



Central Illinois Land Bank Authority
Board of Directors Meeting
February 5, 2026 from 4:30-6:00

Locations:

Champaign Public Library
200 W Green St – Room 215
Champaign, IL 61820

City of Mt Sterling
City Hall
145 W Main Street
Mt. Sterling, Illinois 62353

AGENDA

- 1) Call to order: roll call
- 2) Welcome/Introductions
- 3) Approval of Agenda
- 4) Approval of Minutes from the December 4, 2025 meeting
- 5) Public Comments
- 6) Executive Director's Report
- 7) New Business
 - a) Board Approvals needed:
 - i) Action Item #1: Approve City of Marshall's membership to CILBA
 - ii) Action Item #2: Approve Financial Audit at \$25k for Sikich accounting.
 - Note: prior Board approval given for audit up to \$20k.

iii) Action Item #3: Approve staff professional development fees 2025 onward.

iv) Action Item #4: Approve repairs on prior CILBA gut rehabs up to \$5k within 1 year of resale.

- Note: going forward the land bank should institute policy of providing 1 year warranty on homes sold. Goal to maintain positive outcomes/PR.

8) Discussion Items

- a) Mike and Brent Denzin: overview on 2025 efforts from other land banks to secure state funding
- b) Guest team of grad students: CILBA Workshop with University of Illinois' Planning Dept for Spring 2026 Graduate Students. 3 focus areas:
 - i) Finalize all member workplans - visualization and prioritization.
 - ii) Survey members
 - iii) Research and Policy Analysis
- c) Vacant Lots to New Homes Initiative rollout. Data needs before we get started
 - i) What builders have pulled permits for new homes in last decade?
 - ii) What size homes built?
 - iii) What price points?
 - iv) List of active/possible developers interested in partnering and best realtors
- d) Update on RFP for Financial Audit – underway with Sikich and contract signed
- e) Shared Code Enforcement: KC Home Solutions hired by following communities in last 4 months for building code enforcement work: 1) Westville, 2) Ridge Farm, 3) Paxton, 4) Nokomis, and 5) Casey.
- f) Upcoming CILBA conference presentation
 - i) IL Institute for Rural Affairs' 37th Annual Rural Community and Economic Development Conference 2/25-26 in Springfield, IL. <https://iira.org/conferences-trainings-and-workshops/rcedc/>
 - ii) Federal Reserve's National Community Investment Conference. 3/23-26 in Phoenix, AZ. <https://www.frbsf.org/news-and-media/events/community-development/2026/03/national-community-investment-conference-2026-phoenix/>

9) Adjourn