

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

The Regular Meeting was held on October 13, 2025, at 3:30PM. Corporation Counsel Patrick Hayes called the meeting to order at approximately 3:33PM.

ROLL CALL

Roll call showed the following board members were present Randall Anderson-Maxwell, Marilyn Mosley, Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, and Branden Martin.

Absent was Community Development Director Joe Dulin, Councilmember Denise Jackson, City Manager Patrick Urich, Councilmember Mike Vespa, and Kimberly Washburn.

Staff Present: Matt Smith, Lane Andrews, Ar'Mand Erving, Max Walton, and Jacob Xavier.

Quorum was not established, the meeting proceeded as follows.

MINUTES

The minutes for the September 8, 2025, meeting were reviewed. The minutes could not be approved due to a quorum not being present.

REGULAR BUSINESS**A. LAND TRANSACTION REPORT FOR SEPTEMBER 2025**

Matt Smith presented to the board the Land Transaction Report for September 2025. Smith explained that the number of acquired properties is lower as the City prioritizes demolitions over acquisitions. The City acquired 515 Hayward. The owner agreed to transfer the property after the City opened a demolition case. The acquisition of 2706 W Hayes bring contiguous ownership for the City to just over half an acre. The properties at 2005 and 2009 W Lincoln Ave were acquired by the City bringing total City holdings on the north side of the 1900-2000 block of Lincoln to 1.2 acres. The area is within the South Village TIF boundaries and present a good opportunity for redevelopment. Additionally, five properties were transferred through the Side Lot Program. Smith informed the board of the demolitions at 1404, 1515, and 1521 W Widenham St; 1521 was a fast-track demolition due to a hole in the foundation.

Councilmember Denise Jackson arrived at 3:40PM.

Randall Anderson-Maxwell asked about the potential for redevelopment of the vacant lots on W Widenham St. Smith responded that the parcels are vacant but not city-owned.

Marilyn Mosley asked if there were opportunities for the City to recover demolition costs. Smith explained that it is better for the City to pursue ownership of the property through abandonment than to try to track the owners down for demolition costs. Corporation Counsel Patrick Hayes added that each demolition case is assessed for the possibility of recovery and that it tends to be more efficient and cost effective to pursue ownership.

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

the Agenda.

MOTION

A quorum being established with the arrival of Councilmember Denise Jackson, Councilmember Jackson moved that the minutes be approved. The motion was seconded by Councilmember Zach Oyler. Approved unanimously by viva voce vote.

B. SIDE LOT OUTREACH PROJECT UPDATE

Smith updated the board on the Side Lot Outreach Program. City staff sent letters to property owners adjacent to small, single lots about the side lot program. The City has received 47 applications and provisionally approved 34. Approximately 10 side lots transfers have thus far in October.

Councilmember Jackson asked for the total number of side lots available. Smith stated there are at least 200, though he is unsure of the exact number.

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 UPDATE

Corporation Counsel Hayes provided to the board and update on the acquisition of Exposition Gardens. The City was successful at the auction and granted title on the property. Corporation Counsel Hayes relayed that City Manager Patrick Ulrich asked that Exposition Gardens be allowed to accommodate pre-scheduled annual events. City staff will be meeting with Exposition Gardens staff to determine how to accommodate future events. City staff has begun discussions to put out a Request for Proposals to market the land to developers.

Anderson-Maxwell asked about property maintenance, such as snow removal. Corporation Counsel Hayes indicated that the City plans to secure the building and let the future developer maintain the building as they see fit.

Councilmember Jackson inquired about when the funds from the State will arrive. Corporation Counsel Hayes replied that the exact date is unknown, adding that it could take between three to six months based on previous experience.

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

D. FORMER MCKINLEY SITE HABITAT FOR HUMANITY HOMES UPDATE

Smith updated the board on the Habitat for Humanity homes at the former McKinley School site. The school was demolished in 2022 and the City was awarded a \$500,000 grant with support from Congressman Sorensen to build single family homes at the site and surrounding area. Habitat for Humanity has begun construction on 3 of the 6 houses that will fill the site. The total project will create 20 single family homes. Smith informed the board that a wall raising ceremony will be held on site on October 17 at 5PM.

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 before the board.

CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

There were no comments from the public to the Board.

ADJOURNMENT

Corporation Counsel Hayes entertained the motion to adjourn. Branden Martin moved to adjourn; seconded by Councilmember Denise 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