



City of Pekin

REGULAR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING MONDAY, NOVEMBER 18, 2024 12:00 PM

1. Call to Order

2. Approve Agenda

3. Approval of Minutes

3.1. Approval of Regular Meeting Minutes from 10/14/2024

4. Public Input

5. Consent Agenda

5.1. Monthly Staff Report

5.2. Greater Peoria EDC Quarterly Report

6. New Business

6.1. Riverway Business Park Update

6.2. Budgeting for FY26 TIF Spending

7. Any Other Business to Come Before the Commission

8. Adjourn



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, OCTOBER 14, 2024 AT 12:00 PM**

Call to Order

The regular meeting of the Economic Development Advisory Committee was called to order and all members were physically present. A quorum was declared by Chairperson Leman.

Attendee Name	Organization	Title	Status	Arrived
John Campbell	Economic Development Advisory Committee	Member	Present	Noon
Danielle Owens	Economic Development Advisory Committee	Member	Absent	
Amy McCoy	Economic Development Advisory Committee	Member	Absent	
Dennis Short	Economic Development Advisory Committee	Member	Absent	
Jack Steger	Economic Development Advisory Committee	Member	Present	Noon
Drew Leman	Economic Development Advisory Committee	Member	Present	Noon
Liridon Rrushaj	Economic Development Advisory Committee	Member	Present	Noon
Patrick Taphorn	Economic Development Advisory Committee	Member	Absent	
D. Neal Hanley II	Economic Development Advisory Committee	Member	Present	Noon
Roy Bockler	Economic Development Advisory Committee	Member	Present	Noon
Earl Riley	Economic Development Advisory Committee	Member	Absent	
Caty Campbell	Economic Development Advisory Committee	Member	Present	Noon

Approve Agenda

B Hanley motioned to approve the agenda, seconded by C Campbell. Motion passed by voice vote.

Approval of Minutes

3.1. Motion to Approve the Regular Meeting Minutes from September 9, 2024

L Rushaj motioned to approve the minutes of the September 9, 2024 meeting, seconded by J Steger.

Mr. Bockler suggested certain members should have abstained from vote on McDaniels Marketing vote, which was unanimous vote according to the minutes. He states that he was not in attendance for the vote as he exited the meeting early. He requests all future votes be done as a roll call vote.

Motion passed by voice vote; one nay – Mr. Bockler.

Public Input

None

Consent Agenda

5.1. Monthly Staff Report

Mr. Wray provides overview of the included monthly staff report and highlighted a few items:

Cullinan plans to release next tenant soon. There are two public right now; Maurices and Five Below.

The RFP process is complete on the sale of City property south of Hanna Drive. Mr. Wray will speak with City Council tonight in executive session. It will be an industrial park. For the 57 acres they are interested in, they estimate a \$550M valuation once complete.

Mr. Wray recently had a meeting with a local developer for a three-story apartment complex downtown that looks promising at this time. They would like to start this spring.

Mr. Wray completed business retention visits with Ms. McCoy at a few hotels, retailers, etc. The hotels are stating they are about 20% lower than last year, but tax revenue numbers seem to be where they were expected so far. Mr. Setti suggested looking at STAR reports from Greater Peoria to get an idea on maybe why this is. Mr. Bockler commends Mr. Wray and Ms. McCoy for doing retention visits and thinks they are much needed. He suggests seeing a standard matrix and questions that each location answers anonymously to gather data and help develop a more strategic plan.

Unfinished Business

6.1. Strategic Planning - Measureable Objectives

Mr. Wray reviewed the objectives that he put together and welcomes feedback. He notes that the default timeline would be five years unless it is otherwise noted.

Mr. Bockler asked for current data/point of reference/starting line to show comparison (example given is the number of homes currently to track how many are added). Mr. Leman agrees and adds that this would assist in building a dashboard. Mr. Wray states that he is working on this. The data was not readily available online, but he will work to gather the information.

Mr. Steger suggested updating some of the wording for the objectives. Example: instead of "add 100 homes" change to "net gain of 100 homes" to show growth and also include the consideration of any losses.

