



CITY OF
PEORIA

2025
ANNUAL
REPORT
INVESTING
IN PEORIA'S
FUTURE

LETTER FROM THE MAYOR



**“THE FUTURE
DEPENDS ON WHAT
YOU DO TODAY.”**

MAHATMA GANDHI



Investing in Peoria’s Future!

The City of Peoria stands strong in its journey toward a brighter future. Success will require strategic investments and continuity. This 2025 City of Peoria Annual Report reflects the efforts and progress we’ve made over the past year to invest in Peoria’s future. This includes investments in public safety, neighborhoods, housing, business, the arts, infrastructure, and our workforce.

Our neighborhoods need housing to thrive. But like cities across the country, Peoria’s housing inventory is at a record low. We lack housing options across all income levels—especially for the “missing middle”: wage earners who don’t qualify for traditional affordable housing programs yet can’t afford today’s market-rate, single-family homes. We must work with key partners to create more housing for all income categories and address the needs of the missing middle as a critical priority.

Several new projects are very promising and, moving forward, we will work aggressively to attract new housing development to the city by offering a host of incentives, streamlining development processes, and elevating the Peoria brand. Our rich history, river location, cultural vibrancy, and strong community engagement make Peoria a unique and desirable city in which to live, visit, and invest. Our residents are our most powerful advocates and can help build the Peoria brand through storytelling.

We embrace a future that can be shaped by our actions and investments today. To invest in Peoria today is to participate in Peoria tomorrow. I have faith in the great potential of Peoria’s future.

A handwritten signature in black ink that reads "Rita Ali". The signature is fluid and cursive.

Rita Ali
Mayor of Peoria

CITY COUNCIL AND STAFF LEADERSHIP



Denise Jackson
District 1



Alex Carmona
District 2



Timothy Riggenschach
District 3



Dr. 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



Michael P. Vespa
At Large



Dr. Kiran Velpula
At Large



City Manager, Patrick Ulrich

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 710 total employees.

Police
Eric Echevarria, Chief

Fire
Shawn Sollberger, Chief

Public Works
Rick Powers, Director

Economic Development
Kimberly Richardson,
Assistant City Manager

Community Development
Joe Dulin, Director

Finance
Kyle Cratty, Director

Information Systems
Jessica McKean, Director

Communications
Stacy Peterson, Strategic
Communications Manager

Human Resources
Ed Hopkins, Director

**Emergency
Communications Center**
Brandon Blayney, Director

Equal Opportunity
Melodi Green, Chief Diversity
and Inclusion Officer

Legal
Patrick Hayes,
Corporation Counsel

City Clerk
Stefanie Tarr

City Treasurer
Jim Montelongo

PEORIA BY THE NUMBERS

2025 City Budget

REVENUES	2025 BUDGET	%
Local Taxes	\$104,367,974	37.9%
Licenses and Permits	\$3,512,000	1.3%
Fines and Forfeitures	\$1,140,000	0.4%
Fees and User Charges	\$40,866,500	14.9%
Misc/Other Charges	\$26,939,396	9.8%
Federal Sources	\$6,708,783	2.4%
State Sources	\$77,040,714	28.0%
Bonds and Loans	\$14,440,000	5.3%
Total Revenues	\$275,015,367	

EXPENSES	2025 BUDGET	%
Salaries and Wages	\$77,837,437	27.0%
Employee Benefits	\$43,305,587	15.0%
Contractual Services	\$70,732,915	24.6%
Supplies	\$8,702,892	3.0%
Capital Expense	\$65,696,465	22.8%
Debt Service	\$21,800,922	7.6%
Total Expenses	\$288,076,218	

