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

TUESDAY, MAY 1, 2012
AT 6:00 P.M.

GLEN OAK COMMUNITY LEARNING CENTER LIBRARY
2100 N WISCONSIN AVE
PEORIA, IL 61603

CALL TO ORDER
ROLL CALL
APPROVAL OF THE APRIL 3, 2012 MINUTES

II. OLD BUSINESS
   A. FINANCIAL UPDATE
   B. EVGC HOUSING PROGRAM UPDATE

CITIZEN REQUESTS TO ADDRESS THE COMMITTEE

ADJOURNMENT

COMMITTEE MEMBERS: IF YOU ARE UNABLE TO ATTEND PLEASE CONTACT SHANNON TECHIE AT 494-8649 OR STECHIE@CI.PEORIA.IL.US

Date Posted: 04/25/2012, 11:00 a.m.
Post Until 05/01/2012, 6:00 p.m.
EAST VILLAGE GROWTH CELL (EVGC) ADVISORY COMMITTEE
: FOR A REGULAR MEETING
: OF THE CITY OF PEORIA, ILLINOIS:

City Hall, Peoria, Illinois, April 3, 2012, an East Village Growth Cell Advisory Committee Meeting was held at Glen Oak School, Community Center Library, 2100 N. Wisconsin Ave. Chair Richard Mitchell presiding.

ROLL CALL
Roll call showed the following Committee Members present: Susan Wozniak (OSF), Michael Chihoski (OSF), Richard Mitchell (Council District 3 Rep), Shannon Techie (Planning and Growth Management), Lynn Scott Pearson (Peoria County Board), – 5; Absent: Dave Kinney (School District 150), Robert Wilton (Council District 2 Rep), Rev. Andrew Jowers (Council District 1 Rep), Bobby Gray (Economic Development), – 4.

STAFF & OTHERS
Ross Black (Planning and Growth Management) and Steve Fairbanks (Police Department)

I. Old Business
   a. EVGC Housing Program
      Shannon reviewed changes made since the August 16, 2011 draft approval. It was determined that the EVGC Housing Program is exempt from the Residential Mortgage License Act, as the loans are interest free with no fees to the borrower; however, a certificate of exemption will be required for each loan and can be issued by City Staff. To allow Committee Members the opportunity to submit applications for program funding, the following changes were made to the Program guidelines:
         i. In the instance that the number of applications exceed funding available, applications will be prioritized by City Staff, as opposed to the Committee, to avoid any potential conflict of interest.
         ii. For all applications by Committee Members, the final decision will be made by the City Council.

      Mr. Chihoski moved to approve as amended; seconded by Ms. Wozniak. Approved by viva voce vote.

II. New Business
   a. Meeting Minutes Responsibility
      Sue Wozniak volunteered to take minutes.

   b. Attendance Policy
      The EVGC Charter allows the Committee to remove members for any cause, including absence from meetings. The Committee discussed the issue of some members missing numerous meetings. To avoid excessive absences in the future, committee members expressed interest in the establishment of an attendance policy. Discussion followed in which an excused absence was defined as illness, family emergency, or planned vacation in which the chair was notified in advance.

      Mr. Chihoski moved to create an attendance policy in which a committee member may not have more than 3 unexcused absences or they will be removed from the Committee; seconded by Ms. Pearson.
c. **Local Initiative Support Corporation (LISC)**
   Council Member Riggenbach announced that LISC is exploring the possibility of establishing a location in Peoria. LISC works to connect local organizations and leaders with resources to revitalize neighborhoods and improve quality of life. If Peoria is chosen, it will be the smallest City in which LISC has a location. More will be known in the next couple months.

d. **EVGC Housing Program Funding**
   Council Member Riggenbach announced that there are not currently funds available for the EVGC Housing Program; however, the City is looking at funding possibilities to jumpstart the Program.

e. **Taking Back Our Neighborhood Initiative**
   Steve Fairbanks explained the initiative ‘Taking Back Our Neighborhood’. This includes businesses involved in the Glen Oak Business watch, along with neighborhood residents. As part of this initiative, 150 kids were surveyed. The results found that the kids had the same concerns as the adults; trash, crime, nuisance behavior, and violence. The next meeting is April 12th at the Glen Oak School.

f. **New EVGC Committee Members**
   Names of four new members; a replacement for the 1st district and one City representative, along with two new members representing the 3rd District will go to the City Council on April 24th.

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**CITIZEN REQUESTS TO ADDRESS THE COMMITTEE**

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**ADJOURNMENT**

Ms. Wozniak moved to adjourn the EVGC Advisory Committee meeting; seconded by Ms. Pearson. 
Approved by viva voce vote.

The EVGC Committee adjourned at 6:45 p.m. on Tuesday, April 3, 2012.
EAST VILLAGE GROWTH CELL HOUSING PROGRAM. On April 3, 2012, the East Village Growth Cell Advisory Committee (the Committee) voted to approve the final guidelines of a housing program for qualified residents within the East Village Growth Cell boundary.

The Committee has been working diligently with residents of the neighborhood, for almost a year, to develop the guidelines for a program that will assist in the rehabilitation of existing housing stock and the increase of the overall value and attractiveness of the area.

The housing program will not be brought to the Council for approval at this time, due to the fact that there is not sufficient increment in the TIF to support such a program. After careful consideration, it was determined that the approval of a program that is not financially viable, would create an expectation within the neighborhood that could not be met at this time.

In reviewing the Olde Town TIF District in Decatur, a primarily residential TIF used as a basis for the East Village TIF, it was found that their housing program, while thought of at the establishment of the TIF District, was not actually created until much later due to lack of increment. The Olde Town TIF District was established in 1999, but the housing program was not created and opened for application until 2006, when a steady stream of TIF funding became available.

To help bridge the gap, the City will re-advertise our general housing and community development programs in the East Village area. When funds become available, to make the program viable, the specific program guidelines will be brought to Council for final approval.