City of Pekin

REGULAR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING
MONDAY, FEBRUARY 10, 2025
12:00 PM

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1. Call to Order

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2. Approve Agenda

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3. Approval of Minutes

3.1. Minutes of the Regular EDAC Meeting on January 13, 2025

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4. Public Input

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5. Reports

5.1. Greater Peoria EDC Reports

5.2. New Business Occupancies

5.3. Staff Report

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6. Unfinished Business

6.1. Strategic Plan

6.2. Market Plan Survey Results

6.3. Residential Renovation Program

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7. New Business

7.1. TIF Overview

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8. Any Other Business to Come Before the Commission

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9. 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, JANUARY 13, 2025 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
John Campbell	Economic Development Advisory Committee	Member	Present	Noon
Danielle Owens	Economic Development Advisory Committee	Member	Present	Noon
Amy McCoy	Economic Development Advisory Committee	Member	Present	Noon
Dennis Short	Economic Development Advisory Committee	Member	Present	Noon
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	Absent	
D. Neal Hanley II	Economic Development Advisory Committee	Member	Absent	
Roy Bockler	Economic Development Advisory Committee	Member	Present	Noon
Earl Riley	Economic Development Advisory Committee	Member	Present	Noon
Caty Campbell	Economic Development Advisory Committee	Member	Present	Noon

Approve Agenda

D Short motioned to approve the agenda, seconded by E Riley. Motion passed by voice vote.

Approval of Minutes

Motion by C Campbell, seconded by D Short.

Question by R Bockler regarding Roberts Rules of Order for November meeting – asking about attendance listing record as well as the length of the meeting and discussion. Staff will add the attendance back to the document.

Motion carries for minute approval by voice vote.

3.1. Minutes of the Regular EDAC Meeting on October 14, 2024

3.2. Minutes of the Regular EDAC Meeting on November 18, 2024

Public Input

None

Presentations and Reports

5.1. Staff Report

Mr. Wray overviewed the report. Cullinan experienced some unexpected issues and the demo will set them back a few months, per Nic Maquet.

Two new businesses opened in Pekin – Buzz'n Bean and Performance Battery.

On the agenda to discuss at tonight's City Council meeting is Ambient Fuels. The assessment is that it would be $550M added value.

The Court Street project is almost complete, just touch-ups remaining.

$2.88M grant received will aid in the Broadway project and pay for a portion of the mill and overlay.

Mr. Bockler provided feedback stating that in addition to the report on new businesses opening, he would like to hear a report on the number of businesses that have closed or moved out of Pekin as well as the number of jobs lost and gained.

5.2. Greater Peoria EDC Report

Mr. Inman reported that DCEO announced that OE3 grant is live. They are working to put together a community workshop on a Wednesday evening or Saturday at Distillery Labs. Mr. Inman offered to help coordinate if there is interest in getting involved and representing Pekin.

GPEDC has an intern, a PCHS student, that will be starting on January 14 for Workforce and Childcare Outreach.

Unfinished Business

6.1. Strategic Plan - Vision Statement

Mr. Wray stated that a vision statement was never created for the Strategic Plan and feels this group should discuss it. Mr. Leman asked for suggestions from the group. Mr. Inman suggests "turning dreams into reality". No other suggestions were provided. Mr. Leman asks that members send ideas to Mr. Wray or himself to be compiled for use in developing a vision statement that would then be brought back to this group for feedback and decision.

Some comments made by members of the committee included:
Innovative
Champions of workforce development, being supportive of small businesses
Creating a business-friendly, vibrant community
Premier location for entrepreneurs, workers, etc.

Mr. Bockler asked for an update on McDaniels Marketing and suggested they may be able to aid in this. Ms. McCoy states that, in her experience, the organization would set it, not the marketing firm. The marketing firm would then use the vision statement in developing the marketing strategy.

Mr. Leman asked for clarification on McDaniels would create literature, property sheets, etc. for available properties, as well as marketing materials to get people to “eat, work, play” here.

New Business

7.1. Meeting Schedule for 2025

Mr. Leman asked about frequency of meetings as well as the currently established day and time to see if the schedule is appropriate and still works for this committee, noting that with the current number of members, there are six members required for a quorum. He added there was a suggestion to move to every other month, rather than monthly. The consensus from the committee was that the currently established date and time of this meeting works well for members of the group. But, there was mixed feedback regarding the cadence. Mr. Steger pointed out, if the meeting changed to bi-monthly and a member misses one month, then there is a four-month gap between attendance.

Committee members had a discussion about phone attendance and if that would be an option.

Motion to continue current cadence (monthly on the second Monday of the month) by A McCoy and seconded by D Owens.

J Steger suggests a KPI scorecard or something similar for opening each meeting.

Discussion was held about the empty commercial buildings between 100 & 500 Court Street as well as a majority of Derby Street and what the committee can do to help attract businesses and fill them. Mr. Bockler added that an aviation fuel plant was proposed and was accepted in Southern IL and questioned if similar opportunities are being looked into.

Mr. Bockler had questions about transparency around TIF and the obligations of the recipients. He suggests creating a report reflecting the amount distributed over the last five years and the outcomes of each of the agreements, including the impact it had on the city.

Mr. Leman redirected the conversation back to the meeting schedule. The motion on the table to continue monthly was approved by voice vote.

7.2. Residential Remodeling Incentive Discussion

Mr. Wray reported that he was approached by a contractor regarding TIF funding and if it was available for residential renovations rather than just new construction. Potential ideas/guidelines if this were to be approved:

- Could be limited by incremental tax value increase
- Could limit to only blighted, vacant homes
- Stipulations that it would only be sold to someone as a primary residence
- Targeted to certain homes, City identified

Discussion was held on other communities and if they have similar programs in place. Concern expressed by some members that this type of program would only increase a contractor's profit.

The Mayor mentioned that she has been approached and asked if the City has a program to help someone come in and update boarded up, dilapidated buildings.

Mr. Bockler expressed that most of the programs currently in place are in disarray. He suggests that it may be worth taking a good look at the TIF programs, plans, application process, etc. Suggestion was made by Mr. Leman to have a TIF-focused meeting for February.

Any Other Business to Come Before the Commission

None

Executive Session

9.1. 5 ILCS 120/2(c)(5) The purchase or lease of real property

Motion by D Owens to go into executive session at 1:05 P.M., seconded by C Campbell.

The Committee returned to open session at 1:28 P.M.

Adjourn

Motion to adjourn the meeting by A. McCoy, second by D. Owens at 1:28 P.M.

The next regular meeting is scheduled for Monday, February 10, 2025, at Noon in the City Council Chambers.

