



# 2024 ANNUAL REPORT

## The Best is Yet to Come

### MESSAGE FROM MAYOR RITA ALI



With one of the most affordable housing markets in the nation, short commute times, phenomenal healthcare systems and overall good quality of life, it's no wonder that U.S. News and World Report ranked Peoria the #1 place to live in Illinois for 2024-2025. This comes as no surprise to those of us who have learned to appreciate Peoria for its true value and amenities.

This past year has been a time of reflection and visioning in working with key stakeholders throughout the city to develop a new strategic plan that will guide us through the next five years. We have reflected upon what Peoria has been, what it is now and what we might expect our city to be in the years ahead. We have envisioned Peoria as a top travel destination, a hot spot for business innovation and an ideal place to raise a family.

We are laying the groundwork to support new and renovated commercial and residential dwellings through improved infrastructure and tax incentives. Well-built, accessible infrastructure is essential to economic growth and development, but it must be the kind of infrastructure that has transformational outcomes for people and the environment. This is being accomplished through the city's complete street and road projects, Combined Sewer Overflow (CSO) work, one-way to two-way street conversions, smart lighting and an award-winning riverfront development plan.

We are working to increase Peoria's housing inventory for all household income levels. Homes in Peoria are selling in an average of 21 days — 14.6% faster than this time last year. Housing in downtown Peoria and the Warehouse District is in high demand, and developers are responding with new residential projects, including some combined with commercial uses. Quality, affordable housing is the basis for increasing the population of an area and subsequently attracting grocery, pharmacy and other retail establishments. I am confident this will occur in the near term, both in downtown Peoria and throughout the city.

Our strategic priorities were established by the City Council and City staff in collaboration with a diverse range of community, business and education partners. They will help us to realize our exciting vision for Peoria.

Rita Ali  
Mayor of Peoria



**"One thing I know for sure about Peoria is that the best is yet to come."**

# PEORIA CITY COUNCIL

The Peoria City Council is comprised of the Mayor and 10 Council members, one for each of five districts and five at-large members. All are elected to four-year terms. Council meetings are held at Peoria City Hall on the second and fourth Tuesday of each month at 6:00 p.m. and streamed live on WCBU 89.9 FM.



Denise Jackson  
District 1



Charles V. Grayeb  
District 2



Timothy Riggbach  
District 3



Andre W. Allen  
District 4



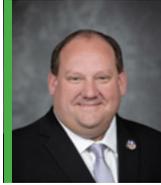
Denis Cyr  
District 5



Dr. Bernice Gordon-Young  
At-Large



John L. Kelly  
At-Large



Zachary M. Oyler  
At-Large



Dr. Kiran Velpula  
At-Large



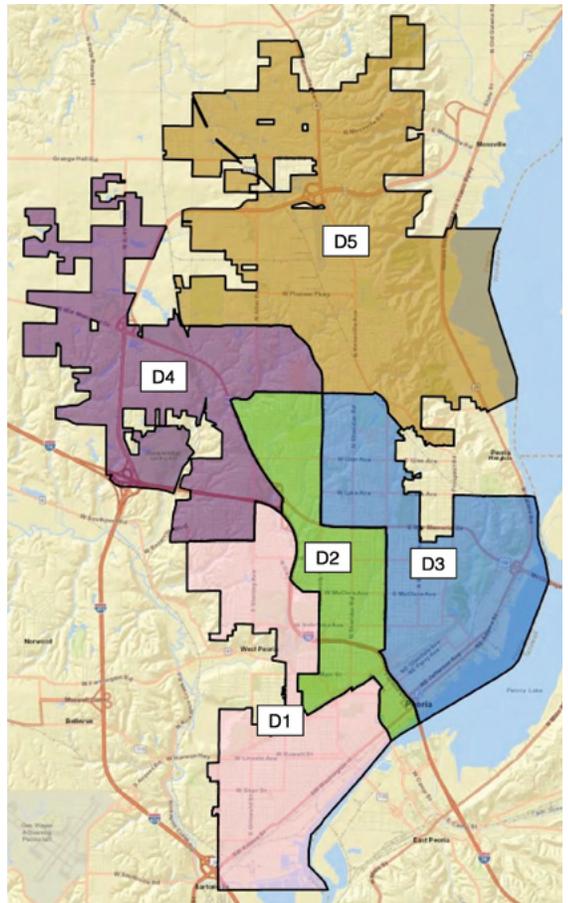
Michael P. Vespa  
At-Large



Patrick Ulrich  
City Manager

## PEORIA CITY GOVERNMENT

The City of Peoria has a Council-Manager form of government, which combines the political leadership of elected officials with the professional experience of an appointed manager. The Mayor and ten Council members work together with the City Manager, who implements policy decisions, oversees City operations, and leads a team of 685 total employees.



