

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

The Regular Meeting was held on August 14, 2025, at 3:30PM. Community Development Director Joe Dulin called the meeting to order at approximately 3:30.

ROLL CALL

Roll call showed the following board members were present Community Development Director Joe Dulin, Councilmember Denise Jackson, Marilyn Mosley, Councilmember Zach Oyler, Patrick Hayes, and Treasurer Branden Martin.

Absent was Randall Anderson-Maxwell, City Manager Patrick Urich, Councilmember Mike Vespa, and Kimberly Washburn.

Staff Present: Matt Smith, Kourtney Stevens, and Ar'Mand Erving.

Quorum being established, the meeting proceeded as follows.

MINUTES

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

MOTION

Councilmember Jackson 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 JULY 2025**

Matt Smith presented the Land Transaction Report for July to the board. The City acquired 2413 W Marquette, and the City had been working to acquire the property adjacent to it which was acquired through the Trustee process about a year ago and then acquired the lot with the rest of the house which was eventually demolished. This property is now a little over a quarter of an acre, so it could be a good property to use for future development. The City has done a lot along 2000 block of Marquette through the 2700 block to help get rid of the number of abandoned houses along this street. Finally, Smith discussed the acquisition of 3006 NE Madison. This property had gone through the Peoria trustee auction in 2021, remained abandoned, taxes remained unpaid. With the property being in the Land Bank now, the City was able to remove the dangerous structure that had a failing foundation which was demolished in June.

The City transferred 2517 W Latrobe, 3112 SW Jefferson, and 1825 N Sheridan through the side lot program. Each of the property owners received really good opportunities for the adjacent properties. 3112 SW Jefferson was sold because it was a non-owner occupied property. Something that property owners need to understand is that when the Land Bank gives away side-lot property to non-owner occupied owners, the City wants to ensure it's being given to a good property owner. A lot of times within

the Community Development Department, Code staff comes across a landlord that isn't taking care of their property and staff will have to come out to create work orders on the property. With the side lots, the City wants to look for an "above standard" property owner that will take care of the acquired lot. For the other two lots, the property owners that acquired these have lived in their homes for 20 years, so being able to give them the previously abandoned property to be able to utilize.

Smith discussed with the board some of the garage demolitions that took place in July. With the Legal Department's help, the Land Bank has been successful in getting properties demolished when they're extremely unsafe. The original plan went after 7 garages that needed demolished, 1312 W John Gwynn being completely obliterated by a tree, so the City was able to use the Fast-track process which allows the City to surpass the demolition order to take down the structure. Out of the 7, only 3 needed the City to step in for demolition. Each of the 7 properties were sent notices stating the need to remove the garage before the City had to step in and require the property owner to pay the City back for the expenses.

The City did go through with the demolition of 430 S Charlton. This property had a collapsing foundation for several years. Sometimes the process takes some time to get through, such as 1300 W Howett. With this property, the previous property owner passed away but had a very common name which made it difficult to find the correct heirs. This ended up taking about 2 years for the City to obtain enough information to be able to serve all interested parties. The property is being transferred to the County Trustee and the City will possibly end up purchasing the property.

Thus far in 2025, the Land Bank has spent \$568,164.07 in demolition with a remaining budget of \$976,599.53 which includes the recently awarded SCP additional funds of \$475,000. This was awarded due to the City spending all of the money from the first allotment in such a short amount of time. The intention is to spend as much of the money as possible this year, but the remainder may fall into 2026.

Marilyn Mosley asked Smith about the green highlighted properties on the In-Process Demolition and Abandonment Cases and what they mean. Smith shared that the green properties that have been identified as possible rehabilitation candidates. These properties have been abandoned, but they hold some value and could be sent out for proposal. The City is working on updating the proposal packet as there have been a few properties released through proposal but there hasn't been much interest in the properties.

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

B. DATA TRACKING PROJECT UPDATE

Ar'Mand Irving has just recently joined the Community Development Department and will be tasked with updating the data-tracking that was started a little of a year ago. Part of this included the housing condition survey. Last year, all of Census tract 50 was completed with every house and building receiving a score based on a rubric. This will now be expanded to a total of 10 Census tracts, areas where there's a higher degree of poverty within the City to get the current conditions of those properties. This will help us understand better which properties need to be put through the demolition process but also help us find where the highest degree of need is.

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.

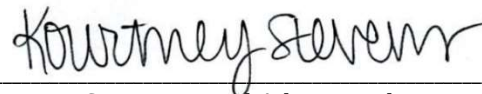
CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

Tom Furrow owns a house near 1010 W Thrush that he's been trying to buy for the last 3 years. Mr. Furrow states that the property could be rehabilitated before it's demolished. There is currently a demolition placard on the property. He is trying to figure out how to purchase the property. Smith shared that the City started a demolition case, even if that's not the ultimate outcome for the property. There are properties that enter through the demolition and abandonment case where the City can acquire the property, extinguish the taxes for it, and if the City finds that the property is salvageable, it is put out for proposal. The goal of the Land Bank overtime is to capture the properties as they are on the down slope and prior to needing demolition. It is possible that this property could be acquired within the next year.

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

ADJOURNMENT

Director Dulin entertained the motion to adjourn. Councilmember Jackson moved to adjourn; seconded by Councilmember Oyler at approximately 3:48PM.

A handwritten signature in black ink that reads "Kourtney Stevens". The signature is written in a cursive, flowing style.

Kourtney Stevens, Legal Admin Technician