CITY OF Pekin ILLINOIS

REQUEST FOR COUNCIL ACTION

Agenda Date:	February 10, 2025
To:	Members of the Economic Development Advisory Committee
From:	

AGENDA ITEM: Greater Peoria EDC Reports

DESCRIPTION:

GPEDC Weekend Update- January 17, 2025

GPEDC Weekend Update- January 24, 2025

GPEDC Weekend Update- January 31, 2025

GPEDC Weekend Update- February 7, 2025

CERTIFICATE OF OCCUPANCY

COPY

COPY

CITY OF PEKIN ILLINOIS

DEPARTMENT OF BUILDING AND INSPECTION

ISSUED TO: Buzz'n Bean Coffee Company

ADDRESS: 1631 Broadway Street

PERMIT NO# 24PEK-BP-0632

YEAR: 2024

Zoning: B-1 Local Business District

Fire Suppression: NO

THIS IS TO CERTIFY that the building located at 1631 Broadway Street, SEC 35 T25N R5W PARCEL III SE 1/4 .75 AC, Tazewell County, Illinois has been inspected and is acceptable for occupancy and use as a Coffee Shop with provisions of the City of Pekin Zoning Ordinance and the International Building Code, as adopted by the City of Pekin, Illinois. It is specifically understood that this CERTIFICATE becomes null and void when secured through fraud, misrepresentation, or when changes in construction, occupancy, or use, are made without departmental approval.

CHIEF BUILDING OFFICIAL: NIC MAQUET ______________ *DATE: 12/18/2024*

The law provides for subsequent inspection of these premises by this Department, at any reasonable time.

CERTIFICATE OF OCCUPANCY

CITY OF PEKIN ILLINOIS

DEPARTMENT OF BUILDING AND INSPECTION

ISSUED TO: River Academy of Vocational Education

ADDRESS: 328 S. 4th Street Suite B

PERMIT NO# 23PEK-EL-1129

YEAR: 2024

Zoning: OS-1 Office Service District

Fire Suppression: NO

THIS IS TO CERTIFY that the building located at 328 S. 4th Street Suite B, SEC 03 T24N R5W BROADWAY ADDN 2 SUBLOT B OF LOT 9 NE 1/4, Tazewell County, Illinois has been inspected and is acceptable for occupancy and use as a Professional Education Office with provisions of the City of Pekin Zoning Ordinance and the International Building Code, as adopted by the City of Pekin, Illinois. It is specifically understood that this CERTIFICATE becomes null and void when secured through fraud, misrepresentation, or when changes in construction, occupancy, or use, are made without departmental approval.

CHIEF BUILDING OFFICIAL: NIC MAQUET Nic Maquet *DATE: 12/13/2024*

The law provides for subsequent inspection of these premises by this Department, at any reasonable time.

REQUEST FOR COUNCIL ACTION

Agenda Date:	February 10, 2025
To:	Members of the Economic Development Advisory Committee
From:	Joshua Wray, Economic Development Director

AGENDA ITEM: Staff Report

DESCRIPTION:

Commercial

- Cullinan still plans to open Marshall's, Ross, and Five Below in fall 2025. Construction is ongoing.
- Bob Evans announced closure. Staff is working with a national restaurant chain to replace it.
- Staff is nearing completion on a downtown area guide in consultation with Pekin Main Street.
- Staff has started work on creating a concept plan for an office/tech/healthcare park, similar to the Riverway Business Park but non-industrial.

Industrial

- The City Council approved an option and sale agreement with Ambient Fuels to sell them 47 acres south of Hanna Drive along the railroad tracks for a new industrial development. Ambient is a green energy company that partners with carbon-fuel companies to make their processes and products as environmentally-friendly as possible.
- Staff is working with Intersect Illinois and GPEDC to attract a new industrial prospect in the medical manufacturing industry. They would purchase 30+ acres, invest $50 million into the site over 3 phases, and bring 100-200 jobs depending on how each phase goes. They do not need significant power or water supply, so this project could move very quickly, and we are told Pekin is the top site on their shortlist.

Residential

- Two additional lots have been purchased for new homes in the TIF districts.
- Staff is working with EDAC and City Council to create a residential renovation program.

City Projects / Initiatives

- Court Street is in the final punch-list stage. For the next phase, it appears we have been able to work out an agreement with CVS, so the portion from 8th-10th that is receiving $3M of federal grant funds should move forward. There are still a few property acquisition issues on the portion from 10th to Stadium.
- The City Council is considering at their Feb. 10 meeting engineering contracts for the Veterans Drive extension and Broadway resurfacing design.

- We are still waiting to hear back from DCEO about the downtown infrastructure and streetscape grant, which our lobbyist says should be out by February.

Other

- City Engineer Josie Esker has taken another job opportunity. We have contracted Justin Reeise, former public works director and current civil engineer, to help with transition until a new full-time engineer is hired.

City of Pekin
Economic Development Plan
FY 2026-2030

BUILDING THE ROAD TO GROWTH
Pekin 2030

<u>**City Council**</u>
Mayor Mary Burress
John Abel
Rick Hilst
Karen Hohimer
Dave Nutter
Chris Onken
Lloyd Orrick

<u>**Staff**</u>
John Dossey, City Manager
Josh Wray, Economic Development
Chris Setti, Greater Peoria EDC

<u>**Economic Development Advisory Committee**</u>
Drew Leman, Chair
Amy McCoy, Vice Chair
Roy Bockler
Caty Campbell
John Campbell
Buster Hanley
Dr. Danielle Owens
Earl Riley
Liridon Rrushaj
Dennis Short
Jack Steger

Adopted February 10, 2025

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EXECUTIVE SUMMARY

Over the next five years, the City of Pekin will build the road to economic growth by proactively focusing on diversification, planning, and efficiency.

In this plan, we identify high impact areas related to economic growth aligned with the overall vision of the City to provide high-quality public services. We set broad goals, intentional strategies to meet those goals, and measurable objectives to put those strategics into action. This plan will serve as the blueprint to guide decisions, influence behaviors and mindsets, and inspire confidence in the mission of our organization.

The following are the overall goals providing the City's direction:

1. Encourage a wide range of local options for housing, employment, goods, services, and leisure.
2. Support sustainable and well-planned growth.
3. Provide efficient and effective government services.

Each of these goals create a focus area for City officials and staff to deliberately pursue excellence as we drive the changes needed to make the vision the reality. We will accomplish these goals through continuous, incremental improvements, aiming to move the needle in the positive direction each and every day.

No one action creates a prosperous economy, but the many actions included in this plan will take meaningful steps towards that end.

________________________	________________________	________________________
Drew Leman, EDAC Chair	Mary Burress, Mayor	John Dossey, City Manager

Introduction

Since its incorporation in 1949, the City of Pekin has remained a unique and important community in the region as the county seat of Tazewell County as well as its largest city and the second largest city in the Peoria area. In addition to its family-friendly amenities including four golf courses, recreational on the Illinois River, and one of the largest park districts in the state, Pekin is a key economic center with over 20 million square feet of commercial space and approximately 10,000 workers employed in Pekin coming from all over the region.

To protect and enhance this economic activity, the City has developed an Economic Development Strategic Plan (Plan). The Plan will define the economic development vision for the City and the steps needed to achieve that vision.

What is Economic Development?

Economic development is traditionally defined as the attraction, retention, and expansion of businesses, residential, labor, and tourism sectors. Economic development generally requires the alignment of three key players: a willing property owner, a viable developer, and, in some capacity, and development-friendly City.

A willing property owner is an owner of land/facility and is looking to sell or lease property to a viable developer. In the vast majority of situations, the City cannot compel a property owner to do anything with their property aside from maintain it to basic standards, so the *willingness* portion of this key player is essential. The City can only help develop what is available. In some cases, the City might act as a property owner to further help encourage development.

