

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

CALL TO ORDER

A Regular Meeting was held by the East Village Growth Cell Committee (EVGC) on Thursday, March 21, 2024 at the East Bluff Community Center located at 512 E. Kansas Street, Peoria, IL 61603 with Joe Dulin, Director of Community Development presiding. The meeting was called to order at 6:00 P.M.

ROLL CALL

Roll call showed the following committee members were present: Bob Anderson, Blake Eggleston, Steve Katlack, Daniel Renick, and Matthew Smith - 5. Absent: Ed Peszek, Ilethea Suggs - 2.

Council Liaison present: Third District Councilman Riggenbach

Staff present: Director of Community Development Joe Dulin and Senior Urban Planner Kerilyn Weick.

MINUTES

Committee Member Anderson made a motion to approve the minutes of the August 31, 2021 and April 4, 2023 meeting minutes, seconded by Member Katlack.

Motion was unanimously approved by voice vote 5-0.

NEW BUSINESS

A. Introduction of Members

Councilman Riggenbach welcomed new members of the committee. Introductions were made for each member and staff. Also in attendance was East Bluff resident and neighborhood advocate Lueshand Nunn. Committee member Anderson gave an update on the opening of the new OSF Cancer Treatment Center.

B. Summary of Committee Charter and TIF Purpose

Kerilyn Weick, Senior Urban Planner gave an overview of the updated committee charter and purpose of the committee. It was discussed that the language on reappointment may need to be amended to clarify members can be reappointed.

C. Update on the East Village TIF Finances

Joe Dulin, Director of Community Development, reported on the TIF fund current and projected balance. Summary noted that in 2023 about \$46,000 was transferred to District 150 per terms of the TIF. The TIF is active for 10 more years, expiring in 2034.

D. Update on the East Village Housing Program

Committee Member and City Land Manager, Matt Smith provided an update on the Housing Program from the report provided in the agenda packet and spoke on the trends in recent projects.

Discussion was held that 2023 saw only 10 projects, potentially due to the availability of other

programs for roof replacement. It is projected that 80 roof projects will be completed this year through alternative funding.

E. Wisconsin Avenue Right of Way Improvements Update

Councilman Riegenbach reported on the phasing for improvements to the Wisconsin Avenue right of way from Nebraska to McClure. The Public Works Department had held a public meeting the night before. Councilman also highlighted other street projects in the TIF: the installation of new street lights along Nebraska Avenue and upcoming Glen Oak Ave pavement work in the summer. It was reported the Midtown TIF has ended.

F. Approve Recommendation to Use EVGC TIF Funds for Demolition of Residential Garages

Mr. Dulin introduced a recommendation for use of TIF funds.

Councilman Riegenbach suggested the proposal compliments other violence prevention and environmental design initiatives supported through allocations for new lighting and tree clearing.

Mr. Smith summarized staff proposal to administer up to \$100,000 of TIF funds for owner requested demolitions of unsafe detached garages in the TIF district. Up to \$5,000 would be available per project. The first 60 days of the program would be open to property owners then opened to non-owner occupied property. One method of outreach would be direct mailer with information about the new program and the existing Housing Program.

Discussion was held that an added benefit could be the removal of critter habitat and scrub trees. It was noted cost of disconnecting electrical service to the garage would be included in the program.

Committee Member Katlack made a motion to approve the recommendation to allocate \$100,000 of East Village TIF funds for demolition of unsafe residential garages, seconded by Committee Member Eggleston.

Motion was unanimously approved by voice vote 5-0.

CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE

None

ADJOURNMENT

Committee Member Katlack moved that the meeting be adjourned, seconded by Committee Member Rennick. Approved unanimously by voice vote 5-0. The meeting was adjourned at 6:50 P.M.

Next Regular Meeting is scheduled for Thursday, September 26, 2024.

Meeting minutes prepared by



Kerilyn Weick, Staff Liaison