



Kankakee City Council Community Development Committee

May 4, 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, May 4, 2026 at 6:02 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), Larry Osenga (3), Danita Swanson (4), Victor Nevarez (5), and Mike Cobbs (6). The following Committee member was not present: Ald. Lenora Noble (7). The following guests were also present: Economic & Community Development Agency ("ECDA") Executive Director Barbi Brewer Watson, ECDA Assistant Director Miya Petitgoue, Kankakee County Housing Authority ("KCHA") Executive Director Joseph Anderson, KCHA Commissioner William Perakis, Consultant Jim Harro, and Michael Obodzinski. The Chair recognized a quorum was present.

Michael Obodzinski offered a public comment proposing a River Valley Metro Accessible Job Fair at Meadowview Shopping Centre to make employment opportunities available to those who lack vehicle transportation. He also recommended that the City seek to attract Tony's Finer Foods and Strack & VanTill as partners for a grocery store on Kankakee's Eastside.

Ald. Baron asked the Committee to review the April 6, 2026 regular meeting minutes, which had been made available to the Committee in advance of the meeting. **Upon a motion by Ald. Cobbs and seconded by Ald. Osenga, the Committee voted on a voice vote to approve the meeting minutes from April 6, 2026.**

The Committee reviewed ECDA's April community development draw vouchers totaling an amount of \$187,719.74. **Upon a motion by Ald. Swanson to approve payment of the April draw vouchers totaling the amount of \$187,719.74 and seconded by Ald. Nevarez, the Committee voted (6 Yes, 0 No) on a roll call vote as follows: Prude – Y. Baron – Y. Osenga – Y. Swanson – Y. Nevarez – Y. Cobbs – Y.**

KCHA Executive Director Joseph Anderson gave a presentation on his agency's proposal for the Wildwood Residences, a planned housing community for seniors aged 62 and over, which would be located on the KCHA property situated between Wildwood, Chestnut, Myrtle, and Locust streets in the City's Northside. The \$18,000,000 initiative would replace existing public housing with affordable housing consisting of 40 new homes – 30 one-bedroom units and 10 three-bedroom units. Residency would be limited to those with an income of 60% to 30% of the Area Median Income ("AMI"). Mr. Anderson stated that KCHA has submitted an application for Low Income Housing Tax Credits ("LIHTC") to the Illinois Housing Development Authority ("IHDA"), which is a highly competitive

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)

process. In response to a question from Ald. Prude, Mr. Anderson stated that KCHA would assist those currently occupying the public housing to find new housing or to remain in the new units if they qualify.

Alds. Dale Tolly (3), Lance Marczak (4), and Lenora Noble (7) arrived at the meeting during Mr. Anderson's presentation.

ECDA Executive Director Watson next provided the monthly departmental report. She described the 27 construction projects currently underway. Three Lead Hazard projects were completed in April, but ECDA is working to increase production under this grant in order to meet its goals assigned by the Department of Housing and Urban Development ("HUD"). Ms. Watson also reported that ECDA was reviewing new guidance from HUD concerning environmental rules for projects funded by the American Rescue Plan Act (ARPA), which could impact the Middle Income Rehab Assistance ("MIRA") program. ECDA is working with the Adjudication Department and the City's Department of Public Works to identify priority locations to deploy Community Development Block Grant ("CDBG") Demolition funds. Ms. Watson also reported on activity of the Kankakee Regional Land Bank Authority ("KRLBA"), which has made improvements to 10 properties and is pursuing abandonment findings on 12 properties and foreclosing on 7 properties.

Ms. Watson noted that \$4,532 remains available under the Private Security Incentive Program (PSIP) for resident's lighting and door cameras. The Community Advisory Board (CAB) continues to meet consistently. Ms. Petigoue is seeking to connect CAB members from each ward with their two Council members to improve coordination and receiving input from residents. ECDA is hosting a neighborhood cookout on May 30, 1:00-4:00pm at the Civic Auditorium. Ms. Watson also noted that during the month of April, the ECDA team has completed their HUD Grantee Compliance Training in Virginia, and HUD would be visiting the City and ECDA in the coming weeks.

Upon a motion by Ald. Osenga and seconded by Ald. Noble, the Committee voted via voice vote to adjourn at 6:40 p.m.

The next meeting of the Committee will be Monday, June 1, 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)