The second key player, a viable developer, is a new, existing, or expanding business, homebuilder, recreation organization, or other entity looking to do something in the community. This key player is seeking or working with a willing property owner to occupy a property. A viable developer requires a property that fulfills certain physical requirements (building specifications) as well as market requirements (located in an area of market demand). Again, the City cannot compel development; it can only work with those who have interest.

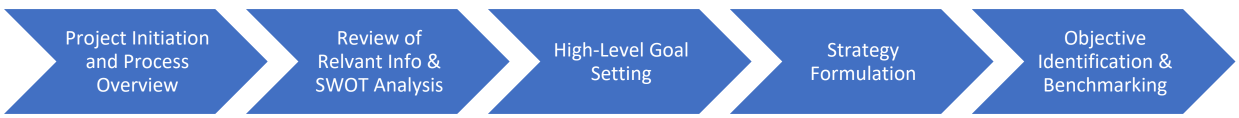
The final and third key player is a development-friendly municipality or governing body. This key player can take on several roles depending on the financial, political, and physical conditions of the community. At minimum, the municipality is proactive by regulating dealings among willing property owners and viable developers with programs, policies, and activities that seek to improve the economic well-being and quality of life for a community but not over-regulating to the point that development is burdensome. The City might also engage in other proactive activities such as making connections, marketing properties, facilitating transactions, providing incentives, improving infrastructure, or providing education and training.

Planning Process

Economic Development Advisory Committee

The Economic Development Advisory Committee (EDAC) is established by City Code, Division 2-6-19, and is made up of leaders from various industries in Pekin including corporate operations, real estate, education, retail management, banking, and business advocacy. The EDAC is charged with advising the City on economic issues and recommending programs and actions that enhance the local economy in pursuit of a balanced and growing tax base and a high quality of life for the community.

In 2024, the EDAC set on a path of creating the City's first economic development strategic plan to organize its efforts in this pursuit. The EDAC, with assistance from City staff, spent 6 committee meetings developing this Plan through the following stages:



Relevant Information

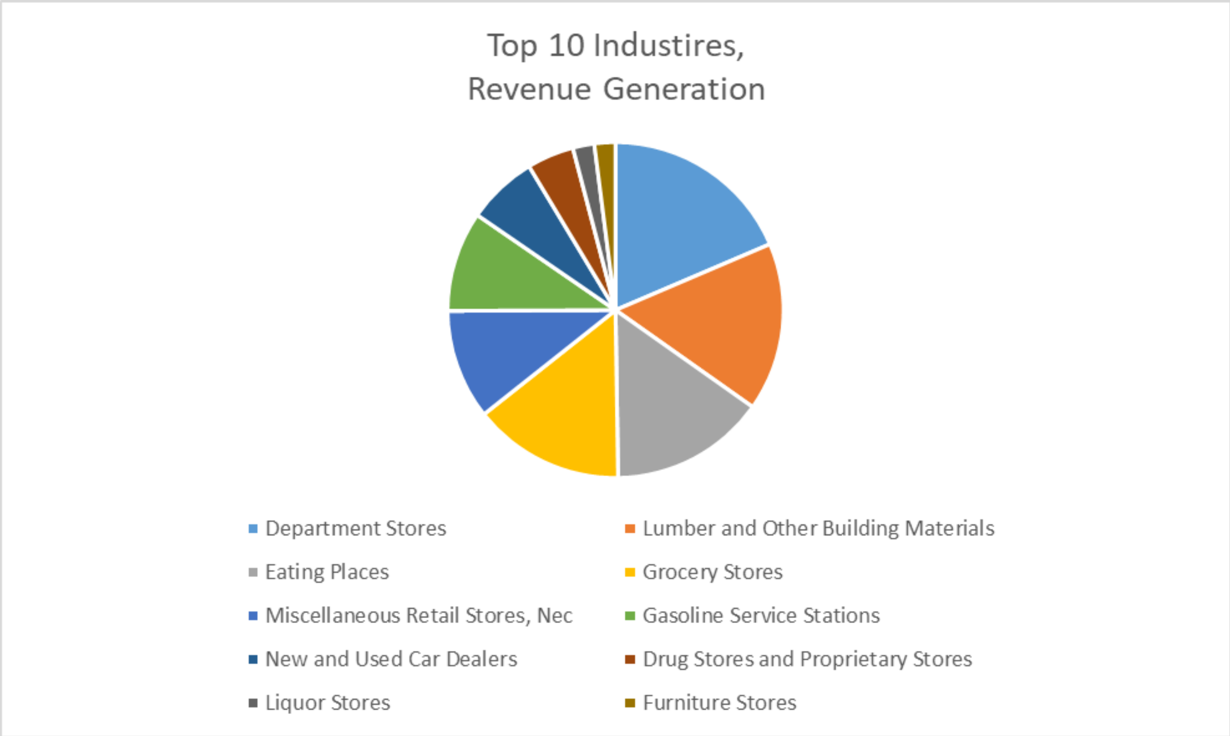
Demographics

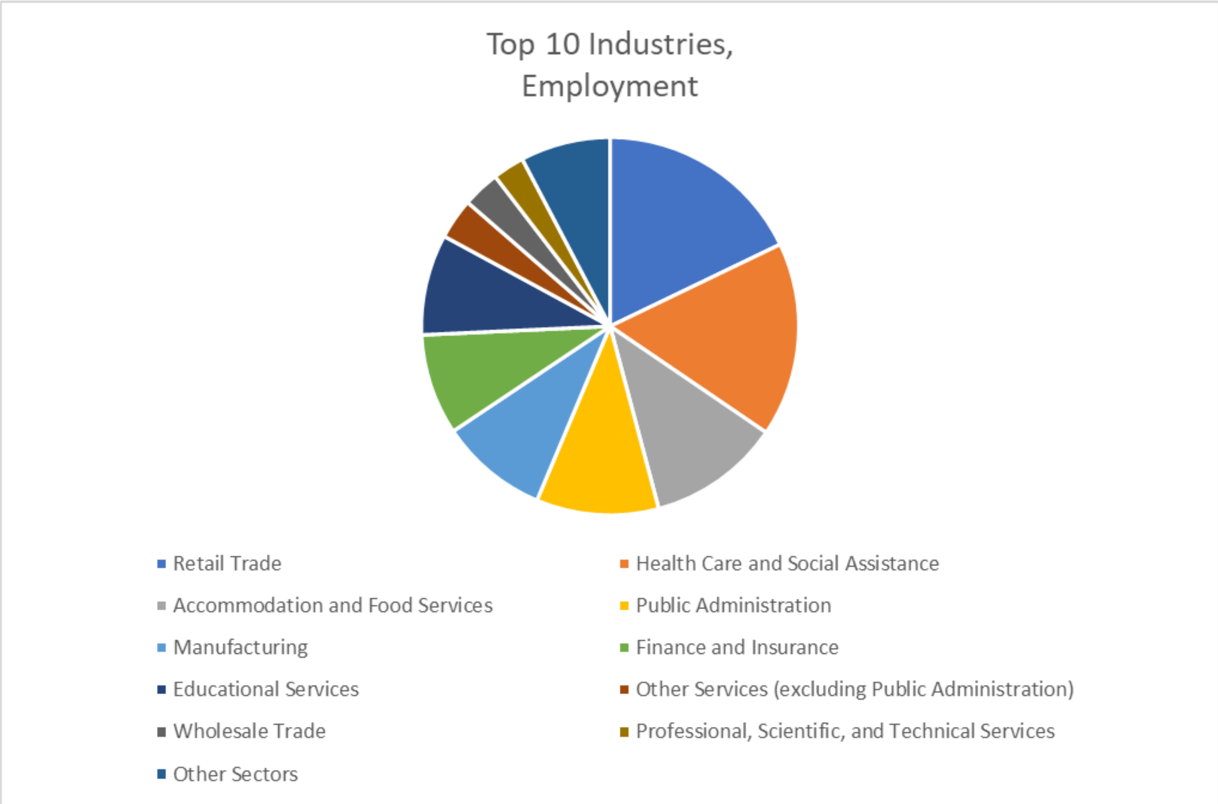
	Pekin	Illinois
Population		
Population estimates, July 1, 2023	31,126	12,549,689
Population estimate, April 1, 2020	31,748	12,813,469
Population, percent change - April 1, 2020 to July 1, 2023	-2.0%	-2.1%
Population, Census, April 1, 2010	34,094	12,830,632
Age and Sex		
Persons under 5 years, percent	5.1%	5.3%
Persons under 18 years, percent	20.3%	21.6%
Persons 65 years and over, percent	18.7%	17.6%
Female persons, percent	48.9%	50.6%
Race and Hispanic Origin		
White alone, percent	91.5%	76.0%
Black alone, percent	3.7%	14.6%
American Indian and Alaska Native alone, percent	0.3%	0.6%
Asian alone, percent	0.6%	6.3%
Native Hawaiian and Other Pacific Islander alone, percent	0.1%	0.1%
Two or More Races, percent	3.5%	2.3%
Hispanic or Latino, percent	2.8%	19.0%
White alone, not Hispanic or Latino, percent	89.6%	58.8%

