



Kankakee City Council Community Development Committee

**August 3, 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, August 3, 2026 at 6:01 p.m. in the Council Chambers, proper notice having been given to the public and Committee members.

During the public comment period, Michael Obodzinski recommended that properties located at 599, 609, and 627 E Court Street be developed into a Raising Cane's restaurant or a children's museum. He also stated that the bike lanes on Schuyler Avenue are helpful.

The following Committee members were present: Aids. Mike Prude (1), Dave Baron (2), Larry Osenga (3), Victor Nevarez (5), Mike Cobbs (6), and Ald. Lenora Noble (7). The following Committee member was absent: Ald. Danita Swanson (4). 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 July 6, 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. Cobbs, the Committee voted on a voice vote to approve the meeting minutes from July 6, 2026.**

The Committee reviewed ECDA's July community development draw vouchers. **Upon a motion by Ald. Cobbs to approve payment of the June draw vouchers totaling the amount of \$169,569.34 and seconded by Ald. Osenga, the Committee voted (6 Yes, 0 No) on a roll call vote as follows: Prude – Y. Baron – Y (abstain on 27-07-17). Osenga – Y. Nevarez – Y. Cobbs – Y. Noble – Y.**

Ms. Watson gave the monthly ECDA report, informing Committee members that ECDA is currently engaged in 29 construction projects, including 7 Lead Hazard projects, 4 Healthy Homes projects, 12 Community Development Block Grant (CDBG) projects, and 3 Middle Income Rehabilitation Assistance (MIRA) projects. ECDA has received demolition orders on residential properties from the City's legal department and will be seeking Requests for Proposals from contractors soon. ECDA expects to be able to demolish approximately 8 homes from available funds. The State of Illinois should soon issue its Notice to Proceed permit to allow Harbor House to commence its shelter project. The drawdown for 2025-26 CDBG Public Service Program grant recipients is complete, and ECDA is waiting to receive a proposed grant agreement from U.S. Department of Housing and Urban Development (HUD) to move forward with the 2026-27 recipients. All Private Security Incentive Program allocated funds have been exhausted, and no funds were reallocated for the program in the City's 2026-27 budget.

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 next sought Committee feedback on potential changes to ECDA's Rental Rehab and MIRA programs. Both are funded through American Rescue Plan Act (ARPA) funds, which recently became subject to new HUD requirements regarding radon testing. The additional costs incurred by such testing limits the amounts available for the project. Accordingly, Ms. Watson proposed removing from both programs the termite inspection requirement, which is required by the City's program rules but not by HUD. Proposed changes would also raise the funds per project from \$20,000 to \$30,000 and remove the 25% match requirement from the MIRA program. Committee members asked questions about the reasoning for these changes and offered their thoughts and policy preferences.

Upon a motion by Ald. Noble and seconded by Ald. Cobbs, the Committee voted via voice vote to adjourn at 6:35 p.m.

The next meeting of the Committee will be Tuesday, September 8, 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)