Central Illinois Land Bank Authority

March 29, 2021 at 5:30

Zoom link: **Please email Mike Davis at** [**mdavis@cilba.org**](mailto:mdavis@cilba.org) **or call 217-655-8190 for Zoom link or conference call details**

AGENDA

CENTRAL ILLINOIS LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING

March 29, 2021

1. Call to order: roll call
2. Welcome/Introductions
3. Approval of Agenda
4. Approval of Minutes from the November 18, 2020 meeting
5. Audience Comments
6. Introductions:
   1. Nicki Pecori Fioretti, Director of Community Affairs at Illinois Housing Development Authority, to provide context on the importance of Teska’s planned “Housing Market and Real Estate Feasibility Study” for Vermilion County and Decatur. The study is funded by IHDA as part of their technical assistance offerings for emerging land banks.
   2. Scott Goldstein, Principal at Teska Associates, Inc.
7. Presentation: Scott Goldstein to provide an overview on planned work for “Housing Market and Real Estate Feasibility Study” and what data will be requested from CILBA members.
8. New Business
   1. Board Approvals needed:
      1. Action Item #1: Approval of Tim Dudley, new CEO/President of Vermilion Advantage, to fill the vacant, at-large economic development seat.
9. Executive Director’s Report/Items of Information
10. Update on two grant applications submitted for IHDA’s *Strong Communities* program
    * CILBA awarded $125k in December 2020 for work with rural members in Vermilion County.
    * CILBA wrote an application for Hoopeston, which the land bank will act as 3rd party administrator to do majority of work, and they were also awarded $125k. This was matched by $100k from the Hoopeston Retirement Village Foundation and $50k from City.
    * In summary, CILBA raised $400k in grant funds to address blight in Q4 2020.
11. Demolition RFP: CILBA will issue in April for 12 properties. 4 are in Hoopeston and 8 spread across several member communities (Georgetown, Rankin, Ridge Farm, Sidell, unincorporated area outside Danville and Oakwood). Pre-approval for properties needed from IHDA before issuing the RFP.

1. IPMC adoption and hiring shared code enforcement.
   * Adopted: Georgetown, Rankin, Ridge Farm, and Westville
   * Presentations to Council: Bismarck, Hoopeston, and Potomac
2. CILBA wrote 4 IHDA *Abandoned Property Program* grant applications for the max of $75k apiece for Georgetown, Rankin, Ridge Farm, and Westville. Applications totaling $300k were submitted 2/16/21 and CILBA interns put a tremendous amount of work into draft applications.
3. Abandonment data collection and building a case to replicate what “Community Partners for Affordable Housing” has been doing with $2 Mill in AG settlement funds.
4. Pilot abandonment projects: possibilities include Catlin, Rantoul, and Ridge Farm
   * Overview on Abandonment Intergovernmental Agreement and legal process
5. Update on possible rehabs and collaboration with Decatur
6. Marketing to begin Q2 2021 for 400+ Decatur vacant lots
7. Sale of 3014 Georgetown Road for $5k with PSA outlining rehab requirements
8. Update on Tilton properties sold 2020-21
9. Budget update – CILBA will need ongoing operating support to stay afloat
10. Center for Community Progress’ Land Bank Incubator Scholarship Program
11. Vermilion County donation of $10k for operating support – goal of $30k annually from *Sale & Error fund*
12. New Board members: Jody Boyd from Catlin and Tiffany Jones from Tilton
13. Adjournment