

CENTRAL ILLINOIS LAND BANK AUTHORITY

Board of Directors – Regular Meeting Minutes

October 16, 2025 – 4:30 to 6:00 PM

Champaign Public Library – Room 215

200 W. Green Street, Champaign, IL 61820

1. Call to Order

The meeting was called to order at approximately **4:32 PM** by Executive Director **Mike Davis**.

Mike announced that the meeting was being recorded.

2. Roll Call & Introductions

Board members, guests, and staff introduced themselves.

Board/Staff Present:

- Mike Davis, Executive Director
- Mary Ann Hughes – Village of Westville and CILBA Board Chair
- Alexander Benishek, City of Mattoon – Development & Planning Director / Co-Chair of CILBA
- Tom Daughhetee, City of Casey and CILBA Treasurer
- Mayor Bill Ingold, City of Paxton and CILBA Secretary
- Jennifer Berck, Village of Ridge Farm
- Robert Weaver – City of Georgetown and CILBA Board member

Guest Presenters:

- Joe and Felipe (KC Home Solutions)
- Brent Denzin – CILBA attorney (State Technical Assistance Provider)
- Scott Goldstein - Teska Associates (State Technical Assistance Provider)

Guests/public attendees:

- Andrew Greenlee, University of Illinois' Planning Dept – CILBA Advisory Board

A quorum was present.

3. Approval of Minutes

Motion: Approve the previous meeting minutes.

Motion by: Tom Daughtee

Second: Bill Ingold

Vote: Motion passed unanimously.

4. Approval of Agenda

Motion: Alexander Benishek

Second: Robert Weaver

Vote: Approved unanimously.

5. Public Comment

No public comments.

Mike reminded members that agendas and meeting postings are available on the CILBA website and noted that the site is being gradually updated.

6. OMA Training Requirement

Discussion on the **Open Meetings Act (OMA) training** requirement:

- All board members must complete OMA training.
 - Mike will circulate a link to the Attorney General's OMA training portal.
 - Members who have completed OMA training elsewhere may forward their certificates.
 - The AG's OMA training website had long periods of downtime during COVID, but should now be functional.
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7. Executive Director's Report (Mike Davis)

7.1 Recruitment of New Member Communities

- Considerable work over recent months to recruit new communities.
- Three communities are being presented for membership approval at this meeting:
 - **Pontiac**
 - **Nokomis**
 - **Martinsville**

Mike emphasized:

- When communities express interest, CILBA immediately begins long-form discussions, action planning, and feasibility reviews.
- Before recommending new members, Mike ensures:
 - Community has a real project pipeline
 - Political leadership is on board
 - A preliminary action plan is in place

7.2 Emerging Communities of Interest

- **Marshall** (Clark County) – ongoing conversations
- **Mount Sterling** – high interest; strong philanthropic support (Dot Foods family foundation); significant need for new housing despite taxes being paid

Mike recapped key observations from Mount Sterling:

- Vacant land could be developed to meet housing needs but all infill lots privately owned.
- Some housing built next to blighted commercial uses (e.g., junkyard), indicating unmet demand.
- They may be a strong candidate for a “vacant lot acquisition and new home construction” strategy.

7.3 Member Work Plans

Prior to the meeting, Mike emailed existing members requesting **detailed work plan submissions**, organized into four categories:

1. **Demolitions**
2. **Homeowner-occupied rehabs**
3. **Abandoned home rehabs**
4. **Distressed commercial structures**

These work plans will form the basis of:

- A **2026 state legislative request** for **\$2 million** to support regional blight reduction.
- A unified regional advocacy strategy.

Mike offered to visit each community to validate lists and refine priorities.

7.4 New Construction Strategy

Mike outlined a new direction:

- Sell vacant lots for **\$1** to qualified builders (merit-based selection).
- Recruit reliable contractors/developers for scalable new home construction.
- Abandon the idea of maximizing revenue from lot sales; instead prioritize community value and pipeline development.
- Not all markets can support new construction, but Casey, Mattoon, and similar communities show good potential.

7.5 Audit RFP

- The Request for Proposals for annual audited financial statements is complete.
- It will be issued by end of month.
- Audits will allow grant applications under CILBA's name rather than requiring passthrough agencies (which has caused administrative burdens and fees).

7.6 Shared Code Enforcement

Mike emphasized:

- Many communities (e.g., Westville, Ridge Farm, Nokomis) lack code enforcement capacity.
- CILBA needs a regional strategy for shared code enforcement to spend down demolition grants and support abandonment/fast-track cases.

- KC Home Solutions (Joe & Felipe) are positioned to support field-based code work.

No further questions.

8. Action Items

8.1 Approval of Accounting Contract – Cecilia Rivers

Proposal:

- Retain **Cecilia Rivers** as CILBA accountant.
 - **\$2,000/month** during audit season
 - **\$500/month** outside audit season
- She previously worked with CILBA for 3–4 years and was recently laid off from Clifton Larson.

Motion: Jennifer Berck **Second:** Robert Weaver

Vote: Unanimous approval.

8.2 Approval of City of Nokomis Membership

Motion: Tom Daughhetee

Second: Bill Ingold

Vote: Unanimous approval.

Discussion:

- Alexander mentioned concerns about quorum implications under the Open Meetings Act when members are geographically dispersed.
- Brent explained:
 - Members may join CILBA, pay dues, and **leave their board seat vacant** if OMA attendance requirements pose challenges.
 - Hybrid or multi-location meetings (like the Lt. Governor’s GRAC model) may be a future option.
 - Legislative changes may eventually exempt multi-county entities like land banks from certain OMA limitations.

