Central Illinois Land Bank Authority

February 24, 2021 at 5:30

Zoom link: <https://zoom.us/j/99607694666?pwd=N0dnVC9vcmFLZ1E1bnhoZmF5ZVhMQT09> Password: 654397

Conference call details: 1-312-626-6799, Meeting ID: 996 0769 4666, Password: 654397

AGENDA

CENTRAL ILLINOIS LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING

February 24, 2021

1. Call to order: roll call
2. Welcome/Introductions
3. Approval of Agenda
4. Approval of Minutes from the September 3, 2020 meeting
5. Audience Comments
6. Executive Director’s Report/Items of Information
7. Update on two grant application awards for IHDA’s *Strong Communities* program
   * Vermilion County award of $125k – no match funds
   * Hoopeston award of $125k - $100k match from Hoopeston Retirement Village Foundation and $50k from City
8. IHDA Abandoned Property Program applications of $75k each submitted 2/16 for following member communities: Westville, Georgetown, Ridge Farm, and Rankin
9. Pending demo RFP from 12 Vermilion County Trustee acquisitions – 8 in Vermilion County and 4 in Hoopeston
10. 2018 International Property Maintenance Code adoption and shared code enforcement:
    * Adopted: Westville, Georgetown, Ridge Farm, and Rankin
    * Others interested: Hoopeston, Bismarck, Potomac
11. Extend and renew Clifton Larson Allen accounting contract of $5k for 2021
12. Extend and renew Brian White’s consulting contract. One year, $30k contact executed a year ago – so just amending to extend for a year with $6300 balance remaining.
13. Tilton and Decatur: two potential rehabs
    * Discuss budget implications.
14. Planning initiatives for catalytic projects
    * Hoopeston Iron Foundry: U of I landscape architect intern and SEDAC center for solar feasibility analysis.
15. Pilot “abandonment” cases: Catlin and Hoopeston
16. Accounting – Clifton Larson update on 2020 budget to actuals
17. New Business
    1. Board Approvals needed:
       1. Action Item #1: Authority to open a loan with Vermilion County CDC set up as a single pay note in the amount of $50,000, 12 months, principal and interest due at maturity @ 1%.
       2. Action Item #2: Authority to open an additional Line of Credit with a banking institution that has presence in the Decatur and/or Champaign County markets. This is needed for future rehabs. CILBA will seek terms similar to Iroquois’ LOC.
       3. Action items #3: authority to open new, separate Iroquois Bank accounts for following IHDA grants and associated foundation grant:
          * 1. CILBA Strong Communities award of $125k for Vermilion County
            2. Hoopeston Strong Communities award of $125k – CILBA doing all 3rd party administration.
            3. Hoopeston Retirement Village Foundation $100k grant.
       4. Action Item #4: CILBA Board Resolution - IHDA Strong Communities
       5. Action Item #5: CILBA Certificate of Incumbency - IHDA Strong Communities
       6. Action Item #6: Accept 107-09 Prarie Street, Catlin as a “donation”. CILBA will then market vacant land for 30 days, sell to highest bidder, and split proceeds with Catlin.
       7. Action Item #7: Accept 1206 Clarence St, Danville as a “donation”.
       8. Action Item #8: Approve sale of 3014 Georgetown Rd, Belgium to Lee Colby. He will be signing a PSA with rehab conditions.

1. Adjournment