

East Village Growth Cell Update

The East Village Growth Cell Tax Increment Finance District (EVGS TIF) was created on March 22, 2011 through a Redevelopment Plan approved by the City Council.

This EVGC TIF District provided a new opportunity to apply the City's Growth Cell Strategy to the heart of the City; taking advantage of existing infrastructure and building upon existing public and private investment to capture a greater percentage of the region's growth. The EVGC was not specifically created to capture new housing starts, but similar to the originally planned Growth Cells, it was created to spur new development and increased investment in a designated area.

With commercial corridors, residential neighborhoods, historic districts, medical complexes, and a central location within the urban core, the diversity in the East Village Growth Cell provides many opportunities for the growth of a mixed neighborhood. The Tax Increment Financing District for the East Village Growth Cell is an additional funding stream for improvements. In addition, the TIF District serves as a mechanism to encourage increased private investment in the City's urban core. The EVGC TIF enables the development of programs that facilitate increased investment in residential areas, provide redevelopment opportunities for commercial structures, encourage the preservation of historic structures, and the development/redevelopment of affordable housing.

When created in 2011, the East Village Growth Cell was consistent with the goals of the 1995 Growth Management Strategy, as follows:

- Planned and integrated land use patterns in areas within and adjacent to the City: Located in the core of the City, a planned and integrated land use pattern is already in place. Future development and improvement in the East Village Growth Cell would be consistent with the planned future land use.
- Reduced sprawl: The East Village Growth Cell aids in reducing sprawl, as the area provides opportunities for infill development and improvements in the core of the City make the area more desirable. This in turn, lowers the need for residents to move from the core of the City and develop homes on outskirts of the City.
- Controlled costs of additional infrastructure to serve growth areas: Costs for additional infrastructure are controlled, as all infrastructure is in place. Infrastructure improvements will be needed; however, these are TIF eligible costs and funds can be used for such improvements.
- Increased City share of regional growth to ensure that the City remains financially viable: Improvements within the heart of the City will aid in population retention, which in turn aid in increasing the City's share of regional growth.
- Ability to attract and direct growth through the location of infrastructure: Growth will be attracted and directed in the East Village Growth Cell based on improvements to infrastructure.

Investment has occurred within the East Village Growth Cell boundary over the past 12 years

(some investment occurred prior to the creation of the EVGC TIF and led to the TIF creation). The following provides a summary of some of the major investment, redevelopment, and improvements which have occurred through numerous community partnerships:

❖ Infrastructure Improvements:

- Sidewalk improvements along Nebraska Avenue – completed - \$367,970
- Lighting improvements for Nebraska Avenue – Knoxville to Wisconsin – contracted in 2022 – Construction Ongoing - \$244,000
- Road Maintenance - \$343,091 (list attached)
- Planned Wisconsin Corridor improvements

❖ Medical Campus Improvements - OSF Saint Francis Medical Center is one of the City's largest employers. Their investment in campus expansion shows a major commitment to the EVGC Neighborhood, as does their City approved Official Development Plan, which was updated in 2018. The TIF has provided, and will continue to provide, opportunities for the City to partner with OSF to continue to reinvest in the East Village Growth Cell. Heartland Health Services has also continued to grow and improve their service delivery in the East Bluff. They moved into the shopping center previously occupied by Kroger and have been significant upgrades to the shopping center while providing needed services to the residents. In addition, a Ronald McDonald House was constructed on Monroe in the East Village TIF footprint in 2019.

- OSF Jump Trading and Education Center - \$51,000,000
- OSF New Cancer Treatment Center – under construction \$70,000,000
- OSF New North Addition Parking Garage – under construction \$24,000,000
- OSF New Subgrade Tunnel – under construction \$5,677,649
- OSF conversion of admin building to labs – construction to begin this year \$63,000
- Heartland Health Services– 2321 N. Wisconsin – 2009 remodel \$514,625
- Heartland Health Services– 2321 N. Wisconsin –2022 façade and parking lot upgrades - \$373,000
- Heartland Health Services – 2321 N. Wisconsin –2022 add pharmacy - \$120,000
- Ronald McDonald House – 401 NE Monroe St – 2019 new construction – \$6,246,000

❖ New Commercial Development, which Includes - A portion of the Knoxville commercial corridor is included in the East Village TIF. This portion sees heavy traffic and has seen new commercial construction along with some significant remodeling of existing buildings.

- McDonalds (Reconstruction) – 2205 N. Knoxville Avenue
- Burger King (New Construction) – 1705 N. Knoxville Avenue
- Aqua Express Car Wash (New Construction) – 1633 N. Knoxville Avenue
- Obed and Issac's – (Remodel 2016)– 321 NE Madison Avenue
- Tommy Car Wash (New Construction 2022) - 2145 N Knoxville Avenue
- Starbucks Restaurant (New Construction 2018-2020) - 1605 N Knoxville Avenue
- Popeye's Restaurant (Remodel 2022-2023) - 1800 N Knoxville Avenue

❖ New Residential Development

- 8 new owner-occupied, single-family homes, built by Habitat for Humanity
- Attorney General Grant
 - 8 new duplexes (16 rental units of supportive housing) on scattered sites throughout the East Bluff
 - 6 new single-family homes (owner-occupied) on East Behrends Avenue

- 4 rehabilitated homes (owner occupied)
- Peoria Opportunities Foundation East Bluff Housing Project
 - 30 units of affordable rental housing (single-family dwellings and duplexes), on scattered sites throughout the East Bluff (construction in 2019)
- ❖ Improvements to Existing Owner-Occupied Residential Structures
 - From 2018 through 2022 roughly 53 property owners received grants through the EVGC Housing Program. Approximately \$343,671 was invested by the City and matched by property owners, with a total investment of approximately \$687,342, to improve existing housing stock.
- ❖ Blight Removal through Demolition of Dilapidated Structures
 - From 2012 through 2022, approximately 65 homes were demolished within the EVGC boundary, which helped address issues of blight and provided opportunity for infill development of quality affordable residential dwellings.
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- ❖ Focused Efforts on Improved Public Safety
 - Resident Police Officer Program
 - East Bluff Community Police Substation opened in 2020
- ❖ Improvements to the Wisconsin Avenue Business Corridor
 - New Corridor lighting from Republic Street to McClure Avenue
 - 2 new bus shelters
 - Creative place making, which included 3 murals and temporary street painting with Corridor brand.
 - Public Works awarded state grant through Rebuild Illinois Downtowns and Main Streets Capital program in August 2022 for right of way improvements identified in the corridor plan: pavement, new sidewalk, curb and gutter, ADA ramps, bike lanes, street lighting- ongoing administration of grant funds. The engineering for the project will begin in early 2024 and construction will occur in 2024/2025.

Significant work has been undertaken within the East Village Growth Cell TIF, since the establishment of the TIF 13 years ago. In 2022, the TIF generated approximately \$450,000 annual in increment.