

**: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 Thursday, March 20, 2025 at the East Bluff Community Center located at 512 E. Kansas Street, Peoria, IL 61603 with Chairman Matthew Smith presiding. The meeting was called to order at 6:04 P.M.

ROLL CALL

Roll call showed the following committee members were present: Kurt Dierking, Steve Katlack, Lueshand Nunn, Daniel Renick, and Matthew Smith - 5. Absent: Latesha Clemons, Blake Eggleston, and Michael Wells - 3

Council Liaison present: Third District Councilman Riggenbach

Staff present: Senior Urban Planner Kerilyn Weick

Members of the public present: Jane Genzel, Irina Riggenbach, and Stephanie Lowery from Peoria Opportunities Foundation and Willa Lucas and Cheryl Williams from East Bluff Community Center and East Bluff residents.

MINUTES

Committee Member Nunn made a motion to approve the minutes of the October 2, 2024 meeting, seconded by Committee Member Renick.

Motion was unanimously approved by voice vote 5-0.

REGULAR BUSINESS

A. East Village TIF Housing Program Update

Chairman Smith highlighted the summary of completed and potential projects for the Housing Program between 2023 and present. For 2025 so far, two projects are participating, and eight projects are in various stages of the application process (some initiated in 2024). This is more than the eight projects completed in 2024.

Discussion was held on outreach for the Housing Program. Interested participants are encouraged to contact Community Development first to identify qualifications and contractor requirements. Proposed outreach is postcards to be mailed and used to promote program. Website on the program is updated with ability to apply on the website. The most recent change to the program removed the match for homeowner 55 and older and in lowest income tier. It is important all communication is clear on the AMI percentages and emphasizes the program is free for age 55 and older in lowest income tier.

B. East Village TIF Garage Demolition Program Update

Chairman Smith reported five projects in 2024. Outreach of program was postcard in 2024. Staff will also promote program through property maintenance code enforcement.

NEW BUSINESS

Councilman Riggerbach asked the committee to consider allocation of TIF funds to implement East Bluff branding projects such as light standards or neighborhood signs using the East Bluff branding toolkit completed in 2015. Committee members generally expressed support on the merits of creating sense of place. Discussion was held that the committee should be presented with the number, design, location, and costs for the branding item(s). On the potential locations, it needs to be confirmed if TIF funds can be used on a product that is installed outside the TIF boundary as boundaries of the "East Bluff Neighborhood" extend beyond the TIF boundary.

Councilman Riggerbach shared Lisa Fisher is applying to fill the currently vacant second seat for a Third District At-Large Resident.

Discussion was held regarding maintenance of the pocket park at Illinois Ave and California Ave. The property is owned by the East Bluff United Neighborhood Association and is an asset to the East Bluff. Recently, volunteer capacity for maintenance has reduced. Cheryl was encouraged to contact Community Development for potential eligibility for neighborhood mini grant. Question was raised if the park district might complete yard maintenance.

CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE

None

ADJOURNMENT

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

Motion was approved unanimously by voice vote 5-0.

The meeting was adjourned at 6:40 P.M.

Next Regular Meeting is scheduled for Thursday, September 18, 2025.

Meeting minutes prepared by



Kerilyn Weick, Staff Liaison