

City of Martinsville

Minutes – Special Meeting

Wednesday, September 24th, 2025

Alderman Roll Call:

Chris Davidson

Harley Craig

Wendy Isbell

Travis Hill

Chris Perry

Ashley Wilhoit

Attendance: Bob Lovell-Mayor, Terri Connelly-Treasurer, Caitlin Dill-City Clerk, Dan Kibler, Jeff Kinyon, Sarah Wilhoit, Jordan Wilhoit, Jim Vickroy, Melinda Lovell, Jordan Perisho, Brenda Littlejohn and Kent Littlejohn.

Meeting called to order by Mayor Lovell at 6 PM.

--Presentation and introduction of the Central Illinois Land Bank Authority (CILBA) by Mr. Mike Davis.

--CILBA formed to manage distressed properties and help put them to productive use with a goal of driving economic development or community development. The Land Bank organization creates action plans clear on priorities and initiatives, assists with grant writing, help with adopting codes, contractor pool development, additional legal avenues, and construction monitoring. It is looked at as a “1 stop shop” to help towns/cities get their share of State resources. The first goal is to always preserve and rehab a property before any demolition happens, this helps prevent further declining population. Properties can be obtained by purchasing from Tax Trustee, voluntary donation or purchase, or by pursuing Abandonment. By issuing competitive RFP (Request For Proposal), it takes price out of the equation for finding dependable and efficient contractors/developers for these projects. The contractors track record, quantity and quality of homes built, financing statements, and properties are all looked at to determine eligibility for using them. There is a huge region of Illinois in a Land Bank program. Over 100 projects have been completed throughout the last 5 years. The cost of Martinsville joining the Land Bank would be \$10k per year. Casey asked to join, the CILBA reviews proposals and actions plans of towns/cities asking to join at their monthly board meeting, if approved Martinsville will be reviewed during their October meeting. Neighboring communities within the Land Bank can easily coordinate with each other to share resources, such as a code enforcer and attorney. Martinsville currently has a Code Enforcement Officer who works solely on ordinances once every two weeks, last Friday he issued 8 violations. The town has good ordinances in place to get people in front of a judge. In the last year 9 houses were demoed, 1 being City owned and 8 privately owned. There are approximately 10-11 more properties that would need demoed. \$50k has been appropriated for demoing houses in the City Budget. These funds may need to be reworked towards rehabbing properties instead of demoing. Once a positive track record has been established by the City for property turnover the State would be more willing to give grant money. With time and positive history of improvement on properties the City can try to receive Federal grants as well. Some towns use different resources: Paxton uses TIF district and Mattoon uses Enterprise, a lot of communities are moving in this direction to feed rehabs and demo projects. This predictable money flow is easier to create action plans with. Population and tax money is going down, but there have been 41 new students this school year, leading to the question what are the housing options for them. The town needs more housing options, even more so now that ID Castings is planning a large expansion.

--Motion by C Davidson, 2nd by A Wilhoit, to close the meeting.

Record Vote:

Davidson	Yes	Isbell	Yes
Perry	Yes	Hill	Yes
Craig	Yes	Wilhoit	Yes
Mayor			

Motion carried.

Meeting adjourned 7:04 PM.

Caitlin Dill, City Clerk