

Central Illinois Land Bank Authority
Board of Directors Meeting
April 9, 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 February 5, 2026 meeting
- 5) Public Comments
- 6) Executive Director's Report
 - IHDA Strong Communities Program Round 2 grant: update on spending remaining funds in Westville/Ridge Farm, Paxton, Georgetown, Oakwood, and Urbana. Deadline Fall 2026.
 - Westville/Ridge Farm RFP issued 4/2 with bids due 4/17
 - Paxton has 3 "fast track" properties that will begin April 2026
 - Vacant Lots to New Homes Initiative:
 - 5 Casey vacant lot RFPs being issued mid-April. Casey facilitated meetings with 4 contractors interested in building.
 - Mt Sterling vacant land acquisition: 30 letters sent to owners end of March. Once some lots acquired, CILBA will then issue RFPs for new home construction in Q2/Q3.
 - Pontiac, Westville, and Mattoon up next in Q2 with vacant lot RFPs.
 - Other active/paid member communities welcome to join Vacant Lots to New Homes Initiative.
 - Update on Member Sign On Letter to Governor and meetings with state elected officials

- Federal Reserve NCIC Conference Presentation
- Two recent additions to Advisory Board. Members include:
 - James Ratner, IFF: <https://iff.org/person/james-ratner/>
 - Alex Pleasant, Southeastern IL Community Foundation: <https://southeasternillinois.org/community-foundation-announces-new-president-ceo/>
 - David Young, Housing Action IL – Director of Capacity Building: <https://housingactionil.org/who-we-are/staff-and-board/>
 - Jon Kindseth, Village of Park Forest- Village Manager: <https://enewspf.com/latest-news/meet-the-new-park-forest-village-manager/>
 - Emma Walters, University of Illinois – PhD candidate and CILBA consultant: <https://andrew-greenlee.com/lab/lab>
 - Andrew Greenlee, University of Illinois – Urban Planning Program, Director of Grad Studies: <https://urban.illinois.edu/people/profiles/andrew-greenlee/>
 - Quinn Adamowski, Landmarks Illinois – Regional Program Manager: <https://www.landmarks.org/staff/>

7) New Business

- a) Board Approvals needed:
 - i) Action Item #1: Approve City of Tuscola’s membership to CILBA
 - ii) Action Item #2: Approve City of Newman’s membership to CILBA
 - iii) Action Item #3: Approve updated Policies and Procedures on accounting “Journal Entries”. This is Auditor recommendation #1.
 - iv) Action Item #4: Approve updated Policies and Procedures on “Debit Card Use and Purchasing Policy”. This is Auditor recommendation #2.
 - v) Action Item #5: Appoint a new Secretary. Bill Ingold, Paxton Mayor, was prior Secretary and replaced by City Councilor Joe Reinhart on Board. Secretary is one of four Executive Committee Members.
 - vi) Action Item #6: Update/change bylaws to allow for Executive Committee to approve new member communities.
 - Note: Currently, the full Board must vote on new members with two-thirds approval – this may become more logistically challenging as CILBA grows beyond 14 geographically dispersed communities.
 - vii) Action Item #7: Update bylaws to codify that small annual membership is \$10k for communities under 20,000 residents and \$20k for communities over 20,000 residents. Every paying member has 1 Board vote.

8) Discussion Items

- a) Guest team presentation: Illinois’ Planning Dept Graduate Students. 3 focus areas:
 - i) Finalize all member workplans - visualization and prioritization.

- ii) Survey members
 - iii) Research and Policy Analysis
 - b) CILBA Strategic Planning: Center for Community Progress, with some support from Institute for Rural Affairs, will do a Strategic Plan for CILBA through IHDA Technical Assistance funds. Awaiting Scope to review/sign in April.
 - 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. Cecillia Rivas, CILBA accountant, handling bulk of work.
 - e) Shared Code Enforcement: KC Home Solutions hired by following communities in last 9 months for building code enforcement work: 1) Westville, 2) Ridge Farm, 3) Georgetown, 4) Oakwood, 5) Paxton, 6) Nokomis, 7) Casey, and 8) Marshall.
- 9) Adjourn