

: OF THE CITY OF PEORIA, ILLINOIS:

LAND BANK BOARD

REGULAR MEETING

CALL TO ORDER

The Regular Meeting was held on July 14, 2025, at 3:30 PM. City Manager Patrick Urich called the meeting to order at approximately 3:30 PM.

ROLL CALL

Roll call showed the following board members were present Randall Anderson-Maxwell, Community Development Director Joe Dulin, Councilmember Denise Jackson, Marilyn Mosley, Councilmember Zach Oyler, Patrick Hayes, City Manager Patrick Urich, and Kimberly Washburn, and Treasurer Branden Martin.

Absent was Councilmember Mike Vespa.

Staff Present: Matt Smith and Lane Andrews

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the May 12, 2025, meeting were reviewed.

MOTION

Councilmember Oyler moved that the minutes be approved. The motion was seconded by Marilyn Mosley. Approved unanimously by viva voce vote.

REGULAR BUSINESS

A. LAND TRANSACTION REPORT FOR MAY AND JUNE 2025

Matt Smith presented the Land Transaction Reports for May and June to the board. The City acquired 525 E Melbourne and there has already been interest in the property from the neighborhood as a candidate for rehabilitation. The property is full of trash and debris but is in otherwise good condition. Smith informed the board of the acquisition at 608 Sloan, a property with over ten years of unpaid taxes and a large tree growing into the foundation. The property will be demolished. Finally, Smith discussed the acquisitions of 1803 W Howett, 2424 W Marquette, and 806 S Sumner. These properties were previously sold through the trustee, despite being candidates for demolition. No work was completed on either of the properties and they will be demolished.

The city transferred 2109 and 2111 W Lincoln Ave through the side lot program. The lots were too small to build on and will be fenced in and utilized for additional yard space by the new owner.

Smith discussed with the board the demolition at 3306 NE Madison Ave. The property had over 6 years of unpaid taxes and was subject to frequent intervention in the form of maintenance and board ups. The lot is a good candidate for side lot. 1827 W Garden was demolished after the City acquired it from the Trustee. The demolition at 700 E LaSalle adds to the seven other available lots for future development.

Director Dulin asked Smith to add the remaining funds for demolition on the sheet for the next meeting.

Marilyn Mosley asked Smith for an update on 1128 Fourth St. Smith stated that the property is ready to be demolished and he will contact the contractor to prioritize the property.

Councilmember Jackson asked about the property at Charlton and Millman. Smith replied that the City has to wait the mandatory 30 days after posting the demolition notice, approximately July 23rd.

Councilmember Jackson also asked about 2022 W Lincoln Ave. Smith responded that due to the building's size it would be a more expensive demolition and the City would need to determine what to do with the property before demolishing it.

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

B. IHDA STRONG COMMUNITIES PROGRAM AND STATE LAND BANK FUNDING UPDATES

Smith informed the board that the City was awarded additional funding from the Illinois Housing Development Authority after spending the total award of \$712,000 in the first year of the two-year program. IHDA awarded the City an additional \$475,000 IHDA awarded the City an additional \$475,000 that City Council has already approved and will be used for more demolitions. The City has until November of 2026 to spend the funds, but is planning to spend as much as possible before the end of the year. Director Dulin added that IHDA assessed their grantees and wanted to award additional funds to high performing grantees.

Smith discussed with the Board the additional funding given to the Land Bank by the State. Smith and Director Dulin went to Springfield to meet with legislators about land bank development and the impact on the community and tax base. As a result, the City received \$2 million to be used for acquisitions and development. Director Dulin added that legislators are focused on adding more housing in Illinois and interested in land banking as a method to do so.

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

C. EXPOSITION GARDENS PROPERTY ACQUISITION

City Manager Urich informed the board of the acquisition of the Exposition Gardens property. The property owners had a substantial unpaid stormwater balance and was behind on the mortgage through Morton Community Bank. The property is the only area within the Peoria Public School District that could sustain the development of a new neighborhood. City Council approved the use of the State Land Bank Funds for the acquisition. The property will be the location of new market-rate single-family homes, with the potential for some apartments along the front of the location if possible. The homes are intended for people making 80-120% area median income. Director Dulin added that the property was a good opportunity to use the new funds from the State for land banking and development to add to the housing stock in the city. City Manager Urich added that the sewage infrastructure is estimated to support up to 200 units at current capacity. Patrick Hayes added that the City offered Expo Gardens the opportunity to lease the property for up to a year while continuing operations, with a final agreement and closing expected to come in August.

Councilmember Jackson stated she was excited by the opportunity to address a nationwide housing shortage and hopefully put more fuel into efforts to bring new housing to Peoria.

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 to come 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 Oyler moved to adjourn; seconded by Councilmember Jackson at approximately 4:05PM.

A handwritten signature in black ink, appearing to read "Lane Andrews", is written over a horizontal line.

Lane Andrews, Project Coordinator