

**EAST VILLAGE GROWTH CELL (EVGC) ADVISORY COMMITTEE
: FOR A REGULAR MEETING
: OF THE CITY OF PEORIA, ILLINOIS:**

August 18, 2020 an East Village Growth Cell Advisory Committee Meeting was held at the Peoria Gateway Building, 200 NE Water Street, with Chairperson Richard Mitchell presiding. Meeting was called to order at 6:05 PM.

ROLL CALL

Roll call showed the following Committee Members present: Richard Mitchell (Council District 3 Rep), Steve Katlack (Council District 3 Rep), Jessie McGown (Council District 3 Rep), Edward Peszek (OSF) – 4; Absent: Marilyn Mosley (Council District 1 Rep), Robert Wilton (Council District 2 Rep), Bob Anderson (OSF), Michael McKenzie (School District 150), Lynn Scott Pearson (Peoria County Board) – 5

STAFF & OTHERS

Councilman Tim Riggerbach, Ross Black, Kerilyn Weick, Jane Genzel, and Shannon Techie.

APPROVAL OF THE SEPTEMBER 3, 2019 MINUTES

With no quorum, no vote on the minutes was taken.

I. Regular Business

A. Update on East Village TIF Finances

Ross Black, Community Development Department Director, provided an update as follows:

- ❖ 10% of parcels are paying into the TIF, of the top 10, 5 are owned by OSF. Low participation is not unusual for a TIF with large percent of residential property.
- ❖ Funds go to the East Village TIF housing program, façade program, Peoria Opportunities Housing Program

B. Update on the East Village Housing Program

Ross Black, Community Development Department Director, lead discussion on the following:

- ❖ Report on the balance.
- ❖ Discussion on the application requirements and review. Largest challenge to property owners is obtaining bids from contractors. Application process is intended to be as simple as possible while maintaining responsibility in using tax dollars.
- ❖ Discussion on getting more contractors on the approved contractor list.

C. Update on appointments to the Committee

Councilman Riggerbach lead the following:

- ❖ Discussion on the purpose and need for this committee. Request members provide the councilman with statements on the purpose of this committee moving forward. Also, suggestions on how best to oversee and report on the housing program.
- ❖ Required that current appointees need to submit an application to the Mayor for reappointment. All appointments to this committee will expire June 2021.
- ❖ Discussion on the structure of the committee, including number of members, and requirements as it relates to the open meetings act. Councilman Riggerbach will reach out to District 150 and Peoria County on their continued participation.

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D. Presentation by Councilman Kelly on a Proposed Modification to the TIF Boundary

At-Large Councilman Kelly proposed modification to the East Village TIF Boundary and discussion was held as follows:

Proposal is to remove a portion of the East Village TIF in order to add it into a tax abatement area. If moved, the area would not be eligible for the housing program but would be eligible for property tax abatement.

- ❖ Overview of the subject tax abatement state legislation. Proposed state legislation has the program available for new SF, owner occupied or duplex, term 10 years, 100% first 6 then drops 20% per year. Taxing body could specify percent abated.
- ❖ Request to provide more research and examples of use in other cities with similar circumstances. Request reason the area was part of the TIF originally.
- ❖ Discussion on whether the area would benefit more from the housing program or from tax abatement. No participation in the housing program from this area to date.
- ❖ Legislation should include rehabilitation of property, not just new construction.
- ❖ Discussion on the entire area proposed for the Urban Decay program. The existing East Village TIF must keep a continuous boundary.

II. New Business

None

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMITTEE

None

ADJOURNMENT

Next meeting would be called as needed. Mr. McGown moved to adjourn the EVGC Advisory Committee meeting; seconded by Mr. Katlack. Approved by viva voce vote at 7:26 PM