



Central Illinois Land Bank Authority
Board of Directors Meeting
August 14, 2025 from 4:30-6:00
Location: Champaign Public Library
200 W Green St – Room 222 (Busey Bank Conference Room)
Champaign, IL 61820

AGENDA

- 1) Call to order: roll call
- 2) Welcome/Introductions
- 3) Approval of Agenda
- 4) Approval of Minutes from the April 14, 2025 meeting
- 5) Public Comments
- 6) Executive Director's Report
- 7) New Business
 - a) Board Approvals needed:
 - i) Action Item #1: Elect officers – Chair, Vice Chair, Treasurer, and Secretary
 - Note: eligible dues paying members include 1) Ridge Farm, 2) Westville, 3) Georgetown, 4) Mattoon, and 5) Paxton.
 - ii) Action Item #2: Elect Executive Committee – can be same as Officers above
 - Note: this is important for future Board meetings and hitting quorum. With a larger geography, Brent Denzin has recommended an Executive Committee structure for “voting items” and then maybe quarterly meetings for all Board members.
 - iii) Action Item #3: Approve of City of Casey's membership to CILBA
 - iv) Action Item #4: Approve CILBA conducting annual audited financials. Estimated cost is \$10-20k.

v) Action Item #5: Approve renewing Iroquois Federal's \$200k Line of Credit

vi) Action Item #6: approve 6 month Consulting Contract for Shaunna Tonelli. Terms are \$40/hour not to exceed \$20,000. Shaunna will help prepare for future audit, develop pilot programs for new members, assist with workplan development, and grant writing as needed.

8) Discussion Items

- a) Review work conducted the last few years – we've done over 100+ projects and coming up on 150. Provide summary of accomplishments and case studies.
- b) Organizational sustainability: Discuss need to expand to 10-15 other small communities not covered by other land banks or regional planning councils.
- c) Member discussion: have members weigh in on other communities that could be good/dedicated members. As an example, Mattoon helped do intro to City of Casey.
- d) Review recent IHDA \$300k grant increase and what that means for 2025-26 workplans
- e) Discuss 2025-26 organizational budget.
- f) Advocating for dedicated funding and/or better grant programs: if CILBA members want to see more funding annually with some predictability – it will be important to become much more engaged and get elected officials involved to advocate for better programs that serve rural communities. Having clear workplans with long project lists will be critical to show there's a clear need for better/dedicated funding programs.
- g) Creation of a non-voting "Advisory Board" to help obtain guidance/input from experts in field.
Examples members would include:
 - David Young, Director of Capacity Building, Housing Action Illinois
 - Institute for Rural Affairs
 - Andrew Greenlee, University of Illinois' Planning Program

9) Adjourn