Every ten years, the Peoria City Council must approve new district boundaries based on the most recent U.S. Census population data. Each district is required to include a nearly equal number of residents. After a series of policy sessions and public hearings, the Council approved a new district map in 2023 that balances the City's population while maintaining the relative compactness of each district.

### POLICE

Eric Echevarria, Police Chief

### FIRE

Shawn Sollberger, Fire Chief

### PUBLIC WORKS

Rick Powers, Director

### COMMUNITY DEVELOPMENT

Joe Dulin, Director

### ECONOMIC DEVELOPMENT

Kimberly Richardson,  
Assistant City Manager

### EMERGENCY

### COMMUNICATIONS CENTER

Brandon Blayney, Director

### INFORMATION SYSTEMS

Jessica McKean, Director

### EQUAL OPPORTUNITY

Melodi Green,  
Chief Diversity and  
Inclusion Officer

### HUMAN RESOURCES

Kimberly Richardson,  
Interim Director

### LEGAL

Patrick Hayes,  
Corporation Counsel

### FINANCE

Kyle Cratty, Director

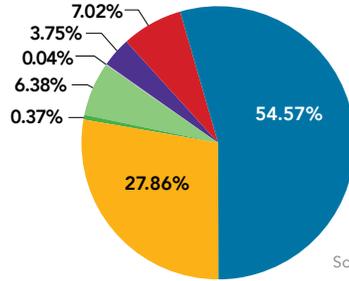
### CITY CLERK

Stefanie Tarr

### CITY TREASURER

Stephen Morris

# PEORIA BY THE NUMBERS



## RACIAL DISTRIBUTION

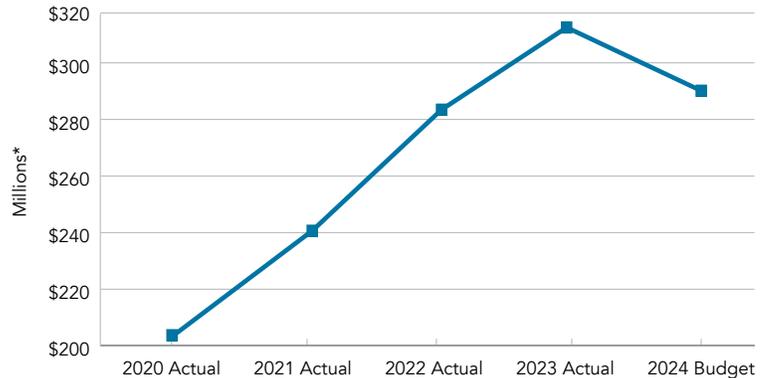
- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Other races
- Two or more races

Source: 2020 U.S. Census

## 2024 CITY BUDGET

Revenues	2024 Budget	%
Local Taxes	\$100,978,077	34.62%
Licenses & Permits	\$3,410,010	1.17%
Fines & Forfeitures	\$738,750	0.25%
Fees & User Charges	\$39,853,689	13.66%
Misc./Other Charges	\$24,149,207	8.28%
Federal Sources	\$22,550,100	7.73%
State Sources	\$89,333,447	30.63%
Bonds & Loans	\$10,661,609	3.66%
<b>Total Revenues</b>	<b>\$291,674,890</b>	<b>100%</b>

