

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

The Regular Meeting was held on February 9, 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, Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, City Manager, Patrick Urich, and Treasurer Branden Martin.

Absent was 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 January 12, 2026, meeting were reviewed.

MOTION

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 JANUARY 2026**

Smith presented to the board the Land Transaction Report for January 2026. The City acquired the properties at 1515 W Widenham St and 1537 W Smith St. The properties are a block apart from each other and part of a larger area where action by the City is being carried out. The City also acquired 132 N Webster Ave. The house on the property has since been demolished and the parcel is adjacent to another City-owned lot. Both will be held for future development. The City transferred the property at 2308 W Butler St to the Peoria Opportunities Foundation (POF). POF will rehabilitate the property into a single-family owner-occupied home. The work is part of a larger effort by POF to rehabilitate neglected non-owner occupied properties and convert them into owner-occupied homes. 1717 W Howett St and 915 S Warren St were both demolished by the City. Both properties are adjacent to city-owned lots and are important for future development. Smith indicated that as more contiguous land becomes available, developers are expressing more interest in land, especially land within the South Village TIF boundaries.

Kimberly Washburn arrived at 3:33PM.

Randall Anderson-Maxwell asked why the City purchased the lots at 1315 NE Jefferson Ave and 1713 S Easton Ave. Smith replied that the City paid the equivalent of the minimum bid if the properties were being sold in the County Trustee Auction in order to acquire the properties in exchange for dismissing the demolition cases on the properties.

Councilmember Denise Jackson asked about three specific properties near the site of the old McKinley School. Smith indicated the City is working with the homeowner to get the properties brought into compliance. Max Walton added that a Judge ordered the owner to make the repairs requested by the City. Walton stated the owner wants to make the repairs but needs time to do so. The City will likely run the property through Housing Court to get the necessary repairs made.

Smith explained that the City received a bid for the cleanout of 515 E Melbourne Ave. The bid was expensive and the City is pursuing another bid. Smith stated the City intends to have the property cleaned out before transferring it to a new owner for rehabilitation due to the significant cost of the cleaning required.

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

B. EXPOSITION GARDENS UPDATE

Smith provided to the board an update on the Exposition Gardens property. Smith stated City Council directed City staff to remove as much personal property from the site as possible. Walton added that there has been interest in the larger buildings on the site. Additionally, there is scrap value in the structures on site. The City will focus on the other buildings after the larger tractor pull arena is sold at auction.

Corporation Counsel Patrick Hayes stated that he and City Manager Patrick have engaged in discussions with the School district on their wishes as Exposition Gardens is adjacent to their property. The City is drafting an intergovernmental agreement settle transfers with the school district. The City will receive some frontage along Northmoor Rd and the School District is asking for additional land for a larger maintenance facility. Additionally, there is to be a buffer road between new development on the site and the school district. Corporation Counsel Hayes indicated this will likely be included on the Request for Proposal for the site and be performed by the contractor.

City Manager Patrick Hayes added that the School District has been utilizing the parking lot and land during events and soccer games for additional parking.

Kim Washburn asked who owned the rear access to the property. Corporation Counsel Hayes indicated the rear access belongs to the School District, but that it will be transferred to the City as part of the agreement.

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

OTHER BUSINESS

Community Development Director Joe Dulin discussed with the Board the 2026 Community Development Annual Report, showcasing efforts by Code Enforcement and the Land Bank over the past year. Director Dulin thanked the Legal Department for their support in Community Development efforts.

Councilmember Denise Jackson suggested that Community Development would benefit from additional staff due to the need in the community. Director Dulin replied that he is always thankful for additional resources as there is a substantial amount of work for the 12 code enforcement staff. Director Dulin added that he is grateful that there are more resources and community programs to refer homeowners to, whereas a decade ago that was not the case.

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

CITIZENS' OPPORTUNITY TO ADDRESS THE BOARD

There were no comments from the public to the Board.

ADJOURNMENT

Patrick Urich entertained the motion to adjourn. Treasurer Martin moved to adjourn; seconded by Kim Washburn at approximately 3:56 PM.

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

Lane Andrews, Project Coordinator