City Hall, Peoria, Illinois, October 10, 2012, a Joint Review Board Meeting was held this date at 3:00 p.m., at 419 Fulton, Room 404, City Hall, Chair Scroggins presiding.

**ROLL CALL**

Roll call showed the following Board Members present: Dave Wheeler (Peoria Park District), Michael McKenzie and David Kinney (Peoria Public School District 150), Tom Lucek (Greater Peoria Mass Transit), Lisa Fisher (Public Member), Jim Scroggins (City of Peoria, Finance Director), Patrick Nichting (Peoria Township) – 7; Absent: Scott Sorrel (County of Peoria), Stan Browning (Greater Peoria Sanitary District), Amy Peck (Peoria County Water & Soil), Bruce Budde, (I.C.C.), Gene Olson (Greater Peoria Airport Authority), Edward Szynaka (Peoria Public Library) - 6

**STAFF & OTHERS**

Leslie McKnight (Economic Development), Susan Schlupp (Economic Development), Chris Setti (City Manager’s Office), Shannon Techie (Planning and Growth), Mike Hoffman (Teska Associates), Council Member Clyde Gulley

**APPROVAL OCTOBER 19, 2011 MINUTES**

Patrick Nichting moved to approve the October 19, 2011 minutes; seconded by David Kinney.

Approved by viva voce vote.

Jim Scroggins suggested moving the TIF Audit Summaries to the end of the agenda to allow updates on the proposed and established TIF’s.

I. Proposed River Trail TIF

Chris Setti explained the purpose of the proposed River Trail TIF. The parcels are currently owned by the City of Peoria and located in the Northside Riverfront TIF. The River Trail parcels will be de-annexed from the existing TIF and a new TIF will be created. Currently, the parcels act as a City park and include Constitution Garden.

II. Proposed Southside TIF

Chris Setti explained the proposed boundaries of the Southside TIF. The area is in significant decline and redevelopment in the area is needed. The area is largely comprised of residential development and bounded by commercial corridors. Leslie McKnight introduced Mike Hoffman who is conducting the feasibility study and redevelopment plan for the area. Mike presented a preliminary map of the area and discussed potential commercial and residential nodes in the area. Mike also advised that as a part of the TIF process, a Joint Review Board meeting will be held on December 19, 2012. This JRB meeting will include a public hearing on the proposed Southside TIF.

Patrick Nichting moved to receive and file proposed TIF reports; seconded by Dave Kinney.
III. TIF Updates

A. Central Business District

Chris Setti reported that CSE Software company relocated from Morton to the Maxam building in downtown Peoria.

B. Eagle View

Jim Scroggins reported that the Mayor has proposed that Council consider a beautification initiative in the Southern Gateway. There was also a road improvement on Darst St. last fall. The recycling company Behrr increased production from 60 to 120 tons an hour with the potential to do 250. Stark Recycling Center also just moved into the area.

C. Hospitality Improvement Zone

Chris Setti reported that the Pere Marquette renovations are well underway and the parking deck is now under construction. The Pere should be open by April 2013 and the tower the year after that. Four Points by Sheraton has also made substantial investment and is currently operating at very high occupancies.

D. Midtown

Jim Scroggins reported that the property in this area continues to be marketed for redevelopment.

E. Northside Business Park

Susan Schlupp reported that O’Brien Steele has invested $6 million in new construction as well as $550,000 in infrastructure and streetscape improvements. O’Brien is currently collaborating with the neighborhood associations in the area on a landscaping plan.

F. Northside Riverfront

Chris Setti reported that the City completed a redevelopment agreement with Solazyme, a renewable fuels company that produces petroleum products from algae. They are located in one of the former PMP buildings.

G. Southtown

Chris Setti reported that the Southtown TIF is scheduled to expire in 2013. The City has worked with the stakeholders in the area to identify $3 million dollars in eligible projects.

H. Stadium

Jim Scroggins reported the Stadium continues to identify ways to increase attendance and that they have recently become a Cardinal affiliate.

I. Warehouse District
Chris Setti reported that the City received a Tiger II grant in the amount of $10 million for infrastructure improvements in the Warehouse District. Washington St. (from Main to Maple) has also received improvements through a State Capital Bill grant. There will be roundabouts on Harrison and Washington St. All projects should be completed by late 2014.

J. East Village Growth Cell

Shannon Techie reported the East Village Growth Cell (EVGC) Advisory Committee has developed a housing rehabilitation program that provides up to $30,000 in assistance; the first $5,000 as a grant and the remainder as a loan for eligible owner occupied households. They are currently waiting on sufficient TIF increment prior to forwarding the program to City Council for final approval. The City also entered into a redevelopment agreement with OSF.

Patrick Nichting moved to receive and file TIF updates; seconded by Lisa Fisher.

IV. TIF Audit Summaries

Jim Scroggins discussed the TIF audit reports in detail. The report reflects no negative balances

Patrick Nichting motioned to receive and file; seconded by Dave Kinney.

V. Other Business

A. Next Meeting Date
   Date for the next JRB is set for December 19, 2012.

   CITIZEN REQUESTS TO ADDRESS THE BOARD

   ADJOURNMENT

Mr. Patrick Nichting moved to adjourn the Joint Review Board; seconded by Dave Kinney.

   Approved by viva voce vote.

The Board adjourned at 3:45 p.m. on Wednesday, October 10, 2012.