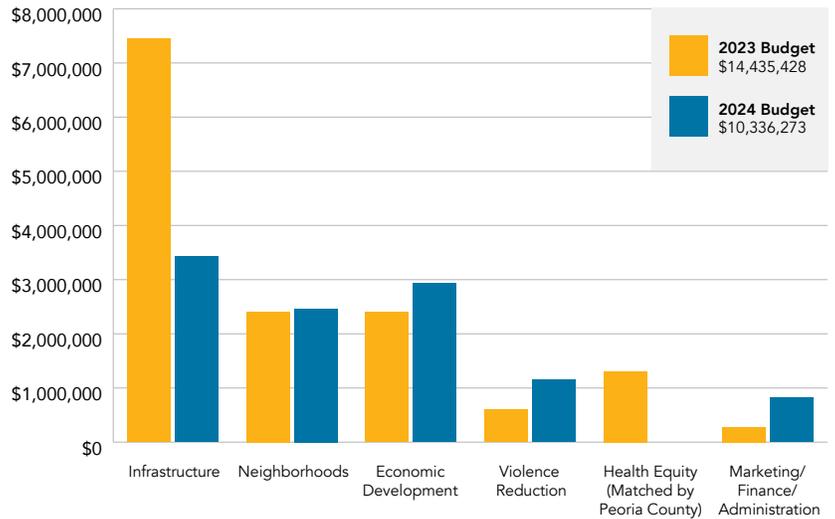
## REVENUE TRENDS



\*Total revenues excluding debt, 2020-2024

Expenditures	2024 Budget	%
Salaries & Wages	\$75,388,568	25.85%
Employee Benefits	\$39,082,637	13.40%
Contractual Services	\$75,562,278	25.91%
Supplies	\$8,834,302	3.03%
Capital Expenses	\$101,447,817	34.78%
Debt Service	\$21,571,559	7.40%
<b>Total Expenditures</b>	<b>\$321,887,161</b>	<b>100%</b>

## FISCAL RECOVERY FUNDS SPENDING



## 2024 CAPITAL IMPROVEMENT PLAN

Expenditures	2024 Budget	%
Development	\$3,840,000	3.79%
Equipment	\$7,076,912	6.98%
Facilities	\$9,144,500	9.01%
Parking	\$5,005,000	4.93%
Sewers/Drainage	\$39,047,109	38.49%
Sidewalks	\$1,400,000	1.38%
Streets	\$29,334,296	28.92%
Traffic/Lighting	\$300,000	0.30%
Vehicles	\$6,300,000	6.21%
<b>Total Capital</b>	<b>\$101,447,475</b>	<b>100%</b>

## PROPERTY TAX BREAKDOWN

57¢	11¢	8¢	8¢	6¢	5¢
Schools	City	County	Parks	Other	Library



FOR EACH DOLLAR IN PROPERTY TAXES, THE CITY OF PEORIA RECEIVES **11 CENTS.**

Source: Peoria County GIS 2023 Tax Information

# SHAPING OUR SHARED FUTURE

In April 2023, the City of Peoria began working with consulting partner BerryDunn to develop its Five-Year Strategic Plan. Now complete, this document lays out a vision and direction for the City for the next five years through 2029.

From the kick-off event in June to numerous forums and engagement activities, a diverse range of community members — including residents, businesses, neighborhood groups, religious and affinity groups, City staff, elected officials and others — showed up to offer their ideas and feedback. With their input, the City Council and City staff worked to develop the mission, vision, principles, priorities, goals, objectives and outcome measures detailed in the plan.

In October 2023, the City Council officially adopted the Five-Year Strategic Plan, concluding an inclusive and collaborative process that involved extensive community engagement, and stakeholder input. The Council’s ongoing oversight will further ensure its success and alignment with the City’s overarching vision.



Peoria’s mission is to provide **excellent services, protection and infrastructure** that fosters a **high quality of life.**



**VISION:** Peoria is a **thriving, All-American city, rich in history and natural beauty,** with an abundance of opportunities for **everyone.**

## SIX STRATEGIC GOALS



### INFRASTRUCTURE

Improve streets, sidewalks, rail, lighting and broadband to increase safety and accessibility across all neighborhoods.



### DOWNTOWN DEVELOPMENT

Attract commercial and residential development of all types, including mixed use to create a safe, thriving and entertaining downtown area.



### QUALITY OF LIFE

Create a system among Peoria’s varied sectors (i.e. schools, arts, medicine, etc.) to support the availability of rich, diverse and fulfilling programs and amenities for our residents and visitors.



### BUSINESS GROWTH & PROSPERITY

Diversify Peoria’s economic portfolio and improve processes that make our city an exceptional place to live, work, do business and invest.



### COMMUNITY SAFETY

Invest in holistic crime reduction programs and collaborative initiatives that address root cause issues so that everyone can feel safe in Peoria.



### DIVERSITY, EQUITY & INCLUSION

Invest in equity and address disparities by working with our community partners to make Peoria a city where everyone feels heard, included and accepted.

