

Minutes



Quad Cities Land Bank Authority Board Meeting
June 16, 2025, 10:30 pm
Moline City Hall
CED Conference Room
619 16 Street
Moline, Illinois 61265

1. CALL TO ORDER

Chair Brainard called the meeting to order at 10:33 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

N/A

4. APPROVAL OF MEETING MINUTES

A motion was C. Mathias and seconded by M. Rothert to approve the May 19, 2025, meeting minutes as presented. The motion passed.

5. FINANCIAL REPORT

5.1 Budget Tracking Review

M. Rothert referenced the Budget Tracking Report dated June 13, 2025, and bank statement dated May 30, 2025. From the bank statement he reported revenue earned from interest for the month was \$181.08. Three checks were processed: Kymbyl Komplete Kare for mowing services, \$455.00, Ben Farrer & Co. for Directors & Officers Insurance at \$6992.00, and Hansel Consulting, insurance broker, for \$1,575.00. The end balance for the period is \$95,443. Bank statements were attached to support the Budget Tracking Sheets.

5.2 Checks and Approval

M. Chappell referenced the invoice from Hansel Consulting for \$1,093.00. The invoice covers property liability insurance coverage for the five East Moline Lots, at \$593.00 (or \$188.00 per). The remaining \$500.00 is for the consultant fee. A motion was made by M. Rothert and Seconded by C. Mathias to approve the payment.

M. Rothert noted we are waiting to receive the invoice from the City of Moline for the Personnel Salary Reimbursement for the 1st Quarter. He requested approval in advance so the check could be processed upon receipt of the invoice. Based on past invoices, the anticipated amount was approximately \$26,000. A motion was made by C. Mathias and seconded by M. Rothert to approve the expense. The motion passed.

BOARD MEMBER	P	A
Brainard, Miles	X	
Chris Mathias	X	
Rothert, Mark	X	
Tim Wymes	X	
EXPERT DIRECTORS		
Hauman, Brad	X	
Irvine, Jerad		X
Pankey, Ashley		X
PROGRAM STAFF		
Chappell, Mary	X	

6. LAND BANK PROGRAM MANAGER REPORT

6.1 Review of Monthly Report

M. Chappell briefly discussed the report. Of note under Operations was the processing of insurance coverage for the five vacant lots in East Moline lots, the completion and revision of the IHDA SCP2 grant Quarter 6 report. Also assisted C. Mathias with developing the city council memo to declare six properties as surplus and for the QCLBA to manage the return of lots to tax rolls. Three of the six properties have interest from adjacent property owners. Also mentioned the interest from buyers in the 10 IHDA grant properties in Rock Island. Discussed grant opportunity now available (June 1) from the QC Community Foundation for operational support. Reported on the U of I Extension/Rural Partners Webinar series. Reviewed agenda and notes from meeting with Rock Island County Treasurer Nick Camlin to discuss donation of property and removal of tax liens. Met with Matt Mendenhall, CEO of RDA., Jenelle Wolber, REDEEM Vice President.

QCLBA currently owns 6 properties, managing/marketing 7 Moline lots, and will soon add the 10 Rock Island sites for a total of 23 properties.

7. OLD BUSINESS

7.1 IHDA Grant Update

Item discussed during the Program Manager's Report.

7.2 Municipal Partners Update

No updates were provided. M. Chappell reminded members to consider passing properties involved in Munices proceedings through the land bank for disposition.

8. NEW BUSINESS

8.1 Report on Property Applications

Board members were reminded of the May discussion involving applications to purchase three vacant lots in the City of Moline. Members approved two requests. A third request was discussed, but no action taken. The address is 1117 26th Street.

- **1117 26th St.:** Vacant flat lot is 5,600 sq. ft. and located on quiet residential street. Demolition funded by IHDA grant. New adjacent property owner J. Arreola made an application with an offer to purchase of \$2,000. Based on board discussion, the DOR value from 2021 is \$1,874 plus closing costs of \$283 = **\$2,157**. Mr. Arreola is prepared to pay the full amount.

A motion was made by C. Mathias and seconded by M. Rothert to allow the sale pending Moline City Council authorization.

9. EXECUTIVE SESSION

N/A

10. ADJOURNMENT

With nothing further to discuss a motion was made by C. Mathias and seconded by M. Rothert to adjourn. Motion passed. The meeting adjourned at 11:25 am.