



City of Pekin

**PROCEEDINGS OF THE REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE OF THE CITY OF
PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON MONDAY, MAY 13, 2024 AT 12:00 PM**

Call to Order

The regular meeting of the Economic Development Advisory Committee was called to order at 12:00PM. A quorum was declared by D. Leman.

Attendee Name	Organization	Title	Status	Arrived
Roy Bockler	Economic Development Advisory Committee	Member	Present	Noon
Caty Campbell	Economic Development Advisory Committee	Member	Present	Noon
John Campbell	Economic Development Advisory Committee	Member	Present	Noon
Keith Dunkelbarger	Economic Development Advisory Committee	Member	Present	Noon
Buster Hanley	Economic Development Advisory Committee	Member	Present	12:02
Drew Leman	Economic Development Advisory Committee	Member	Present	Noon
Amy McCoy	Economic Development Advisory Committee	Member	Absent	
Danielle Owens	Economic Development Advisory Committee	Member	Absent	
Earl Riley	Economic Development Advisory Committee	Member	Absent	
Liridon Rrushaj	Economic Development Advisory Committee	Member	Present	Noon

Dennis Short	Economic Development Advisory Committee	Member	Present	Noon
Jack Steger	Economic Development Advisory Committee	Member	Absent	
Pat Taphorn	Economic Development Advisory Committee	Member	Absent	

Others in attendance:

Mayor Mary Burress, City Manager John Dossey, Josh Wray – Director of Economic Development, Council Member Dave Nutter, and Baylee Gambetti.

Approve Agenda

L. Rrushaj motioned to approved the agenda, seconded by K. Dunkelbarger. Motion passed by voice vote.

Approval of Minutes

3.1. Motion to Approve the Regular Meeting Minutes from April 8, 2024

C. Campbell motioned to approve the minutes of the April 8, 2024 meeting, seconded by J. Campbell. Motion passed by voice vote.

Public Input

R. Bockler suggested hosting a Regional Economic Development Symposium with surrounding towns.

Consent Agenda

D. Hanley motioned to approve consent agenda, seconded by C Campbell.

5.1. Monthly Staff Report

J. Wray provided an overview of the report. He mentioned that he posted it on LinkedIn and it has gained attention. The residential part is moving, likely in part by TIF.

5.2. Monthly Financial Report

The consent agenda was approved by voice vote.

Unfinished Business

6.1. Strategic Planning

No update for this month. Will resume discussion in June.

6.2. Marketing/Communication Update

J. Wray had meeting with McDaniels Marketing last week and they provided their expertise. The FY25 budget included about \$45,000 for marketing, so he intends to put out RFP, and has a vision of multiple marketing campaigns –

residential, corporate/industrial. He would pull in different members for their expertise/input in each area.

6.3. Airport/Port Opportunities

Mike Cruce was unable to attend today's meeting due to an FAA inspection already scheduled for today. The City applied for a \$1.6M grant to put up security fencing. K. Dunklebarger made a suggestion of partnering with ICC to offer a flight instruction class that could be offered utilizing the Pekin airport. He further states that we are missing an opportunity to make money with the airport. R. Bockler adds that there is a shortage of pilots.

6.4. Outdoor Dining Downtown

J. Wray asked Terri Gambetti to reach out to her contacts to see if there is interest in outdoor dining downtown, and it appears that there is. An ordinance was created several years ago to initiate it. Upon agreeance of this committee, staff will draft something for Council review.

New Business

7.1. Residential TIF Program

J. Wray opened up for opinions and thoughts on the current TIF program after providing a brief overview, which was also included in the agenda packet. D. Leman and B. Gambetti are considering how they can make it work for developers and how lots can be marketed. Group discussion around homes under \$200K, apartments, and "tiny homes" as this price range is most desirable for buyers/renters. B Gambetti cautions offering "tiny homes" to the right demographic - suggesting this would be ideal for seniors. Group consensus is that the current TIF program is great, but may benefit from better marketing and helping the public understand the program better and the benefits it provides.

7.2. TIF Building Improvement Program

This is a commercial-focused, competitive grant program. There is money allocated in the budget this year for this. Included in the agenda packet is a draft of the proposed program. Proposal includes a 50% return on eligible expenses, up to \$50,000 per grantee. If unused, the funds would remain in the TIF. Suggestion to include a QR code that would open the GIS map. This would allow someone to type their address in to easily see if they are eligible. The group agrees that this would be the appropriate place to review applications and prioritize.

7.3. High Impact Business Program

J. Wray reviewed the proposed program, which was inspired by a State of Illinois program. He would like the input of this group and the Council. The idea is to create a flexible program to plan for the unknown. For example, if a business approaches the City and wants to move to Pekin, there could be money set aside to offer them an incentive. D. Leman suggests the group review the program proposal and bring their feedback to the next meeting for discussion.

Any Other Business to Come Before the Committee

R. Bockler suggested assigning a few different people (Josh, Mayor, Mayor Pro Tem) to some of the top businesses in Pekin, so they have a point person to report updates (new hires, issues, etc.) to going forward.

Discussion around the idea of potentially changing the city code to require approval from the Council for any new gaming cafés, tobacco/vape shops, etc. Open to feedback/thoughts. There seems to be a consensus for “special use” to require approval, but there are some differing opinions.

Notice: Tonight City Council is discussing/voting on putting Home Rule out to referendum. D. Leman asked for the opinions of members. Note that there is a lot of misinformation on social media.

Adjourn

L Rrushaj moved to adjourn the meeting at 1:30 PM, seconded by C. Campbell. Motion approved by voice vote.

The next regular meeting is scheduled for Monday, June 10, 2024 at Noon in the City Council Chambers.