# INFRASTRUCTURE

The City is slated to spend \$101.4 million on capital improvements in 2024. Nearly 78% of these funds are focused on projects that directly impact citizens, while the remaining 22% will fund the equipment, vehicles and facilities that help staff to deliver services more effectively and efficiently. Major capital projects underway include:

## \$2.4 MILLION

### Pioneer Parkway & University

This intersection will be reconstructed with new pavement, traffic signals and pedestrian/bicycle improvements.

## \$18.9 MILLION

### Adams & Jefferson Conversion

These roadways through downtown are being converted to two-way traffic, including traffic signal upgrades and improved pedestrian/bicycle infrastructure.

## \$5 MILLION

### Fire Station 16 Rebuild

The City will reconstruct Fire Station 16 as a state-of-the-art building with a community room for public meetings.



## \$3 MILLION

### Wisconsin Avenue

Reconstruction between Nebraska and Forrest Hill with new sidewalks and a multi-use path.

## \$10.5 MILLION

### Glen Avenue

Pavement reconstruction, new curb and gutter, sidewalk repair, traffic signal replacements and drainage improvements.

## \$14.6 MILLION

### Depot Street

The newly constructed street will provide access to properties along Washington Street and a new parking lot for the Warehouse District.

## \$7 MILLION

### MacArthur Highway

Rehabilitation from Jefferson Avenue to the bridge by moving in the curb to create a three-lane section, improving bicycle facilities, and a mill and overlay of the pavement.



## \$6.9 MILLION

### CSO Control Project

The multi-year Combined Sewer Overflow (CSO) Control Project uses green infrastructure such as permeable pavement, bioswales and subsurface infiltration to reduce CSO discharges into the Illinois River.



## AWARD-WINNING RIVERFRONT PLAN

The **Peoria Riverfront Master Plan** was honored by the American Council of Engineering Companies of Illinois with the 2024 Engineering Excellence Award.

## PASSENGER RAIL MOVING FORWARD

Peoria, along with our state and local partners, was one of 69 route proposals selected in the Federal Rail Administration Corridor Identification and Selection Program. The passenger rail route would connect Peoria to Chicago through LaSalle-Peru, Ottawa, Morris and Joliet. The City will receive \$500,000 and enter Step 1 of the program to develop a scope, schedule and cost estimate for preparing, completing or documenting its service development plan. Steps 2 and 3 of the program will provide for the completion of the service development plan and environmental clearance for the route.



## BUSINESS GROWTH & PROSPERITY

Over the last year, the City continued to support Peoria businesses through an array of economic tools:

- The Peoria Urban Enterprise Zone and River's Edge Redevelopment Zone drove investment and fostered sustainable growth through building materials tax abatements, saving over \$2.3 million in Illinois sales tax.
- Through the City's Tax Increment Financing (TIF) program, over \$17.8 million in project investments were made by businesses in our community.
- Three new TIF districts were created: Medina Plains-Allen Road Business Park, Galena Road Business Park and the Distillery TIF.
- The property at 3560 SW Adams underwent a complete environmental remediation to allow for future redevelopment.



The 180,000-square-foot **OSF HealthCare Cancer Institute** opened its doors in February — one of fewer than 50 locations in the country and only the second in Illinois to offer state-of-the-art proton therapy.

## DOWNTOWN DEVELOPMENT



One of the City's most successful TIFs, the Warehouse District has been revived as a new residential community with over 400 units currently planned or under construction.

### Development and Beautification

- The multi-year conversion of Adams Street and Jefferson Avenue through downtown from one-way to two-way traffic is underway.
- Distillery Labs' renovation of the former ICC building into a center of innovation and entrepreneurship is nearly complete.
- In partnership with Childers Catering, the Gateway Building's third floor was reopened as a banquet hall for public use.
- City staff implemented beautification measures throughout downtown to ensure a safe and enjoyable environment for residents and visitors alike.



### Supporting the Arts and Tourism

The City understands the importance of the arts and continues to provide support for foundational efforts to sustain a vibrant arts community. This includes funding for ArtsPartners of Central Illinois, Discover Peoria and the Peoria Municipal Band, the availability of City resources for Sculpture Walk Peoria, use of the building at 1318 SW Adams for the Hello Peoria mural and support for Peoria's library system.

**The Peoria Civic Center** continues to build on positive momentum:

- Net budget exceeded expectations by over \$1 million
- Attendance up more than 20%
- New sports and cultural events
- Major renovations nearly complete: new scoreboard, arena sound system, LED ribbon boards, roof replacement, restroom restorations, new carpet and more.

