

**CITY OF PEORIA, ILLINOIS
EAST VILLAGE GROWTH CELL ADVISORY COMMITTEE
REGULAR MEETING**

**TUESDAY, APRIL 4, 2023 AT 6:00 PM
EAST BLUFF COMMUNITY CENTER
512 E. KANSAS STREET, PEORIA, IL 61603**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE AUGUST 31, 2021 MEETING MINUTES
4. REGULAR BUSINESS
 - a. Update on the East Village TIF Finances
 - b. Update on the East Village Housing Program
 - c. Amendments to the EVGC Committee Charter
5. NEW BUSINESS
6. CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE
7. ADJOURNMENT

City of Peoria
East Village Growth Cell TIF (Fund 419)
(Originated - 2011; Expires - 2034)

	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Projected	2024 Projected	2025 Projected
Beginning Unrestricted Fund Balance	376,401	580,935	768,593	595,210	806,565	1,118,800	915,762	819,249
Obligations at 12/31				(23,257)				
Available Fund Balance	376,401	580,935	768,593	571,953	806,565	1,118,800	915,762	819,249
REVENUES:								
East Village Growth Cell TIF Property Taxes	349,457	366,157	413,337	438,305	455,712	477,131	493,831	511,115
Interest (see Note 1)	13,175	18,415	6,215	1,256	25,514	7,500	-	-
Interest Property Taxes	341	339	31	-	-	-	-	-
TOTAL REVENUES	362,973	384,911	419,582	439,560	481,227	484,631	493,831	511,115
OTHER FINANCING SOURCES:								
Bond Proceeds	-	-	-	-	-	-	-	-
TOTAL REVENUE & OTHER FINANCING SOURCES	362,973	384,911	419,582	439,560	481,227	484,631	493,831	511,115
EXPENDITURES:								
Capital Expenditures:								
East Bluff Housing Program		73,899	186,712	41,346	41,714	559,400	457,881	409,625
Obed & Issacs								
East Village TIF Façade Imp Program			5,000					
Demoliton	24,480							
Peoria Opportunities Foundation			300,000					
Bond Issuance Costs	-	-	-	-	-	-	-	-
Reimbursement of TIF Eligible Costs	123,116	107,609	78,330	142,517	107,138	108,700	112,500	116,400
Audit & Continuing Disclosure Fees	500	500	750	750	1,444	500	513	525
Disbursement to Other Taxing Bodies	-	88	-	-	-	-	-	-
Microloan and Financial Services Organization Start-up								
Other Contractual Costs								
Economic Development salaries	10,342	15,158	22,173	20,336	18,695	19,069	19,450	19,839
TOTAL EXPENDITURES	158,438	197,253	592,965	204,949	168,991	687,669	590,344	546,389
DEBT	-	-	-	-	-	-	-	-
TRANSFER TO OTHER FUNDS	-	-	-	-	-	-	-	-
ENDING FUND BALANCE	580,935	768,593	595,210	806,565	1,118,800	915,762	819,249	783,975

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Handout for Agenda Item 4.c Amendments to the EVGC Committee Charter

1. Refer to Charter (latest version was adopted by council May 2015)
 - Clarification to Purpose Statement
 - Update terms to reflect membership
 - Remove miscellaneous budget item

2. Changes to Membership Structure:

Current Membership	Recommended Membership
City – 2 Members	No Change
District 150 – 1 Member	No Change
OSF – 2 Members	No Change
Peoria County – 1 Member	No Member – Agreeable to Peoria County
Council District 1 (Resident or Business) – 1 Member	No Member – District is outside the TIF boundary
Council District 2 (Resident or Business) – 1 Member	No Change
Council District 3 (Resident or Business) – 3 Members	No Change
<i>Total: 11 Members</i>	<i>Total: 9 Members</i>

3. Changes to Regular Meeting Schedule:

Current Schedule	Recommended Schedule
Quarterly, First Tuesday (January, April, July, October)	Semiannually, Last Thursday (February, August)

East Village Growth Cell Committee

Project Charter

May 12, 2015

I. Title and Authority

This Committee shall hereby be referred to as the “East Village Growth Cell Committee” and is established by the Mayor and Council of the City of Peoria, Illinois, (“City”) as a Tax Increment Economic Development Advisory Committee as such term is defined in and in accordance with the Tax Increment Allocation Financing Act, 65 ILCS 5/11-74.4-1, *et. seq.* (“Act”). The Committee shall only serve in an advisory capacity to the City Council.

II. Purpose

The Committee has been formed to serve the City Council in an advisory capacity on the policies and actions for the administration of the East Village Growth Cell Tax Increment Financing District (Ordinance 16,675, adopted May 24, 2011). In an advisory capacity, the Committee examines the implementation, operations, and maintenance of East Village TIF programs. As occasion requires, the Committee makes suggestions to city staff or city council on program proposals and development opportunities in the East Village TIF District. The Committee has been formed to help promote the programs from the redevelopment plan.

