

Kankakee Regional Land Bank Authority  
April 15, 2025 meeting minutes  
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Chairperson Lisa Sanford at 1:35 pm
2. Pledge of allegiance
3. Roll call
  - a. Joe Nugent – Present
  - b. Matt Olszewski - Present
  - c. Lisa Sanford - Present
  - d. Barbara Brewer-Watson – Present
  - e. Victor Nevarez - Absent
  - f. Norman Gaskin – Present via Zoom
  - g. Dr. Montele Crawford - Absent
  - h. Brent Denzin - Present via Zoom
  - i. Scott Goldstein – Present via Zoom
  - j. Chris Breach - Daily Journal
4. Approval of electronic and telephonic participation – Joe Nugent motioned and Matt Olszewski seconded the motion. All were in favor. Motion carried to approve electronic and telephonic participation.
5. Public comment – There were no public comments.
6. Approval of March 18 Meeting Minutes – Matt Olszewski motioned to approve the minutes and Joe Nugent seconded the motion. All were in favor. Motion carried.
7. Financial Review
  - a. Account balance of \$109,234.11 was reported. The financial report from the Finance Director at the County has not sent a report. Joe Nugent motioned to move the financial into the records and Matt Olszewski seconded the motion. All were in favor and motion passed.
8. Chairperson's Report
  - a. The Chairperson presented the modified agreement for legal services from Denzin and Soltenzadah. A discussion was held on

the various rates presented in the agreement for the board to consider. The agreement was signed by the chairperson and given to the Secretary for submission and record keeping.

9. Executive Director's Report -

- a. Dr. Crawford submitted a written report in his absence. That document is included with these minutes.
- b. 217 E Court St. - Barbi presented the PSI proposal for repairs to the façade and roof of the building for \$10,221.00. Consensus was to move forward with this and will be ratified at the next meeting. Barbi also informed the board that she met with the environmental team on site for a preparation meeting to plan for the drug removal. She advised that the company wants to move quick and does not want to wait another weeks to begin moving forward. The following items need to happen.
  - Contact with DEA needs to happen to get permission to remove the controlled narcotics still in the building. Since they were already on site before, does the DEA want to handle these narcotics or will they sign over permission to the environmental team to remove these drugs with the proper DEA regulations.
  - Removal of the customer files that are in the way. Should we shred these documents or rent a dumpster and throw them away. Brent advised that we aren't liable under HIPPA to dispose of these files confidentially.
  - If we want to have anything thrown away that is in the major walkways then we should do this rather than the company to move garbage but also equipment or products around.
  - We need to secure the parking lot at 815 for two box trucks and potentially a dumpster for 10 days for the clean up process. This will help us avoid a lane closure on Court St.
- c. Brent provided the board with an update from his meeting with Dr. Crawford where they identified target properties. Those addresses are included in the Director's report included with these minutes.
- d. Brent updated the board about eProperty's work in creating a process to identify properties with their software along with other layers of additional databases like the City's grass cutting list and catalogue mailing list.

10. Old Business

- a. IGA update. Barbi advised that she does not have an update on this item.

11. New Business

- a. No new business was presented.

12. Adjournment – Norm Gaskin motioned to adjourn and Matt O. seconded. All in favor. Motion carried and the meeting was adjourned at 2: 49pm.

13. Next meeting is May 20, 2025 at 1:30pm in the County Board Room.

*Minutes prepared by KRLBA Secretary Barbi Brewer-Watson*

## DIRECTOR'S REPORT

I met with Scott and Brent Thursday, April 10th to discuss potential use of remaining SCP2 funds. A good portion of our discussion centered around the issue of vacant, boarded homes with current taxes. The strategy is to request the City to assign liens against these properties to KRLBA. Once assigned, KRLBA can enter discussion with the owners to: move forward with renovation, convey the property to KRLBA through a deed in lieu of foreclosure, begin the process of foreclosing on the liens. The first step is to inquire about liens on the following properties.

1. South Chicago
  - a. 326 PIN 16 17 05 210 002 b. 328 PIN 16 17 05 210 003
2. N West Avenue
  - a. 283 PIN 16-09-32-320-014
  - b. 214 PIN 16-09-32-320-020 - Taxes Sold
3. N Harrison Avenue
  - a. 340 PIN 16 09 32 414 006
4. N Francine Drive
  - a. 781 PIN 16-09-33-206-022
5. N Schuyler
  - a. 1007 PIN 16-09-32-201-014 - Taxes Unpaid - Trustee will auction - Time of the essence.

The Mayor has agreed to assign the liens against 643 South Myrtle Avenue PIN 16-17-05-405-013. Mr. Funk (owner) is deceased. However, Mrs Funk is willing to work with us. Either DIL or lien foreclosure will be our means of acquisition. Otherwise the property will go to auction.

I am planning to visit 427 S Chicago PIN 16-17-05-116-013 with the City Attorney and Operations Manager.

This duplex is owned by the City. Mayor Curtis is willing to convey this property to KRLBA provided it fits our criteria.

I am attempting to convince the owner of 755 N Francine 16-09-33-209-012 KRLBA to sell to KRLBA. There are several liens which the City is willing to assign to KRLBA to foreclose or DIL. I offered \$5000. I tried explaining KRLBA is his only option because the City will not release the liens unless KRLBA is the buyer. I plan to circle back to try again. Hey may accept 6000-7000. His ask was 10000. I do not think we should meet him there. The home has a collapsed roof between the garage and home, however the home is salvageable.

We are still awaiting title to clear on 2847 SR 115. As soon as we have it, I will schedule closing.

7292 Baseline Rd was sold April 2nd. The process was about 35 minutes. The buyers were very excited to have the property.