## COMMUNITY SAFETY



The **Peoria Police Department (PPD)** is committed to enhancing the quality of life in our neighborhoods by building partnerships with the community. Over the past year, PPD launched the Co-Response Program, placing mental health professionals alongside officers to improve interactions with the community, and offered free grant writing workshops to community-based organizations, with over 160 attendees. PPD has provided \$2.48 million in grants for violence prevention and youth development since November 2022.

The **Peoria Fire Department (PFD)** provides comprehensive services to protect the lives and property of Peoria residents. Over the past year, PFD developed a comprehensive Community Risk Assessment and Risk Reduction Plan through the Vision 20/20 project; secured two FEMA grants to purchase safety equipment and a new Marine 1 fire boat; and partnered with Advanced Medical Transport on an initiative to improve the survival of cardiac arrest victims.



### Radio Replacement Project

The Police, Fire and Public Works departments are in the midst of replacing all portable radios in service to improve safety and communication among City agencies.

## QUALITY OF LIFE

### Funding Social Services and Neighborhoods

- \$220,100** Neighborhood Mini Grants to support 49 neighborhood associations
- \$278,000** Funding 10 programs for low-income residents (services for child care, mental health, substance abuse and domestic violence)
- \$300,000** Assistance to local nonprofits for facility upgrades
- \$353,000** Assistance to residents with past-due utility payments
- \$500,000** Federal grant to begin the transformation process around Harrison Homes
- \$875,000** Improvements to Logan Park and Morton Square Park

### Addressing Barriers to Housing

- \$111,000** Funding to operate a Bridge program for unsheltered individuals
- \$150,000** Emergency Solutions Grant funding for local homeless shelters
- \$936,000** ARPA funding to launch a Flexible Rental Program

### Supporting Homeowners and Residents

- 9** Clean-up events
- 12** Lead abatement projects completed at homes with children
- 16** Properties transferred to new owners
- 27** Down payment assistance grants to encourage homeownership
- 47** New units of affordable housing at the Churchview Garden Homes Project
- 59** Dumpsters for clean-up events
- 155** New parcels acquired to arrest blight
- 164** Residential properties demolished
- 240** Roof replacements for income-eligible residents
- 23,000** Code enforcement actions to remove neighborhood blight



# EMBRACING DIVERSITY, EQUITY & INCLUSION

The City is working diligently to integrate diversity, equity and inclusion into all six of its strategic priorities. Some highlights of the past year include:

**Recruiting and Hiring:** The Fire and Police Departments continue to improve the diversity of their workforces, engaging in innovative recruitment efforts to help ensure that candidates can become successful first responders. The Fire Department created an apprenticeship program and hired five of the six initial apprentices.

**Peoria Equity & Accountability Program:** This business directory was established in 2022 to promote equitable access to minority-owned and women-owned businesses within procurement and contracting activities. In 2023, the City was able to build the list to include over 100 businesses to date.

**Equity in Procurement Expo:** This free event, held in March 2024, convened nearly 80 minority-owned businesses to network and learn about procurement processes and opportunities with local agencies and City departments.

**PeoriaCorps:** The AmeriCorps-based program held its 9th cohort graduation in May 2024 and currently has an active 10th cohort. PeoriaCorps teaches members to maintain green infrastructure sites while building employability, professional development, volunteerism and leadership skills.

**Peoria Debt Hardship Program:** The City enrolled in the Illinois Comptroller's Debt Recovery Program, which intercepts payments from the State and diverts those funds to local governments. The program reduces or forgives the debt of eligible residents, providing one-time relief and resolving debts that would otherwise be uncollectible.

**Racial Justice and Equity Commission Annual Report:** The Peoria City/County Joint Commission on Racial Justice and Equity (JCRJE) published its second annual report detailing various action plans, which were developed based on data sources, community input and collaboration with partners. Comprised of more than 100 community members, the JCRJE continues its work to advance racial justice and equity in City and County government.



## CONNECT WITH THE CITY

The Peoria Cares platform provides a convenient way for community members to connect with the City and submit concerns and non-emergency service requests. **Peoria Cares** can be accessed at [peoriagov.org](https://peoriagov.org), by app (iPhone or Android) or by calling **(309) 494-2273** (8:00am–6:00pm Mon-Fri; 9:00am–1:00pm Sat).