

Overview on the Central Illinois Land Bank Authority

Mike Davis, AICP, LEED AP BD+C

Executive Director

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Why a land bank – what's the goal here?

- **Acquire** and **maintain** problem properties and then **transfer** them back to responsible ownership and productive use in accordance with local land use goals and priorities, creating a more efficient and effective system to eliminate blight.
 - Note: the goal is **NOT** to take title to dozens/hundreds of properties that no one wants. This just shifts the problem!

Our role:

- Obtain property at low or no cost through the tax foreclosure process
- Hold land tax-free
- Clear title and/or extinguish back taxes
- Lease properties for temporary uses
- Negotiate sales based not only on the highest bid but also on the outcome that most closely aligns with community needs, such as workforce housing, a grocery store, or expanded recreational space

Geography and evolution of Land Bank

2016-19: Vermilion County and 14 local villages/cities join the Vermilion County Land Bank

- Volunteer led for 4 years

2019: Rantoul, St. Joseph, and Champaign County join land bank.

- Name changes to CILBA
- Mike hired Nov 2019

2020: Decatur joins land bank

Future expansion: on hold until it's clear there are sufficient implementation resources for Vermilion County, Champaign County, and Decatur.

3 Priority Areas for CILBA 2020-21

- 1) Help local gov't sell surplus property:
 - Created application, have MOU for local gov'ts, eProperty marketing platform

- 2) Drive technical assistance and grant resources
 - IHDA Strong Communities
 - IHDA Abandoned Property Program and Single-Family Rehab

- 3) Catalytic projects
 - Ex: acted as conduit to hold 50 properties for Carle project in Danville – will result in \$50+ Mill investment

Rehab vs Demolition

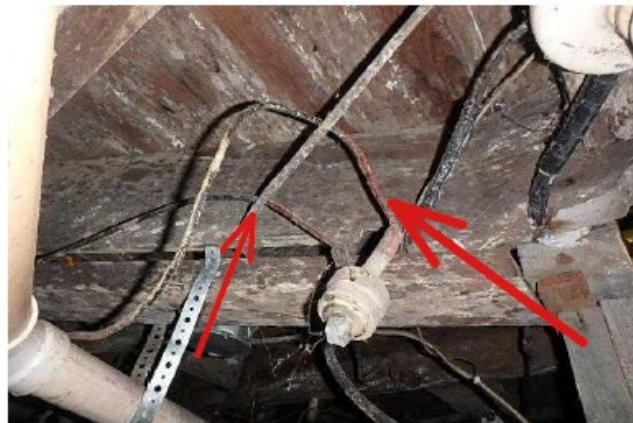
Note: we will strive to rehab homes, but some need to be demolished and are unsafe/unhealthy



#7 Asbestos pipe insulation, removal advised.



#8 Very heavy mold in the basement and crawlspace, remediation is needed.



#9 Knob & tube wiring in the basement,



#10 Knob & tube wiring in the attic.

Next steps with Champaign County:

- 1) Identify priority areas/communities – should more C.C. communities join?
- 2) Fill out questionnaire – we cannot access grant funds without defining problems to be addressed. Needs to be ongoing – help needed in this area
- 3) Discuss collaboration with code enforcement
 - A land bank alone is NOT a “silver bullet” to address blight - must go hand in hand with strategic code enforcement and planning/community development
- 4) Fundraising – state agencies and local/regional foundations
- 5) Partners: HACCC, U of I, CCEDC, Chamber, CCRPC, Habitat, local RE developers.....

Key questions

- Where in County should CILBA focus its effort in next two years?
- Catalytic projects: are there any where CILBA can add value?
- What funders/philanthropists care about this work?
 - Ex: discuss Hoopston's Strong Communities proposal and umbrella application submitted on behalf of Vermilion County? We need to work on forging partnerships and leveraging resources.



