



**LAND BANK BOARD MEETING
MONDAY, AUGUST 11, 2025
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JULY 14, 2025, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for July 2025**
 - B. Data Tracking Project Update**
- 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 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

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - July 2025

Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-03-256-005	1712	NE	Madison Ave	3	\$ -	7/2/2025	Judicial Deed	The house is awaiting demolition due to a failing foundation. The lot is a good side lot candidate.
14-28-426-014	415	E	Paris Ave	3	\$ -	7/2/2025	Judicial Deed	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.
18-18-251-016	2413	W	Marquette St	1	\$ -	7/2/2025	Judicial Deed	The house suffered a fire and would have been subject to the County Trustee auction this year. The lot will be held for future development.
18-18-401-022	1311	S	Stanley St	1	\$ -	7/2/2025	Judicial Deed	The house is awaiting demolition and has a failing roof. The lot will be held with others owned by the city on the same block for future development.
18-07-478-030	2133	W	Howett St	1	\$ -	7/2/2025	Judicial Deed	The house was abandoned and frequently vandalized with failing floor joists. The lot is a good side lot candidate
18-08-251-007	1128	W	Fourth St	1	\$ -	7/2/2025	Judicial Deed	The house had a failing foundation on the south side of the building and the lot will be held for future development.
14-35-305-006	3006	NE	Madison Ave	3	\$ -	7/2/2025	Judicial Deed	The house remained abandoned after being acquired through the County Trustee Auction in 2021. The lot will be held for future development.
18-05-204-003	1010	W	Nebraska Ave	2	\$ -	7/2/2025	Judicial Deed	The house was abandoned and at risk of being sold through the County Trustee Auction. It had a failing structure that required demolition. The lot will be held and possibly used for stormwater retention.

Total Acquisitions 8

Properties Transferred to New Owners - July 2025

Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-18-330-025	2517	W	Latrobe St	1	\$ -	7/15/2025	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 yard space.
18-17-310-007	3112	SW	Jefferson Ave	1	\$ 1,000.00	7/15/2025	Side Lot Program	The house was demolished in 2024. The Non-owner occupied property requested the side lot as additional yard space.
18-05-228-027	1825	N	Sheridan Rd	2	\$ -	7/23/2025	Side Lot Program	The city demolished the house this year and the new owner plans to fence the area for further yard space.

Total Dispositions 3

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - July 2025								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-19-202-008	1924	S	Stanley St	1	\$ 14,217.49	Private	CIP	Fire caused an unsafe structure that required demolition
14-35-305-006	3006	NE	Madison Ave	3	\$ 12,111.54	City	CIP	The long-term abandoned property required demolition and will be held for future development.
18-08-327-047 18-08-187-003 18-08-376-011	1525 W Smith St 1312 W John Gwynn Jr Ave 1535 W Butler St			1	\$ 6,002.00	Private	Operating	Fast-track garage only demolitions. The cost will be sought through liens on the properties.
18-08-251-007	1128	W	Fourth St	1	\$ 11,995.68	City	CIP	The property was effectively abandoned for 10 years through three different owners, and the south wall of the foundation was failing. The lot will be held for future development
18-08-356-002	1716	W	Millman St	1	\$ 14,136.72	City	CIP	A fire damaged the property, no repairs were completed, and the property abandoned. A side lot application has been received.
18-18-354-010	1801	S	Kneer Ave	1	\$ 6,713.65	City	CIP	The house was damaged by fire and abandoned. The property is a good side lot candidate.
18-08-460-025	430	S	Charlton St	1	\$ 11,024.61	Private	CIP	The house had a large portion of the foundation missing and the building was collapsing. The demolition cost will be sought and could transfer to the city at a later date.
18-08-387-010	1300	W	Howett St	1	\$ 15,483.60	Private	CIP	The owner of the house passed away in 2021 and the heirs to the house were not taking care of the property. It was frequently vandalized and required demolition. The property recently transferred to the County Trustee.
18-08-353-028	1803	W	Howett St	1	\$ 10,900.00	City	CIP	The previous owner after they purchased it from the County Trustee auction. The work scope exceeded budget to complete repairs and the property was turned over to the city. The lot is a good side lot candidate.
18-18-251-016	2413	W	Marquette St	1	\$ 6,744.04	City	CIP	A fire damaged the house and repairs were never completed. The lot will be held for future development.
18-18-252-008	2410	W	Marquette St	1	\$ 6,618.45	Private	CIP	The house passed through several owners but not put back to use. The lot will be sought for Judicial Deed.

Total Demolitions 13

July Demolition Spend \$115,947.78

Total 2025 Demolition Spend \$568,164.07

2025 Budget Remaining \$976,599.53*

*The total reflects the recently awarded SCP R2 additional funds of \$475,000.

In-Process Demolition and Abandonment Cases - August 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	7/16/2025
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	
1818478031	1713 S Easton Ave	25-MR-31	
1804306001	1224 N Flora Ave	24-MR-183	
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	
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	7/16/2025
1803331006	1315 NE Jefferson Ave	24-MR-235	3/5/2025*
1817308014	3215 SW Jefferson Ave	25-MR-188	
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	25-MR-189	
1808354014	1809 W Lincoln Ave	25-MR-68	
1817101019	1824 W Lincoln Ave	25-MR-48	7/16/2025
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	
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	
1818176037	2703 W Marquette St	24-MR-267	

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
1113 W McBean Ave

PIN	Address	Demo Case #	Demo Order
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	7/16/2025
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	7/16/2025
1803104005	916 E Nebraska Ave	25-MR-136	
1808477016	337 SW New St		
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	
1804303007	608 W Russell St	23-MR-175	Bankruptcy
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	7/16/2025
1808331007	1404 W Widenham St	24-MR-280	4/23/2025
1808326033	1515 W Widenham St	24-MR-264	5/7/2025

Housing Condition Survey Areas

