



**LAND BANK BOARD MEETING
MONDAY, APRIL 13, 2026
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MARCH 9, 2026, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for March 2026
 - B. Former Exposition Gardens Site Surplus Items and RFQ Update
 - C. 2022, 2101, and 2112 W Lincoln Demolition Cases Report
- 5. OTHER BUSINESS**
 - A. Moving Housing Forward Event
- 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 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

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - March 2026

Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-08-357-016	1717	W	Lincoln Ave	1	\$ -	3/4/2026	Judicial Deed	The property was previously sold through the County Trustee auction in 2023. That owner was an out of state corporation that recently tried to sell the property to a new owner without disclosing the demolition case. The lot will be held for future development.
18-17-131-006	818	S	Louisa St	1	\$ 807.00	3/18/2026	Judicial Deed	The city previously received a demolition order and to keep the property from being purchased by a new owner, the city acquired it for the minimum bid from the County Trustee. The lot will be held with the others on the block for future development.
18-18-404-023	1401	S	Livingston St	1	\$ -	3/19/2026	Judicial Deed	The building was demolished in January and the lot will be held with others nearby for future development.
18-18-402-029	1415	S	Arago St	1	\$ -	3/19/2026	Judicial Deed	The house was recently demolished and had the same owner and history as 1717 W Lincoln Ave. The lot is a good side lot candidate.
18-19-104-010	3010	W	Trewyn Ave	1	\$ -	3/19/2026	Judicial Deed	The house was abandoned after the it was previously acquired from the County Trustee. The house requires demolition and the lot will be held with the adjacent properties for future development.
18-07-476-020	2203	W	Butler St	1	\$ -	3/19/2026	Judicial Deed	The house was abandoned after the previous owner passed away. The lot is nearly 3/10 of an acre and is a good site for redevelopment.

Total Acquisitions 6

Properties Transferred to New Owners - March 2026

Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-05-257-017	1329	N	Machin Ave	2	\$ -	3/27/2026	Side Lot Program	The house was demolished in 2022 and the new owner plans to incorporate the property into their yard.

Total Dispositions 1

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - March 2026								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
14-35-153-002	917	NE	Rock Island Ave	3	\$10,489.25	City	SCP R2	The house had a brick foundation and set on a hillside. Due to a lack of maintenance, the foundation failed and required demolition. The lot is a good side lot candidate.
14-35-302-053	2903	NE	Madison Ave	3	\$13,152.10	Private	SCP R2	The multi-unit building was abandoned with 6 years of taxes. The roof failed and water damaged the entire building. The lot will be held as further work may be necessary on the block.
18-17-131-006	818	S	Louisa St	1	\$15,723.79	City	SCP R2	The house was not weather tight and had a failing foundation. The lot was recently acquired from the County Trustee and will be held with others on the block for future development.
18-17-127-026	707	S	Sumner St	1	\$10,884.76	City	SCP R2	The three homes were abandoned after the owner passed away leaving no heirs. All three homes were purchased in poor condition and were never repaired. The are all near the corner of Sumner and Lincoln, which creates an opportunity for new development on contiguous parcels.
18-17-127-029	713	S	Sumner St	1	\$18,720.13	Private	SCP R2	
18-17-127-008	1504	W	Lincoln Ave	1	\$9,433.36	City	SCP R2	
18-17-128-007	720	S	Sumner St	1	\$14,402.27	City	SCP R2	The house was abandoned with 3 years taxes due. The roof was failing and it was often vandalized. The lot will be held for future development.
18-08-382-014	1410	W	Millman St	1	\$25,563.49	City	CIP	The City acquired the property after the owner agreed through the court process that the building was not salvageable. The city owns all the properties to the east toward Louisa St, and extra work was completed to make the property more cohesive with the adjacent properties. In total the city owns just over half an acre ready for redevelopment on the block.
18-18-326-016	2708	W	Starr St	1	\$15,142.99	Private	SCP R2	The property was stuck in the tax sale process with 9 years of taxes owed. The previous owner was not able to pay the taxes and abandoned it. The lot is a good side lot candidate.
18-18-227-032	2121	W	Ann St	1	\$24,613.04	City	CIP	The house had failing floors and foundation and was often vandalized. The lot will be held with the adjacent lot for future development.
18-18-404-014	2209	W	Humboldt St	1	\$9,765.94	Private	CIP	A fire caused an unsafe structure that required emergency demolition.
18-04-277-005	604	E	Illinois Ave	3	\$3,412.00	Private	EV TIF	Garage demolition completed through the East Village Program.