CENTRAL ILLINOIS
LAND BANK AUTHORITY

Questions and Contact Info

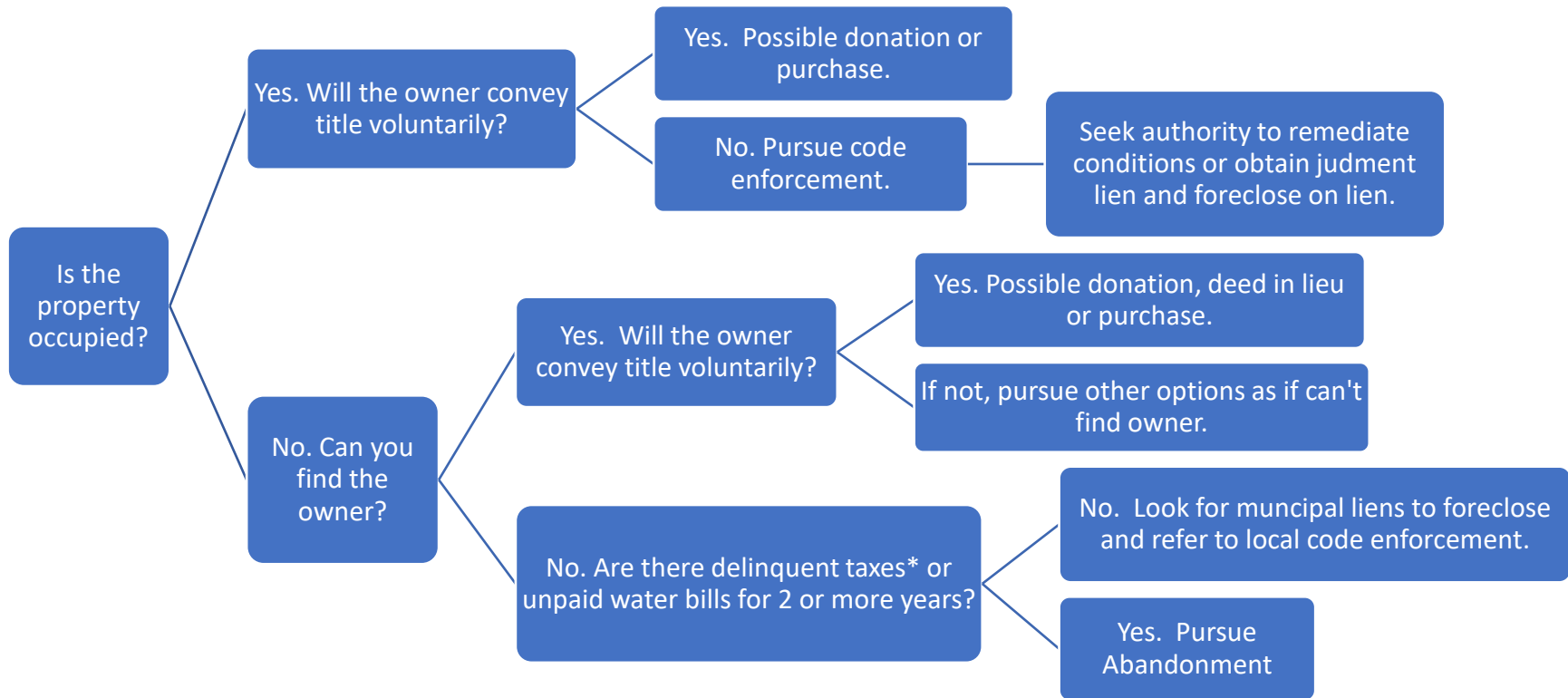
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mdavis@cilba.org

217-655-8190

www.cilba.org



*Sources for Delinquent Property Taxes

- Vermillion County Property Tax Inquiry:
<http://vermillionil.devnetwedge.com/>
- Champaign County Property Tax Inquiry:
<https://champaignil.devnetwedge.com/>
http://www.co.champaign.il.us/treasurer/taxlookup_history.php
- Macon County Property Tax Records Search:
<https://www.propertytax.co.macon.il.us/default.aspx>
<http://propertytaxonline.org/Home/Disclaimer.aspx?c=55&n=Macon>

