: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 Wednesday, October 2, 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, Latesha Clemons, Blake Eggleston, Steve Katlack, Leushand Nunn, Daniel Renick, and Matthew Smith - 7. Absent: None.

Council Liaison present: Third District Councilman Riggenbach

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

Members of the public present: Kurt Dierking and Michael Wells from OSF, Irina Riggenbach and Stephanie Lowery from Peoria Opportunities Foundation

ELECTION OF CHAIRMAN

Motion was made by Committee Member Renick to nominate Matt Smith for chairman, seconded by Member Nunn.

Motion was unanimously approved by voice vote 7-0.

Newly elected Chairman Smith presided over the meeting.

MINUTES

Committee Member Katlack made a motion to approve the minutes of the March 21, 2024 meeting with revisions to the spelling of Katlack, seconded by Committee Member Renick.

Motion was unanimously approved by voice vote 7-0.

NEW BUSINESS

A. Introduction of Members
Introductionss were made during roll call.

B. East Village TIF Finances Update
Joe Dulin, Director of Community Development, reported on the TIF fund current and projected balance. The increment indicates the success of the TIF. A portion is now distributed back to District 150 for entrepreneurship, per terms of the TIF.

Councilman Riggenbach suggested the committee should be proud of the increment. The recommendation, to be discussed, later in the meeting is intended to more aggressively spend the Housing Program funds. The recommendation incorporates ideas learned from Marion, IL at this year's Illinois Municipal League conference.

C. and E. East Village TIF Housing Program and Garage Demolition Program Update
Joe Dulin, Director of Community Development, provided an update. Thirteen housing projects have participated in the Housing Program this year. Since establishment of the TIF, there has been $1.2 million overall in investment. The new garage demolition program started this year, has had 5 projects. The average cost of a garage demolition is about $2500. If there is a slab, the slab is left after the structure is removed.

D. Recommendation to Approve a Proposal to Reduce the Property Owner Match for the Housing Program
Joe Dulin, Director of Community Development explained the Housing Program is underutilized and asked the committee to consider a recommendation to make changes to the application.

Councilman Riggenbach provided a brief background on the program, highlighting the current application requires a 50 percent match from the property owner and participation is not income based. In the earlier years of the program, there were concurrent programs through East Bluff Neighborhood Housing Services and the City CDBG which could be used to cover the owner's 50 percent match. Since the ending of those programs, the number of projects has been lower.

Chairman Smith presented the recommendation per the handout at the meeting. The program would not change for non-owner occupied residences. For owner occupied residences, the match would be tiered based on income:

Households 0% to 80% Area Median Income (AMI)
- No match for exterior projects up to $30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households 80% to 120% AMI
- 25% match for exterior projects up to $30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households over 120% AMI
- 50% match for exterior projects up to $30,000 and no retention agreement.

In response to Member Katlack, the proposal would require applicants to provide documentation on income, but other requirements of the application would remain the same.

Member Nunn proposed a sweat equity component for applicants that sought to qualify for the zero match.

Member Anderson recognized administering volunteer hours may be difficult and suggested the application strongly suggests volunteer options.

Kerilyn Weick, Senior Urban Planner, proposed an age requirement to qualify for the zero match.

Councilman Riggenbach suggested applicants can be connected to volunteer opportunities.

Member Nunn suggested sweat equity could be as easy as litter pick-up.

Director Dulin revised the proposed match tier for owner occupied residences:

- Households 0% to 80% AMI and 55 years or older, no match.
- Households 0% to 120% AMI, 25% match.
- Households over 120% AMI, 50% match.

In response to Member Eggleston, the retention agreement is a recorded document with allowances to release, one being death of the property owner.

Member Katlack proposed the application could list entities that would welcome volunteers and the application includes a pledge to volunteer.

Director Dulin suggested a community service component could be added if the program becomes competitive.

Irina Riggenbach, Peoria Opportunity Foundation, shared their current efforts to recruit and promote programs, noting the overlap with this program.

Member Nunn was opposed to no type of giving back.

Member Anderson identified administrative needs on the volunteer organization.

Director Dulin emphasized the importance for the program to be accessible.

Committee Member Katlack made a motion to APPROVE the recommendation to modify the Housing Program for owner-occupied residences as follows:

Non-owner occupied residences: No programmatic changes.
Owner-occupied residences:

Households 0% to 80% AMI and 55 years or older

- No match for exterior projects up to $30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households 0% to 120% AMI

- 25% match for exterior projects up to $30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households over 120% AMI

- 50% match for exterior projects up to $30,000 and no retention agreement.

The motion was seconded by Committee Member Nunn.

Motion was unanimously approved by voice vote 7-0.

NEW BUSINESS

Joe Dulin reported on status of the alley light program, part of the violence reduction funding. About 190 properties have signed up. Properties must be in one of the target areas. There is funding for more participants. The map of the target areas will be distributed to the committee.

Chairman Smith shared lot clearing has also completed.

Councilman Riggenbach expressed thanks and appreciation to Member Bob Anderson, for his service on this committee and for his leadership at OSF. Member Anderson returned the note of thanks and appreciation.

Member Steve Katlack is impressed by the progress and operation of the Wisconsin Avenue roadway improvements and asked the positive feedback is shared with the Public Works Department.

CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE

None

ADJOURNMENT

Committee Member Anderson moved that the meeting be adjourned, seconded by Committee Member Renick.

Motion was approved unanimously by voice vote 7-0.

The meeting was adjourned at 7:00 P.M.

Next Regular Meeting is scheduled for Thursday, March 20, 2025.

Meeting minutes prepared by

Kerilyn Weick

Kerilyn Weick, Staff Liaison

East Village Growth Cell TIF - Housing Program Design Change Proposal

The current EVGC Housing Program has seen steady utilization since the start of the program averaging around 10 projects yearly. The investments into the area from the program and other TIF funded projects have helped create increment to be used for more investment. Many interested applicants for the housing program share that the 50% match requirement makes participation difficult. Taking a step back to look at the income levels within the TIF shows that nearly all the parcels within the EVGC fall into a Qualifying Census Tract (QCT). A QCT, generally, is a federal designation when over 25% of those living within a census tract are below the poverty line. Therefore, it is understandable that the program has seen modest usage with a match requirement in place because expendable income is in short supply. The current Area Median Income (AMI) is $64,500 for a single person household, with the majority of the TIF's households coming in below that amount.

A reconfiguration of the program to allow for lower income, owner-occupied households to participate with a smaller match may induce higher usage of the program and better housing for those most in need. Below are the highlights of the proposed changes.

Non-owner occupied residences

No programmatic changes. 50% TIF funds match for exterior projects up to $30,000.

Owner-occupied residences

Households 0% to 80% AMI

- No match for exterior projects up to $30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households 80% to 120% AMI

- 25% match for exterior projects up to $30,000
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Households over 120% AMI

- 50% match for exterior projects up to $30,000 and no retention agreement.