	Veterans	1,942	493,667
	Foreign-born persons, percent	1.3%	14.4%
Housing			
	Owner-occupied housing unit rate	67%	67%
	Median value of owner-occupied housing units	$ 118,200	$ 250,500
	Median selected monthly owner costs - with a mortgage	1,148	1,950
	Median selected monthly owner costs - without a mortgage	567	767
	Median gross rent, 2019-2023	792	1,227
Families and Living Arrangements			
	Households	13,527	5,001,904
	Persons per household	2.22	2.48
	Living in the same house 1 year ago	86.4%	88.5%
	Language other than English spoken at home, percent of persons age 5+	2.7%	23.8%
Education			
	High school graduate or higher, percent of persons age 25+	89.8%	90.3%
	Bachelor's degree or higher, percent of persons age 25+	18.9%	37.2%
Economy			
	In civilian labor force, total, percent of population age 16+	59.9%	64.9%
	In civilian labor force, female, percent of population age 16+	57.4%	60.6%
	Total accommodation and food services sales ($1,000)	$ 73,239	$ 41,754,998
	Total health care and social assistance revenue ($1,000)	$ 268,691	$ 125,256,366
	Total transportation and warehousing revenue ($1,000)	$ 12,381	$ 73,661,560
	Total retail sales ($1,000)	$ 605,296	$ 244,721,614
	Total retail sales per capita	$ 19,406	$ 19,449
	Mean travel time to work (minutes)	21.3	28.1
Income and Poverty			
	Median households income (in 2023 dollars)	$ 58,355	$ 81,702
	Per capita income in past 12 months (in 2023 dollars)	$ 33,208	$ 45,104
	Persons in poverty, percent	13.0%	11.6%
Business			
	All employer firms	516	239,318
	Men-owned employer firms	246	153,281
	Women-owned employer firms	133	52,121
	Minority-owned employer firms	29	48,274
	Nonminority-owned employer firms	363	176,697
	Veteran-owned employer firms	17	8,211
	Non veteran-owned employer firms,	375	216,103

Source: U.S. Census Bureau

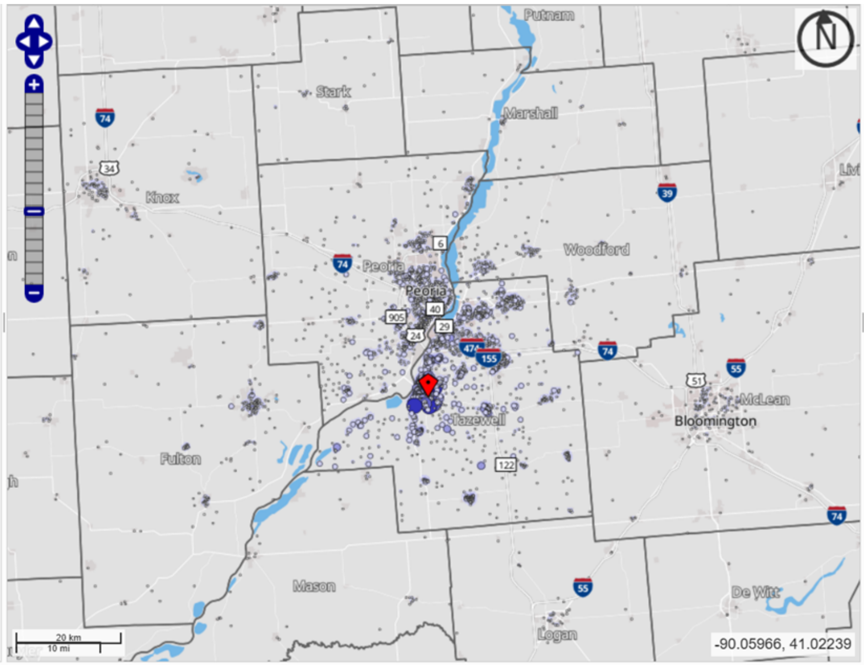
Business Sectors

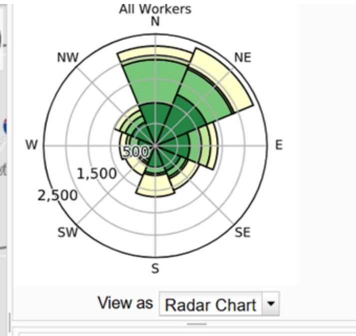




Workforce & Education

Pekin's true labor shed stretches nearly 60 miles. Almost 20% of people who work here commute more than 50 miles to work. This makes the population from which to draw employees exceed 1 million people.





Jobs by Distance - Work Census Block to Home Census Block

	2022	
	Count	Share
Total All Jobs	10,729	100.0%
Less than 10 miles	5,378	50.1%
10 to 24 miles	2,532	23.6%
25 to 50 miles	703	6.6%
Greater than 50 miles	2,116	19.7%

The City of Pekin has a robust workforce and talent development pipeline available locally.

The City has a working relationship with Illinois Central College, and we host an ICC campus in the Riverway Business Park. ICC has partnered with other college and universities to host the IT Workforce Accelerator program to upskill people into IT roles. ICC has also launched custom certificate programs where they work with businesses to develop a curriculum to suite the workforce needs of each business and place apprentices into their employment while working on the certificate.

