FOR A REGULAR MEETING

OF THE CITY OF PEORIA, ILLINOIS:

City Hall, Peoria, Illinois, July 27, 2010, a Joint Review Board Meeting was held this date at 3:05 p.m., at 419 Fulton, Room 404, City Hall, Chair Scroggins presiding.

ROLL CALL

Roll call showed the following Board Members present: Pam Shau(Peoria Public School District 150), Debbie Ritschel (Public Member), Jim Scroggins (City of Peoria, Finance Director), __________ for Scott Sorrel (County of Peoria), Patrick Nichting (City of Peoria, Treasurer),– 5; Absent: Bruce Budde (Illinois Central College), Joseph Merkle (Sanitary District), Bonnie Noble, John Stokowski, Glen Olsen, Edward Szynaka – 6.

STAFF & OTHERS

Bobby Gray (Economic Development), Shannon Techie (Planning and Growth Management)

Citizens Present: Ron Jost, Vice President of Strategic and Facility Planning at OSF, and John Sharp, Journal Star

APPROVAL OF ________ MINUTES

Ms. Ritschel moved to approve the ________ minutes; seconded by Ms. Shau.

Approved by viva voce vote.

I. TIF Audit Summaries

Chair Scroggins distributed the Audit Report. He stated that all TIFS have a positive fund balance. Campus Town will be closed this year. The Cancer Center is breaking ground within the Southtown TIF this year. The 2 million dollar commitment from the City for the project will come forward this year. Chair Scroggins indicated that the Southtown TIF is doing very well.

Mr. Scroggins asked for questions, none being asked he asked for a motion to receive and file.

Ms. Shau moved to receive and file the 2010 TIF Audit Report; seconded by Mr. Nichting.

Approved by viva voce vote.

II. TIF Updates

Mr. Gray directed everyone to the handouts for the updates on TIF projects and the impact of Peoria’s ten TIF’s for 2009. Mr. Gray explained that the report outlines everything that took place in each of the TIFS for 2009.

The Warehouse TIF saw increased activity this past year. Mr. Gray spoke specifically about the improvements to the Sealtest Building and the plans to redo Walnut Street. Chair Scroggins asked about whether Oak Street has been completed. Mr. Gray explained that the work on Oak Street is complete.
Mr. Nichting moved to receive and file the updates as given by Mr. Gray; seconded by Ms. Shau.

Approved by viva voce vote.

III. Proposed East Village Growth Cell Redevelopment Project
Mr. Gray introduced the East Village Growth Cell Study and the proposed TIF. He stated that studies, such as this one, generally lead to the creation of a TIF and therefore it is important for the JRB to be informed from the beginning.

He explained that OSF approached the City to discuss their proposed plans for future development. OSF has agreed to advance the cost of the East Village Growth Cell Study. Mr. Gray introduced Ron Jost, Vice President of Strategic and Facility Planning at OSF to provide further information on their future development plans.

Mr. Jost explained that OSF is zoned Institutional which requires an Institutional Plan. Within their Institutional Plan, OSF has identified future office and clinical service project opportunities. OSF is planning to develop a Conference Center with funding provided by a major donor. This project is estimated at 20 million dollars. OSF is in the process of determining the size of the building. He went on to state that they are looking into the potential of working with third party developers for some of the planned future development.

Mr. Jost explained that as a result of future development plans OSF is taking a prominent role in the proposed study, as the study will provide information which will aid their planning process. He also stated that the Diocese has also been very involved in development below the bluff.

Mr. Gray provided an explanation of the City’s Growth Cells. He explained that the proposed project was given the name East Village Growth Cell, as the goals align with the Growth Cell Strategy and this project provides an opportunity to apply the strategy to the core of the City.

Ms. Techie provided general background on the Glen Oak Impact Zone and then highlighted some of the accomplishments, which include:

- The investment of approximately $5 million on a variety of programming which includes, infrastructure improvements (curbs, gutters, streets, and sidewalks), housing rehabilitation, funding to public service agencies, and increased police presence.
- 3 new neighborhood watch groups were formed in 2009 and a combined National Night Out Against Crime was held among 3 Neighborhood Associations.

Ms. Techie explained that while these efforts have had a positive impact on the East Bluff, there is still more that can be done. The proposed study allows for potential new programs and additional improvements in an expanded area, which includes the Glen Oak Impact Zone.

Ms. Ritschel referenced the 2008 Glen Oak Zone Survey and noted that many neighborhood residents expressed the need of increased neighborhood watch. She stated that it was nice to see that additional neighborhood watch groups have formed in the area.

Ms. Techie explained that she spoke with City Staff in both Decatur and Springfield to obtain information on their residential rehab programs. She stated that both cities have grant programs but have different guidelines. The City of Springfield will reimburse 65% or $42,000, whichever is less, for all TIF eligible improvements. She explained that a study was recently conducted in the Enos Park Neighborhood and the preliminary report indicates that it would be
advantageous for the Neighborhood Association to utilize TIF funds to acquire property on back-taxes, handle demolition, and site preparation then give the lots to a private developer as an incentive to develop in the area.

The City of Decatur operates the residential rehab program on a point system, allowing the reimbursement of 5-40% of all permanent improvements up to $30,000. Ms. Techie emphasized the success of the Olde Town TIF in Decatur, which generates approximately 1.1 million annual and has resulted in the reduction in the number of slum landlords.

Mr. Nichting asked whether the Springfield Neighborhood Association plans to sell the lots to developers. Ms. Techie responded by stating that the lots would be given to the developer as an incentive to encourage development. Chair Scroggins and Mr. Nichting indicated that the idea of having neighborhood groups manage residential projects using TIF funds would need to be looked at very closely before decisions are made in that regard.

Ms. Ritschel asked if the new proposed TIF would be received more favorably by Council Members who have not voted in favor of other TIF’s, since it has a residential component, which is different from other previous TIF’s. Mr. Gray responded by saying that most of the Council is in support of the study. He also indicated that the proposed TIF is different, in that, a variety of programs and opportunities are being explored in conjunction with the Study.

Mr. Gray asked for a motion of support for the proposed study.

**Ms. Ritschel moved to support the proposed study; seconded by Ms. Shau.**

### IV. Other Business

**A. Next Meeting Date**

The JRB will be convening regularly to discuss the East Village Growth Cell Redevelopment Project. A meeting will be scheduled once the TIF consultant is on board for the East Village Growth Cell Study.

### CITIZEN REQUESTS TO ADDRESS THE BOARD

There were no requests from citizens to address the board.

### ADJOURNMENT

___________ moved to adjourn the Joint Review Board Meeting; seconded by _____________.

Approved by viva voce vote.

The Board adjourned at 2:50 p.m. on Tuesday, July 27, 2010.