

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

The Regular Meeting was held on 12 January 2026, at 3:30PM. City Manager Patrick Urich called the meeting to order at approximately 3:30PM.

ROLL CALL

Roll call showed the following board members were present Randall Anderson-Maxwell, Community Development Director Joe Dulin, Councilmember Denise Jackson, Marilyn Mosley, City Manager Patrick Urich, and County Treasurer Branden Martin.

Absent were Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, Councilmember Mike Vespa, and Kimberly Washburn.

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

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the 10 December 2025, meeting were reviewed.

MOTION

County Treasurer Branden Martin 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 DECEMBER 2025**

Matt Smith presented to the board the Land Transaction Report for December 2025. Smith indicated that the City had completed a lot of work in 2025 toward abandonment only cases. The City acquired the lot at 1024 NE Madison Ave, after the house was demolished in 2021. The property is between two city-owned lots totally $\frac{3}{4}$ of an acre of contiguous land. The property at 130 N Webster Ave was also acquired by the City. The lot is near the Habitat for Humanity development and the neighboring lot is in line to be acquired by the City in 2026. Smith stated there will be more acquisitions in the coming months for previously demolished properties. Moving to demolitions, the City demolished the former church at 1211 S Blaine St in order to put out a fire. Smith indicated the City will work to recover as much of the funds used toward the demolition as possible. 2621 and 2703 W Malone St and 2703 W Marquette St were demolished after being abandoned for a long period of time. Smith added that the demolitions being in such close proximity has resulted in a good change for the appearance and safety of the neighborhood. Smith added that the total demolition spend for 2025 was \$1.4 million, \$1.1 million excluding the church demolition at 1211 S Blaine St.

Councilmember Zach Oyler entered at 3:36PM.

Smith moved onto the "In-Process" list. Smith explained the City is looking for vacant lots or properties

where the structure would not require demolition. To do so, the City is looking at properties that have long standing histories of code violations and back taxes. One such property, 2022 W Lincoln St, was moved from an abandonment only case into a demolition case in the hopes that it will encourage cooperation from the current property owner.

Smith added that the Illinois Housing Development Authority approved the use of their funds for debris and trash removal at 525 E Melbourne Ave. The City will put out a Request for Proposals for rehabilitation once the property is cleaned out.

Randall Anderson-Maxwell asked how long it takes to demolish a property once a demolition order has been granted. Smith replied that the City typically waits 30 days once a demolition order has been granted to make sure there are not any appeals from stakeholders in the property.

Councilmember Oyler asked when the property at 1006 W Armstrong Ave would be demolished as the property across the street is currently listed for sale but is not able to sell due to the condition of 1006 W Armstrong. Smith indicated that he did not yet have an exact date for the demolition, as he wanted to walk through the property with the City's Building Manager to assess the potential for rehabilitation or the property.

Corporation Counsel Patrick Hayes entered at 3:43PM.

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

B. 2025 LAND BANK YEAR END REPORT

Matt Smith presented to the board the 2025 Land Bank Year End Report. The City acquired 166 properties, transferred 51 properties to new owners, and demolished 101 properties. Of the 101 demolitions, 64 were in the first council district. Smith stated that demolitions in the second district slowed in 2025 as there was no longer as broad a need. The City spent \$1.45 million in demolitions. The funds provided to the City by the Illinois Housing Development Authority through the Strong Communities Program is good through November 2026, but Smith anticipates the funds will be spent by the end of the first quarter. Smith discussed the acquisition of the Exposition Gardens property, indicating the Request for Qualifications for the property should be out soon. Regarding the Habitat for Humanity project at the former McKinley School site, the first three of twelve new single-family homes are "dried in." Smith stated the City will continue pursuing abandonment only properties in 2026, where the property is in good condition but has outstanding money owed to the City. The City will work on opening demolition cases on any properties headed to the County Trustee auction. The MacArthur Flats project should close with Peoria Opportunities and Pivotal, the same developer for the Churchview Gardens project.

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

OTHER BUSINESS

Corporation Counsel Patrick Hayes informed the board that Exposition Gardens will be on the agenda at the next City Council meeting urging Council to declare all property as surplus to sell off without requiring Requests for Proposal or Requests for Qualifications. Hayes stated the City is working with the School District to determine what portion of the property they want. The City is also working to extend the enterprise zone to include the Expositions Garden property.

Smith informed the board that the American Rescue Plan Act funds given to the Health Department was given to Peoria Opportunities Foundation for rehabilitation projects. Peoria Opportunities Foundation utilized the funds to purchase properties and intends to rehabilitate them and turn them over as owner-occupied homes. The City will transfer 2308 W Butler St to Peoria Opportunities Foundation to rehabilitate.

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 Zach Oyler moved to adjourn; seconded by Branden Martin at approximately 3:56PM.

A handwritten signature in black ink, appearing to read "Lane Andrews", is written over a horizontal line.

Lane Andrews, Project Coordinator