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CENTRAL ILLINOIS LAND BANK AUTHORITY

BOARD OF DIRECTORS EXECUTIVE COMMITTEE MEETING – IN PERSON MEETING

June 29, 2022 from 2:30-4:30

Champaign County Admin Building, Shields County Board Room - 1776 E Washington St, Urbana, IL 61802

**Note on public participation and public comment**:

This is predominately in-person Executive Committee meeting, but due to the Governors Emergency Order related to Covid-19 pandemic, Board Members and the public may participate electronically in the open session meeting via the Zoom link.

Zoom link: <https://us06web.zoom.us/j/84315791887?pwd=dUxEeG9KOHMyWW5KNnFjRlhSVmIrdz09>

Password: 879711

Conference call details: 1-312-626-6799, Meeting ID: 843 1579 1887, Password: 879711

AGENDA

1. Call to order: roll call
2. Welcome/Introductions
3. Approval of Agenda
4. Approval of Minutes from the March 22, 2022 meeting
5. Audience Comments
6. New Business
   1. Board Approvals needed:
      1. Action Item #1: Approve 1st rehab contract of $98,652 to D+O Contractors for CILBA’s “Abandonment to Rehab” initiative in Decatur. Project location is 439 S Maffitt Street.
         1. Note: Project is being funded by $40k from Decatur’s IHDA Strong Communities grant, $40k from CILBA’s IHDA LBCP 2 grant, and remaining $18k from Decatur’s ARPA award to CILBA. Any additional funds to be paid out of $500k ARPA award.
      2. Action Item #2: Approve new bank account with Land of Lincoln Credit Union for Decatur’s $500k ARPA commitment to CILBA. Mike Davis and Jon Kindseth will be signatories to account. The City can choose to add additional signatories at its discretion in the future.
      3. Action Item #3: Approve new bank account with Iroquois Federal for Champaign County’s initial $250k ARPA commitment to CILBA. Mike Davis and Board Chair will be signatories to account.
      4. Action Item #4: Vote to formally accept Champaign County’s ARPA contribution. Initial contribution is $250k. When County receives second ARPA Treasury payment and CILBA demonstrates progress on homeowner occupied rehab initiative, the commitment increases to $500k.
7. Discussion items:
   1. Discuss paternity leave for Executive Director and approving time off – CILBA lacks a formal policy.
   2. Review updated grant tracker so Board aware of all existing grants and plans to use them.
   3. Review status of Champaign County ARPA – homeowner occupied rehabs
   4. Review status of Decatur ARPA – abandonment to rehab initiative
   5. Review status of planned Vermilion County demolitions with IHDA Strong Communities grants and Hoopeston Retirement Village Foundation
      1. “Fast Track” demolition RFP Hoopeston: 624 and 628 E McCracken, Hoopeston. This is CILBA’s first time doing “fast track” demolitions. Asbestos tests done 6/13/22 with report provided 6/24. Demolition RFP to be issued 6/30/22 with bids due 7/15/22.
      2. County wide demolition RFP for nine properties: 1) 122 S. Main Street, Rankin, 2) 218 W. 2nd Avenue, Rankin 3) 316 N. Iroquois Street, Rankin 4) 203 E. 2nd Avenue, Rankin 5) 740 E. Main Street, Hoopeston 6) 706 E. McNeil, Hoopeston 7) 208 W. Main Street, Westville 8) 102 S. State Street, Ridge Farm 9) 100 W. Locust Street, Ridge Farm
      3. “Fast Track” demolition RFP Georgetown: 502 S Main and 210 W West. Lawyers preparing to begin the 30 day “noticing” period – then we have 120 days total to demolish buildings.
      4. “Fast Track” demolition RFP Westville: 1508 Franklin and 220 Walnut. Lawyers preparing to begin the 30 day “noticing” period – then we have 120 days total to demolish buildings.
   6. Organizational staffing discussion: does Board believe it’s good to build an organization around 1 person? If not, Board should discuss options to increase staff capacity. CILBA is the only land bank in IL being staffed by 1 FTE.
   7. Member funding commitments and 2022-23 budget: review CILBA bylaws and discuss how Peoria and Kankakee funding their land banks with large staffing commitments from ARPA. Discuss 2022 plans to request annual operational funding from Decatur, Champaign County and Vermilion County.
      1. Note: member communities must understand importance of funding organizations – not just projects. If the organization is not funded in a coherent/predictable manner annually – then eventually a regional land bank will not exist.
   8. Future grants:
      1. IHDA Single Family Rehab grant: likely state releases funding applications in next few weeks. Plan is ask state to double local funding commitments. Since Champaign County has committed $500k, Hoopeston $50k and Paxton $35k – CILBA will request a minimum of $1,170,000 from IHDA.
      2. HUD lead abatement grant: CILBA is drafting a $3 Mill HUD grant application for Decatur due 8/8/22, however, it may be necessary to engage in a year-long capacity building process to ensure grant funds can be spent efficiently if received. There are significant structural challenges at regional level on lack of lead testing and abatement capacity.
   9. Adding Paxton as a new member. A full Board meeting will be necessary in July. Paxton willing to provide $35k to support CLBA’s time, has filled out “menu of options” and given a pages long list of potential demolition and rehab projects. They are more prepared to engage with CILBA than most of our existing members.

1. Adjourn Meeting