

Kankakee Regional Land Bank Authority

September 16, 2025 meeting minutes
County Building 189 E. Court St., Kankakee, IL 60901

1. Welcome – Meeting was called to order by Vice-Chairperson Matt Olszewski at 1:31 pm
2. Pledge of allegiance
3. Roll call
 - a. Joe Nugent – Present
 - b. Matt Olszewski - Present
 - c. Lisa Sanford - Present at 1:37pm.
 - d. Barbara Brewer-Watson – Present
 - e. Victor Nevarez - Present
 - f. Norman Gaskin - Present
 - g. Dr. Montele Crawford - Present
 - h. Brent Denzin - Joined via Zoom at 1:43pm
 - i. Chris Breach - Daily Journal
 - j. Brian White - Present Via Zoom at 1:38pm
 - k. Randy Chaplinski - Guest
4. Approval of electronic and telephonic participation – Victor Nevarez 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 July Meeting Minutes – Matt Olszewski motioned to approve the minutes from 8/19/25 with the correction of the date Joe Nugent seconded the motion.
7. Financial Review
 - a. Invoice \$3,787.00 bill from Denzin and Soltenzadeh was presented for payment. Victor Nevarez motioned and Joe Nugent seconded. All were in favor and motion passes.

- b. First Trust Bank Account balance of \$88,947.76 was reported. Motion to file made by Matt and seconded by Joe Nugent. All were in favor. Motion passes.
- c. A financial report from the County was not presented to the board.

8. Chairperson's Report

- a. Chairperson Sanford gave the floor to Randy Chaplinski to request to be an expert director and asked to be considered to join the board. A discussion was held about the discrepancy in the online IGA about voting rights to expert director. Our updated IGA adopted in June 2025 states there are no voting rights to the expert directors.

9. Executive Director's Report -

- a. 217 E Court St. - We reviewed proposals for garbage removal of the basement. Discussion was held on all the proposals. Victor Nevarez made a motion to approve the proposal from Junk Bunker for \$3,200.00 with language in the contract for direction on specific disposal guidelines. Barbi Watson seconded the motion. No further discussion was held. All were in favor. Motion passes.
- b. Dr. Crawford presented a list of the properties approved and pending by IHDA per the Strong Communities Round 2 grant. A discussion was held on the property at 1071 Country Lane, Bourbonnais. The acquisition method strategy is abandonment. Dr. Crawford to follow up with the County to verify if they will lien the property for violations. A title search will be completed and reviewed. The same process will be followed for 79 Pearl. 643 Myrtle is in probate and Matt. O explained that we should establish the spouse as the heir and then she can sign the property over with a deed in lieu process.
- c. Board reviewed an email from City attorney with a list of properties that they will convey to the landbank with the submission of IHDA grant approval. Board consensus is to accept **762 Webster Circle East 16-09-33-209-004; 360 South Elm 16-17-04-112-009; 241 West Hickory 16-17-05-104-018**

10. Old Business

- a. Review of interim job description. Chairperson Sanford led a discussion on the priority of acquiring properties quickly to utilize the grant funds available until the end of 2026. She also explained that we as board members will need to volunteer some time for help with this work during this time of transition. Brian advised that he would review the job description and send comments. He will be working alongside Dr. Crawford.

11. New Business

- a. No new business

12. Executive Session

- a. No executive session was needed.

13. Adjournment – Barbi Watson motioned to adjourn and Joe Nugent seconded. All in favor. Motion carried and the meeting was adjourned at 3:03pm.

14. The next meeting is October 21, 2025 at 1:30pm in the County Board Room.

Minutes prepared by KRLBA Secretary Barbi Brewer-Watson