Mr. Bockler suggested identifying additional industrial park potentials. Mr. Wray explained there is an objective under Goal 2, Strategy 2 to complete a new comprehensive land use plan, which would aid in doing exactly that. He further added that there are parcels of land identified and annexed already just south of Pekin.

Mr. Wray noted the City is applying for DCEO grant for site readiness program, which is up to \$150K that could aid in Strategy 2, Objective 2.

Mr. Bockler asked how many acres the City owns and then requested a list of those properties, both residential and industrial/commercial.

Mr. Wray explained the reasoning behind Goal 3, Strategy 2, Objective 1, which is that adding more ZBA meetings would allow for quicker growth. Current state, due to deadlines for agendas and posting, one could have to wait about a month and a half if a deadline is missed.

Mr. Bockler pointed out that there have been studies done in the past and references a bike study and downtown development strategic plan, but then those died off. He suggests that any similar studies should somehow be incorporated into this strategic plan, if possible. Mr. Wray added that potentially there could be an exhibit of referenced studies. Mr. Steger agrees that this would be a good start to take a look back, but also cautions spending too much time as the focus is to move forward.

Mr. Bockler also suggested adding priorities to each of the objectives to show how work will be done to attain them, since this is a five-year plan.

Mr. Wray plans to clean up the document and bring it back to the committee. He asked that any additional feedback be sent to him so he can get this

completed. He is hopeful to accomplish this prior to the next meeting.

New Business

7.1. Discussion on Retail Strategies

Retail Strategies is a company that the City has used in the past. It appears that they have not been retained or paid, but Mr. Wray plans to look into this to find out for sure. They recently provided a free Trade Area Analysis. Per their analysis, there is an opportunity gap of about \$676M, which is broken down by category. Mr. Setti asked if the report differentiated online purchases vs in-store, as online purchases would be more difficult to recapture. Mr. Wray confirmed that it does not differentiate between the two and then added that our sales tax does not spike during holiday season, so either people are shopping online or purchasing in other local communities. Mr. Wray explains that this information may be able to help inform potential policy changes. One example would be the policy regarding liquor to be sold at gas stations, as there have been interested companies that explained this was their barrier in the past. The Committee was agreeable to bringing Retail Strategies in, hearing their presentation, talking numbers, etc.

Any Other Business to Come Before the Commission

Mr. Wray notified the group that there will be a TIF Joint Review Board meeting on 10am on October 24 for the FY21 audit. The location is TBD as of now because there is a conflict in Council Chambers, but it will likely be at the Pekin Public Library.

The next regularly scheduled meeting for this committee is scheduled for November 11, which is Veteran's Day and City Hall is closed. There was a discussion about rescheduling. Mr. Bockler suggested having on November 12 and doing it in coordination with the high school as their culinary students make lunch that day, but there are multiple committee members out that day. The group was agreeable to having a future meeting there, and Mr. Leman asked Mr. Bockler to reach out to Ms. Owens and work out a date. After a brief discussion, it was agreed to move the next meeting to Monday, November 18 at 12pm in Council Chambers.

There was discussion about roll call votes per Mr. Bockler's earlier suggestion and if/when to do so.

Mr. Wray provided a copy of the Illinois Investment Guide to all members. He explained that we paid for an ad and ended up with the inside front cover, full-page spread. This goes to about 7,000 site selectors. Mr. Bockler praises the person responsible for making this happen.

Adjourn

J Campbell moved to adjourn the meeting at 1:06pm seconded by C Campbell. Motion approved by voice vote.



REQUEST FOR COUNCIL ACTION

Agenda Date: November 18, 2024
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Monthly Staff Report

DESCRIPTION:

East Court

- Cullinan has begun remodel work on the interior of the former Bergner's building.
- Zoning Board of Appeals has recommended a small community solar development next to Good Shepherd School.

Downtown

- Staff has started working on a downtown area guide in consultation with Pekin Main Street. It should be ready for publication in January.
- Take Two Resale Boutique has opened on the 500 block. They are the recipients of \$150,000 of TIF grant funding to remodel that space and the space next door (\$100,000 paid thus far).
- Busy Beez Bakery has opened in the 500 block as well.
- Christmas on Court is planned for December 6, 4-8pm.

