



**LAND BANK BOARD MEETING
MONDAY, JULY 14, 2025
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MAY 12, 2025, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for May & June 2025**
 - B. IHDA Strong Communities Program and State Land Bank Funding Updates**
 - C. Exposition Gardens Property Acquisition**
- 5. OTHER BUSINESS**
- 6. CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD**
- 7. ADJOURNMENT**

: OF THE CITY OF PEORIA, ILLINOIS:**LAND BANK BOARD****REGULAR MEETING****CALL TO ORDER**

The Regular Meeting was held on May 12, 2025, at 3:30 PM. City Manager Patrick Urich called the meeting to order at approximately 3:31 PM.

ROLL CALL

Roll call showed the following board members were present Randall Anderson-Maxwell, Community Development Director Joe Dulin, Marilyn Mosely, Councilmember Zach Oyler, Patrick Hayes, City Manager Patrick Urich, Kimberly Washburn.

Absent were Treasurer Nicole Bjerke, Councilmember Denise Jackson, and Councilmember Mike Vespa.

Staff Present: Matt Smith and Lane Andrews.

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the April 14, 2025, meeting were reviewed.

MOTION

Patrick Hayes moved that the minutes be approved. The motion was seconded by Randall Anderson-Maxwell. Approved unanimously by viva voce vote.

REGULAR BUSINESS**A. LAND TRANSACTION REPORT FOR APRIL 2025**

Matt Smith presented to the board the Land Transaction Report for April 2025. The City acquired the property at 2308 W Butler St. Despite having been unoccupied for a period of time, the property was not boarded up and will be reassessed as a rehabilitation candidate later this year. Smith added that the rehabilitation proposal process might benefit from being reworked after previous proposal requests that were unsuccessful. Smith also discussed the acquisition at 200 W Columbia Ter. The parcel was acquired after the previous owner demolished the house. The property is in a historical district and the future use will be determined after gathering input from the neighborhood association.

Smith indicated that the City transferred two properties to new owners through the Side Lot Program, both of which will be used by the new owners as additional yard space.

The city demolished 9 properties in April. Smith drew attention to the demolition of 1118 W Fourth St, which will be held for future development along with other action on Fourth. Smith added that the City has a demolition order for another nearby property. The City also demolished the garage at 732 E Arcadia Ave through the East Village TIF Garage Demo program.

Kim Washburn asked how the public is notified of properties released for rehabilitation. Smith replied that the request for proposals is posted on the City's website and social media as well as printed in the paper.

Smith encouraged interested parties to sign up on BidNet so that they can be notified when proposals are released to the public. Washburn asked why the process needs reworked. Smith stated that many found the process confusing and were not sure what documentation was required of them. There were interested parties who would have been able to perform the work but could not figure out the paperwork.

There being no further questions, comments, or need for action, the meeting continued to the next item on the Agenda.

B. DEMOLITION DATA TRACKING UPDATE

Smith presented to the board information from the Bloomberg Harvard report on demolitions and gun violence. The report showed that demolitions in densely-populated areas experienced greater short-term reduction in gun violence. Smith added that the City plans to hire an intern to investigate the intersection between demolition data and shot-spotter data.

Councilmember Denise Jackson entered at 3:45 PM.

There being no further questions, comments, or need for action, the meeting continued to the next item on the Agenda.

OTHER BUSINESS

There was no other business before the board.

CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

There were no comments from the public to the Board.

ADJOURNMENT

Patrick Urich entertained the motion to adjourn. Councilmember Denise Jackson moved to adjourn; seconded by Kim Washburn at approximately 3:48 PM.



Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - May & June 2025								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
14-33-226-026	525	E	Melbourne Ave	3	\$ -	5/7/2025	Judicial Deed	The house was abandoned by the heirs of the previous owner and may be a rehabilitation candidate.
14-35-155-025	608		Sloan St	3	\$ -	5/7/2025	Judicial Deed	The property owed over 10 years of taxes totaling over \$25K. The house has a larger tree growing from the foundation, which may lead to demolition.
18-04-233-001	700	E	Lasalle St	3	\$ -	5/7/2025	Judicial Deed	The house had a failing foundation that made the building shift in multiple directions. The building will be demolished and the lot held for future development. The city now owns 8 lots along LaSalle for development.
18-05-428-030	1209	N	Sheridan Rd	2	\$ -	5/7/2025	Judicial Deed	The multi-family building was abandoned by an LLC. The building may be salvageable but further inspections are necessary to determine its future.
18-05-428-030	1216	W	Third Ave	3	\$ -	5/23/2025	Quit Claim Deed	The heirs to the previous owners found the property to be unsafe and offered it to the city for demolition. The house has a severely failing foundation that has led to the rear of the house to sink significantly. The lot will be held with the adjacent lots totaling almost 1/2 an acre of developable space.
18-08-353-028	1803	W	Howett St	1	\$ -	5/30/2025	Quit Claim Deed	The three properties were previously sold through the County Trustee Auction to the same owner. The city deemed each to be a demolition candidate but was outbid. After housing cases were started, the owner concluded that each was beyond repair. The houses will be demolished, with each being a good side lot candidate.
18-18-252-002	2424	W	Marquette St					
18-17-128-010	806	S	Sumner St					
18-18-155-006	2904	W	Antoinette St	1	\$ -	6/2/2025	Judicial Deed	The house was previously sold through the Trustee auction with a failing roof. The new owner did not maintain the property nor make any substantial repairs to the house. The long-term failure of the roof now requires demolition of the house. The lot is a good side lot candidate.
14-35-154-046	3303	NE	Madison Ave	3	\$ -	6/11/2025	Quit Claim Deed	The house was previously demolished due to a house fire in 2024. The city is on track to acquire the property at 3305 in the coming months. The lots will be held for future development.
18-08-384-003	404	S	Louisa St	1	\$ -	6/25/2025	Quit Claim Deed	The previous owner requested to donate the lot to the city as it is adjacent to the city owned lot at 406. The lots will be held for future development.
18-18-480-024	1823	S	Lydia Ave	1	\$ -	6/25/2025	Quit Claim Deed	The previous owner requested to donate the lot to the city as it is adjacent to the city lot at 1825 Lydia. The lots will be held for future development.

Total Acquisitions	12
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City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Transferred to New Owners - May & June 2025								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-18-229-033	2115	W	Antonette St	1	\$ -	5/23/2025	Side Lot Program	The house was demolished in 2024 and acquired from the County Trustee earlier this year. The new owner plans to use the lot as additional yard space.
18-07-479-041, 042	2109, 2111	W	Lincoln Ave	1	\$ -	6/10/2025	Side Lot Program	The city previously demolished the houses on both small lots. The new owner is a long time resident and plans to add to the yard space and fence the lots.

Total Dispositions	2
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Properties Demolished - May & June 2025								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-03-401-010	1414	NE	Jefferson Ave	3	\$ 10,595.26	City	CIP	The house had a failing structure with a wall that leaned outward. The lot is a good side lot candidate.
14-35-182-010	3306	NE	Madison Ave	3	\$ 8,709.15	City	CIP	The house was abandoned by the previous owner with 6 years of outstanding taxes, and was subject to frequent city intervention for maintenance and board ups. The lot is a good side lot candidate.
18-07-478-030	2133	W	Howett St	1	\$ 12,949.69	Private	CIP	The property is owned by a corporation that acquired properties in the city but did not complete any repairs and never paid property tax during its ownership. The lot should be transferred through judicial deed in the coming months, and it will be held while further work to address abandoned house is completed along Howett St.
18-18-252-002	2424	W	Marquette St	1	\$ 21,993.33	City	Clp	The house had suffered under previous owners and recently developed a large whole in the roof. The house also had a failing foundation which necessitated demolition and the costs were increased due to asbestos siding. The lot is a good side lot candidate.
14-28-426-014	415	E	Paris Ave	3	\$ 6,618.15	City	CIP	The house was abandoned and at risk of being sold through the County Trustee Auction. It had a failing roof in the rear and was left open to the elements. The lot is a good side lot candidate.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - May & June 2025 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-05-204-003	1010	W	Nebraska Ave	2	\$ 14,289.40	Private	CIP	The property was abandoned and was frequently vandalized. The lot should transfer to the city and will be held for future development.
18-04-231-012	1626	N	New York Ave	3	\$ 9,974.79	Private	CIP	The property was abandoned by the owners with four years of unpaid taxes. It was also frequently vandalized and had a failing foundation. The lot will be sought for judicial deed and it is a good side lot candidate.
18-17-151-022	1827	W	Garden St	1	\$ 17,480.48	City	CIP	The house was abandoned and the city acquired it through the County Trustee auction in 2024. Asbestos siding on the house contributed to a higher demolition cost. The lot will be held with the adjacent lot for future development.
18-04-233-001	700	E	LaSalle St	3	\$ 14,752.57	City	CIP	The property suffered for the last decade with murky ownership and a lack of maintenance. The house was decaying and the foundation was failing. The lot will be held with the other lots along LaSalle for future development.

