



**LAND BANK BOARD MEETING
MONDAY, MARCH 9, 2026
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF FEBRUARY 9, 2026, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for February 2026**
 - B. Exposition Gardens Surplus Auction Report**
- 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 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

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - February 2026								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-04-228-011	707	E	Behrends Ave	3	\$ -	2/5/2026	Judicial Deed	The house had been abandoned over the last 4 years and required demolition. The lot is a good side lot candidate
18-08-453-018	1203	W	Howett St	1	\$ -	2/5/2026	Judicial Deed	The previous owner passed away with no heirs and the house fell into serious disrepair. The lot is adjacent to other city-owned lots and will be held for future development.
18-08-453-004	1210	W	Millman St	1	\$ -	2/5/2026	Judicial Deed	The house was left open for many years and required demolition. The lot is near others owned by the city along Millman and will be held for future development.
14-35-356-006	2606	NE	Madison Ave	3	\$ -	2/5/2026	Judicial Deed	The building was demolished in the fall of 2025 due to a poor roof that created an unsafe structure. The adjacent lot will soon transfer to the city and the lots will be held for future development.
18-18-181-015	2621	W	Malone St	1	\$ -	2/5/2026	Judicial Deed	The property was sold previously at the County Trustee auction and the owner failed to pay new taxes nor make improve the abandoned building. The lot will be held with others on Malone for future development.
18-18-177-038	2703	W	Malone St	1	\$ -	2/5/2026	Judicial Deed	The house was previously sold through the Trustee Auction and the new owner completed no repairs nor paid taxes for 3 years. The lot is over a 1/4 acre and is near other city-owned lots. It will be held for future development.
14-28-226-045	4214	N	New York Ave	3	\$ -	2/5/2026	Judicial Deed	The house had a bad roof and failing floor structure throughout. The lot is a good side lot candidate.
14-35-153-002	917	NE	Rock Island Ave	3	\$ -	2/5/2026	Judicial Deed	The brick foundation to the house is failing and requires demolition. The lot is a good side lot candidate.
18-17-176-036	1030	S	Shelley St	1	\$ -	2/5/2026	Judicial Deed	The house has been abandoned for the past three years and had been stripped of materials making repairs too expensive. The lot will be held for future development.
18-18-182-023	2517	W	Starr St	1	\$ -	2/5/2026	Judicial Deed	The property previously had two homes in need of demolition. The first was demolished in 2022 and the second in January this year. The lot is a good side lot candidate.
18-19-105-012	2804	W	Krause Ave	1	\$ -	2/5/2026	Judicial Deed	The property had multiple buildings that had been abandoned and subject to vandalism over the past three years. The lot will be held with the adjacent for future development.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - February 2026 (Continued)

Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-05-257-006	1006	W	Armstrong Ave	2	\$ -	2/5/2026	Judicial Deed	The house has been in distress since a mortgage foreclosure in 2015. The previous owners have not paid taxes on the property since 2017. The house's condition may allow for rehabilitation, and will be tested with a forthcoming RFP.
14-35-184-002	3122	NE	Madison Ave	3	\$ -	2/5/2026	Judicial Deed	The house was previously sold through the Trustee Auction and the owner was an out of state owner who could not get to the property to make repairs. The lot is a good side lot candidate.
18-08-410-013	305	S	Charlton St	1	\$ -	2/5/2026	Judicial Deed	The house was abandoned after the previous owner passed away. The foundation of the home was failing and requires demolition. The lot is a good side lot candidate.
18-03-155-013	705		Voris St	3	\$ -	2/9/2026	Judicial Deed	The house suffered a fire in 2025 and is owned by an out of state corporation that has effectively abandoned its holdings. The lot will be held for future development.
18-17-108-024	915	S	Warren St	1	\$ -	2/9/2026	Judicial Deed	The house was abandoned by the previous owner and eventually suffered a fire. The lot is adjacent to other city owned lots and will be held for future development.
18-08-356-019	1717	W	Howett St	1	\$ -	2/9/2026	Judicial Deed	The house was 2 years behind on taxes and was an often vandalized home. The house was stripped of valuable items and required demolition. The lot will be held for future development.
18-18-233-006	2010	W	Proctor St	1	\$ -	2/9/2026	Judicial Deed	The house was abandoned and had 3 years of delinquent taxes. Non-legal occupants took control of the property, leaving it open to the elements and adding expenses for the city to complete work orders.
18-08-382-014	1410	W	Millman St	1	\$ -	2/9/2026	Judicial Deed	The previous owner acquired the property with the intention of paying the delinquent taxes and repairing the structure. After meeting with staff, the owner realized that repairs would not be feasible. The lot will be held with the adjacent properties for future development.
18-17-128-007	720	S	Sumner Ave	1	\$ -	2/9/2026	Judicial Deed	The house was open in the rear and had significant foundation damage. The lot will be held for future development while work continues along Sumner Ave.
18-18-326-016	2708	W	Starr St	1	\$ -	2/9/2026	Judicial Deed	The house had a failing wall that made the structure unstable with multiple years of unpaid taxes. The lot is a good side lot candidate.

