

:OF THE CITY OF PEORIA, ILLINOIS:
EAST VILLAGE GROWTH CELL TIF ADVISORY COMMITTEE
Special Meeting

CALL TO ORDER

The Special Meeting was held by the East Village Growth Cell Committee (EVGC) in Room 404 at City Hall, 419 Fulton Street, Peoria, Illinois 61602 on July 20, 2021 at 6:00 p.m. Chairperson Richard Mitchell called the meeting to order @ 6:02 p.m.

ROLL CALL

Roll call showed the following Commissioners were present: Steve Katlack, Jessie McGown Jr., Richard Mitchell, Bob Anderson, Ilthea Sugg, and Shannon Techie - 7. Absent was Bob Wilson, Ed Peszek, Marilyn Mosely, and Kevin Evans -4.

Council Liaison Present: Third District Councilman Riggerbach

Staff present: Director Ross Black, Senior Urban Planner Kerilyn Weick, Neighborhood Enhancement Coordinator Kaylee Drea, and Associate Management Analyst Abigail Youngblood

Third District Councilman Riggerbach introduced staff and announced that Director Black would retire on July 30th after 29 years with the City of Peoria.

OLD BUSINESS

A. Status update on East Village Growth Cell TIF

Director Black presented the East Village TIF finances to the committee. He shared that the amount of revenue generated by the East Village Growth Cell TIF in 2020 was \$419,582 and outlined the annual expenditure including the Façade Improvement program, a portion of the salaries of Economic Development employees, Peoria Opportunities Foundation, and reimbursement for TIF eligible costs.

Director Black pointed to an end balance for 2020 of \$595, 210 but predicted that 2021 revenues would be lower because property assessment across the City has dropped.

The Committee members had no questions on the budget.

B. Update on the East Village TIF Housing Program

Director Black presented an update on the East Village TIF Housing Program to the committee members. In 2020, 7 projects were approved and completed. In 2021, 4 projects have been approved and completed. The current balance in the East Village TIF Housing Program is \$350,000.

Third District Councilman Riggerbach added that he spoke with Kari Jones of East Bluff Community Center(EBCC), Jane Genzel of Peoria Opportunities Foundation (POF), and Lueshand Nunn of East Bluff Neighborhood Housing Services (EBNHS) and he stressed the importance of relying on these neighborhood partners to advertise the program and ensure that these funds are spent.

Chairperson Mitchell asked if any landlords or non-owner-occupied property owners took advantage of the program in 2020. Director Black responded that only 2 owners applied and were accepted into the program.

The committee discussed best practices and what the City had tried to do in the past regarding the availability of funding for exterior home improvements. Director Black suggested that Neighborhood Enhancement Coordinator Drea could assist with outreach and Associate Management Analyst Youngblood could help with managing the program. Committee Member Sugg offered to include information on the East Village TIF in the newsletter that is sent to families at Glen Oak Learning Center. Senior Urban Planner Weick replied that she would forward that information to Committee Member Sugg.

C. Discussion of a Committee Work-Plan for 2021

Chairperson Mitchell shared that At-Large City Councilman John Kelly has requested a work plan from every committee and commission.

Councilman Riggerbach added that he was glad to have Senior Economic Engagement Specialist with the City of Peoria, Kevin Evans, on the EVGC TIF Advisory Committee because of his experience in helping small businesses to build capacity. He suggested that the Advisory Committee consider what their role could be in helping to develop the Wisconsin Corridor with the help and expertise of Senior Economic Engagement Specialist Evans.

Chairperson Mitchell asked City staff for clarification on what the work plan needs to include.

Director Black explained that the work plan needs to provide City Council with a brief summary of what the Advisory Committee has accomplished in 2021 and what they plan to address in 2021-2022. He emphasized that a decision did not need to be made today and suggested that another special meeting be scheduled to discuss what should be in the work plan.

Committee Member Anderson stated his support for developing a work plan and suggested that the Advisory Committee consider adding job creation or increasing the tax base to the work plan.

Committee Member Katlack asked if the TIF required consistent land use among property owners. Director Black responded that this would be considered a general zoning issue and that the same use restrictions that exist in many other residential and commercial districts apply equally to the East Bluff.

NEW BUSINESS

A. New Land Manager/Land Bank

Councilman Riggerbach shared that the City hired a Land Manager, Matt Smith. He added that the Land Bank Board has not been appointed yet by the Mayor. He shared that Mayor Ali hopes to have the Board positions filled by August so they can start meeting in early September.

Director Black explained the purpose of the City of Peoria Land Bank. He discussed the statewide tax-buying process and how that contributes to problems surrounding vacancy and abandonment in Peoria. He expressed optimism that the City of Peoria Land Bank could proactively and strategically remove properties from the cyclical tax-buying process before they become too dilapidated to be productive. Director Black specified that the Land Bank would not become a speculator itself, but that it would allow the City of Peoria to be more strategic in how it handles vacant property.

Committee Member Techie asked if the County Trustee would continue to auction off unpaid property taxes after two years of nonpayment even with the creation of the City of Peoria Land Bank. Director Black responded that it would continue to occur until the state legislation surrounding tax buying changes. He added that local elected officials and city staff are working with the state to change this policy.

Committee Member McGown, Jr. asked if the Land Bank could partner with a nonprofit to renovate properties and create low income rentals. Director Black said that is one option and that other land banks across the country operate like community development corporations. He added that the City of Peoria Land Bank is at the beginning of the process at the ground level and will be working to establish an overall strategy on how to handle the over 1,000 vacant lots throughout the city before they explore development agreements and property management.

Committee Member McGown, Jr. expressed concern over the selection of board members on the Land Bank Board. Director Black responded that the mayor appoints people who have applied to be on the board and that they should be approved at the next meeting. He offered to provide the list of board members at the next East Village Growth Cell TIF Advisory Committee meeting.

Committee Member Techie expressed support for communication between the EVGC and the Land Bank Board.

Committee members discussed what kind of economic development they would like to see in the East Bluff and how the committee can help to identify and help provide needed services to residents residing within the growth cell's boundaries. They also discussed the possibility of a recreational cannabis dispensary and the creation of a welcoming committee for new business and homeowners in the East Bluff.

B. Committee Membership Appointment Dates

Director Black reminded the committee members that before their term expires they will receive an email from the Mayor's Office if they wish to renew their term.

Committee Member Techie shared her concern that meeting downtown instead of within the boundaries of the East Village TIF reduces public attendance and participation in the committee's meetings. Committee Member McGown, Jr. suggest that the group meet at the Peoria Police Resource Center on Wisconsin Avenue.

7. Citizens Opportunity to Address the Committee

ADJOURNMENT

MOTION:

Chairperson Mitchell moved that the meeting be adjourned. The motion was seconded by Committee Member Katlack. Approved unanimously by viva voce vote 6-0.

The meeting was adjourned at 7:16 p.m.

Meeting minutes prepared by:



Kaylee Drea