



CENTRAL ILLINOIS LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING

February 7, 2024 from 5:00-7:00

Location: 1 Gary K Anderson Plaza – 3rd Fl Community Development Office
Decatur, IL 62523

Minutes

Call to Order 5:00pm

- 1) Roll Call: Chairperson Jon Kindseth, Cordaryl Patrick, Dalitso Sulamoyo, and Steve Summers. Also present Executive Director Mike Davis.
- 2) A motion and a second was made to approve the minutes from the December, 13 2023 meeting, voice vote all in favor, none opposed.
- 3) Public Comments: none present
- 4) The Executive Director provided the Board a report of the following things: Our accountant from CLA looked at last 2 years expenses and provided averages. \$263k baseline derived from averages last 2 years. We were very conservative.
On the revenue side \$78k in bank – this is largely from \$60k of operating support provided by 5 small towns. They're each putting in \$10k apiece to get access to \$60k demolition funding.
Decatur \$150k operating 2024 – have yet to access it. Director will request \$75k soon and other \$75k probably in Q3 when we'll have insurance PMT due. Champaign County's \$45k "in mail" from 2023 – this is a carry over from last year's operating contribution of \$60k. No operating support from County in 2024. There's \$262k in admin CILBA could collect this year, but \$120k of that revenue dependent on hiring someone to staff \$800k of Decatur rehabs. The new hire should essentially pay for their salary in admin that could be collected.
 - a) Funds are available for project grants – we have plenty of project grant funding. There should be no concerns about approving action items related to project grant funding.
 - b) Staffing: now is the time to staff up, spend as much project grant funding as possible, and continue building out track record. Success breeds more success and I'm a firm believer in the line "you need to spend money to make"
 - c) 2024 is safe year because we still have \$150k coming in from Decatur for 2024 operating. Once ARPA funds are gone, 2025 becomes dicey – this is where I'd say some advocacy comes into play pushing for dedicated source of revenue for land banks. If the worst case is we spend \$2+

Mill of project grant funds this year, really kickass doing great work, and there isn't sufficient operating for 2025 – I'll move on and find a new job.

Director still needs to spend time with accountant to finalize Q4 2023 financials – I basically need to help outline project expenses and start creating individual file folders for all rehab expenses.

The Board should be thinking about 2025 and how it can help bring in new/other resources.

5) New Business

a) Board Approvals needed:

- i) A motion and a second was made to approve Demolition Contract of \$43,800 to Sniders Trucking, Inc. for 3 Georgetown and 1 Ridge Farm demolitions, Roll Call: Kindseth, Aye; Patrick, Aye; Sulamoyo, Aye; Summers, Aye; Motion Passes.
- ii) A motion and a second was made to approve Rehab Contract of \$94,600 to Be Be Construction for "Abandonment to Rehab" project at 1570 W Forest Ave, Decatur, Roll Call: Kindseth, Aye; Patrick, Aye; Sulamoyo, Aye; Summers, Aye; Motion Passes.
- iii) A motion and a second was made to approve MOU with Mattoon. CILBA will accept \$10k in exchange for marketing/selling 10-20 vacant lots, Roll Call: Kindseth, Aye; Patrick, Aye; Sulamoyo, Aye; Summers, Aye; Motion Passes.
- iv) A motion and a second was made to provide Executive Director with the authority to sign demolition contracts under \$80k for IHDA Strong Communities Round 2 funded projects. Local member approval/signoff needed for each project, Roll Call: Kindseth, Aye; Patrick, Aye; Sulamoyo, Aye; Summers, Aye; Motion Passes.
- v) A motion and a second was made to approve retroactive pay increase to 9/28/23 for intern Camila from \$20/hr to \$26/hr and for Community Development Consultant – Emma Walters – from \$30/hr to \$35/hr, Roll Call: Kindseth, Aye; Patrick, Aye; Sulamoyo, Aye; Summers, Aye; Motion Passes.

6) Discussion was had about the following things:

- a) Review IHDA/ARPA grants – discuss progress and implementation challenges
- b) 2024 Operating Budget
- c) Staffing plan for 2024
- d) Salary review for Executive Director. Comparative analysis to be conducted by Board. (This item was tabled to a future meeting)

7) Adjourn Meeting 6:55pm

Submitted by:
Jon Kindseth