Property Tax Breakdown

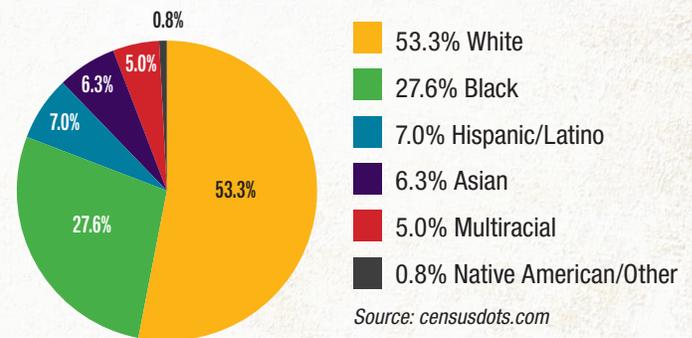
Breakdown for each dollar in property taxes.
Source: Peoria County GIS 2023 Tax Information

58%	12%	9%	8%	8%	5%
Schools	City	County	Parks	Other	Library

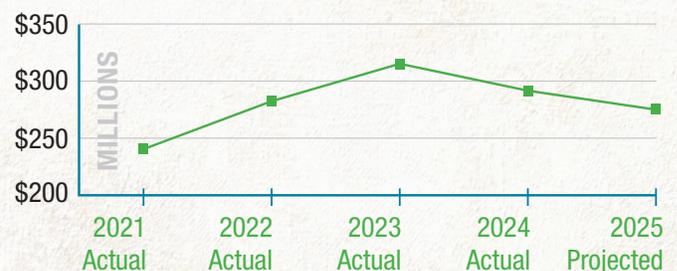
2025 Capital Improvement Plan

EXPENSES	2025 BUDGET	%
Development	\$5,090,942	7.8%
Equipment	\$3,085,000	4.7%
Facilities	-	0.0%
Parking	\$1,250,000	1.9%
Sewers/Drainage	\$33,135,523	50.3%
Streets	\$17,990,000	27.4%
Traffic/Lighting	\$645,000	1.0%
Vehicles	\$4,500,000	6.9%
Grand Total	\$65,696,465	

City of Peoria Population: 113,150



Revenue Trends Revenues excluding debt, 2021-25



INVESTING IN OUR PUBLIC SAFETY

Peoria Police Department

2024 Police Department Statistics

- 28% decrease in shooting incidents
- 34% decrease in gunfire victims
- The department had 125,268 calls for service
- On average, officers were dispatched to over 340 calls a day

Community Engagement

In 2024, the Peoria Police Department, along with community partners, participated in 30 community engagement events across the city, reaching thousands of residents. From Safe Zone block parties and back-to-school events to grant writing workshops and programs supporting seniors and youth, these efforts reflect the department's commitment to building trust and enhancing community relationships.



Officers Engaging in Community Walk and Talks

Co-Responder Program

The Peoria Police Department's Co-Responder Program pairs officers with mental health professionals to respond to calls involving behavioral health crises. This partnership ensures individuals receive the appropriate care and support while reducing the need for arrest or emergency hospitalization, strengthening community trust and public safety. They have provided follow-up resource facilitation and case management to four clients and provided temporary housing relocation support to a family of six.

Emergency Communications Center (ECC) CAD/RMS Project

The ECC, Information Systems, Police, and Fire Departments are making necessary technology upgrades to the Computer-Aided Dispatch and Records Management System to ensure calls are delivered quickly and efficiently to the appropriate agency.

Peoria Fire Department

2024 Fire Department Statistics

- 22,349 incidents
- 652 fires
- The department had 24,323 Emergency Medical Services (EMS) calls
- On average, there were over 66 EMS calls a day

CPSE Accreditation

Over the past two years, the Peoria Fire Department has been undergoing the Center for Public Safety Excellence (CPSE) accreditation process—a rigorous self-assessment aimed at continuous improvement.

This process promotes data-driven decision making and helps identify strengths and areas for growth. Final confirmation is expected this August before the CPSE Commission in Denver, CO.

Station 16

With support from Senator Dave Koehler and Representative Jehan Gordon-Booth, the Peoria Fire Department secured a state grant to demolish and rebuild Fire Station 16 at 2105 W. Northmoor Road.

Originally acquired through the Richwoods Township annexation, the new station will house Engine 16 and Truck 14. The new station will feature modern infrastructure, updated technology, and an energy-efficient design.