Total Demolitions	9
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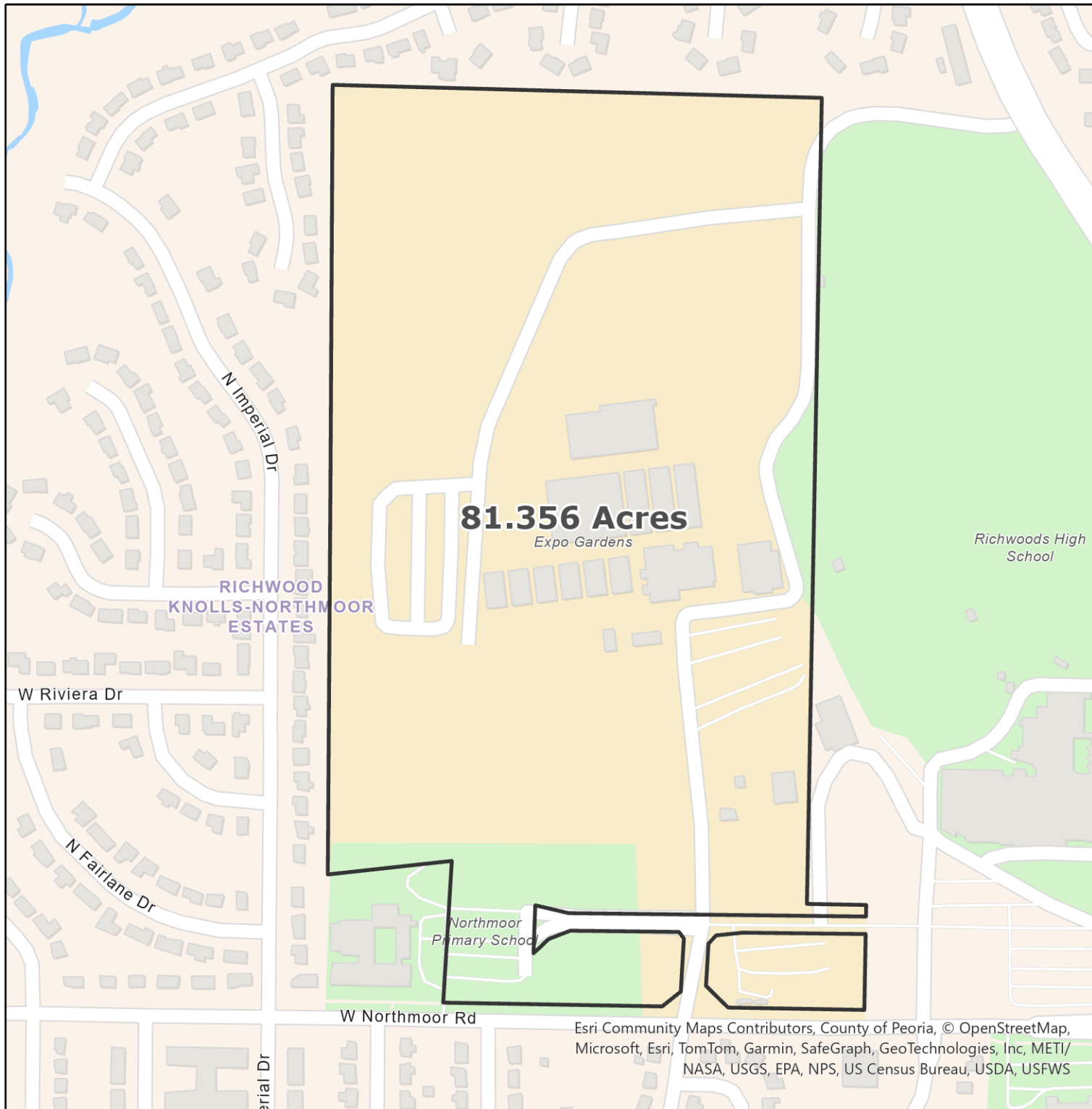
May/June Demolition Spend	\$117,362.82
Total 2025 Demolition Spend	\$452,216.29

