

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

**WEDNESDAY, OCTOBER 2, 2024 AT 6:00 PM
EAST BLUFF COMMUNITY CENTER
512 E. KANSAS STREET, PEORIA, IL 61603**

1. CALL TO ORDER
2. ROLL CALL
3. ELECTION OF OFFICERS
4. APPROVAL OF THE MARCH 21, 2024 MEETING MINUTES
5. REGULAR BUSINESS
 - a. Introduction of members
 - b. East Village TIF Finances Update
 - c. East Village Housing Program Update
 - d. Recommendation to Approve a Proposal to Reduce the Property Owner Match for the Housing Program
 - e. East Village Garage Demolition Program Update
6. NEW BUSINESS
7. CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE
8. ADJOURNMENT (Next meeting is scheduled for Thursday, March 20, 2025)

**: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 Katlak.

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 Katlak 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 Katlak moved that the meeting be adjourned, seconded by Committee Member Rennie. 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

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 Actual	2024 Projected	2025 Projected
Beginning Unrestricted Fund Balance	376,401	580,935	768,593	595,210	829,830	1,135,566	1,473,909	1,165,436
Obligations at 12/31				(23,257)				
Available Fund Balance	376,401	580,935	768,593	571,953	829,830	1,135,566	1,473,909	1,165,436
REVENUES:								
East Village Growth Cell TIF Property Taxes**	349,457	366,157	413,337	438,305	455,712	437,508	648,277	670,967
Interest (see Note 1)	13,175	18,415	6,215	1,256	25,515	64,504	75,000	-
Interest Property Taxes	341	339	31	-	-	-	-	-
TOTAL REVENUES	362,973	384,911	419,582	439,560	481,227	502,012	723,277	670,967
OTHER FINANCING SOURCES:								
Bond Proceeds	-	-	-	-	-	-	-	-
TOTAL REVENUE & OTHER FINANCING SOURCES	362,973	384,911	419,582	439,560	481,227	502,012	723,277	670,967
EXPENDITURES:								
Capital Expenditures:				-	-	-	-	-
East Bluff Housing Program		73,899	186,712	41,346	20,857	56,558	75,000	582,718
Obed & Issacs			5,000					
East Village TIF Façade Imp Program								
Demoliton	24,480						100,000	
Peoria Opportunities Foundation			300,000					
Bond Issuance Costs	-	-	-	-	-	-	-	-
Reimbursement of TIF Eligible Costs	123,116	107,609	78,330	142,517	134,495	97,282	132,000	136,600
Audit & Continuing Disclosure Fees	500	500	750	750	1,444	750	750	769
Disbursement to Other Taxing Bodies	-	88	-	-	-	-	64,000	67,097
Microloan and Financial Services Organization Start-up								
Other Contractual Costs								
OSF Road Work							650,000	
Economic Development salaries	10,342	15,158	22,173	20,336	18,695	9,080	10,000	10,200
TOTAL EXPENDITURES	158,438	197,253	592,965	204,949	175,491	163,670	1,031,750	797,383
DEBT	-	-	-	-	-	-	-	-
TRANSFER TO OTHER FUNDS	-	-	-	-	-	-	-	-
ENDING FUND BALANCE	580,935	768,593	595,210	829,830	1,135,566	1,473,909	1,165,436	1,039,019

East Village Growth Cell TIF - Housing Rehabilitation and Garage Demolition Programs Report

2023 EV TIF Projects

Address	Repairs	TIF Expenditure	Total Project Budget
1007 NE Glen Oak	Roof	\$11,869.00	\$23,738.00
701 NE Monroe	Roof	\$7,205.00	\$14,410.00
715 E Thrush	Windows	\$2,100.00	\$4,200.00
1502 N Indiana Ave	Roof	\$6,989.50	\$13,979.00
409 E Arcadia Ave	Siding, Windows, Walkway	\$9,672.50	\$19,345.00
305 E Arcadia Ave	Porch	\$4,439.00	\$8,878.00
613 E Republic	Driveway	\$2,925.00	\$5,850.00
1626 N Peoria Ave	Roof	\$2,662.50	\$5,325.00
1626 N Peoria Ave	Concrete	\$2,620.00	\$5,240.00
1206 E Republic Ave	Concrete and Fence	\$6,075.00	\$12,150.00
Year Total		\$56,557.50	

2024 EV TIF Projects

Address	Repairs	TIF Expenditure	Total Project Budget
2312 N Atlantic Ave	Fence, Porch	\$4,678.50	\$9,357.00
424 E Republic St	Driveway	\$4,995.00	\$9,990.00
1011 NE Glen Oak	Fence	\$6,624.34	\$13,248.68
2416 N California Ave	Windows	\$7,379.50	\$14,759.00
424 E Archer Ave	Driveway and Walkway	\$3,150.00	\$6,300.00
401 E Illinois	Roof, Gutters, Siding, Windows	\$15,000.00	\$32,135.00
2309 N Prospect Rd	Roof	\$5,493.00	\$10,986.00
809 E Republic St	Driveway	\$3,225.00	\$6,450.00
424 E Republic St	Windows	\$4,650.00	\$9,300.00
414 E Illinois Ave	Fence	\$12,500.00	\$25,000.00
1101 E Republic	Gutters and Roof	\$2,627.56	\$5,255.12
110 E Briarwood Ct	Roof	\$3,250.00	\$6,500.00
Year Total		\$73,572.90	

