

: FOR A REGULAR MEETING

: OF THE CITY OF PEORIA, ILLINOIS:

Virtual Meeting on Zoom, Peoria, Illinois, October 22, 2020, a Joint Review Board Meeting 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), Patrick Nichting (Peoria Township), 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

City Council Member (John Kelly), Kevin Evans (Senior Economic Engagement Specialist- Economic Development)

Citizens Present: None Present

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

### APPROVAL OF November 18, 2018 MINUTES

**Patrick Nichting moved to approve the November 18, 2018 minutes; seconded by Lisa Fisher**

Approved by viva voce vote.

#### I. **TIF AUDIT SUMMARIES**

Jim Scroggins provided a brief overview of the YR2020 Jim discussed the extension of Hospitality Improvement Zone TIF and the bonds. Jim cited the need for a special meeting to take up the issues related to extension of the TIF. Proposed meeting date would occur the first week of November 2020.

Discussion:

Clarification on definition of TIF extension by Scot Sorrel asked if the extension was to extend the life versus expand the geography of the TIF map. The response was the extension of the TIF considered was to extend the life not the map.

**Bruce Budde moved to receive and file the 2020 TIF audit report; seconded by Scott Sorrel**

Approved by viva voce vote.

- II. **Urban Decay Abatement Ordinance.** Jim Scroggins introduced the topic of a proposed ordinance currently being consider. Jim invited John Kelly (at large City Councilman) to discuss this ordinance.

John Kelly opened with a discussion of the State Law allowing municipalities to adopt an ordinance that would allow create and incentive for newly constructed residential single-family homes within a designated area to receive property tax abatement. The features of the ordinance would provide for abatement at 100% for a period an initial period of up to six years. After the six years the property abatement would be stepped down over a period of time until it is reduced to no abatement.

Councilperson Kelly highlighted the abatement would apply to the building not the land. He further discussed some of the parameters which included to qualify the owner would need to live in the property. John Kelly discussed possible income tax incentives to the homeowners as part of this program whereby reimbursement from the City/County would further incentivize homeowners to participate in this program. The goal of the program is to attract new single-family home development to an area of the city that has not seen meaningful private investment in an extended period of time.

Discussion:

Jim Scroggins discussed the statutory requirements for this body to hear this issue and the procedural requirement which necessitated a meeting in the first week of November to meet those requirements. Jim asked each body to consider a designee for the Urban Decay Abatement Board. Jim discussed the map associated with this ordinance and its impact on North Valley and East Village Growth Cell TIF.

Bruce Budde ask about the current value of land in the mapped area. The exact dollar reference was unavailable. Jim Scroggins indicated the board would receive that information for consideration during the deliberations. (It was suggested that estimated value was approximately \$1 per foot)

Gene Olson asked for clarification on whether the proposed program was only available for new construction. The response was yes.

Lisa Fisher asked about the removal of properties from the East Village Growth Cell TIF. The response was the Statue does not allow a property to reside in both.

**Patrick Nichting moved to defer discussion to the next meeting; seconded by Gene Olson**  
Approved by viva voce vote.

### III. **Old Business**

No other business.

### **CITIZEN REQUESTS TO ADDRESS THE BOARD**

None

### **ADJOURNMENT**

**Scott Sorel moved to adjourn the Joint Review Board Meeting; seconded by Bruce Budde.**

Approved by viva voce vote.

The Board adjourned at 3:43 p.m. on Thursday, October 22, 2020.