

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

**THURSDAY, MARCH 19, 2026 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 OCTOBER 9, 2025 MEETING MINUTES
4. REGULAR BUSINESS
 - a. East Village TIF Fund Update
 - b. East Village Housing Program Update
 - c. East Village Garage Demolition Program Update
5. NEW BUSINESS
6. CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE
7. ADJOURNMENT (Next meeting is scheduled for Thursday, September 17, 2026)

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

CALL TO ORDER

A Rescheduled Regular Meeting was held by the East Village Growth Cell Committee (EVGC) on Thursday, October 9, 2025 at the East Bluff Community Center located at 512 E. Kansas Street, Peoria, IL 61603 with Chairman Matthew Smith presiding. The meeting was called to order at 6:00 P.M.

ROLL CALL

Roll call showed the following committee members were present: Latesha Clemons, Blake Eggleston, Lisa Fisher, Steve Katlack*, Lueshand Nunn, Daniel Renick, Matthew Smith, and Michael Wells - 8. Absent: Kurt Dierking – 1

Committee Member Lisa Fisher was welcomed as the newest member of the committee. Councilman Riggenschach acknowledged the committee seats are all now filled.

Council Liaison present: Third District Councilman Riggenschach

Staff present: Senior Urban Planner Kerilyn Weick

Members of the public present: Irina Riggenschach

ELECTION OF OFFICERS

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

Motion was unanimously approved by voice vote 7-0

Committee Member Steve Katlack arrived at approximately 6:05 PM.

MINUTES

Kerilyn Weick noted corrections will be made to the spelling of Lisa Fisher's name and the vote count to adjourn will be corrected to 5-0.

Committee Member Eggleston made a motion to approve the minutes of the March 20, 2025 meeting with corrections as described, seconded by Committee Member Nunn. Committee Member Fisher stated she would abstain from the vote.

Motion was approved by voice vote 7-0.

REGULAR BUSINESS

A. East Village TIF Fund Update

Chairman Smith reviewed the budget report for the TIF fund. The increment is driven by OSF Cancer Center. Proposed expenditures for 2026 will be similar to the project expenditures in 2025. Fund revenue is higher than expenses.

B. East Village Housing Program Update

Chairman Smith reviewed the project summary report. There is significant increase in the number of projects since the contribution requirements were changed. The report shows the success of the changes along with the promotional mailer sent out in June 2025. The mailer was distributed to each property along mailing routes that encompass the TIF boundary. For year 2025, it is anticipated 28 projects will be completed (24 completed to date), compared to 7 total in 2024. Fifteen of the 28 projects were eligible for the full cost to be paid by the program (no owner match). Some of the matching funds were provided by a state program HAFHR through IHDA. Projects in 2025 include owner occupied and rented property. Total investment from the program for 2025 is projected to be \$400,000.

Discussion was held that the TIF fund is scheduled to reimburse \$50,000 to District 150 to be used for vocational training. About \$100,000 of projects is yet to be completed this year but would become part of projects in 2026, if needed. To date, the life of the program has invested nearly 1 million dollars in the East Village.

B. East Village Garage Demolition Program Update

Chairman Smith reported this program is lightly used. Discussion was held that increased awareness of the program is needed.

Discussion was held on opportunities to increase awareness of both programs: Radio pitch, improve accuracy of mailer route, distribute mailer to the East Bluff News and Glen Oak School, promote successful projects on city communications.

It was discussed no further changes to the parameters of the programs are needed at this time.

NEW BUSINESS

Councilman Riggensbach shared three churches are forming an effort to work with the Catholic Diocese regarding use and ownership of St. Bernards church and rectory.

CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE

None

ADJOURNMENT

Committee Member Fisher moved that the meeting be adjourned, seconded by Committee Member Katlack.

Motion was approved unanimously by voice vote 8-0.

The meeting was adjourned at 6:35 P.M.

Next Regular Meeting is scheduled for Thursday, March 19, 2026.

