



**LAND BANK BOARD MEETING
MONDAY, JANUARY 12, 2026
CITY HALL, ROOM 404 - 3:30PM**

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF DECEMBER 10, 2025, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for December 2025
 - B. 2025 Land Bank Year End 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 December 8, 2025, at 3:30 PM. City Manager Patrick Urich called the meeting to order at approximately 3:31 PM.

ROLL CALL

Roll call showed the following board members were present Community Development Director Joe Dulin, Marilyn Mosley, Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, City Manager Patrick Urich, Kimberly Washburn, and Branden Martin.

Absent was Randall Anderson-Maxwell, Councilmember Denise Jackson, and Councilmember Mike Vespa.

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

Quorum being established, the meeting proceeded as follows.

MINUTES

The minutes for the October 13, 2025, meeting were reviewed and City Manager Patrick Urich noted that the minutes in the agenda packet have been amended.

MOTION

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

REGULAR BUSINESS

A. Land Transaction Report for October and November 2025

Matt Smith presented to the board the Land Transaction Report for October and November 2025. Smith informed the board that the acquisition of Expo Gardens was completed in October. The City has found success with abandonment only cases including 2005 and 2009 W Lincoln Ave. Both properties are vacant lots bringing the City’s total holdings on the North side of the street to 1.25 acres. The City acquired four properties from B Cubed Investments LLC. Two of the properties had house fires and were no longer structurally sound. The owner has other abandoned properties in the City among the over 60 total properties they own. Smith indicated the City intends to identify properties with back taxes and unpaid water bills to acquire through abandonment.

The City performed ten side lot transfers. Additionally, the City transferred 1034-1038 W Howett St to a neighboring owner operating a car repair business. The lots will be used as additional parking space for the business.

The City demolished 20 properties, contributing to an overall 2025 spend of \$1,127,257.44 for demolitions. The properties at 1111 and 1022 S Blaine St were demolished and will be held for future development. Adjacent properties at 2604 and 2606 NE Madison Ave were also demolished and will be held for future development. 2706 W Hayes St needed demolished after an unsuccessful attempt to repair the foundation failed. The property was transferred to the City and will be held along with the nearly ¾ of an acre of contiguous holdings.

Director Joe Dulin added that Habitat for Humanity broke ground on additional properties and confirmed the tax incentives for the properties, thereby securing funding for all 12 properties to be constructed.

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

B. Exposition Gardens Property Acquisition Update

Corporation Counsel Patrick Hayes provided to the board an update on the acquisition of Exposition Gardens. The remaining previously scheduled events at the property have finished. Interest has been expressed in the materials and buildings at the site. The City plans to declare everything except the real estate as "surplus," and sell as much as possible. The City will demolish what is necessary with the exception of the opera house. A request for proposals will be put out to auction off the property. City Manager Urich and Corporation Counsel Hayes met with a developer interested in building 200 single family homes on the property. The City hopes to have competitive options to present to City Council in either the first or second quarter of 2026.

Director Dulin added that he and Matt Smith were working with the Illinois Department of Commerce and Economic Opportunity to secure reimbursement for purchase of the property.

Kimberly Washburn asked if there will be builder requirements for the property, such as green space. Corporation Counsel Hayes responded that there will be requirements for stormwater retention.

Ar'Mand Erving asked if the properties will all be single family. Corporation Counsel Hayes replied that there will be some opportunity for mixed-use, but the majority will be single-family.

Branden Martin inquired about the median price of properties. Corporation Counsel Hayes answered that the homes will be in the range of \$250,000 to \$400,000.

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

C. Administrative Hearing Officer Changes Discussion

Max Walton informed the board that the Legal Department was still working out the changes to Administrative Hearing Officers and would have more information to present to the board in January.

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

OTHER BUSINESS

Director Dulin informed the board that \$1,000,000 has been allocated for demolitions in the 2026 budget and thanked City Council for the funds.

Director Dulin asked Smith for an update on the demolition of the Southside Market. Smith informed the board that the property owner is interested in keeping the parking lot and has been in contact with a batter company with plans to utilize the lot. The owner does not currently have the capital to pay for the estimated \$300,000 demolition, and Smith will have an update on that in January. Smith indicated that City intends to aggressively pursue a trial to get a demolition order.

