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
October 22, 2026 from 4:30-6:00

Locations:

Champaign Public Library
200 W Green St – Room 222 (Busey Bank Room)
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 August 6, 2026 meeting

5) Public Comments

6) Guest presentations:
   a) David Silverman from Ancel Glink: overview on another legal resource that can be used for court ordered demolitions and rehabs.
   b) Update and Board engagement on CILBA 5 Year Strategic Plan: Center for Community Progress, Nora Daly and Matt Kreis

7) New Business
   a) Board Approvals needed: CILBA needs additional Lines of Credit beyond Iroquois/Servbank if goal is to scale work and deploy larger state reimbursable grants more quickly.
      i) Action Item #1: Approve a $200k Line of Credit with First Mid Bank
      ii) Action Item #2 Approve a $200k Line of Credit with Midland States Bank.

8) Executive Director's Report

- On 10/19, CILBA received a $200,000 grant award letter from Federal Home Loan Bank Chicago's "Community First Developer Program" grant. This was maximum grant available for new/additional staffing – funds solely intended to help CILBA hire 1 more FT staff.
    - Since CILBA lacks a backbone government providing basic benefits like health insurance, next steps is to navigate what partner can "host" the hire with FHLB grant funds.

- IHDA Strong Communities Program Round 2 grant: project grant funds fully spent the last 6 months across Westville, Ridge Farm, Paxton, Georgetown, Oakwood, and Urbana. Deadline October 2026. Seven separate Demolition RFPS issued from April to September in order to spend down IHDA grant.

- 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 issued in August and applications received October. During next two weeks, vacant land will be awarded to winning applicant that will build 3 homes at $200k price point.
        - https://www.cilba.org/rfp/demolition-rfp-26-11-502-04-w-washington-mt-sterling/
        - https://www.cilba.org/rfp/demolition-rfp-26-12-121-e-coline-st-mt-sterling/
        - https://www.cilba.org/rfp/demolition-rfp-26-13-607-n-capitol-st-mt-sterling/
    - Pontiac, Westville, Oakwood, Jacksonville and Mattoon up next in Q4 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. Martinsville, Nokomis and Newman may also participate.

- Mattoon gut rehabs:
    - City secured 3221 Moultrie Ave through "Abandonment" process. RFP issued in Q2 and property awarded in Q3 "at cost" to developer willing ton invest $100k+. https://www.cilba.org/rfp/3221-moultrie-ave-mattoon-illinois/
    - City secured 1400 Champaign Ave through "Abandonment" process. RFP issued in October with applications due November. Bid walk thru being held 10/23 and 10/29. https://www.cilba.org/rfp/1400-champaign-ave-mattoon-illinois/

- CILBA presented its work at 5 conferences in last 2 months
    - 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

- Tours for Governor's staff held in Sept – Mattoon/Casey/Martinsville were examples of how state grant dollars can be spent. Emily Bloom-Carlin from Metropolitan Planning Council helped facilitate.

- Funding options with state – Strategic Plan will help decide where to spend time:
    - Option 1: obtain $2 Mill from state budget like 3 other land banks did in 2025.
    - Option 2: obtain commitment from new $250 Mill Housing fund. Idea is this fund would accompany/support BUILD legislation priorities – timeline to deploy funds unclear.
    - Options 3: drive improvements to DCEO/IHDA programs so they work better for rural communities

- Lobbyist: plan is to issue RFP, hire lobbyist and gear up for dedicated funding in 2026-27

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

9) Board discussion on items in Director's Report or new work to be addressed

10) Adjourn