CENTRAL ILLINOIS
LAND BANK AUTHORITY

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220 S Broadway, Suite 225
Urbana, IL 61801
www.cilba.org

Central Illinois Land Bank Authority
Board of Directors Meeting
August 6, 2026 from 4:30-6:00

Locations:

Champaign Public Library
200 W Green St – Room 225
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 May 14, 2026 meeting

5) Public Comments

6) Guest presentations:
   a) CILBA 2025 Financial Audit: Victoria Dailey, Sikich Accounting
   b) CILBA 5 Year Strategic Plan: Center for Community Progress, Nora Daly and Matt Kreis

7) Executive Director's Report

- In June, CILBA submitted grant application for IHDA Strong Communities Round 3. Max grant of $750k. Expect award decision Q4.

- In July, CILBA submitted a Federal Home Loan Bank "Community First Developer Program" grant. Max award is $200k for 2 years of staffing – this is solely intended to help CILBA hire 1 more FT staff. Expect award decision mid-October.

- IHDA Strong Communities Program Round 2 grant: update on spending remaining funds in Westville, Ridge Farm, Paxton, Georgetown, Oakwood, and Urbana. Deadline October 2026.
  - Westville/Ridge Farm RFP 26-01 completed.
  - Paxton RFP 26-09 and Georgetown RFP 26-10 underway.
  - RFPs to be completed by 10/15: 3 Urbana homes, 3 Oakwood, 2 Ridge Farm, 1 Paxton

- Vacant Lots to New Homes Initiative: 7 communities participating
    - 6 Casey vacant lot RFPs issued in April and 6 Lots sold in June.
        - City offered following incentives: to permit fee, no tap fee, and new sidewalk
        - Video being produced to demonstrate before/during construction progress. Construction footage will be shot September/October when 5 homes being built.
    - Mt Sterling: 3 RFPs to be issued in August. Another round of 2-3 properties possible in Fall '26.
    - Pontiac, Westville, Oakwood, Jacksonville and Mattoon up next in Q3 with vacant lot RFPs. Key is setting up contractor meetings to discuss goals and incentives from local government.
    - Other active/paid member communities welcome to join Vacant Lots to New Homes Initiative.

- Upcoming conference presentations:
    - IL Institute for Rural Affairs' Community Development Institute: August 12th
    - IL Municipal League: September 17th
    - Center for Community Progress: September 24th
    - Housing Action IL: September 29th
    - American Planning Association, IL Chapter: September 30th

8) New Business
    a) Board Approvals needed:
        i) Action Item #1: Approve renewal of $200k Line of Credit with Iroquois Bank. This has been used for years to bridge reimbursable grants from IHDA.

9) Discussion Items
    a) Finalizing University of Illinois Report.
        i) Recommendations and workplans being fed into a "pitch deck" of project funding for state budget/housing funds. Key is showing "readiness to proceed" on projects with state.

    b) IHDA Blueprint Letter/Comments from CILBA

    c) Framing $2 Mill request to state:
        i) Option 1: funds can be used flexibly for rehab/demo work at block/neighborhood level. Goal to create "conditions for investment" for contractors/developers to build homes with no subsidy needed. Assumption is $30k of improvement on block to build a new house on vacant lot – 1 roof rehab at $15k and 1 demolition at $15k. If goal to improve 60 blocks and get 60 "Missing Middle" homes built, cost is $1.8 Mill. The demolitions being done to improve block conditions will create new vacant lots and future new construction opportunities for a Round 2.
        ii) Option 2: a sample house costs $250k to build and can only sell for $200k. Grant used to fill subsidy gap at $50k. Once gov't funds go to project then Prevailing Wage is triggered – which causes construction to increase 30%. A $50k funding gap becomes a $125k gap with Prevailing Wage requirements. 16 homes can be built with $2 Mill subsidy under this model.
        iii) In summary, question CILBA posing: is it a better housing outcome for the state to invest in a holistic/flexible result where 60 blocks get improved and 60 Missing Middle homes constructed OR 16 homes get built with significant subsidy and no block/neighborhood improvements?

    d) Tours for Governor's staff in Sept/Oct. Emily Bloom-Carlin (MPC) helping facilitate.

    e) Rural Housing Conference in Spring 2027. Location likely Mattoon/Casey with walking or bus tours.

i) Cosponsors may include: Rural Partners, IL Institute for Rural Affairs, University of Illinois (including Extension), Housing Action Illinois, IL Housing Council, Federal Home Loan Bank, Metropolitan Planning Council, American Planning Association IL

f) Coalition of bank partners that want to donate/invest CRA. Opportunities for bank collaboration:
   i) Financial wellness/credit building workshops for prospective homeowners
   ii) Construction loans on homeownership projects
   iii) Lines of Credit to CILBA for reimbursable grants

10) Adjourn