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**PROCEEDINGS OF A SPECIAL WORK SESSION MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 SOUTH CAPITOL STREET
ON MONDAY, AUGUST 15, 2011 AT 5:30 O'CLOCK P.M.
LAURIE L. BARRA, MAYOR PRESIDING**

PRESENT: COUNCIL MEMBERS, ABEL, BLANCHARD, MASSAGLIA, HENDRICKS, AND BARRA

ABSENT: SCHMIDGALL

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Council set a work session for the purpose of meeting with the Economic Development Advisory Committee EDAC to discuss economic development objectives for the City of Pekin. Notice was properly posted and Council received notice of the special meeting on Friday, August 12, 2011.

The **Pledge of Allegiance** was led by Mayor Barra.

Roll was called and all Council Members were physically present except Council Member Schmidgall.

AGENDA
Motion by Council Member Abel, seconded by Council Member Hendricks, that **the agenda be approved as presented.** On roll call vote, all present voted Aye.

NEW BUSINESS
Economic Development
Mayor Barra welcomed everyone. She informed the Council that the members of the Economic Development Advisory Committee (EDAC) were to address how the committee works and what the committee members do to advise the Council.

The committee members were introduced by Chairman Andy Sparks: Gregg Ratliff, Timm Schwartz, Paula Davis, Bill Fleming, Steven Martin, Drew Leman, Andy Sparks, Dennis Kief, Carol Shields, Skip Schermerhorn, and John Fordham. Resources Staff and Ex-officio members included City Manager Joseph Wuellner, Economic Development Director Leigh Ann Matthews, Mayor Laurie Barra, Tony Rolando, Illinois Department of Commerce and Economic Opportunity, and former member Frank Mackaman.

Mr. Mackaman stated the committee's mission to advise the City on economic issues that sustain, enhance and diversify the community's economy. Council was informed that the committee recommends programs to help stimulate business activity, retain existing business, facilitate expansion of existing businesses, and encourage new business to locate within the City. He spoke of ways of being competitive and tools that produce investment return, jobs, and diversification.

Mr. Kief informed the Council of the successes of developer proposals seeking City financial incentives such as Cuattro, Avanti's Dome, Big R, East Court Village, 14th Street Hardware.

Mr. Kief and Mrs. Matthews addressed the matters of tools and strategies used for Economic Development projects such as:

- Tax Increment Financing (TIF)
- Enterprise Zone (EZ)
- Pekin Economic Development Investment Fund (PEDIF) funding source
- New Development Proposal/Agreement form – due diligence
- Economic Development Financial Assistance program (EDFAP)
- Riverway Business Park (RWBP) –infrastructure ready
- EDAC Business Leaders Forum for potential and existing businesses
- Technology and ED website

Mr. Sparks presented a case study for attendees to work through and discuss. The "what if" scenario told of a big box store interested in the Pekin market and wanting the City to assist them financially in return for investing in the community. The committee members discussed with Council the due diligence that would take place in evaluating estimated sales, number of employees, average wages, economic impact of the payroll dollars, generated sales and real estate taxes. The committee members addressed questions and statements of Council Members regarding head of household jobs, stipulating local hiring, and the use of the two million dollar PEDIF account. It was noted by Council that big box stores, as in East Peoria development, tend to have other businesses follow.

City Manager Joe Wuellner felt the work session was beneficial to the City for strategic planning and budgeting. He thanked the Council and the Economic Advisory Committee

Council took no formal action.

No further business to come before the Council Mayor Barra adjourned the meeting.

COUNCIL ADJOURNED AT 7:00 P.M.

Sue E. McMillan
City Clerk