Meeting minutes prepared by



Kerilyn Weick, Staff Liaison

	2023 Actual	2024 Actual	2025 Actual	2026 Projected	2027 Projected	2028 Projected
Beginning Unrestricted Fund Balance Obligations at 12/31	1,135,566	1,473,909	1,522,569 (65,467)	1,266,769	1,207,787	1,196,488
Available Fund Balance	1,135,566	1,473,909	1,457,102	1,266,769	1,207,787	1,196,488
REVENUES:						
East Village Growth Cell TIF Property Taxes**	437,508	654,670	1,710,378	1,770,241	1,832,199	1,896,326
Interest (see Note 1)	64,504	86,524	71,606	25,335	24,156	23,930
Interest Property Taxes	-	-	-	-	-	-
TOTAL REVENUES	502,012	741,194	1,781,983	1,795,576	1,856,355	1,920,256
OTHER FINANCING SOURCES:						
Bond Proceeds	-	-	-	-	-	-
TOTAL REVENUE & OTHER FINANCING SOURCES	502,012	741,194	1,781,983	1,795,576	1,856,355	1,920,256
EXPENDITURES:						
Capital Expenditures:	-	-	24,758	-	-	-
East Bluff Housing Program	56,558	38,001	757,568	633,385	603,894	598,244
Obed & Issacs						
East Village TIF Façade Imp Program		4,221	9,995			
Demoliton						
Peoria Opportunities Foundation						
Bond Issuance Costs	-	-	-	-	-	-
Reimbursement of TIF Eligible Costs	97,282	11,604	13,588	14,100	14,600	15,100
OSF TIF Rebate			1,095,382	1,133,720	1,173,400	1,214,469
Audit & Continuing Disclosure Fees	750	750	750	750	750	750
Disbursement to Other Taxing Bodies	-	-	61,500	63,652	65,880	68,186
Microloan and Financial Services Organization Start-up						
Other Contractual Costs						
OSF Road Work		628,163				
Economic Development salaries	9,080	9,796	8,776	8,951	9,130	9,313
TOTAL EXPENDITURES	163,670	692,534	1,972,316	1,854,558	1,867,654	1,906,062
DEBT	-	-	-	-	-	-
TRANSFER TO OTHER FUNDS	-	-	-	-	-	-
NET INCOME	338,343	48,660	(190,332)	(58,982)	(11,299)	14,194
ENDING FUND BALANCE	1,473,909	1,522,569	1,266,769	1,207,787	1,196,488	1,210,682

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

2025 EV TIF Projects - Per Address

Homeowner Exceeded Max	25% Match	50% Match	No Match
Address	Repairs	TIF Expenditure	Total Project Budget
300 E Arcadia Ave	Roof, Fence, Door	\$ 29,980.00	\$ 29,980.00
704 E Arcadia Ave	HAFHR Overage	\$ 5,879.00	\$ 5,879.00
718 E Arcadia Ave	Siding, Porch, Door	\$ 29,024.60	\$ 29,024.60
732 E Arcadia Ave	Roof, Fence, Concrete	\$ 29,245.00	\$ 29,245.00
315 E Archer Ave	Gutters	\$ 1,375.00	\$ 2,750.00
424 E Archer Ave	Driveway/Walkway	\$ 4,987.50	\$ 6,650.00
2304 N Atlantic Ave	Windows, Garage, Porch, Painting	\$ 27,125.00	\$ 27,125.00
2312 N Atlantic Ave	Porch	\$ 14,790.00	\$ 14,790.00
900 E Behrends Ave	Windows, Gutters, Soffits	\$ 9,500.21	\$ 19,000.42
1011 E Behrends Ave	Siding, Fence, Garage Roof	\$ 29,945.00	\$ 29,945.00
108 E Briarwood Ct	HAFHR Overage	\$ 7,255.00	\$ 7,255.00
110 E Briarwood Ct	HAFHR Overage	\$ 9,207.00	\$ 9,207.00
1626 N California Ave	Porch, Fence	\$ 28,600.00	\$ 28,600.00
1832 N California Ave	Roof	\$ 12,883.35	\$ 12,883.35
2416 N California Ave	Gutters, Fence	\$ 18,700.03	\$ 18,700.03
2408 N Delaware Ave	Porch	\$ 14,900.00	\$ 14,900.00
2409 N Delaware Ave	Gutters, Siding (Garage) Concrete,	\$ 29,728.50	\$ 29,728.50
510 E Frye Ave	Fence	\$ 16,897.99	\$ 16,897.99
623 E Frye Ave	Roof	\$ 16,910.00	\$ 16,910.00
718 Green St	Siding	\$ 5,462.50	\$ 10,925.00
401 E Illinois	Roof	\$ 15,000.00	\$ 33,000.00
1107 E Kansas St	Concrete and Fence	\$ 30,000.00	\$ 30,300.00
1914 N Maryland Ave	Windows, Fence	\$ 6,825.00	\$ 9,100.00
2213 N Maryland Ave	Fence	\$ 21,000.00	\$ 21,000.00
428 E McClure Ave	Fence	\$ 4,380.00	\$ 5,840.00
1611 N Missouri Ave	HAFHR Overage	\$ 29,692.00	\$ 29,692.00
1635 N Missouri Ave	Fence, Shed, Porch	\$ 11,250.00	\$ 11,250.00
1814 N Missouri Ave	Windows	\$ 3,984.84	\$ 7,883.58
1820 N Missouri Ave	Fence, Driveway	\$ 23,700.00	\$ 23,700.00
1839 N Missouri Ave	Roof	\$ 4,998.28	\$ 9,996.56
1519 N New York Ave	Gutters, Soffits, Fascia, Siding	\$ 30,000.00	\$ 30,000.00
1617 N New York Ave	Roof	\$ 10,185.00	\$ 21,720.00
1820 N New York Ave	Windows, Gutters, Soffits	\$ 8,705.54	\$ 17,411.08
1822 N New York Ave	Windows	\$ 4,662.94	\$ 9,411.98
2005 N Peoria Ave	Garage; Fence; Porch; Doors	\$ 29,997.00	\$ 29,997.00
2417 N Peoria Ave	Garage, Concrete	\$ 29,985.50	\$ 29,985.50
2307 N Prospect Rd	Deck, Roof, Doors	\$ 12,466.32	\$ 12,466.32
2309 N Prospect Rd	Windows, Deck	\$ 22,690.39	\$ 25,326.40
1101 E Republic St	Garage Gutters/Roof	\$ 2,824.98	\$ 5,649.96
304 E Thrush Ave	Deck and Drain	\$ 8,625.00	\$ 11,500.00
509 E Thrush Ave	Driveway, Porch, Fence	\$ 30,000.00	\$ 30,000.00
609 E Thrush Ave	Roof/Siding	\$ 30,000.00	\$ 30,004.20
718 E Thrush Ave	Fence	\$ 14,200.00	\$ 14,200.00
727 E Thrush Ave	Siding, Concrete	\$ 30,000.00	\$ 30,100.00
Year Totals		\$ 757,568.47	\$ 839,930.47

