

CENTRAL ILLINOIS LAND BANK AUTHORITY (CILBA)

Board of Directors – Regular Meeting Minutes

December 4, 2025

4:30 PM

Champaign Public Library

1. Call to Order

The meeting was called to order at **4:30 PM** at the **Champaign Public Library**.

2. Roll Call

Board members and representatives present:

- **Marianne Hughes**, Westville – Board Chair
- **Joe Reinhart**, City of Paxton (representing the Mayor)
- **Jim Woolford**, City Administrator, Pontiac
- **Alex Benishek**, Community Development & Planning Director, City of Mattoon / Co-Chair
- **Mike Davis**, Executive Director, CILBA
- **Mitch Weaver**, Village of Georgetown

A quorum was present.

3. Introductions

Given that this was the first meeting for several members, brief introductions were conducted.

- **Jim Wilbert** shared his background as City Administrator of Pontiac for three years, with 32 years of service to the city, including prior law enforcement experience.
- **Marianne Hughes** noted her second term as board chair and Westville's progress through demolitions and redevelopment work.
- **Alex Benishek** reviewed Mattoon's recent accomplishments, including 29 demolitions since 2024, multiple abandonment actions, assembly of approximately half a city block for redevelopment, and a recently completed successful rehab project.

- **Joe Reinhart** discussed Paxton’s involvement with CILBA over the past three years, including multiple demolition rounds and recent property sales.
 - **Mitch Weaver** discussed Georgetown’s long-standing participation with CILBA and ongoing acquisition and redevelopment efforts.
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4. Approval of Agenda

Motion: Approve the agenda

Motion by: Alex Benishek

Second: Mitch Weaver

Vote: Approved

5. Approval of Minutes

Minutes from the **October 16, 2025** meeting were reviewed.

Motion: Approve the October 16, 2025 meeting minutes

Motion by: Mitch Weaver

Second: Jim Woolford

Vote: Approved

6. Public Comment

No members of the public were present.

No public comments were received.

7. Guest Presentation – Illinois Institute for Rural Affairs (IIRA)

John Bannon joined remotely to provide an overview of the Illinois Institute for Rural Affairs, including:

- Statewide technical assistance services
- Training programs and conferences
- The Rural Economic Development Conference (February, Springfield)

- IRA's role as a technical assistance provider for land bank-related work, particularly for rural communities

Discussion emphasized the value of IRA as a partner in work plan development, outreach, and connecting rural communities with resources.

8. Executive Director's Report (Mike Davis)

The Executive Director provided updates on:

- Upcoming conference participation and national exposure
 - The **Vacant Lots to New Homes Initiative** concept
 - The importance of comprehensive member work plans
 - Legislative funding strategy and preparation
 - Audit RFP status
 - Community onboarding and political buy-in
 - Shared code enforcement capacity needs
 - Long-term organizational scaling and sustainability
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9. New Business / Action Items

9.1 Approval of Mount Sterling Membership

Motion: Approve Mount Sterling membership

Motion by: Mitch Weaver

Second: Jim Woolford

Vote: Approved

9.2 New Iroquois Federal Bank Checking Account – Mount Sterling

Motion: Approve new Iroquois Federal Bank checking account for Mount Sterling

Motion by: Jim Woolford

Second: Alex Benishek

Vote: Approved

9.3 Approval of 2025 and 2026 Operating Budgets

Motion: Approve 2025 and 2026 operating budgets

Motion by: Mitch Weaver

Second: Alex Benishek

Vote: Approved

9.4 Lobbyist Authorization

Authorization to engage a lobbyist (not-to-exceed amount discussed), including a related budget amendment.

Motion: Approve lobbyist authorization

Motion by: Jim Wilbert

Second: Alex Benishek

Vote: Approved

9.5 Hiring of Two CILBA Interns

Motion: Approve hiring two CILBA interns

Motion by: Mitch Weaver

Second: Jim Wilbert

Vote: Approved

10. Next Meeting

The Board discussed scheduling the next meeting for early February. The final date will be confirmed via follow-up email to all members.

11. Adjournment

Motion: Adjourn

Motion by: Jim Woolford

Second: Mitch Weaver

Vote: Approved

Time: 5:44 PM

