



City of Pekin

Economic Development Advisory Committee

Minutes

September 13, 2021

12:00 p.m. Pekin City Hall

Members Present: Cady Campbell, John Campbell, Drew Leman, Jack Steger, Mack Cakora, Keith Dunkelbarger, Amy McCoy, Tiffany White, Chris Setti, Earl Riley, Dennis Short, Buster Hanley, Chris Setti (remote), Pat Taphorn (remote), Earl Riley (remote)

Others Attendees: Matt Fick, Mark Rotherth

1.0 Meeting called to order by Chairman Cakora at 12:00 PM.

2.0 Motion made by Dunkelbarger, seconded by White, to approve the June 14, 2021 meeting minutes with an amendment to show the second to approve the May 3, 2021 minutes was made by Tiffany White and not Jack Steger. Motion carried.

3.0 New Business:

3.1 A discussion was held regarding population loss and strategies to combat that trend. Matt Fick, Community Development Director, distributed a spreadsheet showing population loss and gains for area communities. Pekin lost just under 7% of its population while Metamora gained over 7%, followed by Washington with a little over 6% gain. The group discussed possible ways to combat population loss, which included installation of infrastructure to spur future growth and working with developers to construct the type of houses young families are leaving the area for because they cannot be found in Pekin. The Committee felt the City needed to take the lead on trying to match up builders and prospective buyers and suggested a meeting be held in the winter with area builders and realtors to discuss all the incentives that Pekin now offers, and to get their input as to why people are choosing to locate in other communities.

3.2 The new residential TIF program was explained to the Committee who asked several questions about how the boundaries were determined. It was explained that the program currently only applies to vacant lots located in the existing TIF districts but that new ones are being contemplated to include other residential areas with vacant lots. It was suggested the City contemplate establishing a fund to help existing homeowners located in a TIF. This could be done with a small matching grant program that provided grants to homeowners who make improvements to the exterior of their homes.

3.3 Chris Setti, Greater Peoria Economic Development Council, discussed the new Amazon distribution center and how the site was selected. Although it is located in North Pekin, its proximity to City-owned land that is located in a TIF district could present some development opportunities for the City. The Committee recommended the City reach out to the broker, Tom Camper, who worked with Amazon to find the location.

3.4 Matt Fick gave a brief update on activity in the Riverway Business Park. He stated that the City had approved a cannabis craft growing facility and that another business in the park had contacted the City regarding a large expansion project they were contemplating.

1.0 City Economic Development Updates: There were no other City updates.

2.0 Round Table Updates were provided.

3.0 There were no public questions or comments.

4.0 Motion by Hanley seconded by McCoy, to adjourn the meeting at 1:20 PM, motion carried.