Councilmember Oyler asked if the battery company was looking for solar battery storage. Director Dulin indicated that the company had also reached out to Assistant Director of Community Development Leah Allison about City zoning policy; current zoning does not allow for battery storage.

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. Councilmember Oyler moved to adjourn; seconded by Branden Martin at approximately 3:55PM.



Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - December 2025								
Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-03-232-013	2210	NE	Madison Ave	3	\$ -	12/3/2025	Judicial Deed	The house will be demolished and the lot is a good side lot candidate.
18-18-227-032	2121	W	Ann St	1	\$ -	12/3/2025	Judicial Deed	The house has continued to be abandoned after two rounds of the property being sold through the Trustee auction. The house will be demolished and the lot is a good side lot candidate.
18-03-328-007	1024	NE	Madison Ave	3	\$ -	12/3/2025	Judicial Deed	The house was demolished in 2021 and the vacant lot was considered abandoned. The city owns 3/4 of an acre of contiguous land on the block to be held for future development.
18-08-257-027	130	N	Webster Ave	1	\$ -	12/17/2025	Judicial Deed	The property is a vacant lot near the Habitat development. The adjacent lot with a house is in line to be acquired in 2026 and will all be held for future development.
14-34-376-008	1101	E	Frye Ave	3	\$ -	12/17/2025	Judicial Deed	The house was demolished in November and will be held as the adjacent property also has an unsafe structure currently.
18-19-103-005	3024	W	Meidroth Ave	1	\$ -	12/17/2025	Judicial Deed	The house was demolished in July and the adjacent property owners have expressed interest in acquiring the lot.
18-17-157-026	1111	S	Blaine St	1	\$ -	12/17/2025	Judicial Deed	The previous owner passed away and the house was demolished in October. The lot will be held with others along Blaine for future development.

Total Acquisitions 7

Properties Transferred to New Owners - December 2025								
Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
No Properties Transferred to New Owners During Period.								

Total Dispositions -

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - December 2025

Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
14-28-226-045	4214	N	New York Ave	3	\$17,447.22	Private	Operating	The house was abandoned for nearly 6 years and had a failing floor structure that required demolition. The lot will be sought for a judicial deed and is large enough to be held for future development.
18-18-181-015	2621	W	Malone St	1	\$ 15,065.34	Private	SCP R2	The lot was last sold through the County Trustee auction in 2021 and the current out of state owner completed no repairs and continued to not pay property tax. The structure was failing and required demolition. The lot will be held for future development
18-18-177-038	2703	W	Malone St	1	\$8,818.90	Private	SCP R2	The house has most likely been abandoned for 10 years and was previously sold through the Trustee auction in 2020. The out of state owner did not repairs and the house required demolition. After obtaining the judicial deed, the lot will be held for future development.
18-18-176-037	2703	W	Marquette St	1	\$10,289.35	Private	CIP	The house had a failing roof with holes that created an unsafe floor throughout the home. The lot will be sought for judicial deed and it is a good side lot candidate.
18-08-183-009	1419	W	Adrian G Hinton Ave	1	\$23,973.00	Private	Operating	The house was acquired through a tax deed and the buyer did not repair the structure. The house was often vandalized and the walls were separating at the northwest corner. The lot will be sought for judicial deed and held for future development.
18-17-157-035	1211	S	Blaine St	1	\$243,095.50	Private	Capital	A former church building that had been vandalized on several occasions. A fire broke out spreading between the roof structure and finished ceiling, which required demolition of the building to put out the fire.
18-19-105-012	2804	W	Krause Ave	1	\$12,061.98	Private	SCP R2	The lot had two buildings that were abandoned and were often vandalized. The buildings required demolition and the lot will be held with the adjacent properties for roughly 1/2 acre of developable land in the Choice Neighborhoods area.