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - February 2026 (Continued)								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-17-103-013	800	S	Blaine St	1	\$ -	2/19/2026	Administrator's Deed	The previous owner passed away and the city started a demolition case. The heirs requested to pay fees and turnover the house for demolition. The lot will be held with the adjacent lots for future development.
18-04-203-030	1819	N	Missouri Ave	3	\$ -	2/20/2026	Judicial Deed	The previous owner passed away leaving no heirs that could control it. The house will be demolished and the lot is a good side lot candidate.
18-08-356-002	1716	W	Millman St	1	\$ -	2/20/2026	Judicial Deed	The house suffered a fire in 2024 and was abandoned with no work being completed. The lot has a side lot application filed.
18-18-230-010	2000	W	Lincoln Ave	1	\$ -	2/20/2026	Judicial Deed	The house has suffered under previous ownership and has been frequently vandalized, leaving it open in several spots. The lot will be held with the others along the street for future development.
18-17-127-008	1504	W	Lincoln Ave	1	\$ -	2/20/2026	Judicial Deed	The house was abandoned after the previous owner passed away and the interior had floors that were not stable. The lot will be held for future development near the corner of Sumner and Lincoln.
18-03-305-026	1007	NE	Monroe St	3	\$ -	2/20/2026	Judicial Deed	The house was abandoned with 3 years of taxes unpaid. The building was stripped of valuable materials and requires demolition. The lot will be held for future development and with the adjacent lot.
18-17-127-026	707	S	Sumner Ave	1	\$ -	2/20/2026	Judicial Deed	The house's roof has large holes and requires demolition. The lot will be held for future development near the Sumner Ave and Lincoln Ave corner.
18-18-431-029	1531	S	Easton Ave	1	\$ -	2/20/2026	Judicial Deed	The house was previously demolished due to a fire. Once the lot at 1533 is obtained, the city will own nearly 0.7 Acres for new development.
18-17-155-031	1029	S	Shelley St	1	\$ -	2/24/2026	Quit Claim Deed	The city began a demolition case against the property. Upon further inspection, the owner decided to transfer the lot and pay the taxes and fees. The lot will be held for future development.

Total Acquisitions 30

Properties Transferred to New Owners - February 2026								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-19-103-005	3024	W	Meidroth St	1	\$ -	2/6/2026	Side Lot Program	The new owner plans to add to their yard.

Total Dispositions 1

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - February 2026								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-08-257-001	132	N	Webster	1	\$15,599.81	City	CIP	The house was abandoned after the previous owners passed away. The heirs were not able to make repairs and the city acquired the adjacent empty lot through abandonment. The lots will be held for future development.
18-04-232-013	703	E	Lasalle St	3	\$24,039.19	Private	CIP	The house suffered a fire with a collapse of the roof and partial collapse of the third floor. The city will monitor the future condition of the lot and may obtain a Judicial Deed in the future.
14-34-381-005	2010	N	Atlantic Ave	3	\$8,468.57	Private	CIP	The home suffered a fire and qualified as a fast-track demolition. The lot will be sought for abandonment in the future.
18-18-233-006	2010	W	Proctor St	1	\$7,089.70	City	CIP	The house was abandoned and had 3 years of delinquent taxes. Non-legal occupants took control of the property, leaving it open to the elements and adding expenses for the city to complete work orders.
18-03-205-021	515		Hayward St	3	\$8,203.22	City	SCP R2	The house was obtained for demolition from the previous owner and the lot is a good side lot candidate.
18-07-476-020	2203	W	Butler St	1	\$14,915.20	Private	SCP R2	The house was abandoned after the previous owner passed away. The houses condition warranted demolition and the lot will be held with the adjacent property for future development.
14-35-306-011	403		Fairholm Ave	3	\$17,985.88	Private	CIP	The house suffered a fire and required emergency demolition.
18-17-176-036	1030	S	Shelley St	1	\$10,007.11	City	SCP R2	The house was abandoned and often left open to the elements. The lot will be sought for Judicial Deed and will be held for future development.
18-03-232-013	2210	NE	Madison Ave	3	\$14,138.31	City	SCP R2	The house was open in the rear and had a failing foundation. The lot is a good side lot candidate.

Total Demolitions	9
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February Demo Spend	\$120,446.99
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Total 2026 Demolition Spend	\$225,796.53
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Exposition Gardens Surplus Items - February/Early March Auction Results

Building Picture	Description	Bid Amount	Bids	Auction End Date
	Steel Building - 120' x 240' (Tractor Pull Arena)	\$58,000.00	75	25-Feb-2026
	Enclosed Steel Building - 63' x 38' x 15' (Maintenance Shed)	\$852.00	22	26-Feb-2026
	Six (6) Pole Barns - 100' x 55' (Show Barns)	\$3,025.00	48	27-Feb-2026
	Enclosed Metal Building - 80' x 30' (Wine Tasting Barn)	\$1,800.00	72	02-Mar-2026

Total Bid Amount **\$63,677.00**