



Kankakee City Council Community Development Committee

June 1, 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, June 1, 2026 at 6:00 p.m. in the Council Chambers, proper notice having been given to the public and Committee members. There were no public comments.

All Committee members were present: Aids. Mike Prude (1), Dave Baron (2), Larry Osenga (3), Danita Swanson (4), Victor Nevarez (5), Mike Cobbs (6), and 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, and Ald. Lance Marczak (4). The Chair recognized a quorum was present.

Ald. Baron asked the Committee to review the May 4, 2026 regular meeting minutes, which had been made available to the Committee in advance of the meeting. **Upon a motion by Ald. Osenga and seconded by Ald. Marczak, the Committee voted on a voice vote to approve the meeting minutes from May 4, 2026.**

The Committee reviewed ECDA's May community development draw vouchers. Ald. Osenga questioned a large payment to ABG Enterprises for lead hazard reduction projects. Ms. Watson explained ABG is one of the city's primary lead remediation contractors and currently has several projects underway. Additional contractors are being onboarded to increase capacity. **Upon a motion by Ald. Swanson to approve payment of the May draw vouchers totaling the amount of \$28,546.94 and seconded by Ald. Cobbs, the Committee voted (7 Yes, 0 No) on a roll call vote as follows: Prude – Y. Baron – Y. Osenga – Y. Swanson – Y. Nevarez – Y. Cobbs – Y. Noble – Y.**

Ms. Watson provided the monthly ECDA report. Twenty-six housing rehabilitations are currently in progress, and 2 were completed in the last two months. Delays continue due to contractor availability and storm recovery work. The U.S. Department of Housing and Urban Development (HUD) has issued new regulations that require radon testing on more rehabilitation projects, which require specialized licensed contractors. ECDA has 4 Lead Hazard Reduction Program projects currently underway with start-up activities begun for the next 3-year lead grant period though no formal grant agreement with HUD has been signed yet. The final 7 projects under the Healthy Homes grant have been scheduled with program closeout anticipated later this summer. ECDA continues to administer the programs funded by the American Rescue Plan Act (APRA), the funds for which must be expended by the end of 2026. ECDA soon will present certain changes to these programs for Committee approval based on the new HUD regulations.

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. Watson discussed the Harbor House Shelter project. All 7 contracts for the state-funded construction phase have been signed. ECDA is waiting for final state approval before issuing notices to proceed. Ms. Watson gave an update on the activities of the Kankakee Regional Land Bank Authority (KRLBA), which recently sold to developers properties located at 427 South Chicago Avenue, 762 South Webster Avenue, 1329 South Sixth Avenue, and 254 West Merchant Street. Several more properties are undergoing rehabilitation. Some delinquent property owners have paid substantial back taxes after receiving notice of potential land bank action, demonstrating the effectiveness of the land bank program in encouraging responsible ownership.

According to Ms. Watson, fiscal year 2025-26 reimbursements for the Public Service Program grants are being processed. The Council has approved the 2026-27 recipients who have been notified of the grant awards. ECDA will execute new grant agreements with the recipients once HUD funding agreements are finalized. Ms. Watson reported that \$3,765.10 remains available under the Private Security Incentive Program (PSIP) for resident's lighting and door cameras. Three applications were approved in May, and 5 additional applications are currently under review. The Community Advisory Board (CAB) members are meeting with their Council representatives. CAB's focus remains on strengthening board engagement and community outreach. Recent ECDA outreach efforts included a neighborhood cookout serving approximately 113 meals and distributing community resource information. Upcoming events include Farmers Market resource outreach, Community Conversation with University of Illinois Extension, Juneteenth Luncheon and Learn, Juneteenth Freedom Festival, and more neighborhood outreach activities.

Ald. Baron asked for a motion to amend the approval of the May community development draw vouchers in the amount presented to Committee members, which was higher than the initial approval of \$28,546.94. **Ald. Swanson made the motion, and Ald. Cobbs seconded the motion, which was approved on a roll call vote as follows: Prude – Y. Baron – Y. Osenga – Y. Swanson – Y. Nevarez – Y. Cobbs – Y. Noble – Y.**

Ms. Watson reminded Committee Members that ECDA will hold its Annual Luncheon on July 23, 2026, 11:00 am-1:00pm at the Majestic in Downtown Kankakee. The featured speaker will be Safaya Fawzi from the National League of Cities who will focus on national community development trends and lessons learned from city partnerships across the country.

Upon a motion by Ald. Noble and seconded by Ald. Nevarez, the Committee voted via voice vote to adjourn at 6:28 p.m.

The next meeting of the Committee will be Monday, July 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)