Station 16 Rendering

INVESTING IN OUR HOUSING

Peoria's housing market has a record-low inventory

This is true for many cities across the nation as America battles a housing crisis. As we work to attract and incentivize more housing development in Peoria, several projects approved this past year bring promise and opportunities in locations throughout the city.



Churchview Garden Homes Groundbreaking

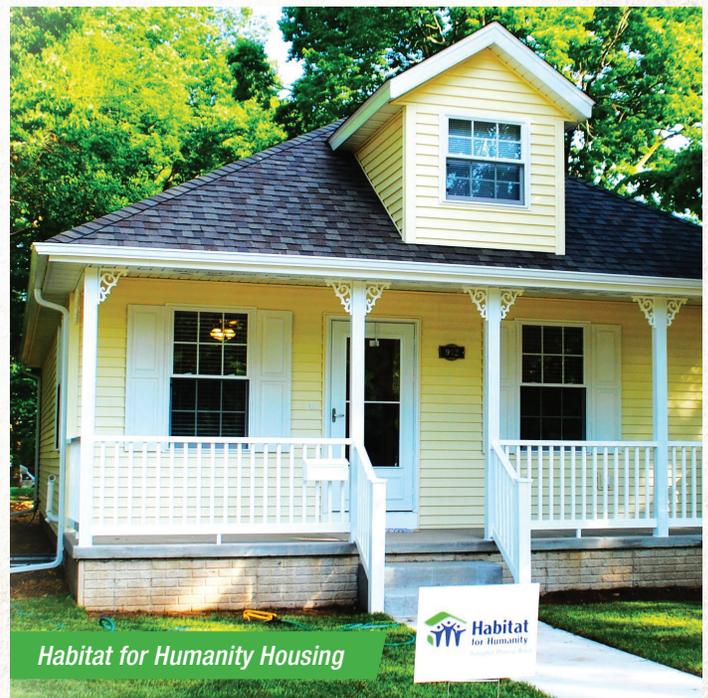
Churchview Garden Homes

Provided \$1,250,000 of HOME funds to Peoria Opportunities Foundation to develop 47 new, affordable housing units.

The City of Peoria Land Bank transferred 22 properties to support the new development, which will help address housing needs and contribute to the revitalization of the neighborhood.

Habitat for Humanity Project at the Former McKinley School

Provided \$445,000 in HOME funds and a \$500,000 Congressionally Funded Project (CFP) grant to Habitat for Humanity to build new, affordable, single-family homes on the former McKinley School site. The school was demolished in 2023 by the City of Peoria Land Bank, which also transferred this site along with 18 additional properties, creating over 3 acres of land ready for development. Habitat for Humanity's project will increase access to homeownership for low-income families and strengthen the overall stability and livability of Peoria's South Side.



Habitat for Humanity Housing



Rendering of Churchview Garden Homes



Madison III Apartments

Madison III Apartments

Provided \$600,000 in HOME funds to Phoenix Community Development Services for Madison III Apartments, a 16-unit residential complex for unhoused individuals. This complex will offer permanent, supportive housing for people aged 18 to 24 who are experiencing or at risk of homelessness.

Grey Oak Subdivision

Located in North Peoria, this subdivision will bring 115 new, single-family homes to the community.

Twelve Oaks Housing

This project will provide market-rate housing consisting of 8 to 10 single-family units located from Loucks Ave. to Forrest Hill Ave.



Chic Lofts and Apartments Project

Chic Lofts and Apartments

This project consists of the complete renovation of the historic Chic building at 1001 SW Adams into 22 luxury residential condos with balconies, garden-level auxiliary/support space, and 20 private parking spaces. Next door, the brand-new Chic Apartments will have four floors of luxury residential units consisting of 60 two-bedroom apartments, 16 one-bedroom apartments, two garages, 106 private parking spaces, 1,358 ft² gym space, and 9,102 ft² retail space. Total project costs: Chic Lofts: \$9,927,000; Chic Apartments: \$17,775,000.