In-Process Demolition and Abandonment Cases - July 2025

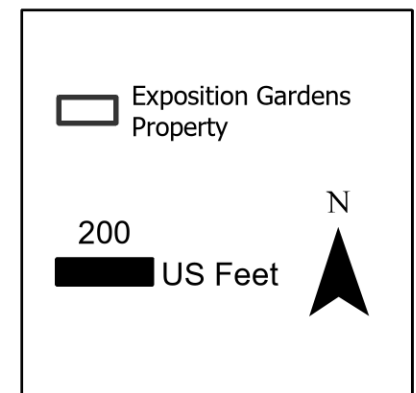
PIN	Address	Demo Case #	Demo Order
1808187012	1315 W Adrian G Hinton Ave	24-MR-159	3/25/2025*
1808183009	1419 W Adrian G Hinton Ave	25-MR-184	
1818227032	2121 W Ann St	25-MR-187	
1818233028	2001 W Antoinette St	25-MR-65	
1818155006	2904 W Antoinette St	24-MR-219	1/15/2025*
1805257006	1006 W Armstong Ave	24-MR-234	
1804228011	707 E Behrends Ave	25-MR-133	
1817103013	800 S Blaine St	25-MR-21	
1817153013	1022 S Blaine St	24-MR-286	4/16/2025
1817152022	1023 S Blaine St	25-MR-49	
1817157026	1111 S Blaine St	25-MR-93	6/18/2025
1428277023	3911 N Boulevard Ave	24-MR-285	4/7/2025
1435128008	3621 NE Brevis St	23-MR-167	3/1/2024
1807476020	2203 W Butler St	25-MR-185	
1807452008	2308 W Butler St	24-MR-245	11/20/2024
1808103022	1815 W Callender Ave	25-MR-175	
1808410013	305 S Charlton St	25-MR-134	
1808460025	430 S Charlton St	23-MR-266	6/23/2025
1818478031	1713 S Easton Ave	25-MR-31	
1804306001	1224 N Flora Ave	24-MR-183	
1808251007	1128 W Fourth St	24-MR-88	3/19/2025
1434376008	1101 E Frye Ave	25-MR-92	6/18/2025
1817152027	1817 W Garden St	25-MR-33	5/7/2025
1818282001	2022 W Garden St	24-MR-306	
1817101028	805 S Greenlawn Ave	24-MR-122	11/6/2024
1803205021	515 Hayward St	25-MR-36	
1808457013	1107 W Howett St	25-MR-183	
1808453018	1203 W Howett St	25-MR-95	
1808387010	1300 W Howett St	24-MR-118	5/7/2025
1808356031	1605 W Howett St	25-MR-187	
1808356019	1717 W Howett St	25-MR-94	
1807382010	2506 W Howett St	25-MR-50	
1433480015	2008 N Indiana Ave	25-MR-45	
1803331006	1315 NE Jefferson Ave	24-MR-235	3/5/2025*
1817308014	3215 SW Jefferson Ave	25-MR-188	
1818354010	1801 S Kneer Ave	24-MR-290	1/15/2025
1819105012	2804 W Krause Ave	25-MR-34	
1819101006	3018 W Krause Ave	25-MR-20	
1818327004	2816 W Latrobe St	24-MR-316	
1817127008	1504 W Lincoln Ave	Awaiting Case	
1808354014	1809 W Lincoln Ave	25-MR-68	
1817101019	1824 W Lincoln Ave	25-MR-48	
1807479046	2101 W Lincoln Ave	24-MR-156	
1818404023	1401 S Livingston St	24-MR-291	
1817131006	818 S Louisa St	24-MR-88	3/1/2024
1803256005	1712 NE Madison Ave	24-MR-243	3/5/2025
1803232013	2210 NE Madison Ave	25-MR-172	
1435356007	2604 NE Madison Ave	25-MR-91	6/18/2025
1435356006	2606 NE Madison Ave	25-MR-47	
1435302053	2903 NE Madison Ave	25-MR-174	
1435305006	3006 NE Madison Ave	24-MR-89	3/19/2025