Total Demolitions	12
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March Demolition Spend	\$171,303.12
Total 2026 Demolition Spend	\$397,099.65

2026 Remaining Demolition Budget : \$1,170,080.07

In-Process Demolition and Abandonment Cases - April 2026

PIN	Address	Demo Case #	Demo Order
1803333011	1111 NE Adams St	Awaiting Case	
1817254009	2100 SW Adams St	26-MR-21	
1435305011	3015 NE Adams St	26-MR-54	
1819179005	4103 SW Adams St	25-MR-323	
1808187012	1315 W Adrian G Hinton Ave	24-MR-159	
1808181009	1500 W Adrian G Hinton Ave	25-MR-311	3/4/2026
1817203002	1208 W Ann St	Awaiting Case	
1818227022	2215 W Ann St	26-MR-09	
1818155006	2904 W Antoinette St	24-MR-219	
1805257006	1006 W Armstrong Ave	24-MR-234	9/3/2025
1803104039	1021 E Behrends Ave	25-MR-324	2/18/2026
1433327017	2304 N Bigelow St	Awaiting Case	
1433327012	2330 N Bigelow St	Awaiting Case	
1817103013	800 S Blaine St	25-MR-21	
1817103018	816 S Blaine St	25-MR-257	
1808459002	1025 W Butler St	25-MR-282	
1433455037	1909 N California Ave	26-MR-73	
1433478009	2008 N California Ave	25-MR-288	
1808103022	1815 W Callender Ave	25-MR-175	2/18/2026
1803131027	700 Caroline St	Awaiting Case	
1818378016	1609 S Charles St	Awaiting Case	
1808410013	305 S Charlton St	25-MR-134	10/15/2025
1433229002	502 E Corrington Ave	Awaiting Case	
1818478031	1713 S Easton Ave	25-MR-31	
1435306002	405 Fairholm Ave	25-MR-338	
1804306001	1224 N Flora Ave	24-MR-183	
1818333005	2602 W Fremont St	25-MR-346	3/4/2026
1818328019	2813 W Fremont St	25-MR-287	
1433478001	500 E Frye Ave	Awaiting Case	
1817188005	1414 W Garden St	Awaiting Case	
1817188002	1426 W Garden St	26-MR-20	
1817152028	1815 W Garden St	Awaiting Case	
1818256026	2301 W Garden St	26-MR-52	
1818256012	2333 W Garden St	25-MR-302	2/18/2026
1803155003	1104 NE Glendale Ave	26-MR-38	
1817101028	805 S Greenlawn Ave	24-MR-122	11/6/2024
1817152014	1032 S Greenlawn Ave	Awaiting Case	
1817156017	1103 S Greenlawn Ave	Awaiting Case	
1817131010	817 S Helen St	Awaiting Case	
1435178011	534 Homestead Ave	25-MR-330	
1435178009	538 Homestead Ave	25-MR-331	
1808356031	1605 W Howett St	25-MR-187	
1807482021	2009 W Howett St	25-MR-345	
1807482016	2019 W Howett St	26-MR-22	
1807381022	2501 W Howett St	24-MR-302	
1807382004	2610 W Howett St	Awaiting Case	
1818429013	1915 W Humboldt St	25-MR-310	3/18/2026
1818428030	2007 W Humboldt St	25-MR-339	2/4/2026
1808412008	1014 W Hurlburt St	26-MR-17	
1804278007	712 E Illinois Ave	Awaiting Case	
1804278008	714 E Illinois Ave	Awaiting Case	

Abandonment Only Cases
1303 N Sheridan Rd - Awaiting Case
811 S Helen St - Awaiting Case
717, 719 W Russell St - Awaiting Case
1533 S Easton Ave - 25-MR-248
3330 W Overbrook Dr - Awaiting Case
2228 N University St - Awaiting Case
B-Cubed Properties - 26-MR-75

Green shaded cells are properties owned by the city that are eligible for rehabilitation

