CITY OF PEORIA, ILLINOIS
EAST VILLAGE GROWTH CELL ADVISORY COMMITTEE

REGULAR BUSINESS MEETING

TUESDAY, OCTOBER 4, 2016
AT 6:00 P.M.

EASTER SEALS
COMMUNITY MEETING ROOM
507 EAST ARMSTRONG AVENUE
PEORIA, IL 61603

CALL TO ORDER
ROLL CALL
APPROVAL OF THE JULY 5, 2016, MINUTES

I. NEW BUSINESS
   A. EVGC Housing Program Discussion and Determination on Program Changes

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMITTEE

ADJOURNMENT

COMMITTEE MEMBERS: IF YOU ARE UNABLE TO ATTEND, PLEASE CONTACT SHANNON TECHIE AT 494-8649 OR STECHIE@peoriagov.org.
City Hall, Peoria, Illinois, May 11, 2016, an East Village Growth Cell Advisory Committee Meeting was held at Easter Seals, 507 East Armstrong Avenue, with Chairperson Richard Mitchell presiding.

ROLL CALL

Roll call showed the following Committee Members present: Richard Mitchell (Council District 3 Rep), Shannon Techie (City of Peoria), Eric Setter (City of Peoria), Steve Katlack (Council District 3 Rep), Jessie McGown (Council District 3 Rep), Ron Jost (OSF), Edward Peszeck (OSF), Robert Wilton (Council District 2 Rep), & Michael McKenzie (School District 150), Lynn Scott Pearson (Peoria County Board) - 10; Absent: Marilyn Mosely (Council District 1 Rep) - 1

STAFF & OTHERS

Willa Lucas, Chris Reynolds, and Robert Wahlenfang,

APPROVAL OF THE MAY 11, 2016 MINUTES

Mr. Katlack moved to approve the minutes; seconded, by Mr. Wilton. Approved Unanimously.

I. New Business

i. EVGC TIF Increment Update

Councilman Riggenbach provided an overview on the TIF increment collected since 2012 and the projected increment for 2016. He indicated that approximately $89,740.12 of additional funds would be available for the Housing Program in 2017; resulting in approximately $89,740.12 available for other purposes.

ii. EVGC Housing Program Update

1. Overview of approved applications and status of each project.

Terence Acquah provided an update regarding the EVGC Housing Program applications received thus far:

- As of Tuesday, May 10, 2016, 53 total applications have been received for the EVGC Housing program. (11 more applications since the last Committee meeting).
- Common projects for which funding is requested include:
  - Siding
  - Front porch work
  - Driveways and private walkways
  - Roofs
  - Gutters

- Of the first 17 applicants, one was not eligible and the remaining 16 were deemed eligible; 6 of the 16 were found to be CDBG eligible and were contacted by the Grants Department.
  - All 6 applicants were approved to receive CDBG funding but 1 applicant declined because the work she wanted was not CDBG eligible; the 5 CDBG will exhaust the available CDBG funds.

- The remaining 10 eligible applicants were sent an eligibility letter on March 4th, informing them they had until April 15th to secure 2 bids.
  - 8 bid packages were received (7 notice to proceeds were issued).
  - 3 of the 10 eligible applicants have decided not to move forward with program. 2 of the applicants couldn’t secure the necessary funds to participate in the program. The other applicant wants to submit a revised application to address other parts of her house.
Only 2 applicants have started work on their property as of 5/10/16
Average bid is around 10K (with a range of $4,885 - $18,430).
The second round of eligibility letters were distributed on May 2nd. 13 applicants were approved to obtain bids by June 15th.
There are 23 applicants currently on the waiting list and new wait list letters were sent assigning the remaining applicants a new place in line.
11 applicants have unpaid city fines or fees (including garbage bill).

Next steps:
  o Status pictures will be taken of the properties that have begun work on their property.
  o Applicants who have received notice to proceed letters, have 90 days to pay the selected contractor.

2. Discussion and determination on making the EVGC Housing Program available to non-owner occupied properties.
   Mr. Katlack moved to postpone allowing landlords to participate, to be reviewed in January 2017; seconded by Mr. McGown. Approved Unanimously.