Pekin Community High School runs one of the best career and technical education programs in the state. It provides 76 courses in various career areas including building trades, manufacturing, financial services, healthcare, information technology, and more. This program is a significant asset to the community and a great marketing point for both prospective businesses and families looking to move to the area.

River Academy of Vocation Education, a healthcare training center, recently opened near downtown Pekin with the mission to support the community it serves by increasing the workforce with successful graduates of the academy's programs who will provide exceptional care and services to the public while simultaneously improving their own lives with vocational education. They have classroom space as well as a skills lab with set-ups for both nursing home and hospital styles of care.

SkillsUSA of Illinois, headquartered in Pekin, is a state and national membership association serving high school, college, and middle school students who are preparing for careers in trade, technical, and skilled service occupations, including health occupations, and for further education. They host apprenticeships with local businesses to develop young people to be the best-trained workforce of the future.

Other education institutions in Pekin's workforce region include Bradley University, Eureka College, Illinois State University, Illinois Wesleyan, Heartland Community College, Spoon River College, University of Illinois College of Medicine, Methodist College, and St. Francis Medical Center Collage of Nursing

Property & Infrastructure

The City owns approximately 390 acres of land, much of which is served by all infrastructure needed for development.

The City-owned property in the Riverway Business Park includes four parcels of 8 acres, 33 acres, 57 acres, and 66 acres, all served by sewer, water, electric, and natural gas. This land is actively marketed to light and heavy industrial development.

The City is also acquiring an additional 1,000 acres north of Sheridan Rd and south of IL-98 known as the Lutticken property. That, together with the 160-acre Gamblewood property north of IL-98 the City already owns, means the City will control 70% of the land needed to connect Veterans Drive to I-474. The road and interchange project is estimated at $60 million, and neither water or sewer serve most of this land, so several million dollars more will be needed to make these sites shovel-ready over the next generation. The City has received federal funding to pay for 80% of the design engineering for the road extension.

Private land owners have also approached the City to partner in marketing their properties for development. This includes over 200 acres near prime commercial corridors and over 50 acres poised for residential infill development. The City is also considering pursuing option agreements with private land owners to secure purchasing rights at set prices, which will help developers reduce uncertainty in their development process.

Much of the City's core infrastructure, especially roads, has been neglected over the last 20+ years. The City is undertaking several major projects, including the reconstruction of Court Street, Derby Street, and Broadway Street as well as major downtown improvements and combined sewer outflow improvements. The City is currently preparing the first multi-year capital improvement plan that will include infrastructure, buildings and property, vehicle, and equipment.

City Programs

The City has established 5 TIF districts (real estate tax funded) and a business development district (sales and hotel tax funded) that can fund certain types of expenses aimed at reducing blight and encouraging economic growth. While about half of the funding from these districts goes towards public infrastructure projects, the City has several economic development programs enacted with varying budget availability each year.

The Residential TIF Policy, or “free lot” program, incentivizes new home construction by rebating real estate taxes after the home is built and assessed until the cost of the lot and other eligible expenses are paid back to the homeowner.

The Building Improvement Program, funded by TIF or BDD funds, supports the renovation of commercial properties that have been neglected. This is especially important for historic downtown buildings that are uninhabitable right now and, therefore, are producing minimal benefit to the economy and little revenue to the City. While total program budget has varied, the City generally provides reimbursement for up to 50% up eligible expenses capped at $50,000. Other TIF redevelopment agreements have been made to take on more expensive projects over several fiscal years.

The City participates in the Southern Tazewell Enterprise Zone, which is a State-approved program providing several State-level benefits to large commercial projects in the specified incentive district. At the local level, the City certifies a development project to provide the project contractors with sales tax exemption certificates, potentially saving hundreds of thousands of dollars on building materials. The Riverway Business Park and most of the area around the Veterans Dive and Court Street intersection are included in the enterprise zone.

The City Council recently adopted a Hotel Incentive Policy to be funded by hotel tax dollars from the Tourism Fund. This program incentivizes Pekin hotels to bid on group bookings for large events in the region to bring overnight visitors to Pekin.

Current Developments

2024 was a building year for the City of Pekin. It was the current mayor and city manager’s first full years in their roles, and the economic development director was newly hired. That said, Pekin has been no stranger to economic development. As this plan was written, multiple major developments were in various stages:

- Cullinan Properties / East Court Village – 130,000 sf retail redevelopment bringing 3+ new national stores to Pekin (construction underway).

- Hornecker Residential Development – addition of 34-unit duplex development on major corner lot (plans approved by City Council).

- Lutticken Property – City acquisition of 1,000 acres of land to be developed primarily for residential and commercial growth along with the extension of Veterans Drive to I-474 (purchase agreement approved by City Council).

- Tazewell County Downtown Addition – removal of multiple dilapidated downtown buildings to make way for addition of a justice center annex adjacent to the historic courthouse (demolitions completed).

Many other smaller projects, including the addition of new businesses and expansion of existing businesses, accompanied these larger developments along with multiple major infrastructure projects including the reconstruction of the City's main thoroughfare, Court Street.

City Structure

In order for the City to participate in various capacities to help make these developments happen, the City employs a professional staff to manage its activities:

City Manager
Overall day-to-day management and link to Council direction

Director of Economic Development
Marketing, Land Deals, Incentive Programs

Director of Building and Development
Zoning, Building Permits, Inspections

City Engineer
Site Plan Review, Infrastructure Planning

Director of Finance
Financial Analysis, Budgeting, Taxation

These key staff, along with several others, provide stewardship, assistance, and overall positive interactions with property owners and developers. Additionally, partnerships and good working relationships with other local and regional organizations like Pekin Area Chamber of Commerce, Pekin Main Street, Greater Peoria Economic Development Council, Pekin Park District, Strategic Manufacturing Group, Tazewell County, local school districts, and many others ensure everyone the City deals with knows we are open for business.

Other City / Regional Plans

Pekin, Illinois Downtown Report

City of Pekin Comprehensive Land Use Plan

Greater Peoria Comprehensive Economic Development Strategy (CEDS)

Tri-County Regional Planning Commission Transportation Improvement Program

[1] See City's full organizational chart online

SWOT Analysis

S Strengths

Riverway Business Park
- City Owned
- Enterprise Zone
- TIF District
- Class II Highway Access
- Promo Video

Fast processes compared to Peoria
Multiple TIF / BDD Districts
Partnership with Greater Peoria EDC
$4 million for Veterans Drive
Airport
Public safety
Water and sewer capacity

W Weaknesses

Consistency on website and communication
Need friendlier approach to enforcement
Staff redundancy / succession planning
Marketing TIFs and other incentives
Positive/proactive community engagement
Beautification – first impression
Audits – bonds and grants
Roads
Unclear processes for new businesses

O Opportunities

Potential FCI Expansion
Amazon in North Pekin
High School CTE program
Potential ICC expansion
Parks and amenities
Land to grow
- Future connection to I-474
- Rt. 9 to I-155
- South of Veterans Drive

Business diversity
Illinois River – port and tourism
Potential economic upswing

T Threats

Student retainage after high school
No infrastructure to vacant land
Need more quality-of-life businesses
Lack of housing variety
Lack of Event Space
Avanti's Dome down

Plan Overview

Mission	**Vision**
We enhance the local economy in pursuit of a balanced and growing tax base and a high quality of life for the community.	Pekin is a vibrant, thriving, and business-friendly community where people of all ages and backgrounds can live, work, and play in a safe and sustainable environment.

