NOTICE IS HEREBY GIVEN THAT THE JOINT REVIEW BOARD WILL HOLD A MEETING ON THURSDAY, NOVEMBER 8, 2018 AT 2:00 P.M. AT CITY HALL, 419 FULTON ST. ROOM 404.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF DECEMBER 6, 2016 JRB MEETING

I. TIF Audit Summaries

II. Northside Riverfront TIF Extension Request, PMP Fermentation

III. TIF Updates

IV. Other Business

CITIZEN REQUESTS TO ADDRESS BOARD

ADJOURNMENT

If you are unable to attend please contact Leslie L. McKnight, PhD at (309) 494-8651 or llmcknight@peoriagov.org
City Hall, Peoria, Illinois. December 6, 2016, a Joint Review Board Meeting was held this date at 10:00 a.m., at 419 Fulton, Room 112, City Hall, Chair Scroggins presiding.

ROLL CALL

Roll call showed the following Board Members present: Lisa Fisher (EVGC Public Member), Jim Scroggins (City of Peoria, Finance Director), Patrick Nichting (Peoria Township)-3

STAFF & OTHERS

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

Citizens Present: None

APPROVAL OF OCTOBER 15, 2014 MINUTES

Patrick Nichting moved to receive and file the October 15, 2014 minutes; seconded by Lisa Fisher.

Approved by viva voce vote.

I. TIF AUDIT SUMMARIES

Jim Scroggins provided a brief overview of the YR2015 TIF District audit report. The audit was conducted by RSM US LLP and received an Unqualified Opinion. As of December 2015, there was 3.8 million in TIF reserves. All TIF’s show a positive fund balance which will be dedicated to future projects, TIF reimbursements, and debt service.

Patrick Nichting moved to receive and file the 2015 TIF audit report; seconded by Lisa Fisher.

Approved by viva voce vote.

II. TIF Updates

Chris Setti presented a 2015-2016 TIF update report for all 12 existing TIF areas (see attached). He noted that most of the TIF activity (redevelopment) has occurred in the Warehouse District with 120 new residential units developed. Also, infrastructure investment has contributed to the increase of private investment in the Warehouse District. He also noted the recent Western Ave. development projects in the South Village TIF (Dollar General, Family Dollar and Save-A-Lot).

Jim Scroggins stated that approximately two and a half million dollars of TIF reserves will be moved from the Southtown TIF to the South Village TIF by the end of the year. Dr. Leslie McKnight stated that her office is working with 1st District City Council Member Denise Moore to research various uses of the TIF balance for community and economic development.
Chris mentioned the River Trail housing development project has been approved by the Illinois Department of Natural Resources (IDNR) and is now awaiting final approval from the National Park Service.

Shannon Techie reported that the East Village Growth Cell (EVGC) TIF Housing Program was budgeted $250,000 in TIF funds for 2016 and currently has approximately $56,000 remaining. City Council designated half of the unrestricted TIF fund balance for the Housing Program for future years, which results in approximately $89,000 of additional EVGC TIF funds for the program in 2017. In 2016, 68 applications for the Housing Program were received; 23 applicants chose not to participate, 23 projects have been completed, 7 projects are in progress and 15 applicants are on the waiting list for next year. The program has been amended by City Council to limit renovations to exterior improvements only. Four applicants took advantage of the East Bluff Neighborhood Housing Services Health and Safety Loan Program in conjunction with the EVGC Housing Program. The EVGC advisory committee will also be looking at using TIF funds for marketing and branding for the East Bluff Neighborhood and Wisconsin Avenue Business Corridor for next year.

Patrick Nichting made a motion to receive and file TIF updates; seconded by Lisa Fisher.

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

Lisa Fisher moved to adjourn the Joint Review Board Meeting; seconded by Patrick Nichting.

Approved by viva voce vote.

The Board adjourned at 10:30 A.M. on Wednesday, December 6, 2016.
JOINT REVIEW BOARD MEMBERS 2018

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Executive Director
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sbrowning@gpsd.org

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Updated 12/14/2016
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Warehouse District
Eagle View
River Trail
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Karla Smith
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6601- 6687 N Smith Rd
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<thead>
<tr>
<th>Item</th>
<th>Developer</th>
<th>Date</th>
<th>Project</th>
<th>TIF</th>
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<td>18-278</td>
<td>Peoria Opportunities 1009 Washington</td>
<td>10/23/2018</td>
<td>Infill Rental Housing Project, 30 Scattersite Units</td>
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<td>17-608</td>
<td>Midwest Climbing and</td>
<td>8/28/2018</td>
<td>The BLOCK @ 1009 SW Washington</td>
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<td>17-323</td>
<td>Maruti Gagan Management</td>
<td>10/24/2017</td>
<td>Climing Gym @ 927 SW Washington</td>
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<td>17-237</td>
<td>1001 Chic LLC</td>
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<td>Burger King on Knoxville</td>
<td>East Village</td>
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<td>17-113</td>
<td>MP Street Property</td>
<td>4/25/2017</td>
<td>Mixed Use Development @ 1001 SW Adams</td>
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<td>16-213</td>
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<td>16-176</td>
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<td>LaVille de Maillet</td>
<td>4/8/2014</td>
<td>Amendment to previous agreement - Assisted with sprinklers at 826 SW</td>
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<td>11/12/2013</td>
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<td>7/1/1905</td>
<td>408, 412, 420 SW Washington</td>
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Other Projects:

SV TIF Commercial Rehab Projects:
NAACP, Common Place

Warehouse District TIF
812 Washington-Peoria Corps

SV TIF Job Training Grants
METEC, ELITE, Tri-County Urban League, Peoria Public Schc

East Village Growth Cell TIF
Housing Rehab Program

Central Business District
Riverfront Purchase and Plan