City Hall, Peoria, Illinois, July 22, 2013, an East Village Growth Cell Advisory Committee Meeting was held at New Beginning Ministries, 1917 N. Wisconsin Avenue, with Chairperson Richard Mitchell presiding.

ROLL CALL

Roll call showed the following Committee Members present: Richard Mitchell (Council District 3 Rep), Michael McKenzie (School District 150), Shannon Techie (Planning and Growth Management), Mike Sims (City of Peoria), Steve Katlack (Council District 3 Rep), and Jessie McGown (Council District 3 Rep). Absent: Lynn Scott Pearson (Peoria County Board) & Tracey Orsini (OSF) – 8; Rev. Andrew Jowers (Council District 1 Rep), Susan Wozniak (OSF), & Robert Wilton (Council District 2 Rep) - 3

STAFF & OTHERS

Lisa Fisher (Boys and Girls Club), Nancy Mitchell, & Kristina Gamez (EBNHS)

APPROVAL OF THE APRIL 2, 2013 MINUTES

Mr. Katlack moved to approve the minutes of the April 2, 2013 meeting, seconded by Mr. McKenzie. Approved Unanimously.

I. New Business
   a. Update on LISC Initiatives in the East Bluff
   Brandon Holmes, Executive Director of LISC went over projects recently funded through the LISC Early Action Grants. Several projects in the East Bluff received funding including:
      • Boy and Girls Club Summer Program
      • Children’s Home Youth Build Home Improvement Project on Kansas Street
      • EBNHS Multiple Message Sign
      • Peoria Opportunities for a youth employment initiative for properties on Kansas Street; however this initiative has expanded and the youth will mow City lots and vacant lots in the neighborhood.
      • Keep Peoria Beautiful for beautification as part of the Kansas Street initiative.

   Mr. Holmes also mentioned that the East Bluff Community Center will received assistance with a business plan and community planning.

   Mr. Holmes also explained that 3 million was awarded to LISC through the Attorney General grant related to foreclosures to address abandoned and foreclosed properties through property acquisition, demolition, rehabilitation and new construction. LISC serves as the lead agent. Mr. Mitchell asked about the timeframe for the grant. Mr. Holmes responded saying that there is no contract in place yet with the Attorney General’s office and there has not be a conversation with the State as of yet. He anticipates a few weeks before a contract is in place. He also mentioned that a plan will be developed detailing what properties will be improved through the grant. Committee Members
inquired about who will make the determination on the location of rental units. Mr. Holmes explained that the IL Facilities Fund will handle those units and identify the location. He also mentioned that it has not yet been determined where the improved owner occupied units will be located. Mr. McGown asked if the community will be involved to determine what they would like to see. Mr. Holmes responded that there will be some dialogue with the neighborhood but mentioned that it would also be driven by where properties are available and can be acquired.

Council Member Riggenbach mentioned that the property at 600 E Kansas is set to be demolished by Labor Day. Lisa Fisher mentioned that the East Bluff Community Center would like to have a community party once the structure is removed.

I. Old Business
a. Further discussion on the EVGC Housing Program
Mr. Holmes provided some feedback on the preliminary framework that was developed by the EVGC Advisory Committee for an EVGC Housing Program. Mr. Holmes explained that the committee needs to put the focus on what gives the ‘biggest bang for the buck’ and has the greatest impact when it comes to the use of TIF funds. He mentioned a possible focus on commercial first, such as a mixed use development on Wisconsin. He explained that the highest and best use is to use TIF funds to generate income which would occur through commercial, mixed use, or large residential development. In addition, he mentioned that typically TIF funds aren’t used for housing programs such as the proposed, particularly in the infancy of the TIF, as TIF funds are generally focused on commercial corridors and a program like this is more common in years 7-15 of the TIF. He explained that it would be difficult to go to banks at this time for them to underwrite, as the City would need to guarantee the loans and TIF funds are limited.

Mr. Holmes offered the following comments on the Housing Program Framework:
- If the Committee proceeds with a Housing Program at this time, he suggests a focus on exterior improvements to obtain curb appeal and code issues.
- Possibly talk to the County about Keystone Economic Development Dollars.
- Possibility of a bank setting up the loans and TIF funds could be used as a first loss loan program so the bank would take the greater risk.
- How much would a property owner have to put down in addition to the down payment assistance. He mentioned that the ‘not to exceed 20%’ for down payment assistance could be a problem depending on where funds are coming from.
- May be helpful to bring a banker to a meeting to provide input also; particularly as it relates to down payment assistance.
- LISC has consultants working for them that could also take a look at the program and provide feedback.

Most of the discussion focused on the 5 Program Priorities. Mr. Mitchell explained that those were developed over 3-5 meetings and explained that even
though everyone agreed on what has been drafted, the Committee would be open to changes if necessary.

Mr. Mitchell mentioned that the community would like to see the Housing Program seeded through other sources (possibly 1 million from the City, County, or banks).

Mr. Katlack asked about whether a loan through EBNHS was considered a lien as it relates to the Housing Program? Mr. Sims mentioned he would look into this again.

Council Member Riggenbach explained that we went into this with a focus on commercial first and anticipated residential improvement in 5-7 years. He further explained that there won’t be money for residential rehabilitation until some commercial projects are off the ground. He indicated that the Committee would like further input from Mr. Holmes before any decisions are made. Council Member Riggenbach requested a report back from Mr Holmes at the October meeting. He explained that we want to be sure we do this right after all the time that has been invested.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMITTEE**

Ms. Techie reminded the Committee and Neighborhood representatives that the City of Peoria was hosting the RNNC September 19 – 21 and encouraged attendance and involvement in the Conference.

Lisa Fisher inquired about the outcome of discussion regarding the funds fronted by OSF for the TIF study. Council Member Riggenbach explained that OSF said they would get back to us.

**ADJOURNMENT**

Mr. McKenzie moved to adjourn the EVGC Advisory Committee meeting; seconded by Mr. Sims. Approved by viva voce vote.

The EVGC Committee adjourned at 7:30 pm on Tuesday, July 22, 2013.