Minutes

Quad Cities Land Bank Authority Board Meeting
July 21, 2025, 10:30 pm
Moline City Hall
CED Conference Room
619 16 Street
Moline, Illinois 61265

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

1. CALL TO ORDER

Chair Brainard called the meeting to order at 10:32 am.

2. ROLL CALL/ATTENDANCE

Board Members: Miles Brainard, Mark Rothert, Chris Mathias
Expert Directors:
Program Staff: Mary Chappell
Others: Tim Wymes, Community Development Director, East Moline

3. PUBLIC COMMENT

N/A

4. APPROVAL OF MEETING MINUTES

A motion was M. Rothert and seconded by C. Mathias to approve the July 21, 2025, meeting minutes as presented. The motion passed.

5. FINANCIAL REPORT

5.1 Budget Tracking Review

M. Rothert referenced the Budget Tracking Report dated July 15, 2025, and bank statement dated June 30, 2025. From the bank statement he reported revenue earned from interest for the month was $181.72. Two checks were processed: Riverfront Grille for Opportunity Conference expenses, $156.00, Hansel (Insurance Agent) Consulting LLC for $1,093.00. The end balance for the period is $95,376. Bank statements were attached to support the Budget Tracking Sheets.

M. Rothert referenced the two pending Personnel Reimbursement invoices for Quarter 1 and Quarter 2 that total $38,487.15. Considering the two invoices, the fund balance available after the liabilities is $55,889.

5.2 Checks and Approval

M. Rothert referenced the Quarter 2 Personnel Reimbursement Invoice for Quarter 2 and asked for approval to pay. A motion was made by C. Mathias and seconded M. Rothert to approve the Personnel Reimbursement payment of $28,334.50.

M. Chappell presented three invoices for approval. Two invoices from Kymbyl Komplete Care for property maintenance at $260.00 and $65.00, and a third invoice from Meridian Title Company for a limited title search expense at $225.00. The search was for a Right of Entry project relating to a property in East Moline as part of the IHDA grant. A motion was made by M. Rothert and seconded by C. Mathias to approve the payments.

M. Brainard asked to add a discussion of the budget under item 8, New Business.

6. LAND BANK PROGRAM MANAGER REPORT

6.1 Review of Monthly Report

From the report Ms. Chappell noted the following: She referenced attending Moline City Council Meeting to hear the outcome on Surplus Properties that the QCLBA will be managing. Navigated IHDA SCP2 Grant report questions from IHDA staff. Met with M. Riggs to review disbursement process for Moline properties. Discussed the removal of property taxes with Attorney's Denzin and Riggs as part of the Abandonment Statute process. Assisted IHDA Technical Advisor S. Goldstein on IHDA Land Banks Status Report. J. Irvine presented contact information for a property donation opportunity in Rock Island. The original list of the 10 Rock Island properties identified for the IHDA grant has been reduced to 7. Completed QC Community Foundation grant for Operations & Program support. Requested $40,000 (max) disbursed over two years. Decision made by September 1st. Attended U of I Extension/Rural Partners Webinar and a National Land Bank Network Webinar. *Met with new Rock Island Mayor A*shley Harris, and QC Business Journal reporter Kenda Burrows. The QCBJ article is scheduled to be published in early August.

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

Comments included in Manager's report.

7.2 Municipal Partners Update

M. Brainard noted the departure of Rock Island Building Official Jerad Irvine.

8. NEW BUSINESS

8.1 Report on Property Applications

M. Brainard opened the discussion regarding the direction of the program and budget concerns. He noted that the City of Rock Island has a need for the land bank to address the amount of vacant and abandoned properties. M. Rothert echoed those comments, and stated the land bank has been helpful tool to address property issues. C. Mathias acknowledged that the land bank has been helpful. At this time, he is not sure what Moline would consider moving forward due to recent developments. There was considerable discussion that followed that included various approaches to sustaining the program.

For discussion, M. Chappell circulated a *draft* of a new financial model for the program. Due to time constraints, a special meeting was scheduled for the following Monday, July 28, 2025, at 10:30 a.m. to examine further.

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 11:38 am.

Submitted by Mary Chappell, Program Manager