

: OF THE CITY OF PEORIA, ILLINOIS:

LAND BANK BOARD

REGULAR MEETING

CALL TO ORDER

The Regular Meeting was held on 8 September 2025, at 3:30pm. City Manager Patrick Urich called the meeting to order at approximately 3:32pm.

ROLL CALL

Roll call showed the following board members were present Community Development Director Joe Dulin, Marilyn Mosley, Patrick Hayes, City Manager Patrick Urich, Kimberly Washburn, and Branden Martin.

Absent were Randall Anderson-Maxwell, Councilmember Denise Jackson, Councilmember Zach Oyler, and Councilmember Mike Vespa.

Staff Present: Matt Smith, Lane Andrews, and Ar'Mand Irving.

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the August 11, 2025, meeting were reviewed.

MOTION

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

REGULAR BUSINESS

A. LAND TRANSACTION REPORT FOR AUGUST 2025

Matt Smith presented to the board the Land Transaction Report for August 2025. There were no new acquisitions for the City in August. The City transferred two lots through the Side Lot Program, both will be utilized by the new owner as additional yard space. Smith informed the board that the City recently sent out letters about the Side Lot Program to property owners adjacent to non-contiguous City-owned lots. The City has already received nearly 40 applications.

Smith discussed with the Board the demolitions that occurred in August. The property demolished at 3024 W Meidroth St was significantly more expensive due to asbestos siding. Smith addressed the demolition at 608 Sloan St. The property had been abandoned for nearly 10 years. The property at 806 S Sumner St was demolished after the owner purchased the property from the Trustee and it was determined that the necessary repairs exceeded the new owner's budget. Lastly, Smith addressed 1216 W Third Ave. The property had foundation issues necessitating the demolition. The lot will be held for redevelopment along with adjacent lots totaling almost half an acre.

Marilyn Mosley asked about the demolition at 1817 W Garden St, and the chances of getting repayment for the demolition costs from the owner. Smith responded that the City will place a lien on the property which allows the City to foreclose on the property if the demolition costs are not paid back.

Kimberly Washburn stated she was happy the Side Lot Program being utilized by non-owner occupied properties and asked why non-owner occupied properties pay for the side lot whereas owner-occupied properties do not. Smith stated that non-owner occupied properties are typically investment properties and the land is still sold at under market value. Director Dulin added that the \$1,000 price demonstrates a commitment to maintain the property.

Smith added that there are approximately 90 demolition cases in progress, with an additional 3 properties that he intends to put through the rehabilitation process. He stated the changes to the Request for Proposal documents are nearing finalization.

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

OTHER BUSINESS

Branden Martin asked if build requirements would need to be met for vacant lots in historic districts. Smith answered that it was up to the Historic Preservation Committee to determine if new builds met character for the area for local historic districts.

Director Dulin asked Smith to prepare for the November meeting information on the changes to the powers of the Hearing Officer.

Councilmember Denise Jackson arrived at 3:46pm.

Patrick Hayes updated the Board on the City's efforts to obtain Expo Gardens. The Expo Gardens Board failed to meet to respond to the City's agreement to purchase and the property will now go to the Sheriff's sale, set for September 24th. Hayes added that discussions with the mortgage holder indicate they remain interested in transferring the property to the City. Martin asked if someone else could outbid the City to acquire the property. Hayes answered that another developer could outbid the City, but that it would be unlikely. Hayes added that in the event the City is outbid, the City is in a position to incentives development of the property in a way that aligns with the City's goal for the land.

Director Dulin asked Smith to prepare an update on the Habitat project at the former McKinley site for the October meeting.

CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

There were no comments from the public to the Board.

ADJOURNMENT

Patrick Urich entertained the motion to adjourn. Branden Martin moved to adjourn; seconded by Marilyn Mosley at approximately 3:59pm.



Lane Andrews, Project Coordinator