

## CENTRAL ILLINOIS LAND BANK AUTHORITY (CILBA)

### Board of Directors – Regular Meeting Minutes

February 5, 2026

4:30 PM

Champaign Public Library

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#### 1. Call to Order

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

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#### 2. Roll Call

Board members, staff, and guests present included:

- **Mary Ann Hughes**, Village Trustee, Westville – Board Chair
- **Mike Davis**, Executive Director, CILBA
- **Alex Benishek**, Community Development Director, City of Mattoon
- **Bob Lovell**, Mayor, City of Martinsville
- **Tom Daughhetee**, Economic Development Director, City of Casey
- **Jim Woolford**, City Administrator, Pontiac
- **Robert “Mitch” Weaver**, City Councilor, Village of Georgetown
- **Joe Reinhart**, City Councilor, City of Paxton
- **Dylan Goldsmith**, Mayor, City of Nokomis
- **Vada Yingling**, City Administrator, City of Mount Sterling
- **Billie Burge**, Mayor, Mount Sterling
- **Brent Denzin**, Legal Counsel, CILBA

Additional participants included representatives from:

- University of Illinois Urbana-Champaign
- Teska Associates

A quorum was present.

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### 3. Approval of Agenda

**Motion:** Approve the agenda

**Motion by:** Alex Benishek

**Second:** Jim Wilbert

**Vote:** Unanimous approval

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### 4. Approval of Minutes

Minutes from the **December 4, 2025** meeting were reviewed, including correction to the spelling of **Mary Ann Hughes**.

**Motion:** Approve amended minutes

**Motion by:** Joe Reinhart

**Second:** Robert “Mitch” Weaver

**Vote:** Unanimous approval

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### 5. Executive Director’s Report (Mike Davis)

Mike Davis provided a comprehensive update including:

- Development of a **\$2 million state funding proposal** to support rural land bank activities
- Emphasis on **community work plans** to support funding requests
- Partnership with **University of Illinois** for mapping, analysis, and storytelling
- Progress on the **Vacant Lots to New Homes Initiative**
- Status of the **financial audit (Sikich – \$25,000)**
- Expansion of **shared code enforcement services**
- Upcoming participation in:
  - Illinois Institute for Rural Affairs Conference
  - Federal Reserve Conference (Phoenix)
- Continued **recruitment of new member communities**

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## 6. New Business / Action Items

### 6.1 Approval of City of Marshall Membership

**Motion:** Approve City of Marshall membership

**Motion by:** Alex Benishek

**Second:** Robert "Mitch" Weaver

**Vote:** Unanimous approval

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### 6.2 Approval of Financial Audit

**Motion:** Approve financial audit contract with Sikich for \$25,000

**Motion by:** Joe Reinhart

**Second:** Jim Wilbert

**Vote:** Unanimous approval

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### 6.3 Staff Professional Development Fees

**Motion:** Approve staff professional development expenses not to exceed \$1,000 annually

**Motion by:** Joe Reinhart

**Second:** Dylan Goldsmith

**Vote:** Unanimous approval

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### 6.4 Prior Rehab Policy

**Motion:**

Approve policy allowing up to **\$5,000 in repairs within one year of sale** for prior land bank rehab properties, on a case-by-case basis

**Motion by:** Jim Wilbert

**Second:** Joe Reinhart

**Vote:** Unanimous approval

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## 7. University of Illinois Presentation

Andrew Greenlee and graduate students presented their work program, including:

- Community-specific mapping and visualization
- Standardized data collection
- Development of community profiles
- Final report to support legislative funding requests

Timeline includes:

- Ongoing engagement with communities
  - Draft outputs by April meeting
  - Final deliverables anticipated in May
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## **8. Technical Assistance (Teska Associates)**

**Scott Goldstein** provided an overview of housing market analysis services, including:

- Market feasibility for new housing development
  - Identification of pricing gaps and development constraints
  - Coordination with local realtors and developers
  - Support for infrastructure funding advocacy
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## **9. Remote Participation Note**

The Board acknowledged hybrid participation, including Mount Sterling representatives.

Due to potential procedural concerns, the Board will:

- Document formal approval of actions by the Board Chair as needed.
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## **10. Next Meeting**

The next meeting was scheduled for:

**April 9, 2026 at 4:30 PM**

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## **11. Adjournment**

**Motion:** Adjourn

**Motion by:** Joe Reinhart

**Second:** Robert "Mitch" Weaver

**Vote:** Unanimous approval