

**CITY OF PEORIA, ILLINOIS  
EAST VILLAGE GROWTH CELL ADVISORY COMMITTEE  
REGULAR MEETING**

**THURSDAY, MARCH 20, 2025 AT 6:00 PM  
EAST BLUFF COMMUNITY CENTER  
512 E. KANSAS STREET, PEORIA, IL 61603**

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1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE OCTOBER 2, 2024 MEETING MINUTES
4. REGULAR BUSINESS
  - a. East Village Housing Program Update
  - b. East Village Garage Demolition Program Update
5. NEW BUSINESS
6. CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE
7. ADJOURNMENT (Next meeting is scheduled for Thursday, September 18, 2025)

**:OF THE CITY OF PEORIA, ILLINOIS:  
EAST VILLAGE GROWTH CELL TIF ADVISORY  
COMMITTEE**

**CALL TO ORDER**

A Regular Meeting was held by the East Village Growth Cell Committee (EVGC) on Wednesday, October 2, 2024 at the East Bluff Community Center located at 512 E. Kansas Street, Peoria, IL 61603 with Joe Dulin, Director of Community Development presiding. The meeting was called to order at 6:00 P.M.

**ROLL CALL**

Roll call showed the following committee members were present: Bob Anderson, Latesha Clemons, Blake Eggleston, Steve Katlack, Leushand Nunn, Daniel Renick, and Matthew Smith - 7. Absent: None.

Council Liaison present: Third District Councilman Riggenbach

Staff present: Director of Community Development Joe Dulin and Senior Urban Planner Kerilyn Weick.

Members of the public present: Kurt Dierking and Michael Wells from OSF, Irina Riggenbach and Stephanie Lowery from Peoria Opportunities Foundation

**ELECTION OF CHAIRMAN**

Motion was made by Committee Member Renick to nominate Matt Smith for chairman, seconded by Member Nunn.

Motion was unanimously approved by voice vote 7-0.

Newly elected Chairman Smith presided over the meeting.

**MINUTES**

Committee Member Katlack made a motion to approve the minutes of the March 21, 2024 meeting with revisions to the spelling of Katlack, seconded by Committee Member Renick.

Motion was unanimously approved by voice vote 7-0.

**NEW BUSINESS**

**A. Introduction of Members**

Introductions were made during roll call.

**B. East Village TIF Finances Update**

Joe Dulin, Director of Community Development, reported on the TIF fund current and projected balance. The increment indicates the success of the TIF. A portion is now distributed back to District 150 for entrepreneurship, per terms of the TIF.

Councilman Riggensbach suggested the committee should be proud of the increment. The recommendation, to be discussed, later in the meeting is intended to more aggressively spend the Housing Program funds. The recommendation incorporates ideas learned from Marion, IL at this year's Illinois Municipal League conference.

### **C. and E. East Village TIF Housing Program and Garage Demolition Program Update**

Joe Dulin, Director of Community Development, provided an update. Thirteen housing projects have participated in the Housing Program this year. Since establishment of the TIF, there has been \$1.2 million overall in investment. The new garage demolition program started this year, has had 5 projects. The average cost of a garage demolition is about \$2500. If there is a slab, the slab is left after the structure is removed.

### **D. Recommendation to Approve a Proposal to Reduce the Property Owner Match for the Housing Program**

Joe Dulin, Director of Community Development explained the Housing Program is underutilized and asked the committee to consider a recommendation to make changes to the application.

Councilman Riggensbach provided a brief background on the program, highlighting the current application requires a 50 percent match from the property owner and participation is not income based. In the earlier years of the program, there were concurrent programs through East Bluff Neighborhood Housing Services and the City CDBG which could be used to cover the owner's 50 percent match. Since the ending of those programs, the number of projects has been lower.

Chairman Smith presented the recommendation per the handout at the meeting. The program would not change for non-owner occupied residences. For owner occupied residences, the match would be tiered based on income:

Households 0% to 80% Area Median Income (AMI)

- No match for exterior projects up to \$30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households 80% to 120% AMI

- 25% match for exterior projects up to \$30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households over 120% AMI

- 50% match for exterior projects up to \$30,000 and no retention agreement.

In response to Member Katlack, the proposal would require applicants to provide documentation on income, but other requirements of the application would remain the same.

Member Nunn proposed a sweat equity component for applicants that sought to qualify for the zero match.

