

## **Central Illinois Land Bank Authority (CILBA)**

### **Board of Directors Meeting Minutes**

**Date:** August 14, 2025

**Time:** 4:30–6:00 PM

**Location:** Champaign Public Library, Room 222 (Busey Bank Conference Room)

**Chair:** Mary Anne Hughes

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#### **1. Call to Order & Roll Call**

Meeting called to order at 4:30 PM. Quorum confirmed with eligible voting members from Ridge Farm, Westville, Georgetown, Mattoon, and Paxton present.

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#### **2. Welcome & Introductions**

Chair Mary Anne Hughes welcomed attendees. Introductions were made around the room.

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#### **3. Approval of Agenda and Minutes**

- **Agenda** was reviewed and approved by consensus.
  - **Minutes** from the April 14, 2025 meeting were reviewed and approved.
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#### **4. Public Comment**

There were no public comments.

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#### **5. Executive Director's Report**

Mike Davis delivered a comprehensive report, touching on the following items:

- **Brochure & Communications:**
  - New marketing materials created by Teska & Associates under IHDA technical assistance.
  - Emphasis on lack of social media presence and the need to reflect accomplishments—CILBA has completed nearly 150 projects.

- **Staffing & Shared Support:**
  - Shaunna Tonelli's continued role highlighted; shared staffing with Decatur previously supported with IHDA HRAP/ARPA grant administration funds.
  - Discussion on growing pains with lack of gov't entity acting as backbone or organization – which impacts CILBA's ability to offer health and other benefits standard for gov't organizations. More discussion needed on how to add staff as the organization matures with no backbone or benefit structure in place.
- **Sustainability & Structural Reform:**
  - Importance of maintaining a dues-paying membership model (\$10K minimum per year).
  - Decatur's exit and its impact on operations.
  - Call to expand to 10–15 active member communities for long-term sustainability.
- **Mattoon Case Study:**
  - Successful abandonment-to-rehab project executed without public subsidy.
  - Legal abandonment, RFP for rehab, cleanout, and deed restrictions used to ensure compliance.
  - Mattoon's gaming revenue fund (\$130K/year) allowed cleanout costs to be fronted by city.
  - Emphasis on replicating this process in other communities.
  - There is also a revitalization of an entire city block involving seven properties.
  - Modular housing interest expressed by a local developer.
  - Legal process underway to secure title via abandonment and county trustee sales.
- **Preservation Emphasis:**
  - Strong consensus that rural communities must focus on saving viable housing stock.
  - Demolitions remain essential but preservation is more cost-effective in many cases.
  - Tax sale lists and nuisance calls now being used to identify candidates.

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## **6. New Business – Board Approvals**

### **Action Item #1: Approve City of Casey as Member**

- City of Casey formally and unanimously approved as a CILBA member.
- Approval contingent on payment of \$10,000 dues.

### **Action Item #2: Elect Officers**

- Officers unanimously approved:
  - **Chair:** Mary Anne Hughes – Westville
  - **Vice Chair (Co-Chair):** Alexander Benishek - Mattoon
  - **Treasurer:** Tom Daughhetee - Casey
  - **Secretary:** Bill Ingold - Paxton

### **Action Item #3: Elect Executive Committee**

- Unanimously approved that Executive Committee will consist of the four officers listed above.

### **Action Item #4: Approve Annual Audited Financials**

- Unanimous approval to conduct annual audited financials.
- Estimated cost: \$10,000–\$20,000.

### **Action Item #5: Renew Iroquois Federal Line of Credit**

- \$200,000 line of credit will be renewed to allow for timely contractor payments and grant reimbursements.
- Unanimously approval.

### **Action Item #6: Contract for Shaunna Tonelli**

- Six-month consulting contract unanimously approved at \$40/hour, not to exceed \$20,000.
  - Scope includes audit prep, program design for new members, workplan development, and grant writing support.
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## 7. Discussion Items

- **Summary of Recent Work:**
  - Around 150 completed projects to date.
  - Discussion of current activities and regional case studies.
- **Organizational Expansion:**
  - Need to grow strategically to 15–20 active communities.
  - Current core members praised for their dedication.
- **Referrals & Recruitment:**
  - Member-led outreach encouraged.
  - Example: Mattoon’s introduction of Casey to CILBA.
- **IHDA Grant Expansion:**
  - CILBA received \$305,000 in additional IHDA Strong Communities Program funding because the initial grant was spent quickly.
  - Roughly \$45,000 in new funds expected for Paxton, Oakwood, Georgetown, Ridge Farm and Georgetown.
- **2025–26 Budget:**
  - Insurance costs alone exceed \$30,000.
  - Combined with accounting and operational needs, more dues-paying members are essential for sustainability.
- **Program Advocacy:**
  - Current state housing programs viewed as inflexible and inequitable for rural communities.
  - Proposal to form a coalition (CILBA + IIRA + Housing Action Illinois) to advocate for streamlined, flexible, multi-purpose rehab/demolition funds.
- **Advisory Board Proposal:**
  - Proposal to create a non-voting advisory board for strategic insight.

- Suggested members:
    - David Young (Housing Action Illinois)
    - Andrew Greenlee (University of Illinois)
    - Representative from IIRA
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## 8. Other Items

- **Hybrid Meetings:**
    - Due to geographic challenges, Brent Denzin noted ongoing legislative efforts to allow hybrid/remote quorum for multi-county entities.
    - Until legislation changes, in-person majority still required.
  - **IGA Amendment Ideas:**
    - Consideration of future IGA amendment to waive nuisance fines on land bank-acquired properties.
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## 9. Next Meeting

**Date:** October 16, 2025

**Time:** 4:30 PM

**Location:** Champaign Public Library (unless otherwise noted)

**Future Consideration:** Rotate meetings to highlight local projects (e.g., Mattoon, Casey).

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## 10. Adjournment

Motion to adjourn approved. Meeting adjourned at approximately 6:00 PM.