



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

MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF JANUARY 12, 2026, REGULAR MEETING MINUTES**
- 4. REGULAR BUSINESS**
 - A. Land Transaction Report for January 2026
 - B. Exposition Gardens Update
- 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 12 January 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, City Manager Patrick Urich, and County Treasurer Branden Martin.

Absent were Councilmember Zach Oyler, Corporation Counsel Patrick Hayes, 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 10 December 2025, meeting were reviewed.

MOTION

County 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 DECEMBER 2025

Matt Smith presented to the board the Land Transaction Report for December 2025. Smith indicated that the City had completed a lot of work in 2025 toward abandonment only cases. The City acquired the lot at 1024 NE Madison Ave, after the house was demolished in 2021. The property is between two city-owned lots totally $\frac{3}{4}$ of an acre of contiguous land. The property at 130 N Webster Ave was also acquired by the City. The lot is near the Habitat for Humanity development and the neighboring lot is in line to be acquired by the City in 2026. Smith stated there will be more acquisitions in the coming months for previously demolished properties. Moving to demolitions, the City demolished the former church at 1211 S Blaine St in order to put out a fire. Smith indicated the City will work to recover as much of the funds used toward the demolition as possible. 2621 and 2703 W Malone St and 2703 W Marquette St were demolished after being abandoned for a long period of time. Smith added that the demolitions being in such close proximity has resulted in a good change for the appearance and safety of the neighborhood. Smith added that the total demolition spend for 2025 was \$1.4 million, \$1.1 million excluding the church demolition at 1211 S Blaine St.

Councilmember Zach Oyler entered at 3:36PM.

Smith moved onto the "In-Process" list. Smith explained the City is looking for vacant lots or properties

where the structure would not require demolition. To do so, the City is looking at properties that have long standing histories of code violations and back taxes. One such property, 2022 W Lincoln St, was moved from an abandonment only case into a demolition case in the hopes that it will encourage cooperation from the current property owner.

Smith added that the Illinois Housing Development Authority approved the use of their funds for debris and trash removal at 525 E Melbourne Ave. The City will put out a Request for Proposals for rehabilitation once the property is cleaned out.

Randall Anderson-Maxwell asked how long it takes to demolish a property once a demolition order has been granted. Smith replied that the City typically waits 30 days once a demolition order has been granted to make sure there are not any appeals from stakeholders in the property.

Councilmember Oyler asked when the property at 1006 W Armstrong Ave would be demolished as the property across the street is currently listed for sale but is not able to sell due to the condition of 1006 W Armstrong. Smith indicated that he did not yet have an exact date for the demolition, as he wanted to walk through the property with the City's Building Manager to assess the potential for rehabilitation or the property.

Corporation Counsel Patrick Hayes entered at 3:43PM.

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

B. 2025 LAND BANK YEAR END REPORT

Matt Smith presented to the board the 2025 Land Bank Year End Report. The City acquired 166 properties, transferred 51 properties to new owners, and demolished 101 properties. Of the 101 demolitions, 64 were in the first council district. Smith stated that demolitions in the second district slowed in 2025 as there was no longer as broad a need. The City spent \$1.45 million in demolitions. The funds provided to the City by the Illinois Housing Development Authority through the Strong Communities Program is good through November 2026, but Smith anticipates the funds will be spent by the end of the first quarter. Smith discussed the acquisition of the Exposition Gardens property, indicating the Request for Qualifications for the property should be out soon. Regarding the Habitat for Humanity project at the former McKinley School site, the first three of twelve new single-family homes are "dried in." Smith stated the City will continue pursuing abandonment only properties in 2026, where the property is in good condition but has outstanding money owed to the City. The City will work on opening demolition cases on any properties headed to the County Trustee auction. The MacArthur Flats project should close with Peoria Opportunities and Pivotal, the same developer for the Churchview Gardens project.

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

OTHER BUSINESS

Corporation Counsel Patrick Hayes informed the board that Exposition Gardens will be on the agenda at the next City Council meeting urging Council to declare all property as surplus to sell off without requiring Requests for Proposal or Requests for Qualifications. Hayes stated the City is working with the School District to determine what portion of the property they want. The City is also working to extend the enterprise zone to include the Expositions Garden property.

Smith informed the board that the American Rescue Plan Act funds given to the Health Department was given to Peoria Opportunities Foundation for rehabilitation projects. Peoria Opportunities Foundation utilized the funds to purchase properties and intends to rehabilitate them and turn them over as owner-occupied homes. The City will transfer 2308 W Butler St to Peoria Opportunities Foundation to rehabilitate.

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 Zach Oyler moved to adjourn; seconded by Branden Martin at approximately 3:56PM.



Lane Andrews, Project Coordinator

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Acquired - January 2026

Parcel Number	House #	Direction	Street Name	Council District	Purchase Price	Ownership Date	Ownership Document	Future Plans
18-08-326-033	1515	W	Widenham St	1	\$ -	1/7/2026	Judicial Deed	The house was demolished in the fall of 2025 and is a good side lot candidate.
18-08-327-024	1537	W	Smith St	1	\$ -	1/20/2026	Judicial Deed	The house was demolished in late 2025 and is near other city-owned lots on the north side of Smith St. It will be held for future development.
18-18-327-004	2816	W	Latrobe St	1	\$ -	1/20/2026	Judicial Deed	The subgrade building was demolished in December 2025. The adjacent property is currently boarded and may need future intervention. The city lot will be held while further assessment is done.
18-08-257-001	132	N	Webster Ave	1	\$ -	1/20/2026	Judicial Deed	The property is the lot with a house that is awaiting demolition and nearby the Habitat development. The city now owns this lot and the adjacent that could be used for future development.
18-08-331-006	1315	NE	Jefferson St	3	\$ 807.00	1/20/2026	Quit Claim Deed	The property was in demolition proceedings with the previous owner. During the process, the ownership transferred to the County Trustee and the option was given for the city to purchase it and dismiss the demolition case. The lot will be held for future development.
18-18-478-031	1713	S	Easton Ave	1	\$ 807.00	1/29/2026	Quit Claim Deed	The nonconforming garage at the property was in demolition proceedings. The property transferred to the County Trustee and offered to the city, allowing the case to be dismissed. The lot is adjacent to other city owned property and will be held for future development.