Derby Street

- Staff has had discussion with a property owner on Derby for bringing a health and wellness retail business from Morton to Pekin.

Riverway Business Park (to be discussed under New Business)

TIF/BDD/EZ

- The 2021 TIF Joint Review Board meeting was held on Thursday, October 24.
- The 2022 TIF JRB meeting should be scheduled for spring after the 2022 audits are completed.

Staff Activity

October 9-15

- Attended staff budget and capital planning meetings
- Attended EDAC meeting
- Attended City Council meeting
- Attended SmartStart event
- Met with energy broker to discuss potential City savings
- Met with prospective vet clinic looking to open in Pekin
- Met with prospective engineering business looking to open in Pekin
- Worked on grant application materials
- Met with Morton Community Bank to discuss relationship and opportunities
- Discussed retail recruitment with Cullinan
- Prepared EDAC agenda items
- Performed 4 business retention visits with Chamber of Commerce
- Received RFP submittals for sale of City property

October 16-22

- Attended staff budget meetings
- Attended Chamber of Commerce recognition luncheon
- Attended United Way Board meeting
- Attended Park District Board meeting to discuss Riverway Business Park
- Attended Pekin Main Street meeting
- Attended Greater Peoria EDC technical working group meeting on target industry analysis
- Attended community meeting on homelessness
- Met with Chamber of Commerce to discuss program ideas and other updates
- Met with County assessor to discuss assessment process
- Met with staff to discuss facility planning
- Met with staff to review CJIS compliance
- Assisted grant manager in submittal of grant for engineering studies on City property
- Viewed software demonstration for available properties system
- Viewed demonstration for new website host
- Viewed demonstration for capital planning system
- Hosted Austin Consulting site selection team for comprehensive review of City industrial sites
- Prepared City Council agenda items
- Prepared Zoning Board of Appeals petitions

October 23 - November 5

- Attended Greater Peoria EDC event for the German business delegation

- Attended City Council meeting
- Attended Tourism Committee meeting
- Held TIF Joint Review Board meeting for FY2021 reports
- Met with Peoria Area Association of Realtors to discuss code changes
- Met with two prospective major industrial businesses for site in the Riverway Business Park
- Met with staff to determine next steps for IT security implementation
- Obtained quotes for website hosting change
- Drafted update to City procurement policy
- Kicked-off process for creating an available properties page on the City website
- Complied Q2 report for economic development
- Prepared agenda items for City Council meeting
- Prepared agenda items for Tourism Committee meeting
- Processed invoices
- Started working with attorney to draft agreement for sale of property to industrial business
- Worked off-site at Distillery Labs
- Assisted Clerk's Office with creation of a combined fee schedule

November 6-12

- Attended City Council meeting
- Met with staff to discuss tax levy and pension obligations
- Met with McDaniels to discuss launch for marketing plan
- Met with lobbyist to discuss funding for tourism programs
- Met with bond counsel to discuss bond options and process potentially starting next year
- Discussed TIF programs with local contractor business looking to expand
- Discussed removing business licenses with staff
- Sent TIF incentive info to local restaurant looking
- Discussed sale of 10+ acres of City property with prospective buyer
- Discussed website pricing with vendors
- Connected prospective cannabis dispensary with building owners
- Discussed improving and expanding SmartStart program with program director and Chamber of Commerce
- Worked with attorney to draft TIF agreement for new residential construction

**BUILDING INTERNATIONAL PARTNERSHIPS:
BRAZIL MEETS PEORIA**

We hosted a delegation of 33 Brazilian entrepreneurs, business leaders, and academics as part of the "Brazilian Tech Connections" program. Their visit included discussions on agriculture at Stewart Family Farms, a visit to the AgLab, and a tour of Distillery Labs, as well as networking events with local startups and advisors. This cross-cultural exchange showcased Greater Peoria's strengths in agriculture, manufacturing, and innovation to an international audience. Building global relationships enhances our region's visibility, attracts foreign direct investment, and fosters cultural understanding.



