

Kankakee Regional Land Bank Authority
May 20, 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 – Absent
 - e. Victor Nevarez - Present
 - f. Norman Gaskin – Present via Zoom
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Present via Zoom
 - i. Scott Goldstein – Present via Zoom
 - j. Chris Breach - Daily Journal
4. Approval of electronic and telephonic participation – Norman Gaskin motioned and Victor Navarez 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 April 15, 2025 Meeting Minutes – Joe Nugent motioned to approve the minutes and Matt Olszewski seconded the motion. All were in favor. Motion carried.
7. Financial Review
 - a. Account balance of \$119,126.66 was reported. The financial report from the Finance Director at the County dated April 30, 2025 was reviewed. Norman Gaskin motioned to move the financial into the records and Victor Navarez seconded the motion. All were in favor and motion passed.
8. Chairperson's Report
 - a. None

9. Executive Director's Report -

- a. Dr. Crawford reported that closing on the SR115 property was held 4/30/25. He noted that closing was delayed due to the title company not being accustomed to land bank deals. He added that the closing went well and the KRLBA netted \$4,000. Matt Olszewski asked if the assessor has been notified to re-assess the property without the improvements. Dr. Crawford indicated that it has been notified.
- b. 217 E Court St. – Dr. Crawford reported that he had contacted Midwest Environmental to see if a representative could attend the meeting; however, they were not available. He stated that he would follow up on the quote for air quality testing as it is already included in the asbestos abatement quote from ValorTechnologies.
- c. Dr. Crawford provided a written report on progress on various property acquisitions. He noted that the City is willing to assign its liens to the KRLBA so we could foreclose on them. He added that 427 S. Chicago is owned by the City and the Mayor has agreed to transfer title to the KRLBA. A discussion on the status of 2 Charlton was held. Brent Denzin suggested the County create a legal interest in the property, assign it to the KRLBA and then a donation of the property could be accepted. Dr. Crawford noted that we are unable to locate the owner. Brent Denzin indicated that they could do a skip trace if desired. He added that if there is an unpaid water bills, we don't need to wait for two years of unpaid taxes to file an abandonment petition. He said he will look at the County records to see if there is a mortgage on the property. Dr. Crawford reported that he has been in touch with the owner of 755 N Francine and they are willing to sell for \$6,500. Brent Denzin suggested that a lien foreclosure would be a less expensive alternative to acquiring title.

10. Old Business

- a. Dr. Crawford indicated that the Mayor is to speak with the County Board Chairman regarding the IGA. Brent Denzin stated he would review the two versions to identify the differences.

11. New Business

- a. Chairperson Sanford asked about information on potential brownfield grants. Dr. Crawford said there wasn't much to report at this time. Grants could be secured from the EPA for development of brownfields. A firm that handles such grants has reached out with a list of potential properties. Brent Denzin indicated that title would have to be vested in the KRLBA to apply for a grant as private ownership is not allowed.
- b. Chairperson Sanford asked Joe Nugent for his opinion of value for the Jaffe building. Norman Gaskin stated he could help Joe develop

that opinion.

- c. Brent Denzin reported that County Board Chairman asked for information on land banking with the Northern Illinois Land Bank. Mr. Denzin noted that he was on a call last week and noted the call was very positive regarding the prospects for the KRLBA.
- d. Scott Goldstein reported that the County has been informed by IHDA that an extension will be provided on the Strong Communities Program grant. He noted that there remains over \$300,000 to spend and urged the KRLBA to get property information submitted.

12. Adjournment – Matt Olszewski motioned to adjourn and Victor Nevarez seconded. All in favor. Motion carried and the meeting was adjourned.

13. Next meeting is June 17, 2025 at 1:30pm in the County Board Room.

Minutes prepared by KRLBA Acting Secretary Matthew Olszewski



Kankakee Regional Land Bank Authority

Tuesday, May 20, 2025 1:30 PM

Executive Director's Report

I have been able to make progress working with the City of Kankakee to begin the process of foreclosing on the liens. The list below represents the properties for which I have requested lien assignment:

- a. 643 S. Myrtle Lien assignment (May 19 vote)
- b. 755 N Francine \$16,880.85 in liens (Owner is willing to sell for 6500)
- c. 326 S Chicago Ave - \$3,735.66 in liens and an injunction
- d. 338 S Chicago Ave - \$267.08 in liens and an injunction
- e. 241 N West Ave - \$527.83 in liens

The following property is City Owned and is up for vote to be conveyed to the Land Bank (May 19 vote):

- a. 427 S. Chicago City Owned

The following properties are board ups with up to date taxes. I have requested to know their lien status for assignment to KRLBA:

- a. 341 S. Chicago
- b. 329 S. Greenwood
- c. 354 S. Greenwood
- d. 340 N. Harrison

The following is a good candidate for acquisition via abandonment (2023 taxes sold – still monitoring):

- a. 2 Charlton Drive PIN 12-17-15-203-006