Member Anderson recognized administering volunteer hours may be difficult and suggested the application strongly suggests volunteer options.

Kerilyn Weick, Senior Urban Planner, proposed an age requirement to qualify for the zero match.

Councilman Riggerbach suggested applicants can be connected to volunteer opportunities.

Member Nunn suggested sweat equity could be as easy as litter pick-up.

Director Dulin revised the proposed match tier for owner occupied residences:

- Households 0% to 80% AMI and 55 years or older, no match.
- Households 0% to 120% AMI, 25% match.
- Households over 120% AMI, 50% match.

In response to Member Eggleston, the retention agreement is a recorded document with allowances to release, one being death of the property owner.

Member Katlack proposed the application could list entities that would welcome volunteers and the application includes a pledge to volunteer.

Director Dulin suggested a community service component could be added if the program becomes competitive.

Irina Riggerbach, Peoria Opportunity Foundation, shared their current efforts to recruit and promote programs, noting the overlap with this program.

Member Nunn was opposed to no type of giving back.

Member Anderson identified administrative needs on the volunteer organization.

Director Dulin emphasized the importance for the program to be accessible.

Committee Member Katlack made a motion to APPROVE the recommendation to modify the Housing Program for owner-occupied residences as follows:

Non-owner occupied residences: No programmatic changes.

Owner-occupied residences:

Households 0% to 80% AMI and 55 years or older

- No match for exterior projects up to \$30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households 0% to 120% AMI

- 25% match for exterior projects up to \$30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households over 120% AMI

- 50% match for exterior projects up to \$30,000 and no retention agreement.

The motion was seconded by Committee Member Nunn.

Motion was unanimously approved by voice vote 7-0.

### **NEW BUSINESS**

Joe Dulin reported on status of the alley light program, part of the violence reduction funding. About 190 properties have signed up. Properties must be in one of the target areas. There is funding for more participants. The map of the target areas will be distributed to the committee.

Chairman Smith shared lot clearing has also completed.

Councilman Riggerbach expressed thanks and appreciation to Member Bob Anderson, for his service on this committee and for his leadership at OSF. Member Anderson returned the note of thanks and appreciation.

Member Steve Katlack is impressed by the progress and operation of the Wisconsin Avenue roadway improvements and asked the positive feedback is shared with the Public Works Department.

**CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE**

None

**ADJOURNMENT**

Committee Member Anderson moved that the meeting be adjourned, seconded by Committee Member Renick.

Motion was approved unanimously by voice vote 7-0.

The meeting was adjourned at 7:00 P.M.

Next Regular Meeting is scheduled for Thursday, March 20, 2025.

Meeting minutes prepared by



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Kerilyn Weick, Staff Liaison



# Council Communication

**Meeting Date:** November 12, 2024

**Department:** Community Development

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**File #:** 24-346

**Subject:** Communication from the City Manager and Director of Community Development with a Request to Approve an Amendment to the Guidelines of the East Village TIF Housing Program to Reduce the Property Owner Match for Owner-Occupied Properties.

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## Background:

Funds from the East Village TIF have been allocated for the renovation of owner-occupied properties since the inception of the TIF district. The program is a 50/50 matching grant for exterior projects up to \$30,000. In 2020, the program started to allow participation of non-owner occupied properties.

Interested applicants from owner-occupied residences share that the 50% match requirement is too great to participate. From this feedback, staff assessed the income levels within the TIF. Nearly all parcels in the TIF boundary are in a Qualifying Census Tract (QCT). A QCT, generally, is a federal designation when over 25% of those living within a census tract are below the poverty line. The current Area Median Income (AMI) is \$64,500 for a single person household. The majority of the TIF's households are below that amount.

The request is to modify the match requirement to improve access to the program for lower income, elderly, owner-occupied households. The match would not change for non-owner occupied properties.

**Non-owner occupied residences:** No programmatic changes. 50% TIF funds match for exterior projects up to \$30,000.

### **Owner-occupied residences:**

Households 0% to 80% AMI and 55 years or older

- No match for exterior projects up to \$30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households 0% to 120% AMI

- 25% match for exterior projects up to \$30,000
- City will record a 3-year homeowner retention agreement, requiring that the owner remain in the home during that time.

Households over 120% AMI

- 50% match for exterior projects up to \$30,000 and no retention agreement.

