



**LAND BANK BOARD MEETING
MONDAY, SEPTEMBER 8, 2025
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AUGUST 11, 2025, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for August 2025**
- 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 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.

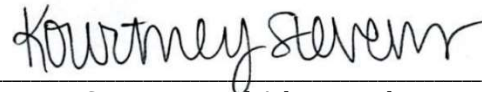
CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

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.



Kourtney Stevens, Legal Admin Technician

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - August 2025								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
No Properties Acquired During Reporting Period								

Total Acquisitions	0
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Properties Transferred to New Owners - August 2025								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-03-306-004	1101	NE	Monroe St	3	\$ 1,000.00	8/7/2025	Side Lot Program	The house at the property was demolished in 2023 after 7 years of taxes went unpaid and the house fell into an unsafe condition. The new owner will utilize the lot for additional yard space.
18-08-308-007	1703	W	Smith St	1	\$ -	8/13/2025	Side Lot Program	The house was demolished in 2022 after sitting vacant for at least 6 years. The lot will be used for garden and yard space for the new owners.

Total Dispositions	2
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Properties Demolished - August 2025								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
14-35-156-029	506		Phelps St	3	\$ 9,005.65	Private	CIP	The house was previously sold through the County Trustee auction and has been effectively abandoned since 2016. The most recent owner did not complete repairs and was not paying property tax. The foundation to the house was failing, requiring demolition. The lot should be acquired through a Judicial Deed.
18-19-126-011	2731	W	Seibold St	1	\$ 13,210.06	Private	CIP	The house was left open to the elements for nearly a decade and required demolition. The demolition costs will be sought through a lien.
18-17-152-027	1817	W	Garden St	1	\$ 8,601.06	Private	CIP	The house was abandoned by a previous owner and a tax deed issued to a tax buyer. The tax buyer sold it to another owner who did not complete any repairs to the structure. Unfortunately, the house was a frequent target for vandalism and required demolition. The city will seek repayment for the demolition costs against the owner.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - August 2025 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-03-256-005	1712	NE	Madison Ave	3	\$ 18,876.67	City	CIP	The property was at risk of being transferred to the County Trustee and auctioned after sitting vacant for at least 5 years with a failing roof and foundation. The lot is a good side lot candidate.
18-19-103-005	3024	W	Meidroth St	1	\$ 27,205.42	Private	CIP	The previous owner had fallen behind on tax payments and had numerous condition issues with the building that were not fixable. Due to the condition of the property and the unpaid taxes, the city agreed through the demolition case to acquire the property and demolish the house. The lot is a good side lot candidate.
14-35-155-025	608		Sloan St	3	\$ 16,111.88	City	SCP R2	The house had a large portion of the foundation that had given way after being abandoned nearly 10 years ago. The lot will be held for future development.
18-17-128-010	806	S	Sumner St	1	\$ 15,081.40	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.
14-28-277-023	3911	N	Boulevard St	3	\$ 19,269.60	Private	CIP	The house was at risk of being transferred to the County Trustee and auctioned to a new owner. The house's floors were failing and was frequent target of vandalism. The lot will be sought through a Judicial Deed and it is a good side lot candidate.
18-08-252-013	1216	W	Third Ave	1	\$ 13,468.75	City	CIP	The previous owners passed away and the heirs agreed that the property needed to be demolished due to a poor foundation. The lot will be held with the adjacent city-owned lots for future development. The combination of the lots totals nearly half an acre of developable space.

Total Demolitions		13
August Demolition Spend		\$140,830.49
Total 2025 Demolition Spend		\$708,994.56
2025 Budget Remaining		\$835,769.04*

*The total reflects the recently awarded SCP R2 additional funds of ~\$460,000 that can be spent through September 2026.

In-Process Demolition and Abandonment Cases - September 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*
1818402029	1415 S Arago St	Awaiting Case	
1805257006	1006 W Armstong Ave	24-MR-234	
1804228011	707 E Behrends Ave	25-MR-133	8/20/2025
1817103013	800 S Blaine St	25-MR-21	
1817103018	816 S Blaine St	Awaiting Case	
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
1435128008	3621 NE Brevis St	23-MR-167	3/1/2024
1808459002	1025 W Butler St	Awaiting Case	
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
1818282001	2022 W Garden St	24-MR-306	8/20/2025
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	
1808187003	1312 W John H Gwynn Jr Ave	Awaiting Case	
1819105012	2804 W Krause Ave	25-MR-34	
1819101006	3018 W Krause Ave	25-MR-20	
1818327004	2816 W Latrobe St	24-MR-316	8/20/2025
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
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	8/20/2025
1435302053	2903 NE Madison Ave	25-MR-174	
1435184002	3122 NE Madison Ave	24-MR-182	8/20/2025
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 - 25-MR-222

1113 W McBean Ave

Green shaded cells are properties owned by the city that are eligible for rehabilitation

* denotes properties that have demolition orders challenged by the owner and are still in progress

PIN	Address	Demo Case #	Demo Order
1434359002	1916 N Maryland Ave	23-MR-327	3/20/2024
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	
1803305026	1007 NE Monroe St	Awaiting Case	
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	Awaiting Case	
1428226045	4214 N New York Ave	24-MR-314	
1818233006	2010 W Proctor St	25-MR-179	
1804227030	611 E Ravine Ave	Awaiting Case	
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	8/20/2025
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	
1808405010	326 S Steubenville Ave	Awaiting Case	
1817127026	707 S Sumner Ave	25-MR-137	
1817127029	713 S Sumner Ave	25-MR-132	
1817128007	720 S Sumner Ave	Awaiting Case	
1432429005	1010 W Thrush Ave	Awaiting Case	
1819104010	3010 W Trewyn Ave	25-MR-180	
1819155017	2814 W Utah St	25-MR-142	
1803231002	206 Van Buren St	24-MR-239	
1803155013	705 Voris St	Awaiting Case	
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