

Kankakee Regional Land Bank Authority
July 17, 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 - Absent
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Present via Zoom
 - i. Chris Breach - Daily Journal joined at 1:36
 - j. Delbert Skimmerhorn - Present Via Zoom
 - k. Ben Wilson - Present Via Zoom
 - l. Tim Allen - Guest
4. Approval of electronic and telephonic participation – Matt O motioned and Joe Nugent 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 June Meeting Minutes – Joe Nugent motioned to approve the minutes from 6/17/25 Matt O seconded the motion. All were in favor. Motion carried.
7. Financial Review
 - a. Invoice 3526.50 bill from Denzin and Soltenzadeh was presented for payment. Joe Nugent motioned and Barbi Watson seconded. Matt O asked if this bill would have been paid if the technical assistance grant was in place and Brent said all of it would have been paid.

- b. First Trust Bank Account balance of \$119,055.67.67 was reported. Matt O pointed out the Nicor bill from the Jaffe building. And Dr. Crawford is scheduling time with them to look at the meter to confirm that we are not using gas and when that is confirmed they will refund us. Matt O motioned to file the report and Joe Nugent seconded the motion.
- c. A financial report from the County was not presented to the board.

8. Chairperson's Report

- a. Affirmed that the priority for staff is to acquire property.

9. Executive Director's Report -

- a. Tim Allen is a consultant with A3E to help landbanks create a brownfield strategy. Tim explained the EPA brownfield grants program. Grants can be used for planning and feasibility of brownfields properties and then remediation of the brownfield properties to prepare them for development. It is a competitive process.
- b. 217 E Court St. - Dr. Crawford went and looked at the cleaning of the basement from the asbestos removal and reported that it is so clean. Now the drug remediation part needs to be coordinated. Dr. Crawford will follow up with Robert at Midwest Environmental Review. Dr. Crawford explained that an individual is interested in purchasing the sign and other property in the building. Barbi asked if we needed to go through a public purchasing process if we sell the items. Brent advised that legally we do not have to do a public process but we may want to engage in that process for public relations reasons. The board reviewed the RFP draft.
- c. Dr. Crawford reported that the landbank has been assigned liens for the following properties:
 - i. 326 S Chicago Ave
 - ii. 338 S Chicago Ave
 - iii. 241 N West Ave
 - iv. 755 N Francine Dr
 - v. 340 N Harrison Ave

We are still waiting for the lien to be assigned for 643 S Myrtle. 642 Myrtle and 2 Charlton are included in Abandonment along with 1329 S 6th Ave, 980 S 6th Ave, and 1065 S 4th Ave.

- d. Dr. Crawford is meeting with the County Treasurer and the City Attorney to help create processes and systems to facilitate new property acquisitions.

10. Old Business

- a. No old business is presented.

11. New Business

- a. No new business was presented.

12. Adjournment – Matt O. motioned to adjourn and Joe Nugent seconded. All in favor. Motion carried and the meeting was adjourned at 2:47pm.

13. The next meeting is April 19, 2025 at 1:30pm in the County Board Room.

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson