City Hall, Peoria, Illinois, October 15, 2014, a Joint Review Board Meeting was held this date at 10:00 a.m., at 419 Fulton, Room 404, City Hall, Chair Scroggins presiding.

ROLL CALL

Roll call showed the following Board Members present: Mike McKenzie and Mark Wilcockson (Peoria Public School District 150), Lisa Fisher (EVGC Public Member), Josh Moore (Mass Transit Authority), Jim Scroggins (City of Peoria, Finance Director), Mark Rothert (County of Peoria), Patrick Nichting (Peoria Township), Stan Browning (Sanitary District), – 8; Absent: Roberta Koscielski (Peoria Public Library), Dave Wheeler (Peoria Park District), Bruce Budde (Illinois Central College), Max Schlafley (Peoria Tax Assessor), Lavetta Ricca (South Village Public Member), Gene Olson (Greater Peoria Airport Authority), Debbie Ritschel (Eagleview and Warehouse District Member), Tim Flaherty (Downtown Conservation Member)-8

STAFF & OTHERS

Assistant City Manager Chris Setti, Dr. Leslie McKnight (Economic Development)

Citizens Present: None

APPROVAL OF JANUARY 9, 2013, APRIL 26, 2013, AND MAY 10, 2013 MINUTES

Stan Browning moved to approve the January 9, 2013, April 26, 2013, and May 10, 2013 minutes; seconded by Mark Rothert.

Approved by viva voce vote.

I. TIF AUDIT SUMMARIES

Jim Scroggins provided a brief overview of the YR2013 TIF District audit report. The audit of the City was performed by McGladrey & Pullen and received an Unqualified Opinion. As of December 2013, there were 10 TIF areas and within that the South Village, Downtown Conservation, and River Trail TIF were added. 2013 also concluded the South Town TIF. Jim specifically focused on pages 15, 16, 18, and 19 of the audit report. In review of the TIF balance sheet, he noted that all TIFs were in the black and there was cash in each fund. There is also approximately 6 million dollars of property tax increment which includes the balances of all TIF’s and there are no more sales tax TIF’s. TIF increment is primarily used for infrastructure and other community development improvements. He noted that the Hospitality TIF is considered a Business Development District which includes hotel and sales tax revenues. The Southtown TIF assessment ends at the end of 2014 which means that increment revenues will now go directly to the taxing bodies. The Southtown TIF fund balance (surplus) will be ported to the South Village TIF for continued infrastructure improvements. There is approximately 1.4 M in ST TIF surplus. Josh Moore stated that the TIF fund reflects large balances but does not reflect the debt service and obligations. Jim stated that the long term debt is not reflected in the income statements and he can begin to include a debt/obligation report along with the TIF audit to the JRB. Mike McKenzie suggested that 60% of the Southtown TIF surplus could be used for infrastructure projects for District 150 properties in the South Village TIF. Lisa Fisher inquired
about the $65,000 in the EVGC TIF fund balance to be paid to OSF. Jim stated that his office is currently working on the deal.

**Patrick Nichting moved to receive and file the 2013 TIF audit report; seconded by Mike McKenzie.**

Approved by viva voce vote.

II. **TIF Updates**

**Warehouse District**

Chris Setti reported an increased interest in development of the Warehouse District. Most recently, Pat Sullivan announced the continued redevelopment of the Sealtest Building which will include condominiums, restaurants, and additional office space. Chris also announced that the Warehouse District is now listed in the Historic Places Registry and that developers in the district can receive federal and state historic tax credits.

**Central Business District**

Efforts continue to attract developers to the area.

**Downtown Conservation District**

Efforts continue to attract developers to the area.

**Hospitality Improvement Zone**

The Pere Marquette and Marriott Hotels are now complete and in use; however the Four Points by Sheraton remains closed. There is a need for more hotels and rooms to accommodate large conferences and venues. The demand and focus is on attracting another hotel.

**River Trail TIF**

The property is owned by the City of Peoria and there is a potential development opportunity. The site could be developed into apartments.

Josh questioned the use of TIF funds for infrastructure projects. Chris explained that TIF funds are used to leverage infrastructure investments from federal and local funded projects. Josh stated that Citylink spends money on sidewalks for ADA access and he wanted to know if TIF funds could be used for transit improvements. Chris said the City is open to further discussions.

**South Village TIF**

Dr. Leslie McKnight stated that there is an interested grocer for the Aldi’s site and the City is currently in negotiations. The City continues to work on attracting developers specifically to the Western Ave. corridor. The gitm foundation recently established a fresh food hub with a concentration of distribution of produce to South Village residents. The planning meeting is set for October 17 at the East Peoria event center.

**East Village Growth Cell**
Dr. McKnight stated Council has recently approved the Wisconsin business corridor plan which includes proposed streetscapes and business and community development strategies.

**Eagleview TIF**

A Dollar General is currently under construction on Adams St. The owners did not want the TIF benefit. Citylink is interested in developing a bus stop in front of the store for customers and employees.

**Northside Business Park**

Jim Scroggins stated there is an existing TIF agreement with Obrien Steele. The City is reimbursing eligible expenses.

**Northside Riverfront**

Jim Scroggins stated there are existing agreements with Solazyme/PMP. The City is reimbursing eligible expenses.

Patrick Nichting made a motion to receive and file TIF updates; seconded by Mike McKenzie.

Approved by viva voce vote.

III. **Other Business**

No other business.

**CITIZEN REQUESTS TO ADDRESS THE BOARD**

There were no requests from citizens to address the board.

**ADJOURNMENT**

Mark Rothert moved to adjourn the Joint Review Board Meeting; seconded by Mike McKenzie.

Approved by viva voce vote.

The Board adjourned at 11:15 A.M. on Wednesday, October 15, 2014.