Project Type	Project by Type & Address	Total TIF Spend
No Match	30	\$ 666,351.68
25% Match	4	\$ 24,817.50
50% Match	10	\$ 66,399.29
Totals	44	\$ 757,568.47

2026 EV TIF Projects			
Homeowner Exceeded Max	25% Match	50% Match	No Match
Address	Repairs	TIF Expenditure	Total Project Budget
707 E Thrush Ave	Fence	\$ 4,200.00	\$ 4,200.00
110 E Arcadia Ave	Roof	\$ 20,950.00	\$ 20,950.00
1631 N Indiana Ave	Windows, Siding, Doors	\$ 29,737.40	\$ 29,737.40
1008 E Republic St	Roof, Windows, Doors	\$ 29,980.00	\$ 29,980.00
418 E Thrush Ave	Roof, Gutters, Siding, Garage	\$ 29,992.50	\$ 29,992.50
1635 N Missouri Ave	Fence	\$ 1,550.00	\$ 1,550.00
2416 N California Ave	Windows	\$ 3,600.00	\$ 3,600.00
1914 N Maryland Ave	Siding	\$ 3,825.00	\$ 5,100.00
2213 N Maryland Ave	Windows	\$ 5,550.00	\$ 5,550.00
623 E Frye Ave	Windows	\$ 6,850.00	\$ 6,850.00
217 E Illinois Ave	Siding, Soffits, Fascia	\$ 10,095.50	\$ 20,191.00
428 E McClure Ave	Windows, Doors, Gutter	\$ 12,200.00	\$ 12,200.00
718 E Thrush Ave	Deck/Porch	\$ 15,500.00	\$ 15,500.00
424 E Archer Ave	Foundation Repair, Dewatering	\$ 16,749.67	\$ 22,332.89
2009 N Peoria Ave	Roof	\$ 18,375.00	\$ 24,500.00
2207 N Central Ave	Concrete	\$ 21,637.50	\$ 28,850.00
1835 N Peoria Ave	Siding	\$ 27,600.00	\$ 27,600.00
117 E Frye Ave	Deck, Fence, Concrete, Gutters	\$ 28,900.00	\$ 28,900.00
2411 N Central Ave	Siding, Storm Door, Gutters	\$ 29,960.00	\$ 29,960.00
2414 N Indiana Ave	Windows, Doors, Deck	\$ 30,000.00	\$ 30,000.00
2414 N Central Ave	Gutters, Soffits, Fascia, Siding	\$ 30,000.00	\$ 30,000.00
Year To Date Total Completed		\$ 114,859.90	
Prospective Year Total		\$ 377,252.57	

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	8	\$ 35,050.95
2025	59	\$ 757,568.47
2026 To Date	5	\$ 114,859.90
Totals	156	\$ 1,452,774.46

Garage Demolition Program		
114 W Briarwood Ct	732 E Arcadia Ave	2002 N Missouri Ave
726 E LaSalle St	907 E Republic Ave	2417 N Peoria Ave
730 E Kansas St	1033 E Behrends Ave	1611 N Missouri Ave

Completed Projects in the East Village TIF District