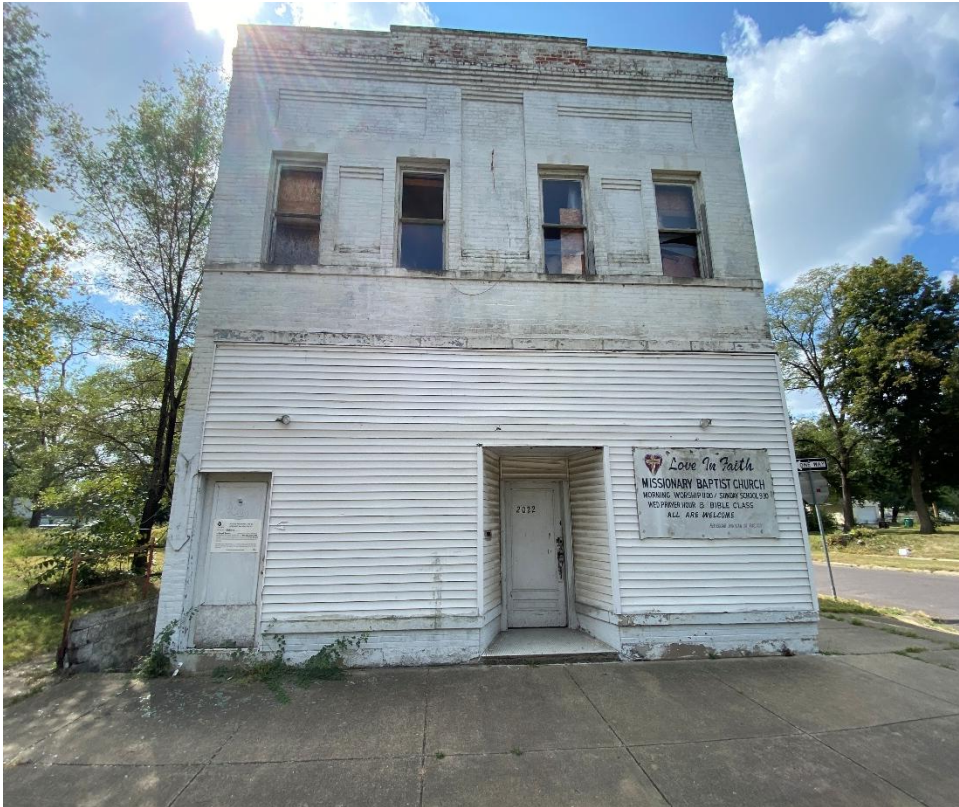
* denotes properties that have demolition orders challenged by the owner and are still in progress

