

JOINT REVIEW BOARD AND URBAN DECAY ABATEMENT BOARD PROCEEDINGS

: FOR A REGULAR MEETING

: OF THE CITY OF PEORIA, ILLINOIS:

Virtual Meeting on Zoom, Peoria, Illinois, November 5, 2020, a combined meeting of Joint Review Board Meeting and Urban Decay Abatement board was held this date at 3:00 p.m., virtual only meeting on Zoom, Chair Scroggins presiding.

ROLL CALL

Virtual Roll call showed the following Board Members present: Lisa Fisher (EVGC Public Member), Jim Scroggins (City of Peoria, Finance Director), Mick Willis and Michael McKenzie (Comptroller and Treasurer, Peoria Public School District 150), Becky Fredrickson (Peoria Park District), Karla Smith (Soil and Conservation District), Randall Yelverton Director, Peoria Public Library), Scott Sorrel (County Administrator, Peoria County) Gene Olson (Director, Greater Peoria Regional Airport) Bruce Budde (Vice President, Illinois Central College), Joe Alexander (City-Link)

STAFF & OTHERS

Kevin Evans (Senior Economic Engagement Specialist- Economic Development), Cesar Suarez Senior Economic Development Specialist

Citizens Present: None Present

Jim Scroggins opened the meeting at 3:03 p.m.

APPROVAL OF October 22, 2020 MINUTES

Lisa Fisher moved to approve the October 22, 2020 minutes; seconded by Bruce Budde

Approved unanimously

I. TIF PROJECT UPDATE:

Jim Scroggins introduced Cesar Suarez. Cesar had a prepared presentation highlighting the respective TIF maps. The presentation included activity within each TIF where activity occurred. The presentation discussed the standardized programs as well as the individualized programs.

Standardized programs included:

- Façade Improvement Program
- Commercial Rehabilitation Program
- Job Training Program
- Residential Housing Rehabilitation Program

Individualized/Custom Programs include:

- Redevelopment Agreements

Discussion:

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Question by Joe Alexander how often are Façade Improvement Program funds exhausted?
Response by Jim Scroggins Historically, each façade program received funds on an annual basis to maintain funding on an ongoing basis.

Bruce Budde moved to receive and file the 2020 TIF audit report; seconded by Scott Sorrel
Approved by viva voce vote.

II. **Extension of Warehouse District TIF, Hospitality Improvement Zone**

Jim Scroggins provided information on the rationale for pursuing extension of each TIF. The rationale clarified that the extension of the TIFs was to extend the life of the TIF and did not include the expansion of the geography of the TIFs. The factors discussed included refinancing of the Hotel Pere Marquette bonds, allowing the project to pay for itself; for the additional project reimbursement at Four Points and the demand by local developers seeking to begin projects as key factors for consideration of TIF extension.

No motion required.

III. **Urban Decay Abatement Ordinance.** Jim Scroggins reviewed the process for formation of Urban Decay Abatement Board per the Ordinance. Called for a motion to combine the Joint Review Board and Urban Decay Tax Abatement Board

Discussion: Mick Willis, Mike McKenzie expressed some concerns, Gene Olson asked if there had been any changes to ordinance, Jim Scroggins indicated no changes to ordinance, Additional discussion of the abatement schedule was suggested. Mick expressed he was not comfortable and needed more input from his board. Further discussion impact of Ordinance would be confined to City/County impact. Bruce Budde ask what is the EAV for the area? Asked how many properties would be eligible for inclusion approximately? Also clarified this would be a TIF carve out? Scott Sorrell commented municipalities generally ask for recommendation of approval. The JRB can endorse the approval as a recommendation.

Motion to recommend approval of Ordinance and Joint Review Board will act as Urban Decay Tax Abatement Board was made by Scott Sorrell and Seconded by Gene Olson.
Motion passed unanimously with Mick Willis and Michael McKenzie abstaining from the vote

IV. **Old Business**

No other business.

CITIZEN REQUESTS TO ADDRESS THE BOARD

None

ADJOURNMENT

Bruce Budde moved to adjourn the Joint Review Board Meeting; seconded by Jim Scroggins.

Approved by viva voce vote.

The Board adjourned at 3:52 p.m. on Thursday, November 5, 2020.