CILBA Member Questionnaire

Instructions:

- Complete 1 form per Member (community)
 - Answer each question as completely as you can. If you have questions or need assistance, ask Mike Davis at CILBA (mdavis@cilba.org)
 - The information collected using this form is for INTERNAL use by CILBA.
 - The form has 4 parts and comprises 8 pages. Fill in as much or as little as you are able to.
-

Date: _____

Member (Community) Name: _____

Person Completing this Form: _____

Title: _____

Phone: _____

Email: _____

I. PROPERTY RELATED ACTIVITIES

CILBA is trying to estimate a potential volume of property-related activity for the next 12-24 months. We are focused on demolitions, potential rehab projects, and surplus properties we might acquire through our Community Member partners.

Assume each question is concerning the next 0-24 months.

A. Demolitions

1. Do you have properties with structures that may require or do require demolition?
(Select one)

Yes		<i>Comments:</i>
No		
Maybe		
Not Sure		

2. How many properties with structures may or do require demolition? If you do not have an exact number, you may estimate.

	May Require Demolition	Definitely Need Demolition
Residential Properties (0-4 units)		
Residential – MF or (5+ residential)		
Mixed Use, i.e. residential + commercial):		
Commercial Properties (not residential)		

3. For the properties that DO REQUIRE DEMOLITION in #2, has your municipality created a list of properties that can be shared to the CILBA?

Yes		<i>Comments:</i>
No		
Not Sure		

4. For the properties that MAY REQUIRE DEMOLITION in #2, has your municipality created a list of properties that can be shared to the CILBA?

Yes		<i>Comments:</i>
No		
Not Sure		

B. Potential Rehab Projects

5. Do you have properties that MAY REQUIRE or DO REQUIRE REHAB **AND** for which the current owner appears unwilling or unable to rehab the property?

Yes		<i>Comments:</i>
No		
Maybe		
Not Sure		

6. How many properties exist in your community that MAY REQUIRE or DO REQUIRE REHAB **AND** for which the current owner appears unwilling or unable to rehab the property?

	May Require Rehab	Do Require Rehab
Residential Properties (0-4 units)		
Residential – MF or (5+ residential)		
Mixed Use, i.e. residential + commercial):		
Commercial Properties (not residential)		

7. For the properties that MAY REQUIRE REHAB in #6, has your municipality created a list of properties that can be shared to the CILBA?

Yes		<i>Comments:</i>
No		
Not Sure		

8. For the properties that DO REQUIRE REHAB in #6, has your municipality created a list of properties that can be shared to the CILBA?

Yes		<i>Comments:</i>
No		
Not Sure		

C. Surplus Property

Does your community CURRENTLY OWN or have an OPTION TO ACQUIRE any of the following property types? If yes, please enter a number. If not, please enter “N/A.”

	CURRENTLY OWN	OPTION TO ACQUIRE
Residential Properties (0-4 units)		
Residential – MF or (5+ residential)		
Mixed Use, i.e. residential + commercial):		
Commercial Properties (not residential)		

D. Tax Trustee Sale Eligible Properties

Are there any properties in your community that might be acquired from the County Tax Trustee?

Yes	<input type="checkbox"/>	<i>Comments:</i>
No	<input type="checkbox"/>	
Not Sure	<input type="checkbox"/>	

E. Distressed Properties

Are there any properties in your community that have serious building, health and/or property maintenance code violations, including at least one open violation that indicates the property is a threat to the health and/or safety of occupants or adjacent neighbors?