   Down payment assistance and contract for deed will also be reviewed in January 2017.

iii. Discussion on other uses for EVGC TIF funds
Ms. Techie presented the branding documents created by John Seckler for Wisconsin Avenue and the East Bluff. Discussion occurred about using TIF funds for branding to potentially include neighborhood signs, light standard banners, Corridor entry signage.

Mr. Wilton suggested the idea of a cost share with businesses, so that business would contribute to the branding items and with the idea of incorporating the businesses into the signage, etc.

Mr. Katlack mentioned that possible vandalism should be considered when creating branding items, to determine how permanent the items should be.

iv. Attorney General Grant Update
Mike Higgins, Executive Director of Greater Peoria LISC, provided an update on the work taking place through the Attorney General grant. He provided the following information for the Committee:
  ▪ The deadline for the grant is September of 2017; however, there is an option to request an extension from the Attorney General’s office if needed.
  ▪ 16 duplex units have been completed.
  ▪ 8 rehabs are planned
    o There is a pipeline with Navicore and Metec to sell the homes.
  ▪ 6 new homes will be constructed on Behrends.
    o 4 of the 6 lots have been identified already.
    o PCCEO has a contract with Homeway Homes for the development of the first two homes.
    o The goals is to have keys handed over by November 1, 2016.

v. Wisconsin Avenue Business Corridor Update
Councilman Riggenbach provided an update on the new lighting being installed along Wisconsin Avenue from Republic to McClure, to continue the pedestrian scale lighting that
currently stops at Republic. Councilman Riggenbach also mentioned restriping on McClure and Wisconsin to accommodate a bike lane.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMITTEE
Mr. McGown asked about whether the camera located on Wisconsin near Frye could be rotated to pick up the school area, as calls are made regarding fights when fights aren’t actually taking place.

Willa commented on the branding discussion indicating she liked the idea of ‘Believe in the East Bluff’, using the newly designed ‘E’.

ADJOURNMENT
Mr. Katlack moved to adjourn the EVGC Advisory Committee meeting; seconded by Mr. McGown. Approved by viva voce vote.

The EVGC Committee adjourned at 7:30 p.m. on Tuesday, July 5, 2016.

Next Meeting is Tuesday, October 4, 2016 at Easter Seals.
EVGC TIF HOUSING PROGRAM UPDATE

OCTOBER 4, 2016
2017 EVGC HOUSING PROGRAM FUNDS

- THERE IS CURRENTLY APPROXIMATELY $66,014.06 IN 2016 HOUSING PROGRAM FUNDS REMAINING; HOWEVER, WE ARE STILL WAITING ON BID AMOUNTS FOR 3 APPROVED PROJECTS.
- APPROXIMATELY $89,740.12 OF ADDITIONAL FUNDS WOULD BE AVAILABLE FOR THE HOUSING PROGRAM IN 2017
DATA SUMMARY

• 68 APPLICATIONS RECEIVED TO DATE
  • 33 APPROVED APPLICATIONS
    • 12 PROJECTS COMPLETED
    • 11 IN PROGRESS
    • 10 APPROVED BUT NOT STARTED YET
  • 15 APPLICANTS ON THE WAIT LIST
  • 20 APPLICANTS CHOSE NOT TO MOVE FORWARD WITH PROPOSED PROJECT
SUBMITTED APPLICATION LOCATIONS
APPROVED PROJECT LOCATIONS

BEFORE  AFTER

BEFORE  AFTER

BEFORE CC  AFTER CC  AFTER EVGC
WAIT LIST LOCATIONS
## TYPE OF WORK

<table>
<thead>
<tr>
<th>Type of Work</th>
<th>Number of Approved Applications</th>
</tr>
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<tbody>
<tr>
<td>Landscape</td>
<td>1</td>
</tr>
<tr>
<td>Retaining Wall</td>
<td>2</td>
</tr>
<tr>
<td>Lighting</td>
<td>2</td>
</tr>
<tr>
<td>Insulation</td>
<td>3</td>
</tr>
<tr>
<td>Fence</td>
<td>3</td>
</tr>
<tr>
<td>Garage work</td>
<td>4</td>
</tr>
<tr>
<td>Foundation</td>
<td>4</td>
</tr>
<tr>
<td>Driveway</td>
<td>5</td>
</tr>
<tr>
<td>Paint</td>
<td>6</td>
</tr>
<tr>
<td>Gutters and downspouts</td>
<td>7</td>
</tr>
<tr>
<td>Mechanical Work</td>
<td>9</td>
</tr>
<tr>
<td>Steps/walkway</td>
<td>9</td>
</tr>
<tr>
<td>New Siding/Tuckpointing</td>
<td>10</td>
</tr>
<tr>
<td>Porch</td>
<td>12</td>
</tr>
<tr>
<td>Windows/doors</td>
<td>14</td>
</tr>
<tr>
<td>Roof</td>
<td>16</td>
</tr>
</tbody>
</table>
BEFORE AND AFTER

911 E Nebraska Avenue
BEFORE AND AFTER

Before

After

1011 E Behrends Avenue
BEFORE AND AFTER

Before

1205 E Frye Avenue

After
BEFORE AND AFTER

Before

2129 N Peoria Avenue

After
BEFORE AND AFTER

Before

After

1329 E Hillcrest Place
ISSUES ENCOUNTERED

• PROPERTY OWNERS NOT HAVING MONEY AVAILABLE AT TIME OF APPLICATION OR EVEN AT TIME OF NOTICE TO PROCEED (WAITING UNTIL THE 90 DAY WINDOW TO START IS ABOUT TO END).
• NOT ENOUGH CONTRACTORS
• DELAY IN GETTING BIDS
• DELAY IN STARTING WORK
• TOO MUCH TIME GIVEN TO THE CONTRACTORS TO START THE WORK
• NOT KNOWING WHEN THE WORK HAS STARTED
• WORK TAKING TOO LONG
• SOME INSTANCES OF PERMITS NOT BEING OBTAINED
SUGGESTED CHANGES FOR 2017

• EXTERIOR IMPROVEMENTS ONLY.

• ANY REQUIRED PERMITS/APPROVALS MUST BE OBTAINED BEFORE ANY NOTICE TO PROCEED IS ISSUED, FOR ANY ITEMS REQUIRING A PERMIT.

• APPLICATIONS WILL BE ACCEPTED FROM APRIL 1ST TO AUGUST 1ST, OR UNTIL FUNDS ARE EXHAUSTED.
  • REQUIRE 2 BIDS WITH THE APPLICATION
  • NEED A CASHIER’S CHECK MADE OUT TO CONTRACTOR RETURNED TO THE CITY WITHIN 2 WEEKS – LETTER SENT TO PROPERTY OWNER REQUESTING THAT.
    • AFTER WE GET CASHIER’S CHECK WE ISSUE THE NOTICE TO PROCEED.
    • REQUIRED PERMITS MUST BE PULLED AND WORK MUST BE BEGIN WITH 30 DAYS.
SUGGESTED CHANGES FOR 2017

• KEEP THE CONTRACTOR LIST
  • NEED TO GET MORE CONTRACTORS AND HAVE RESIDENTS HELP GET CONTRACTORS ON THE LIST.
  • STAFF WILL SEND A LETTER TO THE CONTRACTOR LETTING THEM KNOW THAT THEY WILL NOT BE PAID UP FRONT.

• NEED A FINAL DOCUMENT FOR PROJECT COMPLETION, WITH THE FOLLOWING SIGNATURES:
  • CONTRACTOR
  • PROPERTY OWNER
  • CITY INSPECTOR
APPLICATION INTAKE FOR 2016

• NO MORE APPLICATIONS AFTER OCTOBER 4, 2016; UNTIL NEXT YEAR, AND NO MORE NOTICES TO PROCEED.
  • WE WILL WORK THROUGH THE REMAINING PROJECTS THAT HAVE RECEIVED APPROVAL BUT ARE NOT COMPLETED, IN AN EFFORT TO HAVE ALL WORK COMPLETED THIS YEAR WHILE THE WEATHER IS FAVORABLE.

• APPROXIMATELY 15 FROM THIS YEAR THAT WE WON’T GET TO. THEY WILL HAVE FIRST PRIORITY NEXT YEAR, BUT THEY WILL HAVE TO SUBMIT A NEW APPLICATION UNDER THE NEW REQUIREMENTS.
  • WE WILL ACCEPT THEIR APPLICATIONS BEFORE THE APRIL 1ST DATE.