The special meeting of the Joint Review Board for the Peoria River Trail District Tax Increment Financing (TIF) District was scheduled for Friday, April 26, 2013, at 9:45 am at Peoria City Hall Room 404, located at 419 Fulton Street, Peoria, IL 61602, with Chairperson Scroggins presiding and with proper notice having been given.

The meeting was called to order at 10:03 AM.

**Roll call**
Roll Call confirmed that the following members were physically present: Chairperson Jim Scroggins (City of Peoria), Mark Rothert (County of Peoria), Patrick Nichting (Peoria Township), and David Kinney (Peoria Public School District No. 150).

Absent: Representatives from the Illinois Central Community College District No. 514 and Pleasure Driveway and Park District of Peoria. (2)

City Staff Present: Assistant City Manager Christopher Setti, Senior Development Specialist Leslie McKnight, and Assistant to the City Manager Kate Green.

Consultants Present: Jeanne Lindwall (Camiros) and Maureen Barry (Ehlers)

Public Present: Debbie Ritschel, Denise Molina.

**Appointment of the Public Member**
Mr. Setti began the meeting by discussing the fact that the proposed Rivertrail TIF District has no residents, so a Public Member should be appointed but does not need to come from within the limits of the proposed TIF District.

MOTION: Member Nichting motioned to appoint Debbie Ritschel to represent the public on the Joint Review Board for the River Trail TIF District; seconded by Member Kinney. The motion was approved unanimously by roll call vote.
Appointment of the Chairperson
Discussion took place that a Chairperson needed to be appointed for the Joint Review Board for the River Trail TIF District.

MOTION: Member Nitching motioned to appoint Member Scroggins to be Chairperson of the Joint Review Board for the River Trail TIF District; seconded by Member Kinney. Motion approved unanimously by roll call vote with the exception of Member Scroggins who abstained.

Overview of the JRB Statutory Duties
Mr. Setti reviewed the Joint Review Board statutory duties. He stated the duties were to review the public record, the planning documents, the proposed Ordinances approving the Eligibility Study and Redevelopment Project and Plan. He further stated that the Board was to forward a written recommendation or recommendation to the City Council within 30 days of the meeting and outlined the process for resolving any differences.

Overview of Proposed Redevelopment Project Area
Mr. Setti discussed the City’s encouragement of Riverfront development over the past several years, and indicated that further development needs to occur to incentivize private investment. He noted that the creation of this TIF would require parcels to be removed from the Northside Riverfront TIF. However, unlike the Central Business District TIF, the proposed amendment was not considered substantial and neither an eligibility study was required nor did the Northside Riverfront JRB need to act.

Ms. Lindwall of Camiros, Ltd. concurred that only three parcels were under consideration for removal from the Northside Riverfront TIF District. She said that while the amendment was not considered significant, it still requires the adoption of an ordinance. She noted that Members will receive notice that the ordinance passed Council vote, and notice will also be published in the newspaper.

Lindwall continued to say that the River Trail TIF District would meet the necessary size requirements for a TIF District. She said that it would be designated as a conservation area based on the presence of a number of factors. She said that of the 13 potential factors, the area meets six and only has to meet three. The six that were met included: obsolescence, deterioration, inadequate utilities, environmental cleanup requirements, lack of community planning and lagging or declining EAV.

Members discussed that the City would like to promote residential development in the area. It was mentioned that there is language in the TIF law that is designed to offset the cost of a TIF District for school districts.
Questions from public
None.

Questions from board members
Member Kinney asked if there is a map of the original Northside TIF District. Setti said that there is and he can provide it to Member Kinney. Setti said that the original Northside TIF District included Taft Homes, PMP, Solazyme, and the Riverfront. He said that this TIF District is scheduled to end in 2018, and there are no plans to attempt to extend it.

Chairman Scroggins asked what the ceiling is on the new TIF District. Lindwall said that the limit is capped at $9.1 million for public investment, but there is no limit for private investment.

MOTION: Member Nichting moved to recommend that the Mayor and City Council of the City of Peoria move forward with establishing the River Trail Tax Increment Financing District, and approve the Redevelopment Plan and Project in relation thereto, and that the Chairperson of the Joint Review Board be hereby authorized to forward a written confirmation of the motion and vote to the Mayor and City Council, with copies of said written confirmation to be provided to each member of the Joint Review Board. That motion was seconded by Member Rothert. The motion was approved unanimously by roll call vote.

Adjournment
MOTION: Member Ritschel motioned to adjourn the meeting of the Joint Review Board concerning the Peoria River Trail TIF District; seconded by Member Rothert. The motion was approved unanimously viva voce.

The Joint Review Board Meeting adjourned at 10:19 AM.

Kate Green, City of Peoria
City Manager’s Office