HARVARD BLOOMBERG FELLOW PROGRAM

Jacob Xavier will join the City of Peoria team in August 2025 as the City Hall Fellow. His work will focus on housing solutions for the “missing middle.” The Harvard Bloomberg Program will sponsor his paid fellowship for two years to help strengthen the city’s capacity to tackle critical local challenges in the focus area.



INVESTING IN OUR NEIGHBORHOODS



Neighborhood Garden from the Mini Grant Program

Neighborhood Mini Grant Program

Community Development staff awarded \$220,100 in grants to 49 neighborhood associations to support neighborhood improvement projects, including signage, a youth litter cleanup program, and a playground.

Flexible Rental Assistance Program

The Peoria City/County Health Department, City of Peoria, and Peoria County allocated \$200,212 in ARPA funding to help 45 individuals from 21 households transition from homelessness to permanent housing by covering essential move-in costs such as security deposits, utility payments, and basic furnishings, while also working directly with them to access vital resources and social services that promote long-term stability.

Exterior Home Improvement and Housing Rehabilitation

Supported 51 homeowners by completing exterior home improvements such as new roofs, siding, fences, driveways, and other repairs to enhance safety, improve curb appeal, and increase property value.

Alley and Porch Light Program

Budgeted \$500,000 for no-cost security lighting for homes in targeted areas to illuminate dark spaces.

Waste Disposal

City of Peoria and GFL entered a landfill agreement that provides residents with affordable waste disposal for the next 30 years.



Local Neighborhood Cleanup

Community Cleanups

Organized 15 community-wide cleanup events with more than 100 volunteers to promote neighborhood pride and reduce blight.

Down Payment Assistance Program

Increased the amount for the down payment assistance program. Gave out 23 forgivable loans, totaling \$156,000 in assistance. The program totaled 72 participants and provided \$378,000 in assistance to new owners from 2022 - 2024.

Community Development Block Grant (CDBG)

Utilized \$269,000 of CDBG federal funds to assist nine local nonprofits in providing support services to 1,777 low-income Peoria residents.

Projects include a 24/7 crisis nursery, youth mental health education, employment readiness and retention programs, and HPV prevention and health education efforts.

Peoria Land Bank Demolitions

Used \$2.24M in federal, state, and local funding to demolish 194 unsafe and blighted properties in order to stabilize and revitalize neighborhoods.

Emergency Solutions Grant Projects

Utilized \$169,737 to assist 1,607 individuals in emergency shelters and connected 270 individuals to permanent housing.

INVESTING IN OUR INFRASTRUCTURE

\$75 Million Invested In Road Projects



Adams and Jefferson, One-Way to Two-Way | \$19.7M

This project will convert Adams from Walnut to Hamilton and Jefferson from Walnut to Fayette from one-way to two-way traffic. Improvements include rehabilitated pavement with bike lanes, new traffic signals at 12 intersections, bumpouts, and new ADA ramps.

Glen from War Memorial to University | \$13.6M

Improvements include reconstruction of pavement, new ADA ramps, new traffic signals at two intersections, and improved storm sewers.

MacArthur Hwy from Jefferson to Cedar Street Bridge | \$10.7M

Improvements will include rehabilitated pavement, moving the bike lane to a multi-use path, new ADA ramps, new traffic signals at three intersections, improved storm sewers, and green infrastructure.

Nebraska from Sterling to I-74 Bridge | \$5.2M

Improvements include reconstructed pavement, road diet to three-lane section, new ADA ramps, sidewalk on the south side, and improved storm sewers.

Pioneer Parkway and University Intersection | \$9.2M

Improvements include reconstructed pavement, new traffic signals, new ADA ramps, sidewalks on the north side, multi-use path on the south side, and improved storm sewers.

Wisconsin from Nebraska to McClure | \$6.4M

Improvements include reconstructed pavement, new ADA ramps, sidewalks on the west side, multi-use path on the east side, and improved storm sewers.

Stormwater Utility



The 2024 Reconstruction of Moss Ave | \$10.7M

Improvements include rehabilitated pavement, permeable paver parking lane, new ADA ramps, and improved storm sewers. Partnered with Illinois American Water to replace the waterline.