Housing Rehabilitation Program Yearly Totals

Year	Projects Completed	TIF Expenditure
2016	30	\$ 186,417.00
2017	15	\$ 72,220.22
2018	0	\$ -
2019	4	\$ 73,899.00
2020	15	\$ 113,448.85
2021	5	\$ 21,895.41
2022	5	\$ 20,857.16
2023	10	\$ 56,557.50
2024 - To Date	13	\$ 73,572.90
Totals	97	\$ 618,868.04

2024 Garage Demolition Program

114 W Briarwood Ct
331 NE Perry Ave
937 NE Glen Oak Ave *
726 E LaSalle St
730 E Kansas St



EAST VILLAGE GROWTH CELL HOUSING PROGRAM

Program Overview:

The East Village Growth Cell Tax Increment Financing District (TIF) Housing Program is a grant program that provides up to \$15,000 of assistance to property owners of single-family residential properties for certain permanent building and site improvements on parcels within the boundary of the East Village Growth Cell TIF. The purpose of the Program is to increase the owner-occupancy rate, improve the outward appearance of homes, and increase the assessed valuation of properties within the East Village Growth Cell Boundaries.

Level of Assistance:

The East Village Growth Cell Housing Program will provide up to \$15,000 in assistance for the following exterior improvements only:

1. New garages
2. New Gutters
3. New Porches, steps or railings
4. Driveway and walkway (private property) improvements
5. Roof replacement
6. New siding
7. New Windows
8. New Fences
9. Painting

The program is a 50/50 matching grant program of the lowest qualified bid. The minimum project is \$2,000, with a minimum matching grant of \$1,000 and the maximum project is \$30,000, with a maximum grant match of \$15,000. The property owner can reapply annually, but the maximum grant for a five-year period may not exceed \$15,000.

Eligibility:

To be considered for the East Village Growth Cell Housing Program:

- The property must be located within the boundary of the East Village Growth Cell TIF
- The property owner cannot owe any fine, fee, liens or tax to the City on any property that they own or have an ownership interest in, within the corporate boundaries of the City.
- All environmental code violations must be corrected as part of the housing assistance.
- The property must be insured.
- The property cannot be designated as a nuisance property and the property owner cannot own or have an ownership interest in any other property that is designated as a nuisance property.

For applicants applying for the Non-Owner-occupied status, all the above requirements must be met in addition to:

- Applicant must not have outstanding environmental and/or housing violations on *any* of their other non-owner-occupied properties.

Timeline:

- **Completed applications will be reviewed and approved on a first-come, first-serve basis.**



Resolution of Environmental Issues Before Program Assistance

The following items must be resolved before housing assistance being made available.

- All garbage, debris, old appliances, and dilapidated furniture must be removed from the exterior.
- Garbage and debris within the structure must be removed.
- Motor vehicle parts (including batteries and tires) must be removed.
- All grass and weeds must be less than 10 inches high at closing.
- No bushes, shrubs, or trees are permitted to block the public right-of-way.
- All unlicensed vehicles must be removed from the property or properly licensed.

Other Requirements / Information:

- Property taxes must be paid, no City liens (except for mortgages) may exist on the property, and the property must have active property insurance coverage.
- Repairs that would be made under a property insurance policy will not be covered.
- If a property is found to have a code violation(s), funds received must be used to resolve violations as part of any loan application. At the time of post-inspection, no code violations may be present.
- Once the application is approved for the grant, the City will reach out to the property owner for a certified check or a cashier's check for their portion of the project cost before any construction will begin.
- Participation is not guaranteed until the property owner's portion of the total payment has been received.

Applications for Housing Program funds by EVGC Advisory Committee Members

The intent of the Housing Program is for all property owners within the East Village (EVGC) Growth Cells to have equal opportunity to benefit from the Program if the above guidelines are met. EVGC Advisory Committee members residing within the EVGC boundary are eligible to apply for and receive funding through the EVGC Housing Program; however, in recognition of the perception of a conflict of interest, the final decision on all EVGC Housing Program applications will be made by City staff.

All applications must include the following documents:

- Copy of recorded deed as proof of property ownership.
- Insurance declaration page as proof of property insurance.
- Paid receipts or escrow statement as proof of paid property taxes.
- A current exterior photograph of the building as it presently appears, showing all facades to be impacted by proposed work.
- Two bids for proposed work.

All incomplete/ineligible applications will not be processed until complete.

Return application & required documents to Peoria City Hall:

Community Development Department

ATTN: Abigail Youngblood

419 Fulton, Suite 203

Peoria, IL 61602

or communitydevelopment@peoriagov.org