**UPDATED PROGRAM GUIDE: A RESOURCE
FOR REGIONAL GROWTH**

We released an updated Program Guide outlining our core initiatives in Business Attraction, Business Assistance, Workforce Solutions, Rural Development, the Greater Peoria Manufacturing Network, and Strategic Planning. This comprehensive guide is valuable for partners, stakeholders, and community members. Clearly communicating our programs and goals strengthens collaborations and aligns regional efforts. Scan the QR Code to explore our guide.



www.greaterpeoriaedc.org



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GP GREATER PEORIA
Economic Development Council
**QUARTERLY
REPORT**

July - September 2024

DISTILLERY LABS: CATALYZING INNOVATION AND EDUCATION

After eight years of dedicated effort, we proudly celebrated the grand opening of Distillery Labs—Greater Peoria's innovation hub. This milestone event brought together around 200 community leaders, startup founders, and partners, marking a new era for entrepreneurship in our region. Since its opening, Distillery Labs has hosted significant events like the Illinois Falling Walls Lab pitch competition, where local startups like HuMod, ShotHawk, and Rehab Ranger showcased their innovations. The hub also hosted the Illinois Innovation Network board meeting and the Startup Showcase, featuring nine startups from the gBETA program who made their first public pitches to a large audience. Distillery Labs catalyzes innovation by providing entrepreneurs with resources, mentorship, and networking opportunities.



LEADING THE BIO-PROCESSING ECONOMY WITH IFAB

With a \$51 million grant from the Economic Development Administration, the Illinois Fermentation and Agriculture Bioprocessing Hub (iFAB) is positioning Central Illinois as a leader in bio-manufacturing through precision fermentation. This innovative process transforms local crops like corn and soybeans into high-value products like textiles, biofuels, food ingredients, and polymers. Greater Peoria, home to nine bioprocessing facilities employing nearly 1,500 workers, stands to benefit significantly from iFAB's initiatives. Companies such as Alto Ingredients, Midwest Bioprocessing Center, PMP Fermentation, BioUrja, and NFW showcase our region's capacity to support and advance this burgeoning industry. This summer GPEDC continued to build bridges between our local companies and startup ecosystem and iFAB and its resources. Through collaboration we can connect our businesses with resources and best position Greater Peoria to be a center of this emerging industry.

SHOWCASING GREATER PEORIA AT DEFENSE MANUFACTURING INDUSTRY DAY

On August 15th, we participated in the inaugural Illinois Defense Manufacturing Industry Day in Chicago, organized by the Illinois Manufacturers Association and the Illinois Manufacturing Excellence Center. Nearly 400 industry leaders, government officials, and stakeholders gathered to discuss challenges and opportunities in the defense manufacturing sector, covering topics like supply chain resilience, advanced manufacturing, and workforce development. Five Greater Peoria companies—Enercon Fluid Dynamics, Peoria Production Solutions, Omni, and Cast Technologies—proudly represented our region, highlighting our significant capabilities in defense manufacturing. By showcasing our strengths statewide, we attract potential partnerships and investments, leading to job creation and economic diversification for our community.



ENGAGING EDUCATORS AT DISTILLERY LABS

In early August, GPEDC's Workforce Solutions team invited educators across the Greater Peoria region to tour Distillery Labs. The goal is to arrange events for local schools to utilize the available maker spaces, bridging education and industry. A planned event involves Pekin High School culinary students experiencing the commercial kitchen at Distillery Labs. Students will work with their teacher and possibly a guest chef to create meals using only the ingredients provided at the time. This initiative encourages creativity and demonstrates that healthy meals can be made from "whatever you have."

LAUNCHING LOGAN COUNTY'S BUSINESS RETENTION & EXPANSION PROGRAM

In September, our Economic Recovery Corps Fellow, Dorsey, in partnership with Lincoln Economic Advancement & Development (LEAD), hosted Logan County's inaugural Business Retention and Expansion (BR&E) Committee meeting. Representatives from local governments, educational institutions, workforce alliances, and the private sector collaborated to design a community-centered BR&E program. This initiative aims to strengthen existing enterprises, encourage job retention, and stimulate economic growth in Logan County by proactively addressing their needs. Enhancing the region's overall economic health makes it more attractive to investors and new enterprises.