Yes	<input type="checkbox"/>	<i>Comments:</i>
No	<input type="checkbox"/>	
Not Sure	<input type="checkbox"/>	

F. Strategic Acquisitions– Generally

A “strategic acquisition” is a property that CILBA can acquire, hold, and convey for reuse as part of a larger project, planned development, or for which an acquisition is strategically in the best interests of the CILBA or our municipal partner. Are there any STRATEGIC ACQUISITIONS that CILBA might help your community execute? If yes, please describe.

Yes	<input type="checkbox"/>	<i>Comments:</i>
No	<input type="checkbox"/>	
Not Sure	<input type="checkbox"/>	

FOR ANY PROPERTIES THAT WERE REFERENCED IN A-F, above, please feel free to attach a Property List that includes the following information (* required) for EACH PROPERTY:

- Complete Street Address*
- Parcel Identification Number
- Current Owner
- Last Known Owner, if vacant
- Current Occupancy Status (Occupied/Vacant/Unknown)
- Current Approved Use (Residential/Commercial/Other)
- Last Inspection Date, if applicable
- Photo(s)
- Any other information on the property

II. PLANS AND PARTNERSHIPS

In this section, we are trying to gather basic information to help CILBA learn more about your community and to document where we might fit in as a partner in community revitalization.

G. Does your community maintain a list (formal or informal) of pre-approved vendors or contractors who can perform property-related activity in any of the following categories? If yes, please mark X.

- | | YES |
|---|-------|
| • Builder/General Contractor- residential | _____ |
| • Builder/General Contractor- Commercial | _____ |
| • Appraiser | _____ |
| • Architect | _____ |
| • Demolition contractor | _____ |
| • Electrician | _____ |
| • Engineer | _____ |
| • HVAC | _____ |
| • Lawn care and maintenance | _____ |
| • Leasing agent | _____ |
| • Masonry/brickwork | _____ |
| • Plumber | _____ |
| • Property Manager | _____ |
| • Realtor | _____ |
| • Repair and rehab contractor – any | _____ |
| • Roofing contractor | _____ |
| • Sewer and septic | _____ |
| • Surveyor | _____ |
| • Title Company | _____ |
| • Trees and tree trimming | _____ |
| • Other: _____ | |
| • Other: _____ | |

H. Has your community COMPLETED or PARTICIPATED IN DEVELOPING a PLAN for a large-scale project, planned development, or other catalytic project that CILBA should be aware of or for which your community anticipates a possible role for CILBA? If yes, please describe.

Yes		<i>Comments:</i>
No		
Not Sure		

I. Regarding “Anchors”

An “anchor institution” is an organization that is considered an anchor of your community, for example because of its role as a major employer, provider of education or social services, or its civic leadership. With this definition in mind, please identify any of the following “anchor institutions” in your community:

1) ANCHOR EMPLOYER

1. _____
2. _____
3. _____

2) ANCHOR EDUCATOR

1. _____
2. _____
3. _____

3) ANCHOR SOCIAL OR HUMAN SERVICE PROVIDER

1. _____
2. _____
3. _____

4) ANCHOR FINANCIAL SERVICES PARTNER

1. _____
2. _____
3. _____

5) ANCHOR CIVIC ORGANIZATION OR PARTNER

1. _____
2. _____
3. _____

J. Regarding Potential Community Development Partners

CILBA seeks to collaborate on projects with local community development partners. These might be nonprofit organizations, faith-based groups, neighborhood or block associations, local businesses, builders, or development firms. To the extent you can, please list any potential Community Development Partners that CILBA should be aware of in your community. If the Partner is already listed as an Anchor institution, do not list them a second time.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

III. Concerning Outreach

K. What News outlets serve your community?

1. _____

2. _____

3. _____

L. Does your community maintain a Public Notice list that sends information to interested parties and/or members of the News Media?

Yes		<i>Comments:</i>
No		
Not Sure		

M. Name and Contact of Your Community Public Information Officer:

NAME: _____

TITLE: _____

PHONE: _____

EMAIL: _____

END