Total Demolitions 7

December Demo Spend \$330,751.29

Total 2025 Demolition Spend \$1,448,704.34

In-Process Demolition and Abandonment Cases - January 2026

PIN	Address	Demo Case #	Demo Order
1817254009	2100 SW Adams St	Awaiting Case	
1435305011	3015 NE Adams St	Awaiting Case	
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	
1818227032	2121 W Ann St	25-MR-187	10/15/2025
1818227022	2215 W Ann St	Awaiting Case	
1818155006	2904 W Antoinette St	24-MR-219	
1818402029	1415 S Arago St	25-MR-273	12/3/2025
1805257006	1006 W Armstong Ave	24-MR-234	9/3/2025
1803104039	1021 E Behrends Ave	25-MR-324	
1817103013	800 S Blaine St	25-MR-21	
1817103018	816 S Blaine St	25-MR-257	
1808459002	1025 W Butler St	25-MR-282	
1807476020	2203 W Butler St	25-MR-185	12/3/2025
1807452008	2308 W Butler St	24-MR-245	11/20/2024
1433478009	2008 N California Ave	25-MR-288	
1808103022	1815 W Callender Ave	25-MR-175	
1808410013	305 S Charlton St	25-MR-134	10/15/2025
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	
1818328019	2813 W Fremont St	25-MR-287	
1817188002	1426 W Garden St	Awaiting Case	
1818256026	2301 W Garden St	Awaiting Case	
1818256012	2333 W Garden St	25-MR-302	
1803155003	1104 NE Glendale Ave	Awaiting Case	
1817101028	805 S Greenlawn Ave	24-MR-122	11/6/2024
1803205021	515 Hayward St	25-MR-36	
1435178011	534 Homestead Ave	25-MR-330	
1435178009	538 Homestead Ave	25-MR-331	
1808457013	1107 W Howett St	25-MR-183	
1808453018	1203 W Howett St	25-MR-95	9/3/2025
1808356031	1605 W Howett St	25-MR-187	
1808356019	1717 W Howett St	25-MR-94	
1807482021	2009 W Howett St	25-MR-345	
1807482016	2019 W Howett St	Awaiting Case	
1807382010	2506 W Howett St	25-MR-50	
1807382004	2610 W Howett St	Awaiting Case	
1818429013	1915 W Humboldt St	25-MR-310	
1818428030	2007 W Humboldt St	25-MR-339	
1808412008	1014 W Hurlburt St	Awaiting Case	
1803331006	1315 NE Jefferson Ave	24-MR-235	
1817308014	3215 SW Jefferson Ave	25-MR-188	
1808265005	1006 W John H Gwynn Jr Ave	Awaiting Case	
1808187003	1312 W John H Gwynn Jr Ave	25-MR-274	
1819101006	3018 W Krause Ave	25-MR-20	
1817127008	1504 W Lincoln Ave	25-MR-189	12/3/2025
1817103001	1716 W Lincoln Ave	Awaiting Case	
1808357016	1717 W Lincoln Ave	25-MR-289	

Abandonment Only Cases
1301 N Sheridan Rd - Awaiting Case
811, 813 S Helen St - Awaiting Case
717, 719 W Russell St - Awaiting Case
1531 S Easton Ave - 25-MR-247
1533 S Easton Ave - 25-MR-248
3330 W Overbrook Dr - Awaiting Case
2228 N University St - Awaiting Case

