

JOINT REVIEW BOARD MEETING  
June 20, 2006 at 9:00 A.M.  
CITY HALL – ROOM 404

PRESENT: Joyce Banks (Public Member); Guy Cahill (Peoria School District 150); Leann Johnson (Peoria Public Library); Bonnie Noble (Peoria Park District); Jim Scroggins (City of Peoria, Finance Director); Scott Sorrel (County of Peoria); and Reginald Willis (City of Peoria, Treasurer)

CITY COUNCIL & STAFF: Stephanie Grayson, Bobby Gray, Craig Hullinger, George Jacob, Randy Oliver, Chris Setti

**MINUTES**

**I. Call to Order**

Mr. Scroggins called the meeting to order at 9:06 a.m. He welcomed all public bodies and stated his appreciation of their attendance.

**II. Roll Call**

Roll call indicated a quorum was present.

**III. Formal Appointment of Public Member**

Ms. Banks gave a brief biography of herself. She has lived in Peoria for 33 years, presently working with Community Builders for the past 2 years. She currently resides at 401 Water Street which is in the Central Business TIF. Mr. Scroggins asked for a motion for formal appointment of Ms. Joyce Banks. Mr. Cahill motioned to appoint Ms. Banks as the public member of the Joint Review Board; seconded by Mr. Willis. Motion passed unanimously viva voce.

**IV. Approval of Minutes from the April 18, 2006 Meeting**

Ms. Noble motioned to approve the April 18, 2006 minutes; seconded by Mr. Cahill. In discussion, Mr. Cahill asked for clarification on the distinction between the Joint Review Board and the procedure to formally approve a TIF. Mr. Hullinger informed him the information given today is just to inform the Joint Review Board of the plans. He stated the process to approve a TIF will take 90 days or more. Motion passed unanimously viva voce.

**V. Presentations**

**A. Southern Gateway Plan**

Mr. Hullinger presented maps of the upcoming plans for the Southern Gateway, Eagle View Biotech Park and Warehouse District. He indicated there are many statistics that promote redevelopment in these challenging areas. He stated there are good railways, roadways and waterways. He explained that the industrial area on Darst and Clark is under regulations by the state government that prevent development or potential investment in the flood plain or any kind of environmentally challenged areas. Mr. Hullinger is currently working on securing state and federal grants.

Mr. Hullinger presented a power point on the Southern Gateway also known as the River's Edge Redevelopment Initiative. He stated the governor recently announced a plan to redevelop the Illinois River.

Mr. Gray discussed possible barge location to develop. He stated this plan was presented to the Corps of Engineers for other possible barge locations.

Darst and Clark is currently in the 100 year flood plain and in order for to get the low lying areas back to a quality industrial or wet land area, the area will need to be filled with silt to build above the flood plain. He stated the 300 acre wet land area will be called Eagle View Park. This project will be done in four phases. Phase I will be the furthest location north on Darst which is 5 feet below the flood plain. Phase II is 1 foot below with environmentally challenged parcels. Phase III is 2 feet below and Phase IV is 13.5 feet below.

Mr. Hullinger stated Councilman Jacob was instrumental in freeing up \$150,000 for environmental brownfield efforts. Foth & Van Dyke has done preliminary research and estimated the cost of \$125,000 per acre to develop the area into an industrial park. Mr. Hullinger stated an incentive is needed for improvements due to the high cost to redevelop the area. The ideal project will be an alcohol and ethanol plant.

Mr. Hullinger stated the options for the City are:

- Take no action
- Slow development – few acres at a time
- Create TIF now
- Wait until there is a proposal on the land

Ms. Noble asked what amount of taxes is currently being generated from this property. Mr. Setti stated most of the property is publicly owned, therefore, producing no taxes.

Mr. Cahill asked if the Greater Peoria Sanitary District under the 100 year flood plain. Mr. Hullinger stated the GPSD is under the flood plain but has a dike around the facility and drying beds.

#### B. Warehouse District TIF

Mr. Hullinger's power point presentation showed some buildings in the warehouse district that were redeveloped and those building that weren't. He stated the district needs on street parking, to slow down traffic, to landscape area and make accessible to pedestrians. The area lacks industrial business and has many vacant lots. The buildings are vacant and underutilized. Some buildings sell for as little is \$5.00 a square foot.

Mr. Hullinger stated the Farrell Madden representatives presented positive calculations of the warehouse market if a TIF was generated. Mr. Hullinger stated City Manager Oliver suggested the TIF be a traditional 23 year TIF with incentives being given in the first 5 years with completion in 7 years. After the first 5 years, TIF incentives will not be given.

Handouts were distributed that presented information on the estimated assessed values (EAV) on properties before and proposed EAV after a TIF is generated. The handouts showed calculations based on 2.8 % of market value. Mr. Setti stated after research the average EAV that each taxing body will receive with an annual increase of approximately 5 – 6%. The EAV in the Warehouse District seemed to be high and upon further research, one parcel raised the EAV by 5.9% in a 12 block radius. Darst Street EAV has increased 1.76% due to the property being tax exempt. The EAV in the Central Business District and the Southtown TIF over the life of the TIF has an average annual increase of 12.5 and 17.5% respectively. Mr. Hullinger advised members to look over the information provided on all the proposed figures.

**VI. Discussion**

The next meeting will be held Tuesday, September 12, 2006 at 2:00 p.m. The December 2005 TIF audits will be available.

**VII. Adjournment**

Mr. Willis motioned to adjourn the Joint Review Board meeting; seconded by Ms. Noble. Motion passed unanimously viva voce. Meeting adjourned at 10:14 a.m.