PIN	Address	Demo Case #	Demo Order
1803331006	1315 NE Jefferson Ave	24-MR-235	
1808265005	1006 W John H Gwynn Jr Ave	26-MR-39	
1808187003	1312 W John H Gwynn Jr Ave	25-MR-274	1/7/2026
1819101006	3018 W Krause Ave	25-MR-20	
1817103001	1716 W Lincoln Ave	26-MR-44	
1808357016	1717 W Lincoln Ave	25-MR-289	1/7/2026
1818230010	2000 W Lincoln Ave	25-MR-281	12/17/2025
1818230001	2022 W Lincoln Ave	25-MR-222	
1807479046	2101 W Lincoln Ave	24-MR-156	
1818226012	2112 W Lincoln Ave	25-MR-350	2/4/2026
1808463002	207 Linden St	25-MR-335	
1818404025	1409 S Livingston St	26-MR-36	
1817134026	919 S Louisa St	Awaiting Case	
1818426017	1531 S Lydia Ave	25-MR-352	3/18/2026
1435304038	2709 NE Madison Ave	25-MR-334	3/18/2026
1818279008	2120 W Malone Ave	26-MR-08	
1818254003	2422 W Malone Ave	26-MR-42	
1818178009	2722 W Malone St	25-MR-300	3/4/2026
1818153014	3031 W Malone St	25-MR-295	1/7/2026
1807432001	2000 W Martin Luther King Jr Dr	26-MR-53	
1807377011	2704 W Martin Luther King Jr Dr	26-MR-45	
1818280035	1913 W Marquette St	24-MR-315	
1818156015	2716 W Marquette St	25-MR-297	3/4/2026
1434359002	1916 N Maryland Ave	23-MR-327	3/20/2024
1817104008	716 S Matthew St	26-MR-16	
1817303012	1309 S Matthew St	Awaiting Case	
1433226026	525 E Melbourne Ave	24-MR-164	2/19/2025
1804203030	1819 N Missouri Ave	25-MR-182	12/3/2025
1803305025	1005 NE Monroe St	25-MR-343	2/4/2026
1803305026	1007 NE Monroe St	25-MR-255	12/3/2025
1803182005	1212 NE Monroe St	23-MR-200	1/22/2026
1434481029	2501 NE Monroe St	25-MR-301	2/18/2026
1803104005	916 E Nebraska Ave	25-MR-136	
1803104011	1004 E Nebraska Ave	Awaiting Case	
1804176007	1612 N North St	25-MR-344	2/4/2026
1433376024	1908 N North St	25-MR-333	
1804209012	1622 N Peoria Ave	Awaiting Case	
1433453021	2001 N Peoria Ave	Awaiting Case	
1804227030	611 E Ravine Ave	25-MR-242	
1433276022	523 E Seneca Pl	25-MR-347	3/4/2026
1817126027	801 S Shelley St	Awaiting Case	
1817126029	805 S Shelley St	25-MR-340	2/4/2026
1817155031	1029 S Shelley St		
1804303003	1018 N Sheridan Rd	26-MR-56	
1805284023	1309 N Sheridan Rd	Awaiting Case	
1818455016	1807 S Stanley St	Awaiting Case	
1819201013	1911 S Stanley St	25-MR-284	12/17/2025
1818330009	2600 W Starr St	24-MR-304	3/4/2026
1818326016	2708 W Starr St	25-MR-32	11/19/2025
1808405010	326 S Steubenville Ave	25-MR-296	1/7/2026
1432428030	907 W Thrush Ave	25-MR-342	2/4/2026

PIN	Address	Demo Case #	Demo Order
1432429005	1010 W Thrush Ave	25-MR-256	
1819107020	2903 W Trewyn Ave	25-MR-348	
1819104010	3010 W Trewyn Ave	25-MR-180	1/7/2026
1819155017	2814 W Utah St	25-MR-142	3/18/2026
1803231002	206 Van Buren St	24-MR-239	
1818408029	1516 S Westmoreland Ave	25-MR-349	
1808327008	1524 W Widenham St	Awaiting Case	
1808326027	1527 W Widenham St	25-MR-286	1/7/2026
1808326025	1531 W Widenham St	26-MR-55	
1434308007	2148 N Wisconsin Ave	25-MR-285	
1818227012	2126 W Wiswall St	25-MR-309	3/4/2026

2022, 2101, and 2112 W Lincoln Avenue, Demolition Cases

2022 W Lincoln Avenue



The owners of the property agreed that the building was not salvageable and entered into an agreement with the city to turn it over through the abandonment process.

On April 1, 2026, The Court granted a demolition and abandonment order, which will allow the city to move forward with demolition. Due to the commercial nature of the structure and its size, further steps will need to be taken to complete the demolition.

2101 W Lincoln Avenue



The demolition case started in 2024 with two years of taxes unpaid. The property is owned by a local corporation that intended to repair the building's roof and other structural deficiencies. Unfortunately, no work has been completed on the house since the outset of the case.

A demolition trial is set for April 16, 2026. If the city is successful, and no further court actions occur, the house could be demolished this summer.

2112 W Lincoln Avenue



The house is owned by B-Cubed Investments LLC, which has effectively abandoned all its properties.

The city received a demolition order in February 2026. The demolition costs will be covered by the SCP R2 grant and should be completed this spring. A Judicial Deed order giving the property to the city was entered April 1st.

Moving Housing Forward

RESIDENTIAL DEVELOPMENT OPPORTUNITIES IN PEORIA

Learn about current and future housing market trends and growth opportunities. Discover available properties. Explore incentives to build housing in Peoria.



WEDNESDAY, APRIL 22



5:30 PM - 7:30 PM
DOORS OPEN AT 5:00 PM



GATEWAY BUILDING
200 NE WATER STREET
PEORIA, IL 61602

RSVP ONLINE

BY TUESDAY, APRIL 21



OR CALL US
AT 309-494-8624



CITY OF
PEORIA