Summary of Goals and Strategies

Build a Diversified Economy

Goal: Pekin encourages a wide range of local options for housing, employment, goods, services, and leisure.

Strategies:
1. Incentivize diverse types of residential and commercial development.
2. Make proactive, positive contact with developers and businesses in target industries

Build Sustainable Growth

Goal: Pekin practices sustainable and well-planned growth.

Strategies:
1. Participate in regional economic development efforts and lead collaboration in Tazewell County.
2. Make plans and improvements for future housing and commercial growth.
3. Modernize development requirements and regulations.

Build an Effective Government

Goal: Pekin provides effective, efficient, and equitable development services.

Strategies:
1. Engage in 2-way communication with all types of audiences and customers.
2. Continuously improve development processes at City Hall.
3. Employ a reliable, high-quality development staff.

While these goals and strategies are not the sole answer to ensuring economic prosperity, they are focused and attainable, which provides direction for City officials and staff to influence meaningful and measurable improvements to the local economy over the next 5 years.

Building a Diversified Economy

Goal 1: Pekin encourages a wide range of local options for housing, employment, goods, services, and leisure.

Strategy 1:
Incentivize diverse types of residential and commercial development.

Objectives:

1. Net 100 additional homes including 20 multifamily units.

   Measured by new home occupancies – demolitions.

2. Net $18 million increase in industrial EAV.

   Baseline: $12,078,777

3. Reduce retail trade gap by 20%.

   Baseline: $51,560,963

4. Net 100 additional jobs.

   Baseline: 9,996

5. Create entrepreneurship program by end of 2026.

6. Create multiyear tourism strategy by end of 2025.

Strategy 2:
Make proactive, positive contact with developers and businesses in target industries.

Objectives:

1. Identify target industries by Q2 2025.

2. Attend 2 regional or national trade shows per year.

3. Fund at least $40,000 annually for multi-year economic development marketing plan.

4. Identify and perform semi-annual retention visits with top 10 employers and top 10 tax revenue generating businesses.

Building Sustainable Growth

Goal 2: Pekin practices sustainable and well-planned growth.

Strategy 1:
Participate in regional economic development efforts and lead collaboration in Tazewell County.

Objectives:

1. Maintain memberships with regional and national economic development organizations.

   Identified groups:
   Pekin Chamber
   GPEDC
   Illinois EDA
   APA

2. Participate in creation of Comprehensive Economic Development Strategy with Greater Peoria EDC
3. Attend regional economic development meetings or events at least monthly.
4. Stand-up cooperative with neighboring municipalities and special taxing bodies regarding the Lutticken Property development by Q3 2025.

Strategy 2:
Make plans and improvements for future housing and commercial growth.

Objectives:

1. Complete a new comprehensive land use plan by end of 2027.
2. Complete proactive engineering studies for available sites of 10+ acres.

   Identified studies:
   Phase 1 – Env.
   Geotechnical
   Wetlands
   Endangered Species

3. Budget at least $5 million annually for infrastructure improvements.
4. Identify opportunities for improvements to railroad, airport, and river transportation systems by Q1 2026.

Strategy 3:
Modernize development requirements and regulations.

Objectives:

1. Maintain building code updated to one of most recent two code cycles.

   Current: 2015

2. Perform holistic review of zoning code and make recommendations for changes to modern regulations by end of 2028.
3. Finish reorganization of Riverway Business Park regulations by Q1 2025.

Building an Effective Government

Goal 3: Pekin provides effective, efficient, and equitable development services.

Strategy 1:
Engage in 2-way communication with all types of audiences and customers.

Objectives:

1. Publish small business resource webpage by Q3 2025.
2. Host town hall regarding business / development topics in Q4 2025.
3. Create user-friendly website for available properties, incentives, and workforce info by Q4 2025.

Strategy 2:
Continuously improve development processes at City Hall.

Objectives:

1. Publish commercial development guide and residential development guide to create centralized sources for development regulations by Q4 2026.
2. Consolidate permitting and licensing systems by Q4 2026.

Strategy 3:
Employ a reliable, high-quality development staff.

Objectives:

1. Send development staff to professional development training at least annually.
2. Full staff development related positions.

   Identified positions:
   City Manager
   Economic Dev. Dir.
   Building Official
   Building Inspector x2
   Fire Inspector
   City Engineer
   Asst. City Engineer
   Engineering Tech
   Finance Director
   Business Tax Clerk
   City Clerk
   Deputy City Clerk

3. Retain outsourced engineering and legal firms to handle spikes in development activity by Q4 2025.

Monthly Scorecard

Talent and Business Attraction Marketing Plan

INPUT SURVEY RESULTS

January 17, 2025

McD
REMARKABLY UNCOMMON.

Pekin
ILLINOIS

Executive Summary

Pekin is the ideal hometown. Warm, caring, and welcoming; a place where everyone feels like family. Nestled on the banks of the Illinois River with beautiful parks, a low cost of living, and a wide variety of recreational activities, Pekin is truly a hidden gem waiting to be discovered.

With a central location, skilled workforce, robust industrial park, and extensive transportation infrastructure, Pekin is primed for expansive economic growth. And, with both good schools and low crime rates, Pekin is the perfect fit for families of all ages. A city with boundless potential, Pekin is a great place to build a career, lay down roots, and enjoy life.

Despite its strengths, Pekin also faces challenges. With a shortage of available housing, a lack of comprehensive city planning, and a tarnished public image, Pekin must take necessary steps to improve existing shortcomings and ensure future success.

McD REMARKABLY UNCOMMON.

Pekin ILLINOIS

Survey Questions & Responses

REMARKABLY UNCOMMON.

ILLINOIS

Q: What do you appreciate about Pekin?

SUMMARY

Residents appreciate Pekin as a warm, caring, and welcoming community. The affordability and amenities available, including beautiful parks, great schools, and low crime rates create an excellent quality of life for residents and make the community attractive to raise a family. Pekin has the right balance of a hometown feel, while also being the second most populous city in the metropolitan area after Peoria.

1

REMARKABLY UNCOMMON.

ILLINOIS

Q: What 5 words best describe the City of Pekin based on your experience with and perception of the city?

Down To Earth. Proud. Slower Pace. Welcoming.

Neighborly. Family. Schools. River City. Hidden Jewel.

Recreational Opportunities. Potential. Charitable. Neglected.

Friendly. Continuing Progress. Room For Growth. Blue Collar.

2

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Pekin ILLINOIS

Q: How do you think most current residents perceive the City of Pekin?

SUMMARY

Overall, residents hold mixed feelings regarding their perceptions of Pekin. There are residents who are proud of the community's traditions, schools, and parks. Others find Pekin to be an affordable place to live and a safe place to raise a family. However, there is also negative sentiment. Some hold the view that Pekin's best days were in the past, citing blight, poverty, addiction, and homelessness as issues facing the community.

Q: How do you think outsiders perceive the City of Pekin?

