

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

CALL TO ORDER

A Rescheduled Regular Meeting was held by the East Village Growth Cell Committee (EVGC) on Thursday, October 9, 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 6:00 P.M.

ROLL CALL

Roll call showed the following committee members were present: Latesha Clemons, Blake Eggleston, Lisa Fisher, Steve Katlack*, Lueshand Nunn, Daniel Renick, Matthew Smith, and Michael Wells - 8. Absent: Kurt Dierking – 1

Committee Member Lisa Fisher was welcomed as the newest member of the committee. Councilman Riggenbach acknowledged the committee seats are all now filled.

Council Liaison present: Third District Councilman Riggenbach

Staff present: Senior Urban Planner Kerilyn Weick

Members of the public present: Irina Riggenbach

ELECTION OF OFFICERS

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

Motion was unanimously approved by voice vote 7-0

Committee Member Steve Katlack arrived at approximately 6:05 PM.

MINUTES

Kerilyn Weick noted corrections will be made to the spelling of Lisa Fisher's name and the vote count to adjourn will be corrected to 5-0.

Committee Member Eggleston made a motion to approve the minutes of the March 20, 2025 meeting with corrections as described, seconded by Committee Member Nunn. Committee Member Fisher stated she would abstain from the vote.

Motion was approved by voice vote 7-0.

REGULAR BUSINESS

A. East Village TIF Fund Update

Chairman Smith reviewed the budget report for the TIF fund. The increment is driven by OSF Cancer Center. Proposed expenditures for 2026 will be similar to the project expenditures in 2025. Fund revenue is higher than expenses.

B. East Village Housing Program Update

Chairman Smith reviewed the project summary report. There is significant increase in the number of projects since the contribution requirements were changed. The report shows the success of the changes along with the promotional mailer sent out in June 2025. The mailer was distributed to each property along mailing routes that encompass the TIF boundary. For year 2025, it is anticipated 28 projects will be completed (24 completed to date), compared to 7 total in 2024. Fifteen of the 28 projects were eligible for the full cost to be paid by the program (no owner match). Some of the matching funds were provided by a state program HAFHR through IHDA. Projects in 2025 include owner occupied and rented property. Total investment from the program for 2025 is projected to be \$400,000.

Discussion was held that the TIF fund is scheduled to reimburse \$50,000 to District 150 to be used for vocational training. About \$100,000 of projects is yet to be completed this year but would become part of projects in 2026, if needed. To date, the life of the program has invested nearly 1 million dollars in the East Village.

B. East Village Garage Demolition Program Update

Chairman Smith reported this program is lightly used. Discussion was held that increased awareness of the program is needed.

Discussion was held on opportunities to increase awareness of both programs: Radio pitch, improve accuracy of mailer route, distribute mailer to the East Bluff News and Glen Oak School, promote successful projects on city communications.

It was discussed no further changes to the parameters of the programs are needed at this time.

NEW BUSINESS

Councilman Riggerbach shared three churches are forming an effort to work with the Catholic Diocese regarding use and ownership of St. Bernards church and rectory.

CITIZENS OPPORTUNITY TO ADDRESS THE COMMITTEE

None

ADJOURNMENT

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

Motion was approved unanimously by voice vote 8-0.

The meeting was adjourned at 6:35 P.M.

Next Regular Meeting is scheduled for Thursday, March 19, 2026.

Meeting minutes prepared by



Kerilyn Weick, Staff Liaison