- ~~• Facilitating the orderly growth and development of the East Village Growth Cell (“EVGC”) as depicted in the attached map;~~
- ~~• Promoting consistent land uses among property owners within the EVGC;~~
- ~~• Identify and help provide needed services to residents and visitors to the EVGC;~~
- ~~• Promote job creation within the EVGC;~~
- ~~• Increase the property tax base within the EVGC;~~
- ~~• Promote and publicize development or redevelopment opportunities in the EVGC through marketing and other promotion activities; and~~
- ~~• Review any requests for financial assistance from private property owners to determine eligibility for any financial assistance from the sources available in the EVGC.~~

III. Membership

SEE RECOMMENDED MEMBERSHIP CHANGES

The Committee shall consist of members selected as follows:

Two (2) Members of the City of Peoria

~~One (1) Member of the County of Peoria~~

One (1) Member of School District 150

Two (2) Members of OSF St. Francis Medical Center

~~One (1) Member at large from Council District 1, can be a resident or business owner~~

One (1) Member at Large from Council District 2, can be a resident or a business owner

Three (3) Members at large from Council District 3, can be a resident or business owner

IV. Membership Governance

A. Term

Each member shall serve for a term period of 24 months from the time of appointment.

Members currently serving, at the time of the amendment of April 2015, shall be considered to have served one term. Their current term shall conclude either on June 30, 2015 or June 30, 2016.

B. Selection of members

Each member shall be selected by the body s/he represents in any manner deemed appropriate by such body. Should a vacancy occur for any position, the governing board of the applicable body shall determine the manner of replacement.

The members at large shall be appointed by the Mayor of the City.

Once established, the members shall vote to determine a Chairperson annually who shall preside until replaced by a majority vote of all members.

C. Attendance policy

An excused absence is defined as illness, family emergency or planned vacation, in which the Chairperson is notified in advance. A Committee Member may not have more than three unexcused absences or they will be removed from the Committee.

D. Removal of members

By a majority vote, the Committee may remove any member for cause, including but not limited to: absence from meetings; failure to carry out the purposes of the Committee; breach of confidentiality; conflict of interest or other reasonable cause.

E. Staggered Terms

CHANGES AS NEEDED BASED ON MEMBERSHIP

The terms of the Members shall be staggered so that six (6) members are appointed in an odd year and five (5) members are appointed in an even year.

The following Members shall be selected for a 24 month term period beginning July 1, 2015:

One (1) Member of the City of Peoria

One (1) Member of the County of Peoria

One (1) Member of the OSF St. Francis Medical Center

One (1) Member at large from Council District 1, can be resident or business owner

Two (2) Members at large from Council District 3, can be resident or business owner

The following Members shall be selected for a 24 month term period beginning July 1, 2016:

One (1) Member of the City of Peoria

One (1) Member of School District 150

One (1) Member of the OSF St. Francis Medical Center

One (1) Member at large from Council District 2, can be resident or business owner

One (1) Member at large from Council District 3, can be resident or business owner.

V. Responsibilities of Members

A. Ordinary Meetings

SEE RECOMMENDED MEETING OCCURANCE

Ordinary Meetings of the Committee shall be held ~~quarterly~~ semiannually.

B. Special Meetings

At least two (2) members from different membership body of the Committee may call special Meetings at any time.

C. Notice of meetings

A notice of the meeting is to be provided to each Committee member in writing or via e-mail, setting out the date, time and place of the meeting; and be accompanied by an agenda for the meeting.

The Committee shall resolve by majority the date, time and place of meetings.

The agenda for Ordinary Meetings and Special Meetings of the Committee shall be forwarded to members of the Committee at least three (3) business days prior to meetings.

A copy of the notice of meeting, agenda and accompanying reports shall be placed on public exhibition at City Hall as soon as practicable after the time that the notice of the meeting is given to members of the Committee.

D. Minutes

Minutes shall be kept of all meetings of the Committee by such person as designated by the Chairperson, and such minutes shall be provided to the City. Each Committee member shall receive a copy of the minutes within five (5) days of the meeting of the Committee. The minutes shall be confirmed at the next regular meeting with or without amendments. One (1) copy of all minutes shall be supplied to the Council before its next meeting following that of the Committee. A copy of the minutes shall be placed on public exhibition at City Hall within five (5) days of the meeting of the Committee.

E. Presiding Member

The Chairperson shall preside at all meetings of the Committee at which he/she is present and in his/her absence a member of the Committee, elected by the members present, shall preside.

F. Quorum

A quorum for the Committee shall constitute half the membership, ignoring any fraction from the division, plus one (1).

G. Meeting Procedure

The procedures and protocols to be observed at the Committee meetings shall be as provided in Robert's Rules of Order for small committees unless inconsistent with this Charter, in which case this Charter shall control.

VI. Voting

- A. A question arising for decision at a meeting of the Committee will be decided by a majority of the votes cast by the members present at the meeting and entitled to vote on the question. Present shall also be defined as by telephone.
- B. Each member of the Committee present at any meeting shall have one vote on any matter.
- C. Each member present at a meeting of the Committee must vote on all questions arising for a decision at that meeting.

VII. Miscellaneous

~~A. Budget~~

~~The Committee shall create an annual budget and submit same to the City for approval prior to the end of any calendar year for the following year. Such budget shall include the reasonable expenses of the Committee for operating expenses, marketing and other activities in conjunction with the fulfillment of the purpose of the Committee.~~

B. Dissolution/Alteration

The Committee may voluntarily dissolve at any time with City Council approval or may be dissolved at any time upon vote of the City Council.

The Council may, at any time, either on its own initiative or at the request of the Committee, alter, delete, or add to any provisions of this charter.

VIII. Adoption

These are the functions and rules of the East Village Growth Cell Committee and have been approved by the Council, by resolution passed on May 12, 2015.