Combined Sewer Overflow

The third year of construction is underway.



Year 2 | \$8.9M

Construction was completed in spring 2025. The project includes green infrastructure such as permeable pavers, porous hot mix asphalt (HMA), and subsurface rock storage and infiltration. Co-benefits include new pavement on one block of each Aiken and Kane, new curb and gutter, and new ADA ramps.

Year 3 | \$8.6M

Construction is ongoing and is expected to be completed in 2025. The project includes green infrastructure such as permeable pavers and subsurface rock storage and infiltration. Co-benefits include new pavement at eight intersections, curb and gutter, and new ADA ramps.

INVESTING IN OUR BUSINESSES

Economic Development

Over the past year, the Office of Economic Development has driven over \$125M in investments through targeted programs and strategic partnerships that revitalize downtown, support local businesses, and enhance transparency for development incentives. City staff aims to keep the momentum going with the redevelopment of the PNC Bank Block, expanded riverfront amenities, and more support for small businesses.

Business Growth and Prosperity

The City of Peoria supported 11 local startups with \$245,000 in dedicated Technology Industry Grant funding.

The Tax Increment Financing (TIF) Redevelopment Agreement (RDA) dashboard and an interactive Incentive Zone map have increased transparency and accessibility. Two new TIF districts were also created:

- Distillery on the city's south end
- Galena Road Industrial Park on the east side

The Commercial Renovation Grant

The Commercial Renovation Grant awarded \$500,000 in funding, generating over \$1M in private investment to improve the commercial spaces of small businesses throughout the city.

Innovation and Entrepreneurship

Distillery Labs officially opened in the former ICC building, establishing a regional hub for innovation, workforce development, and entrepreneurship in downtown Peoria.



Downtown Development

\$75.6M in Tax Increment Financing (TIF)-driven investments in the Central Business and Warehouse Districts. The downtown investments have supported 139 new residential units and 43,152 square feet of future commercial space.

\$50M in new investments, supported by \$2.5M in tax abatement, is helping transform the downtown area with additional market-rate residential units and revitalization of commercial spaces.

INVESTING IN THE ARTS

In 2024, the Peoria Civic Center recorded over \$13 million in ticket sales, 489,940 guests, and nearly 150 ticketed events. Its diverse array of events attracts more than \$1.2 million in local and state tax revenue while positively impacting local businesses.

Later in 2025, the work of 21 local artists will be on display in the Warehouse District and Downtown. **The Banners and Boxes Beautification Program** will transform light poles and traffic cabinets into an outdoor art display.



INVESTING IN OUR WORKFORCE



Police Department Recruiting

Peoria Police Department

In 2024, the Peoria Police Department held 54 recruiting and community events across seven states, resulting in 39 new hires. Through three hiring processes, physical fitness support, and candidate meet-and-greets, the department prioritized diversity and accessibility. New hires include 7 Black, 5 Hispanic/Latino, and 27 White officers, with 5 women among them.

Maintenance Workers

Recently hired 14 maintenance workers to provide support on job sites; assist on current infrastructure projects, including Combined Sewer Overflow; and plow snow in the winter.

Peoria Fire Department

The Fire Department received over 300 applications — the highest total in a decade — thanks to efforts by a renewed recruitment committee, a fitness team supporting applicants through the physical agility test, and an expanded apprenticeship program.

There were 15 female applicants and more than 70 Black applicants. The current apprentices include 3 Black men, 2 White men, and 1 Hispanic/Latino woman, reflecting the diversity of the community.



Fire Department Recruiting



PeoriaCorps Team Members

PeoriaCorps

PeoriaCorps is a six-month, AmeriCorps-based personal and career development program for community members interested in volunteering in their community and developing employable skills. Participants maintain green infrastructure sites while focusing on employability, professional development, and leadership skills.

The Mayor's Summer Youth and Internship Program

The Mayor's Summer Youth and Internship program employed 130 area students, ages 14-18, in internships with nonprofit and government agencies and with the Public Works Department.



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PEORIA



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