Total Acquisitions 6

Properties Transferred to New Owners - January 2026

Parcel Number	House #	Direction	Street Name	Council District	Sale Price	Date of Transfer	Transfer Type	History and Future Use
18-07-452-008	2308	W	Butler St	1	\$ -	1/9/2026	Quit Claim Deed	The house was acquired through demolition and abandonment proceedings in early 2025. After inspection, the house was deemed to be a good rehabilitation candidate. Peoria Opportunities Foundation has been using City and County funds for healthy community funding to rehab homes on Millman and Butler near this house. POF will complete rehab and find a new owner to live in the home.

Total Dispositions 1

City of Peoria Land Bank Board - Monthly Land Transaction Report

Properties Demolished - January 2026								
Parcel Number	House #	Direction	Street Name	Council District	Demolition Cost	Ownership Type	Funding Source	History and Future Plans (If applicable)
18-17-310-005	3116	SW	Jefferson Ave	1	\$9,583.63	Private	CIP	A fire caused an unsafe structure and required emergency demolition.
18-18-404-023	1401	S	Livingston Ave	1	\$ 14,781.84	Private	CIP	The city had a demolition order for the property, but before it could take action a fire that was deemed to be an arson caused an unsafe structure and required emergency demolition. A judicial deed will be sought.
18-08-453-004	1210	W	Millman St	1	\$12,027.81	Private	SCP R2	The house had a failing foundation and was frequently vandalized. The lot will be sought for Judicial Deed and it will be held with others along Millman and Howett for redevelopment.
18-18-477-004	1608	S	Lydia Ave	1	\$11,738.43	City	SCP R2	The house was acquired from the previous owner for demolition. The lot is near other city-owned properties and will be held for future development.
18-08-453-018	1203	W	Howett St	1	\$11,687.73	City	SCP R2	The previous owner passed away with no heirs, which led to the house falling into disrepair and behind on taxes. The lot is added to the other city-owned properties, making roughly 0.35 acres of land available for future development.
18-18-182-023	2517	W	Starr St	1	\$10,571.30	Private	SCP R2	The garage to residential converted building had a failed roof that required demolition. The lot will be sought through Judicial Deed and it is a good side lot candidate.
18-08-356-019	1717	W	Howett St	1	\$15,319.63	Private	SCP R2	The house was frequently vandalized stripped by squatters. The lot will be sought through Judicial Deed and be held for future development.
18-17-108-024	915	S	Warren St	1	\$19,639.17	Private	CIP	The city received a demolition order for the building in November, but a fire at the building in December further harmed it. The city will seek a Judicial Deed and be held with the nearby lots for future development.

Total Demolitions	8
--------------------------	----------

January Demo Spend	\$105,349.54
---------------------------	---------------------

Total 2026 Demolition Spend	\$105,349.54
------------------------------------	---------------------

In-Process Demolition and Abandonment Cases - February 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	26-MR-09	
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	
1807452008	2308 W Butler St	24-MR-245	11/20/2024
1433455037	1909 N California Ave	Awaiting Case	
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	
1808356031	1605 W Howett St	25-MR-187	
1807482021	2009 W Howett St	25-MR-345	
1807482016	2019 W Howett St	Awaiting Case	
1807381022	2501 W Howett St	24-MR-302	
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	26-MR-17	
1803331006	1315 NE Jefferson Ave	24-MR-235	
1808265005	1006 W John H Gwynn Jr Ave	Awaiting Case	
1808187003	1312 W John H Gwynn Jr Ave	25-MR-274	1/7/2026
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	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	

Abandonment Only Cases
1303 N Sheridan Rd - Awaiting Case
811, 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
1818226012	2112 W Lincoln Ave	25-MR-350	
1808463002	207 Linden St	25-MR-335	
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	25-MR-352	
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	26-MR-08	
1818254003	2422 W Malone Ave	Awaiting Case	
1818178009	2722 W Malone St	25-MR-300	
1818153014	3031 W Malone St	25-MR-295	1/7/2026
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	26-MR-16	
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	1/22/2026
1434481029	2501 NE Monroe St	25-MR-301	
1803104005	916 E Nebraska Ave	25-MR-136	
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
1433276022	523 E Seneca Pl	25-MR-347	
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
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	1/7/2026
1817127026	707 S Sumner Ave	25-MR-137	12/3/2025
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	1/7/2026
1819155017	2814 W Utah St	25-MR-142	
1803231002	206 Van Buren St	24-MR-239	

PIN	Address	Demo Case #	Demo Order
1803155013	705 Voris St	25-MR-246	11/19/2025
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	1/7/2026
1808326025	1531 W Widenham St	Awaiting Case	
1434308007	2148 N Wisconsin Ave	25-MR-285	1/7/2026
1818227012	2126 W Wiswall St	25-MR-309	