SUMMARY

There is a consensus that outsiders tend to perceive the City of Pekin in a negative light. In the opinion of many residents, there is a prevailing outside view that Pekin is a run-down community, struggling with poverty and drug addiction. There is also concern that Pekin may be viewed as a racist community, stemming from echoes of the City's past. However, others feel that existing negative perceptions of the community are changing for the better, and a poor reputation is otherwise not justified.

Q: How can we change any negative perceptions people have?

Building a collaborative effort between people and organizations in Pekin who believe in the city's future and are willing to work together to spread a unified message of positivity.

Highlighting Pekin's size, workforce, and economic strength relative to other communities.

Promoting assets such as the park system, riverfront, and educational opportunities.

Improving the aesthetic appearance of our streetscape and main entrances into town.

Q: What are Pekin's greatest strengths for attracting businesses/investors to the city?

- County Seat
- Most Populous Municipality In Tazewell County
- Large Workforce
- Low Crime Rate
- Affordable Cost Of Living
- Excellent Parks And Schools
- Industrial Park
- Airport
- Great Central Location

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Pekin
ILLINOIS

Q: What are Pekin's greatest weaknesses when it comes to attracting visitors and new residents to the city?

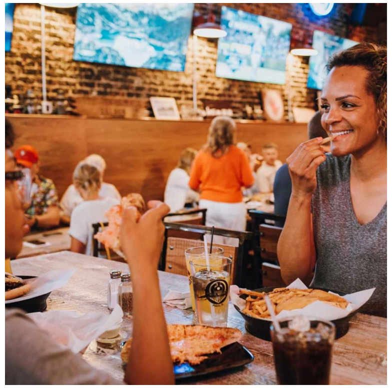
- The lack of direct interstate access.
- A reputation of not being business friendly.
- Insufficient marketing of the city's advantages.
- Being perceived as having a low-income population.
- Unaesthetically pleasing throughfares in major corridors.

McD REMARKABLY UNCOMMON.

Pekin ILLINOIS

Q: What type of businesses and jobs do we need to attract?

- Higher Quality Retail & Restaurant Chains
- Small Businesses Development
- Head of Household Jobs
- Quality Industrial & Manufacturing Jobs
- Healthcare Jobs



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Pekin
ILLINOIS

Q: What are Pekin's greatest strengths in attracting visitors and new residents to the city?

- Location
- Community Events
- Park System
- Low Crime
- Historic Downtown
- Affordability
- Education System
- Community Events
- The Marigold Festival
- Entrepreneurial Opportunity

Q: What are Pekin's greatest weaknesses when it comes to attracting visitors and new residents to the city?

- A poor regional reputation.
- The perception that Pekin is not business friendly.
- No direct Interstate access.
- Not properly promoting school quality.
- A lack of new construction housing.

Q: What are Pekin's greatest opportunities for residential growth?

SUMMARY

There is currently not an adequate amount of housing available to fully satisfy demand at all income and economic levels. Additional opportunities also include properly marketing Pekin as a great place to live, while also offering more incentives to encourage relocation.

Q: What type of workers do we need to attract? List professions.

Doctors. Lawyers. Business Professionals.

The Trades . Skilled Manufacturing. Healthcare Workers.

First Responders. Education Professionals.

MCD REMARKABLY UNCOMMON. Pekin ILLINOIS

Q: What kind of education and training programs do we need to lift more people into the workforce?

SUMMARY

Programs identified included technical training, healthcare, and a focus on the trades. Pekin Community High School currently offers career training programs, and the need to promote and sustain those programs was identified. Additionally, promoting the educational opportunities offered by Illinois Central College in the Riverway Business Park and the Mid-America Carpenters Regional Council through their regional apprentice training facility located within the city.

Q: In your opinion, what sets Pekin apart from other cities or counties in the region?

- Quality Park System
- Good School Districts
- Golf Courses
- Recreation Opportunities
- Large Population Size In Relation To Neighboring Communities
- The Number Of Community Organizations
- Availability Of Quality Industrial Land

REMARKABLY UNCOMMON.

Q: Are there any local initiatives or organizations that you think play a significant role in shaping Pekin's brand identity and reputation? If so, what are they and why?

- Pekin Area Chamber Of Commerce
- Pekin Main Street
- Dirksen Congressional Center
- School Districts 108 And 303
- Kiwanis
- Rotary
- Churches

Q: What are the untapped secrets of Pekin?

- 4 Golf Courses
- Dirksen Congressional Center
- The Riverfront
- Land Availability
- Fresh Water Aquifers
- Entrepreneurial Opportunity

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Q: What are some programs the City of Pekin used to offer or events that the City previously hosted that leadership should consider bringing back?

SUMMARY

Identified was the desire of community stakeholders to have the opportunity for in-person dialogue with members of City Council and City Staff on a regular basis. Suggested formats included a monthly town hall or informal coffee event.

Q: Do you have any other input pertinent to the development of the comprehensive marketing strategy for the City of Pekin to share with McDaniels Marketing and the EDC?

"The Marigold Festival is probably a destination event. I think this could be much bigger to make it a destination."

"Pekin has a vast amount of opportunity before it. It has been a struggle to get others to see and believe in Pekin. We need a vision to grow, and we need to be willing to think out of the box to attract business and residents. We need to turn the page on the negativity and need the community to believe in itself."

"The best ideas often come from "talking it out". Consider small focus groups to take up these points raised in these questions. Let them discover their own vision and then compare each group's findings or collective beliefs. Seek an overlay of ideas. From there you will find the framework upon which to build a plan diverse interest groups can buy into."

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S.W.O.T. Analysis

Strengths

- Affordable housing and cost of living that is proven to attract new residents from all over the country.
- A safe and stable community with a good mix of employment.
- A well trained and capable workforce.
- A diversified employer base.
- Grade schools and high school with curriculum and facilities that rival those in large metropolitan areas.
- The state’s 5th largest park district, contributing greatly to quality of life.
- Outstanding regional community colleges and universities.
- A wide variety of exciting annual events, including the Marigold Festival, one of the state’s largest festivals.
- A growing performing arts community.

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Strengths

- The change of seasons with mild winters.
- The most populous municipality in the County and the County Seat.
- The distribution power of the Illinois River and rail service.
- A City-owned Business Park and Municipal Airport.
- Great incentives for moving your family or business (we suggest developing more incentives like other communities have).
- Nearby cities of Peoria and Bloomington/Normal add more cultural amenities to complete the picture.
- Many opportunities to volunteer, practice your faith, hobby, or sport.
- Good cooperation between city and county government leadership.
- Outstanding access to clean water.
- The value of local agricultural industry.

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Pekin ILLINOIS

Weaknesses

- Higher property, income, and sales tax rates than communities in bordering states.
- Reputation as a city in decline.
- Declining school enrollments.
- Declining population.
- Limited new housing developments.
- No direct Interstate highway access.
- The lack of aesthetically pleasing streetscapes.

Opportunities

- Development of new north side expansion.
- Completion of Veterans Drive to Interstate 474.
- Reduction of blighted properties through property seizure and demolition so that new investments can occur.
- Promotion of the City-owned Business Park.
- Capitalize on outstanding school facilities including the newly renovated Pekin Community High School. A facility like no other.
- Marketing of free lot incentive to encourage new investment; consideration of additional cash incentive.
- Marketing Partnership Grant programs through DCEO/IDT.