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
1808354014	1809 W Lincoln Ave	25-MR-68	
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	
1808463002	207 Linden St	25-MR-335	
1818404023	1401 S Livingston St	24-MR-291	6/5/2025
1818404025	1409 S Livingston St	Awaiting Case	
1817131006	818 S Louisa St	24-MR-88	3/1/2024
1817134026	919 S Louisa St	Awaiting Case	
1818426017	1531 S Lydia Ave	Awaiting Case	
1803232013	2210 NE Madison Ave	25-MR-172	10/15/2025
1435304038	2709 NE Madison Ave	25-MR-334	
1435302053	2903 NE Madison Ave	25-MR-174	9/17/2025
1818279008	2120 W Malone Ave	Awaiting Case	
1818254003	2422 W Malone Ave	Awaiting Case	
1818178009	2722 W Malone St	25-MR-300	
1818153014	3031 W Malone St	25-MR-295	
1807432001	2000 W Martin Luther King Jr Dr	Awaiting Case	
1807377011	2704 W Martin Luther King Jr Dr	Awaiting Case	
1818280035	1913 W Marquette St	24-MR-315	
1818156015	2716 W Marquette St	25-MR-297	
1434359002	1916 N Maryland Ave	23-MR-327	3/20/2024
1817104008	716 S Matthew St	Awaiting Case	
1433226026	525 E Melbourne Ave	24-MR-164	2/19/2025
1808453004	1210 W Millman St	25-MR-44	
1808382014	1410 W Millman St	24-MR-275	7/16/2025
1804203030	1819 N Missouri Ave	25-MR-182	12/3/2025
1803305025	1005 NE Monroe St	25-MR-343	
1803305026	1007 NE Monroe St	25-MR-255	12/3/2025
1803182005	1212 NE Monroe St	23-MR-200	
1434481029	2501 NE Monroe St	25-MR-301	
1803104005	916 E Nebraska Ave	25-MR-136	
1428226045	4214 N New York Ave	24-MR-314	
1804176007	1612 N North St	25-MR-344	
1433376024	1908 N North St	25-MR-333	
1818233006	2010 W Proctor St	25-MR-179	10/15/2025
1804227030	611 E Ravine Ave	25-MR-242	
1435153002	917 NE Rock Island Ave	25-MR-35	9/3/2025
1804303007	608 W Russell St	23-MR-175	
1433276022	523 E Seneca Pl	Awaiting Case	
1817126029	805 S Shelley St	25-MR-340	
1817155031	1029 S Shelley St	Awaiting Case	
1817176036	1030 S Shelley St	25-MR-43	11/5/2025
1804303003	1018 N Sheridan Rd	Awaiting Case	
1819201013	1911 S Stanley St	25-MR-284	12/17/2025
1818182023	2517 W Starr St	24-MR-268	
1818330009	2600 W Starr St	24-MR-304	
1818326016	2708 W Starr St	25-MR-32	11/19/2025
1808405010	326 S Steubenville Ave	25-MR-296	
1817127026	707 S Sumner Ave	25-MR-137	12/3/2025

PIN	Address	Demo Case #	Demo Order
1817127029	713 S Sumner Ave	25-MR-132	12/3/2025
1817128007	720 S Sumner Ave	25-MR-244	11/19/2025
1432428030	907 W Thrush Ave	25-MR-342	
1432429005	1010 W Thrush Ave	25-MR-256	
1819107020	2903 W Trewyn Ave	25-MR-348	
1819104010	3010 W Trewyn Ave	25-MR-180	
1819155017	2814 W Utah St	25-MR-142	
1803231002	206 Van Buren St	24-MR-239	
1803155013	705 Voris St	25-MR-246	11/19/2025
1817108024	915 S Warren St	25-MR-141	11/5/2025
1808257001	132 N Webster St	24-MR-151	11/5/2025
1818408029	1516 S Westmoreland Ave	25-MR-349	
1808326027	1527 W Widenham St	25-MR-286	
1808326025	1531 W Widenham St	Awaiting Case	
1434308007	2148 N Wisconsin Ave	25-MR-285	
1818227012	2126 W Wiswall St	25-MR-309	



City of Peoria Land Bank

2025 HIGHLIGHTS

2025 LAND BANK SUMMARY:

The City of Peoria Land Bank works to stabilize neighborhoods, reduce blight, and promote new development. The Peoria Land Bank utilizes Capital Improvement Plan (CIP) funds, Strong Communities Program (SCP) funds, capital funds, and operating funds to acquire, transfer, and demolish abandoned properties.

PROPERTY TRANSFERS

ACQUISITIONS & TRANSFERS



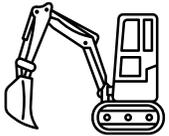
166
Properties
acquired



51
Properties transferred
to new owners

DEMOLITIONS

ABANDONED PROPERTY DEMOLITIONS



101
Total properties
demolished



64
First District
demolitions

4
Second District
demolitions

33
Third District
demolitions

FUNDING SOURCES



\$1.45M
Total spent on
demolitions