- Alexander suggested CILBA membership look at what Governors Rural Affairs Council is doing with two physical locations that are both meeting with each other virtually.
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8.3 Approval of City of Martinsville Membership

Motion: Jennifer

Second: Alexander Benishek

Vote: Unanimous approval.

8.4 Approval of City of Pontiac Membership

Motion: Bill Ingold

Second: Tom Daughhetee

Vote: Unanimous approval.

9. Presentations & Discussion Items

9.1 Legal Overview – Demolition & Abandonment Tools (Brent Denzin)

Brent presented an overview of property tools used throughout Illinois:

a. Fast-Track Demolition

- Applies to **residential buildings ≤3 units**.
- Requires:
 - Demonstrated unsafe, dangerous, or open conditions
 - Notice to owners and lienholders
 - Newspaper publication
- If no objections, municipality may demolish **without court order**.
- Pros: Lower legal cost, faster.
- Cons: Does **not** transfer ownership; vacant land remains with original owner unless further action is taken.

b. Abandonment Petitions

- Applies if:
 - Property has **no legal occupant**, AND
 - **≥2 years** delinquent taxes or water bills, AND
 - Structure is a nuisance.
- Result:
 - Court issues **clean title** to the land bank.
 - All liens, taxes, and mortgages are extinguished.
- Ideal for **rehab candidates**, not just demolitions.

Mike highlighted Mattoon's recent success:

- A severely distressed property was acquired through abandonment for \$5,500.
- Mattoon cleaned out debris (\$6,000).
- KC Home Solutions wrote the scope.
- CILBA's RFP attracted a quality rehabber who invested \$80,000.
- Property will resell near \$158,000.

This project also spurred a nearby owner to demolish their blighted structure.

c. Lien Foreclosure

- Used when taxes are current but conditions are deteriorating.
- Municipality places enforceable liens (utilities, mowing, nuisance abatement), then forecloses to gain site control.

d. Clean & Lien

- Court-authorized emergency remediation of unsafe exterior or interior conditions.
- City performs repairs (roof, windows, structural risks).
- Costs become a priority lien if executed in **CIRCUIT** court.
- If unpaid, lien foreclosure results in clean title.

Notes:

- Useful for owners who habitually allow properties to deteriorate despite paying taxes (e.g., Nokomis).

- Must be used carefully, especially when interior conditions may justify demolition rather than stabilization.

Brent clarified:

- Local code enforcement actions are still valid.
- Clean & Lien differs from standard nuisance orders because of its **priority lien** and integrated path to foreclosure.

9.2 Planning & Housing Strategy – Scott Goldstein (Teska Associates)

Scott shared updates on statewide Technical Assistance (TA):

- Teska will continue supporting CILBA alongside:
 - **Illinois Main Street / Rural Partners**
 - **Brightfuture Partners** (Tonnie Rucker – redevelopment financing expert)

Functions include:

- Intake for communities exploring CILBA membership
- Connecting redevelopment tools (TIF, BDD, EZ) with land bank strategies
- Growing the pipeline of reliable contractors/developers
- Producing market snapshots to validate feasibility of new construction
- Strengthening statewide advocacy for land bank funding

Mike requested a market analysis to support \$1 lot programs and help determine where additional subsidy may be required for new construction.

9.3 Multi-Family Housing & LIHTC Discussion

A board member asked about supporting:

- Senior housing
- LIHTC developments
- High-quality rental options

Key points:

- Some recent LIHTC projects downstate have been poorly executed.
- Others (e.g., Coles Crossing in Mattoon; projects in Paris) are strong models.
- CILBA could support better outcomes by:
 - Assembling land
 - Issuing competitive RFPs
 - Recruiting high-performing LIHTC developers
 - Avoiding problematic operators

More discussion needed at future meetings.

9.4 Shared Code Enforcement – KC Home Solutions (Joe & Felipe)

KC Home Solutions described their services:

- Rehab scope development
- Construction monitoring
- Code enforcement (residential & commercial)
- Pre-condemnation evaluations

Key notes:

- They have prepared scopes for **\$2–3 million** in rehab work for CILBA, Decatur, and Champaign County communities.
- They frequently coach inexperienced contractors and enforce corrective action when necessary.
- They can assist with:
 - Condemnation documentation
 - Fast-track evidence packets
 - Field inspections
 - Administrative warrant support

Communities needing support include Westville, Ridge Farm, Casey, and others.

9.5 Advisory Board Formation

Mike announced the creation of a **non-voting Advisory Board** to provide strategic guidance.

Initial recruits include:

- **Dr. Andrew Greenlee**, University of Illinois
- **John Kinseth**, Village Manager of Park Forest / former CILBA Board Chair
- **David Young**, Housing Action Illinois
- **Quinn Adamowski**, Landmarks Illinois
- A representative from **Illinois Institute for Rural Affairs**

Purpose:

- Strengthen legislative strategy
- Assist with housing and rehab advocacy
- Support long-term planning and project development
- Broaden statewide coalition-building

Andrew introduced himself and emphasized:

- Interest in supporting distressed rural communities
- Ability to organize graduate planning studio projects for CILBA members
- Willingness to collaborate on community-driven priorities

10. Adjournment

Motion: Adjourn the meeting.

Vote: Approved unanimously.

Time: Approximately **5:57 PM**.

11. Next Meeting

After calendar discussion, the board selected:

Thursday, December 4, 2025