REQUEST FOR COUNCIL ACTION

Agenda Date: November 18, 2024
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Riverway Business Park Update

DESCRIPTION: The Riverway Business Park land covenants have been removed by majority vote of the land owners of the park. The intention is now for the City to create an overlay zoning district to maintain the allowable and prohibited land uses that previously existed in the covenants.

Additionally, staff has been discussing the rezoning of the 57 acre parcel the City owns on the south side of Hanna Drive along the railroad tracks. The current zoning is I-1 Light Industrial, which is what most of the park is zoned. Staff has received several inquiries about this parcel in the last 6 months, several of which would require rezoning to I-2 General Industrial. Staff would like to proactively rezone the parcel to I-2 to cut down on the City approval process to make the site more attractive to developers and businesses.

Both of these actions have been recommended by the ZBA and are going to City Council at their next meeting. Staff would like EDAC's opinion on these matters as well.

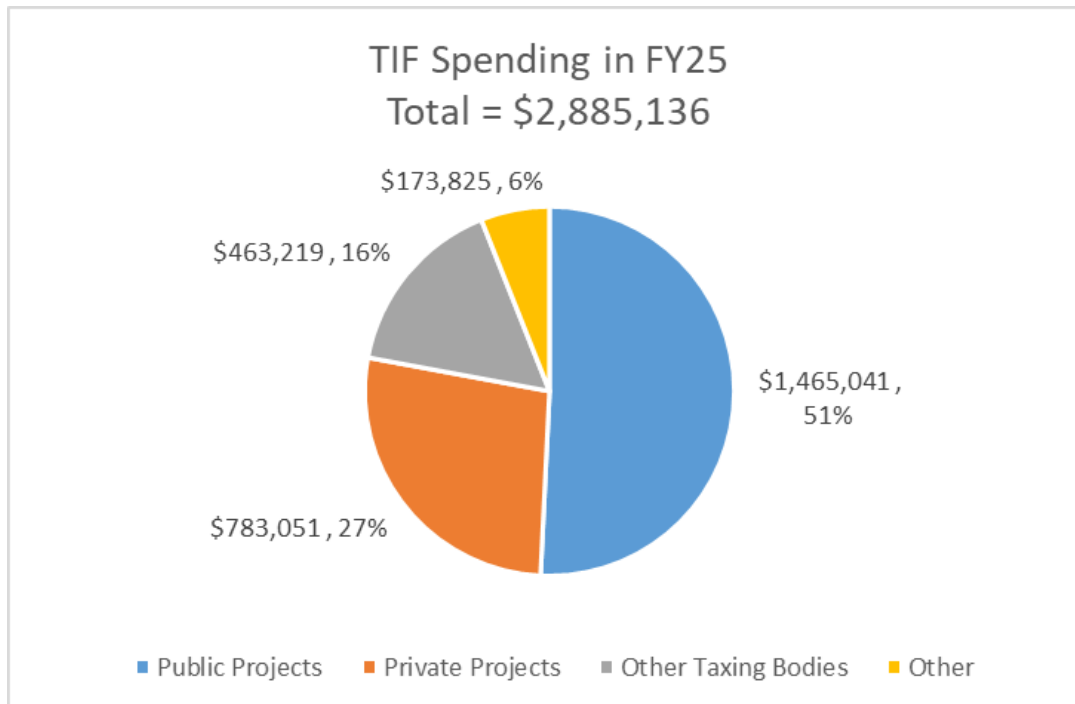


REQUEST FOR COUNCIL ACTION

Agenda Date: November 18, 2024
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Budgeting for FY26 TIF Spending

DESCRIPTION: The FY25 breakdown of spending is shown below.



For FY26, staff estimates at this early point that \$410,000 dollars to be available for various programs as follows (in addition to previously obligated agreements):

Central Business District - \$15,000
Southern Industrial Park - \$300,000
Court Street District - \$20,000
East Residential District - \$25,000
South Residential District - \$50,000

Staff has discussed various types of programs including the following and would like the Committee's ideas and feedback in preparation of the TIF budgets for FY26.

- Vacant Building Improvement Program
- Business Assistance Program
- ROI Incentive Program
- Residential Demolition Program

- Targeted Industries Program