



Kankakee City Council Community Development Committee

March 2, 2026, 6:00 p.m.
Council Chambers, 385 E. Oak St.

Regular Meeting Minutes

The regular meeting of the Community Development Committee ("Committee") of the Kankakee City Council ("Council") was called to order by Chair Dave Baron on Monday, March 2, 2026 at 6:05 p.m. in the Council Chambers, proper notice having been given to the public and Committee members. There were no public comments.

The following Committee members were present: Aids. Mike Prude (1), Dave Baron (2), Danita Swanson (4), and Lenora Noble (7). The following Committee members were not present: Aids. Larry Osenga (3), Victor Nevarez (5), and Mike Cobbs (6). The following guests were also present: Ald. Lance Marczak (4), Economic & Community Development Agency ("ECDA") Executive Director Barbi Brewer Watson, and ECDA Assistant Director Miya Petitgoue. The Chair recognized a quorum was present.

Ald. Baron asked the Committee to review the February 2, 2026 regular meeting minutes, which had been made available to the Committee in advance of the meeting. **Upon a motion by Ald. Swanson and seconded by Ald. Prude, the Committee voted on a voice vote to approve the meeting minutes from February 2, 2026.**

The Committee reviewed ECDA's February community development draw vouchers totaling an amount of \$249,798.11. **Upon a motion by Ald. Swanson to approve payment of the December draw vouchers totaling the amount of \$249,798.11 and seconded by Ald. Prude, the Committee voted (4 Yes, 0 No) on a roll call vote as follows: Prude – Y. Baron – Y (Abstain on 26-02-03). Swanson – Y. Noble – Y.**

Ald. Baron introduced Ms. Watson to provide the monthly ECDA report. According to Ms. Watson, 2 lead hazard projects were completed in February, and 5 more are in progress. The final 9 projects under the Healthy Homes grant are being completed now with completion expected before summer. Additional Healthy Homes funds have not been made available by the U.S. Department of Housing and Urban Development ("HUD"). Under the Middle Income Rehab Assistance ("MIRA") program funding by American Rescue Plan Act ("ARPA") funds, one project is underway with several more slated before funding must be spend by the end of December. Using Community Development Block Grant ("CDBG") demolition funds, the properties at 434-450 Fifth Avenue had been taken down with the basements filled. ECDA will continue with site readiness efforts to make the property available for future development. Bids for contracts associated with Harbor House's expansion funded through the CDBG-Coronavirus Shelter Construction Grant will be opened on March 5 and brought to the Council for approval at the next meeting.

Committee Members: Michael Prude (1), Chair Dave Baron (2), Larry Osenga (3),
Vice Chair Danita Swanson (4), Victor Nevarez (5), Mike Cobbs (6), Lenora Noble (7)

Ms. Brewer Watson summarized a report from the executive director of the Kankakee Regional Land Bank Authority ("KRLBA"), which stated that KRLBA had acquired 7 properties in the City, including the Jaffe Building, and were in process to acquire 29 more. Ald. Baron asked if it would be possible for the executive director to attend a Committee meeting in coming months, and Ms. Watson responded that she would extend an invitation. The Community Advisory Board ("CAB") held its public hearing for 2026-27 CDBG Public Service Program ("PSP") applicants on February 4, 2026 and will make recommendations on March 4, 2026. The recommendations will be presented to the Committee on April 6, 2026. The Private Security Incentive Program ("PSIP") has approximately \$4,800 available to grant for public facing cameras and lighting on private residences.

Ald. Cobbs joined the meeting during Ms. Watson's report.

Under new business, the Committee considered a resolution to grant ECDA authority to offer housing counseling services. Ms. Watson reported that Ms. Petitgoue and ECDA CDBG Program Manager Marlana Kalafut led efforts to prepare the application for HUD certification as a housing counselor, and this resolution was the final item needed before submitting the application. Certification will enable ECDA to provide a fuller suite of services (e.g., predatory lending, budgeting education, fair housing, evictions/foreclosure mitigation) and seek additional funding opportunities. Services would be made available on a countywide basis. ECDA intends to ramp up efforts in the next 18 months around mortgage counseling services before seeking additional funds to expand its offerings.

Ms. Watson then provided a detailed report on housing demographics in the City and County, including that 50.6% of households rent their homes and over half of the households have income below \$50,000. Twenty-three percent of homeowners and 38% of renters are cost-burdened, meaning they spend more than 1/3 of their income on housing. Only 3% of the City's housing was built in the twenty-first century. In response to questions from Committee members, Ms. Watson said that it would likely be more than a year before ECDA could make down payment assistance available to community members, but it was a goal. **Upon the motion of Ald. Prude to recommend approval of the resolution granting ECDA authority to offer housing counseling services and seconded by Ald. Noble, the Committee voted in favor (5 Yes, 0 No) by roll call as follows: Prude – Y. Baron – Y. Swanson – Y. Cobbs – Y. Noble – Y.**

Upon a motion by Ald. Noble and seconded by Ald. Cobbs, the Committee voted via voice vote to adjourn at 6:42 p.m.

The next meeting of the Committee will be Monday, April 6, 2026 at 6:00 p.m.

Respectfully Submitted,

Ald. Dave Baron
Chair

Committee Members: Michael Prude (1), Chair Dave Baron (2), Larry Osenga (3),
Vice Chair Danita Swanson (4), Victor Nevarez (5), Mike Cobbs (6), Lenora Noble (7)