent conferences and engagement efforts.

## **7. OLD BUSINESS**

### **7.1 IHDA Grant Update**

In addition to the update provided in the Manager's Report, there was discussion on Rock Island Inspections staff teaming with East Moline staff to secure the demolition scopes for the five properties required for the grant. Grant work will be the main administrative focus over the next few months.

### **7.2 Discussion of 3321 7 ½ Ave.**

Recent developments were discussed during the Program Manager's Report.

### **7.3 Member Property Report**

C. Mathias reported that city administration and staff have been working on 2025 goals for the QCLBA. Staff members have gathered a list of eight vacant lots to pass to the QCLBA to administer to end users. The lots would not be given to the QCLBA in an effort to keep maintenance and other holding costs down. Once an end user is secured, any sale proceeds will go to the QCLBA. Closing costs will be paid by the new owner, if possible. Members expressed support for the proposed arrangement.

### **7.4 Marketing Meeting Update**

M. Chappell noted possible dates for the marketing meeting will be sent to members via a Doodle poll to determine a date. Waiting for a response from the restaurant owner regarding dates and costs. Have also asked Attorney Riggs for dates as she will present on the Abandonment Statute and Foreclosure process.

## **8. NEW BUSINESS**

### **8.1 Conference Report**

M. Chappell provided a report on the recent Center for Community Progress conference. She briefly shared details from one session that focused on the importance of supporting middle neighborhoods through engagement efforts such as newsletters, council involvement, and municipal department efforts.

## **9. EXECUTIVE SESSION - N/A**

## **10. ADJOURNMENT**

A motion was made by C. Mathias and seconded by M. Rothert to adjourn. Motion passed. The meeting adjourned at 11:22 am.