



revenue and reduce costs are going to have a detrimental impact to our local economy. The City increase will only fill the budget gap until 2018 and we will be back to addressing another shortage. This comes at a time when we also have the unfunded mandate of CSO coming at us which will further increase the cost of living in Peoria. My first commitment is to become a heavily engaged council member working to clean up neighborhoods and make Peoria more attractive. Along with that, we need to be engaging with the business community to determine how we can better serve them to keep them here and bring in new business to help level the tax base. Without new business revenue streams, we will have to keep raising taxes to keep up with pension and healthcare costs, along with our deteriorating infrastructure. From there we need to be looking at new and outside of the box ideas to resolving some of these issues.

3. **To what degree should a municipality regulate real estate signs (e.g. "For Sale" signs)?**

HOAs are the only organization that should regulate signage in my opinion. A professional realtor who wants to be successful in business should be able to work with the homeowner to ensure that signage is in good taste for the neighborhood. It would be to the detriment of the realtor to not have signage in good taste for the area which could impact their future business, so it should be at their discretion. In the case of HOAs, the homeowner agrees to rules when they make the decision to move in.

4. **What is your opinion regarding pre-sale home inspections (performed by the municipality) and of certificates of occupancy ordinances?**

In the case of a previously occupied home sale, inspection should be between the buyer and the seller. We do not require government inspection of other personal asset sales. In the case of new construction, I believe there is a

case here for ensuring new structures are safe for occupancy and accurately assessed for tax purposes.

5. **What is your position on impact fees? What guidelines and procedures does your area have in place for the assessment of impact fees?** Impact fees are necessary to cover the cost of work to run the utilities but municipalities need to be judicious in ensuring costs are appropriately in line to not discourage new development. Especially considering the budget issues with many municipalities, it is not feasible to absorb the costs. This is the necessary avenue to ensure direct cost of service versus raising the taxes of the entire community. We can do a lot better job as a government working together with developers to ensure that it is a cost efficient process.

6. **What are your plans, if any, for enhancing or changing the City's economic development plan or tax incentive programs to attract businesses to the area?** One of the key items I have heard from local developers is the city's consistent lack of willingness to work with them on bringing projects to Peoria. We must have elected officials who are open minded enough to hear the ideas and have a willingness to help overcome hurdles to new development. Most of the developers I have spoken with have indicated that they have rarely, if ever, had a council member come to them to understand the process and find out how the city can help. This is unacceptable when we are counting on business to drive in new tax revenue and residents. On the other hand, we must be very judicious with the use of bonding power and tax incentives. The city cannot afford to fund every project but should be looking to assist bringing unique opportunities to Peoria which will further develop our economy. Financially assisting a restaurant in a town full of restaurants doesn't

make sense but if we have the opportunity to bring in a new company that will create new jobs and not redistribute the customers and jobs we already have; that is where we should be investing.

**7. What role do you think the professional REALTOR® can play in improving your community?**

The professional REALTOR is key to ensuring appropriate housing prices are protected and neighborhoods are kept clean. They are out in the neighborhood and should have the resources at hand to turn things into code enforcement and also ensure appropriate maintenance on the houses they have listed. It is important to both the realtor and elected official to have a relationship to understand the impacts to each neighborhood whether it be new business, crime, housing prices, or selling trends to name a few. All realtors should have the Peoria Cares App on their phone to report code violations while out in neighborhoods.