Abandonment Only Cases
130 N Webster St - 25-MR-61
918 S Helen St - 25-MR-96
1024 NE Madison Ave - 25-MR-88
2005, 2009 W Lincoln Ave - 25-MR-97
1531 S Easton Ave
1533 S Easton Ave
2022 W Lincoln Ave
909, 911 W Adrian G Hinton Ave
1113 W McBean Ave

PIN	Address	Demo Case #	Demo Order
1435184002	3122 NE Madison Ave	24-MR-182	
1818181015	2621 W Malone Ave	25-MR-39	
1818177038	2703 W Malone Ave	25-MR-40	
1818280035	1913 W Marquette St	24-MR-315	
1818252008	2410 W Marquette St	24-MR-42	5/7/2025
1818251016	2413 W Marquette St	24-MR-305	2/19/2025
1818176037	2703 W Marquette St	24-MR-267	
1434359002	1916 N Maryland Ave	23-MR-327	3/20/2024
1819103005	3024 W Meidroth St	25-MR-19	3/19/2025
1433226026	525 E Melbourne Ave	24-MR-164	2/19/2025
1808453004	1210 W Millman St	25-MR-44	
1808382014	1410 W Millman St	24-MR-275	
1808356002	1716 W Millman St	24-MR-273	3/19/2025
1808352021	1829 W Millman St	23-MR-201	
1804203030	1819 N Missouri Ave	25-MR-182	
1803182005	1212 NE Monroe St	23-MR-200	
1433357014	501 W Nebraska Ave	25-MR-67	
1803104005	916 E Nebraska Ave	25-MR-136	
1428226045	4214 N New York Ave	24-MR-314	
1435156029	506 Phelps St	24-MR-113	7/25/2024
1818233006	2010 W Proctor St	25-MR-179	
1435153002	917 NE Rock Island Ave	25-MR-35	
1817176036	1030 S Shelley St	25-MR-43	
1805428030	1209 N Sheridan Rd	24-MR-181	3/19/2025
1808327024	1537 W Smith St	24-MR-157	
1818401022	1311 S Stanley St	24-MR-307	2/19/2025
1818182023	2517 W Starr St	24-MR-268	
1818330009	2600 W Starr St	24-MR-304	
1818326016	2708 W Starr St	25-MR-32	
1817127026	707 S Sumner Ave	25-MR-137	
1817127029	713 S Sumner Ave	25-MR-132	
1819104010	3010 W Trewyn Ave	25-MR-180	
1819155017	2814 W Utah St	25-MR-142	
1803231002	206 Van Buren St	24-MR-239	
1817104025	805 S Warren St	24-MR-109	
1817108024	915 S Warren St	25-MR-141	
1808257001	132 N Webster St	24-MR-151	
1808352004	428 S Western Ave	25-MR-64	
1808331007	1404 W Widenham St	24-MR-280	4/23/2025
1808326033	1515 W Widenham St	24-MR-264	5/7/2025



Exposition Gardens Property



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