## Financial Impact:

No direct financial impact. The funds are in place and the total number of projects each year will be based on available funds.

**Neighborhood Concerns:**

The East Village Growth Cell Advisory Committee recommends approval with a unanimous vote of 7-0, see attached meeting minutes from October 2, 2024.

**Impact If Approved:**

The property owner's match for the East Village Housing Program will be lowered for owner-occupied households earning 120% or less of the AMI. The match amount will be based on income and age.

**Impact if Denied:**

The East Village Housing Program guidelines will remain unchanged, requiring 50% match for all households.

**Alternatives:**

NA

**EEO Certification Number:**

NA

**Recommendation supports the following Strategic Plan Priorities:**

Community Safety, Embrace Diversity, Equity & Inclusion, Quality of Life

**Which critical success factor(s) from the Comprehensive Plan does this Recommendation implement?:**

Reinvest in neighborhoods, Have an efficient government

**Attachments:**

[EVGC Mtg Minutes Oct 2024](#)

[EV TIF Programs Report - Oct 24 Updates](#)

[EAST VILLAGE TIF](#)

## East Village Growth Cell TIF - Housing Rehabilitation and Garage Demolition Programs Report

### 2023 EV TIF Projects

Address	Repairs	TIF Expenditure	Total Project Budget
1007 NE Glen Oak	Roof	\$11,869.00	\$23,738.00
701 NE Monroe	Roof	\$7,205.00	\$14,410.00
715 E Thrush	Windows	\$2,100.00	\$4,200.00
1502 N Indiana Ave	Roof	\$6,989.50	\$13,979.00
409 E Arcadia Ave	Siding, Windows, Walkway	\$9,672.50	\$19,345.00
305 E Arcadia Ave	Porch	\$4,439.00	\$8,878.00
613 E Republic	Driveway	\$2,925.00	\$5,850.00
1626 N Peoria Ave	Roof	\$2,662.50	\$5,325.00
1626 N Peoria Ave	Concrete	\$2,620.00	\$5,240.00
1206 E Republic Ave	Concrete and Fence	\$6,075.00	\$12,150.00
Year Total		\$56,557.50	

### 2024 EV TIF Projects

Address	Repairs	TIF Expenditure	Total Project Budget
2312 N Atlantic Ave	Fence, Porch	\$2,567.50	\$5,135.00
424 E Republic St	Driveway	\$4,995.00	\$9,990.00
1011 NE Glen Oak	Fence	\$6,624.34	\$13,248.68
2416 N California Ave	Windows	\$7,379.50	\$14,759.00
2309 N Prospect Rd	Roof and Windows	\$7,309.61	\$14,619.22
809 E Republic St	Driveway	\$3,225.00	\$6,450.00
811 E Republic St	Garage Roof	\$2,950.00	\$5,900.00
Year Total		\$35,050.95	

### 2025 EV TIF Projects

Address	Repairs	TIF Expenditure	Total Project Budget
2408 N Delaware	Chimney Vent	\$10,400.00	\$10,400.00
401 E Illinois Ave	Roof	\$15,000.00	\$33,000.00
424 E Archer Ave	Driveway/Walkway	\$3,150.00	\$6,300.00
2312 N Atlantic Ave	Porch	\$2,111.00	\$4,222.00
424 E Republic St	Windows	\$4,650.00	\$9,300.00
409 E Illinois	Gutters	\$1,375.00	\$2,750.00
1101 E Republic St	Garage Gutters/Roof	\$2,627.56	\$5,255.11
110 E Briarwood Ct	Roof	\$3,250.00	\$6,500.00
1617 N New York Ave	Roof	\$8,945.00	\$17,890.00
718 Green St	Siding	\$4,737.50	\$9,475.00
Year Total		\$56,246.06	

### Housing Rehabilitation Program Yearly Totals

Year	Projects Completed	TIF Expenditure
2016	30	\$ 186,417.00
2017	15	\$ 72,220.22
2018	0	\$ -
2019	4	\$ 73,899.00
2020	15	\$ 113,448.85
2021	5	\$ 21,895.41
2022	5	\$ 20,857.16
2023	10	\$ 56,557.50
2024	8	\$ 35,050.95

2025 - To Date	11	\$	56,246.06
Totals	103	\$	636,592.15

Garage Demolition Program
114 W Briarwood Ct
726 E LaSalle St
730 E Kansas St