

: OF THE CITY OF PEORIA, ILLINOIS:

LAND BANK BOARD

REGULAR MEETING

CALL TO ORDER

The Regular Meeting was held on 9 March 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 Community Development Director Joe Dulin, Councilmember Denise Jackson, Marilyn Mosley, Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, City Manager Patrick Urich, Kimberly Washburn, and County Trustee Treasurer Branden Martin.

Absent were Randall Anderson-Maxwell, and Councilmember Mike Vespa.

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

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the February 9, 2026, meeting were reviewed.

MOTION

Councilmember Oyler moved that the minutes be approved. The motion was seconded by Treasurer Martin. Approved unanimously by viva voce vote.

REGULAR BUSINESS

A. LAND TRANSACTION REPORT FOR FEBRUARY 2026

Matt Smith presented to the board the Land Transaction Report for February 2026. Smith explained the significant amount of acquisitions was due to the City receiving judicial deeds for multiple recently demolished or soon to be demolished properties. The City acquired 1203 W Howett St and 1210 W Millman St. The properties are across the alley from each other and near multiple other city-owned lots. The acquired lot property at 1030 S Shelley St is near the Churchview Gardens development showing there is still significant need in the area for City action. Smith explained that property owners have become more open to working with the City rather than fighting the demolition process, allowing the City to more easily acquire vacant and abandoned properties. The City demolished the property at 2010 N Atlantic Ave through the fast track process. The lot will be sought through abandonment in the future.

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

B. EXPOSITION GARDENS SURPLUS AUCTION REPORT

Matt Smith updated the board on the Exposition Gardens surplus auction. Smith stated multiple structures at the site had been sold through auction including the large tractor pull arena for \$58,000.00. The arena was sold to a new owner out of Iowa. The new owner of the pole barns intends to disassemble the

structures and recycle the metal and wood. The maintenance shed at the property was sold to a new owner in Alaska, whom the City has not been able to get into contact with. Smith indicated that he anticipates the property will have to go back to auction.

Max Walton added that multiple people walked through the buildings to see the other supplies such as tables and chairs. No interest was expressed in those materials. Walton stated it will take approximately 90 days for the tractor pull arena to be taken and should be about June before the rest of the site is cleared.

Kimberly Washburn asked where the funds raised by the auction will go. Smith replied that the funds could go toward the acquisition of the property, to offset the funds from the Land Bank grant from the State. City Manager Urich added that the funds can be used to cover holding costs on the property until the Land Bank grant comes in.

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

OTHER BUSINESS

Councilmember Denise Jackson asked Smith about the status of the property at the corner of Lincoln and Webster. Smith stated the owner has not decided if he would make repairs to the building. Councilmember Jackson replied that the owner has made no attempts to repair the property. Smith added that he had a previous discussion with the City's Building Manager about demolishing the property and that he is not sure the structure of the building is deteriorated to the extent that demolition is required. Director Dulin stated that the property is currently in Housing Court and he will check the status and provide an update to Councilmember Jackson. City Manager Urich explained that it is more difficult to demolish commercial properties than residential properties. Director Dulin shared the difficulties with demolishing the South Side Market, even though the building is in much worse condition.

Councilmember Jackson asked about the status of the church on Madison Park Ter. Smith replied that the building is in the demolition process, but the City needs to assess cost as there is likely no ability to recoup demolition funds from the owners. Director Dulin explained that most demolitions in the past were paid for with funds by the Illinois Housing Development Authority which cannot be used for commercial demolitions.

Director Dulin informed the Board that the Mayor's Office is discussing an open house for available land owned by the City to entice land developers. The office is looking to hold the open house at the end of May. Director Dulin stated the City is still waiting on the grant agreement from the Illinois Department of Commerce & Economic Opportunity, which will then go to City Council to approve.

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 Councilmember Oyler at approximately 3:53PM.



Lane Andrews, Project Coordinator