

**: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 20, 2026 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 6:04 P.M.

ROLL CALL

Roll call showed the following committee members were present: Latesha Clemons, Blake Eggleston, Lisa Fisher, Steve Katlack, Daniel Renick, and Matthew Smith - 6. Absent: Kurt Dierking, Lueshand Nunn, and Michael Wells – 3

Council Liaison present: Third District Councilman Riggerbach

Staff present: Kyle Cratty, Kerilyn Weick, Jacob Xavier

Members of the public present: Willa Lucas

MINUTES

Committee Member Renick made a motion to approve the minutes of the October 9, 2025 rescheduled regular meeting, seconded by Committee Member Fisher.

Motion was approved by voice vote 6-0.

REGULAR BUSINESS

A. East Village TIF Fund Update

City of Peoria Finance Director Kyle Cratty highlighted the TIF fund budget. For revenues, Director Cratty noted growth over the years, and most of the increment has been due to OSF improvements. About 90% of OSF's property tax payment is rebated to OSF, under an agreement with the City. Therefore, if OSF's recent request for tax exemption is approved, it should not impact the revenues due to the existing rebate agreement. For expenses, Director Cratty described the fund to be in a good place. City policy is to allocate about half the funds to the Housing Program, which is now about \$600,000 per year. This goal was almost met in 2025. Prior to that, the fund was growing due to much less usage. The city is in discussion with District 150 to reimburse about \$61,000 (10%) of the fund for Woodruff Technical School, per terms of the TIF Plan. To meet TIF requirements, District 150 will need to identify a specific plan.

Councilman Riggerbach was pleased to see the TIF is operating as designed. When the agreement with District 150 is finalized, Councilman Riggerbach intends to hold a press conference to celebrate the reimbursement to District 150 and investment from the TIF.

Discussion was held that the East Village TIF expires in 2034 (20 year) term. Any considerations to extend the TIF would require conversations with the impacted taxing bodies.

B. East Village Housing Program Update

Chairman Smith reviewed the project summary report. In 2025 the program had a significant increase in the number of projects. Expenditures for the Housing Program was \$757,000 compared to \$38,000 the year prior. Chairman Smith noted several reasons for the increased

usage: dedicated staff to administer the program, changes to required match for participation, the mailer sent in 2025, and promotion between neighbors. Most of the projects have been for those who qualify for no required match. In 2025, the Community Development Department has been able to obtain matching funds from other (state) funding sources. For 2026, there are 12 projects in the process of being completed.

Discussion was held that changes to the equalized assessed value of residential properties would likely be seen slowly over time due to demographics and base values.

Discussion was held regarding potential outreach to promote the program in 2026. Suggestion was made to consider a targeted mailer to where the program has been used less or where demographics show more need. Suggestion was made that a yard sign is posted at each participating property during construction. The sign would identify "funding provided by the East Village TIF" and include a QR code for new applications. Suggestion was made to advertise in the East Bluff newsletter.

C. East Village Garage Demolition Program Update

Chairman Smith reported the use of the program continues to be lightly used. Discussion was held the program is still needed.

NEW BUSINESS

Councilman Riegenbach is looking forward to having a press conference to celebrate the TIF's successes. This will occur when District 150 confirms the programming plan for its reimbursement. This committee will be invited to the press conference.

Councilman Riegenbach is continuing to explore ways to maintain the East Bluff United Neighborhood Association pocket park.

Members of the committee expressed thanks, appreciation, and condolences for the passing of Mitch Mitchell, former chairman of the committee since its beginning and champion of the East Bluff.

CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE

Willa Lucas intends to promote the Housing Repair Program through the East Bluff News.

Committee Member Fisher invited everyone to Springdale Cemetery for the unveiling of the new Revolutionary War monument, scheduled for Flag Day, Sunday, June 14, 2026.

ADJOURNMENT

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

Motion was approved unanimously by voice vote 6-0.

The meeting was adjourned at 6:40 P.M.

Next Regular Meeting is scheduled for Thursday, September 17, 2026.

Meeting minutes prepared by



Kerilyn Weick, Staff Liaison