McD REMARKABLY UNCOMMON. Pekin ILLINOIS

Threats

- Strained budget due to public pension debt.
- End of ARPA funding.
- Competition for other communities in states with lower costs and more land and properties available.
- Political climate in the United States.
- Resistance of people to live in a medium sized market instead of a large urban center.

Questions/Thoughts?

CITY OF Pekin ILLINOIS

REQUEST FOR COUNCIL ACTION

Agenda Date: February 10, 2025
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Residential Renovation Program

DESCRIPTION: At the last EDAC meeting, the Committee discussed creating a new TIF program to incentivize the renovation of the most dilapidated residential structures in town. If eliminating blighted residential areas and increasing viable housing availability are goals of the EDAC, we should consider providing some incentive to make the improvements worth the cost. This program would be similar to the City foreclosing on an abandoned property and then selling it for cheap to incentivize a builder to build new or renovate, only the City would not have to go through the foreclosure process. City Council also discussed this and is interested in reviewing a written policy.

The policy as drafted limits the incentive to 50% of the renovation expenses and up to $50,000 for any project. The policy does allow for projects to create housing that could be sold for ownership or rented. While some Council members were concerned about the high level of rental housing already in Pekin, staff's contention is that an occupied rental house is better for the local economy than a vacant, dilapidated structure.

One reservation discussed by the EDAC and City Council was that we don't want to offer incentives where they aren't needed just to increase a contractor's profits. This policy helps mitigate that concern by requiring a profit-share if a property is sold within 5 years after receiving incentives under this program.

This policy is on Council's agenda for February 10, and staff will update Council with any recommended changes or discussions at the Council meeting.

City of Pekin

TIF Residential Renovation Program

1.0 Purpose

The City of Pekin (hereafter "City") recognizes a core purpose for tax increment financing (TIF) districts to be the elimination of blighted areas, and the City acknowledges the existence of blighted residential structures throughout the community and in the established TIF districts.

The City endeavors to create sensical programs to help incentivize the revitalization of blighted residential areas, including this policy aimed at finding a creative way to renovate existing structures without the City forcing public ownership of property or incurring high costs and without displacing current homeowners or renters.

2.0 Policy and Process

2.1 Developer Eligibility

1. Developers and their contractors for projects under this policy must be compliant with all government registration and licensing requirements as applicable.
2. Developers must not be
   a. delinquent in payment of taxes or fees to the City or any governmental agencies imposing taxes or fees with authority to do so,
   b. a defendant in any action that serves as violation of any state, county, or federal law,
   c. bankrupt or insolvent,
   d. in breach or default of any agreement with the City, or
   e. otherwise not in good standing with the City or other governmental agency.

2.2 Project Eligibility

1. Projects must be entirely located within a City of Pekin tax increment financing district.
2. The developer must own the project property or have a purchase agreement in place contingent upon incentive approval prior to application.

3. Projects must be focused on the total renovation of vacant, dilapidated, residential structures.
4. Projects may be for residential structures housing no more than 4 dwelling units.
5. Projects may be purposed to create owned homes or rental homes.

2.3 Incentives

1. Incentives shall be made from the program budget as determined by City Council each fiscal year.
2. The maximum incentive to renovate a property under this policy shall be $50,000.
3. The maximum share of eligible project expenses paid by incentives under this program shall be 50%.
4. If the property is sold within 5 years after incentives have been paid under this program, the City shall be owed a share of the sale profit equal to the share of eligible project expenses paid by the City capped at the amount of incentives paid for the project.

2.3 Application and Approval

1. Applications may be accepted on a first-come, first-served basis until all program budget funds have been obligated. If all program funds have been obligated in a fiscal year, new applications shall not be accepted until March of that fiscal year to be considered for the following fiscal year.
2. Application for this program shall be made on such forms as published by the Director.
3. Upon receiving a completed application, the Director shall notify the Chief Building Official of the application, and the two shall determine if the proposed project meets all developer and project eligibility criteria.
4. If all criteria are met and if program budget remains, the Director shall cause the drafting of a TIF redevelopment agreement in accordance with this policy and the Illinois Tax Increment Financing Act (TIF Act).
5. The draft TIF redevelopment agreement shall be presented to City Council for consideration.

3.0 Definitions

“Developer” shall mean any individual, group of individuals, business, or other organization seeking to complete a renovation project under this policy.

“Dilapidated” shall mean a state of significant disrepair including critical defects in structural, electrical, plumbing, or mechanical systems extending beyond superficial or localized areas of the building.

“Director” shall mean the Director of Economic Development.

“Dwelling unit” shall have the same meaning as in the Pekin City Code, Chapter 4, Article III, Zoning.

“Eligible project expense” shall mean expenses eligible for reimbursement in accordance with the Illinois TIF Act.

“Residential structure” shall mean a building that may be lawfully and primarily used for residential use after project completion.

“Sale profit” shall be calculated by subtracting property acquisition cost, eligible project expenses, and expenses directly incurred for property sale from the sale revenue.

“Total Renovation” shall mean the resulting structure after project completion is compliant with all existing building, zoning, and other code requirements; provided, zoning variances may continue or be obtained as part of the project.

CITY OF Pekin ILLINOIS

REQUEST FOR COUNCIL ACTION

Agenda Date:	February 10, 2025
To:	Members of the Economic Development Advisory Committee
From:	Joshua Wray, Economic Development Director

AGENDA ITEM: TIF Overview

DESCRIPTION: The EDAC asked for an information overview of the TIF districts. Staff has provided general information about TIFs as well as a breakdown of private project awards that have been made from the TIFs since 2017.

The City has five TIF districts - maps of each district are available on the City website:

- Central Business District TIF (expires 2034)
- Southern Industrial Park TIF (expires 2035)
- Court Street TIF (expires 2044)
- East Residential TIF (expires 2046)
- South Residential TIF (expires 2046)

There is no regulatory or practical difference between a "residential" TIF and other TIFs - it's just the name to signify the primary purpose of the TIF to generate residential growth. The City contracts with Jacob & Klein (attorneys) and the Economic Development Group (financial advisors) as a pair to consult on TIF processes, agreements, and strategies. At the City, the Director of Economic Development administers the programs, but all TIF agreements must be approved by the City Council.

Staff has not conducted a detailed analysis of the performance of each TIF district, but these are our preliminary comments:

- The Central Business Dist. TIF (downtown) is the poorest performer. It's EAV adjusted for inflation is about half of what it was in 1986 and has been decreasing since at least 2010. Two large contributor to these undesirable facts are that several buildings were demolished or severely damaged by fire or with intent, and several properties have been taken off the property tax tax roles as government entities or nonprofits have acquired them over the years. Another programmatic reason is that, historically, this TIF was used to fund small business assistance projects, which typically do not affect EAV much. There are other reasons to continue such programs, but dollars also need to be spent on projects that either encourage new construction or transformative renovations to actually cause EAV to increase.
- The Southern Industrial Park TIF is performing well. There have been several new construction projects that have significantly raised the district's EAV. When adjusted for inflation, the EAV in this district has risen about 500%. For industrial areas, project-specific incentives are often not as impactful as proactive infrastructure and land improvements. Grants and loans especially do not seem to play much of a factor since the dollars that could

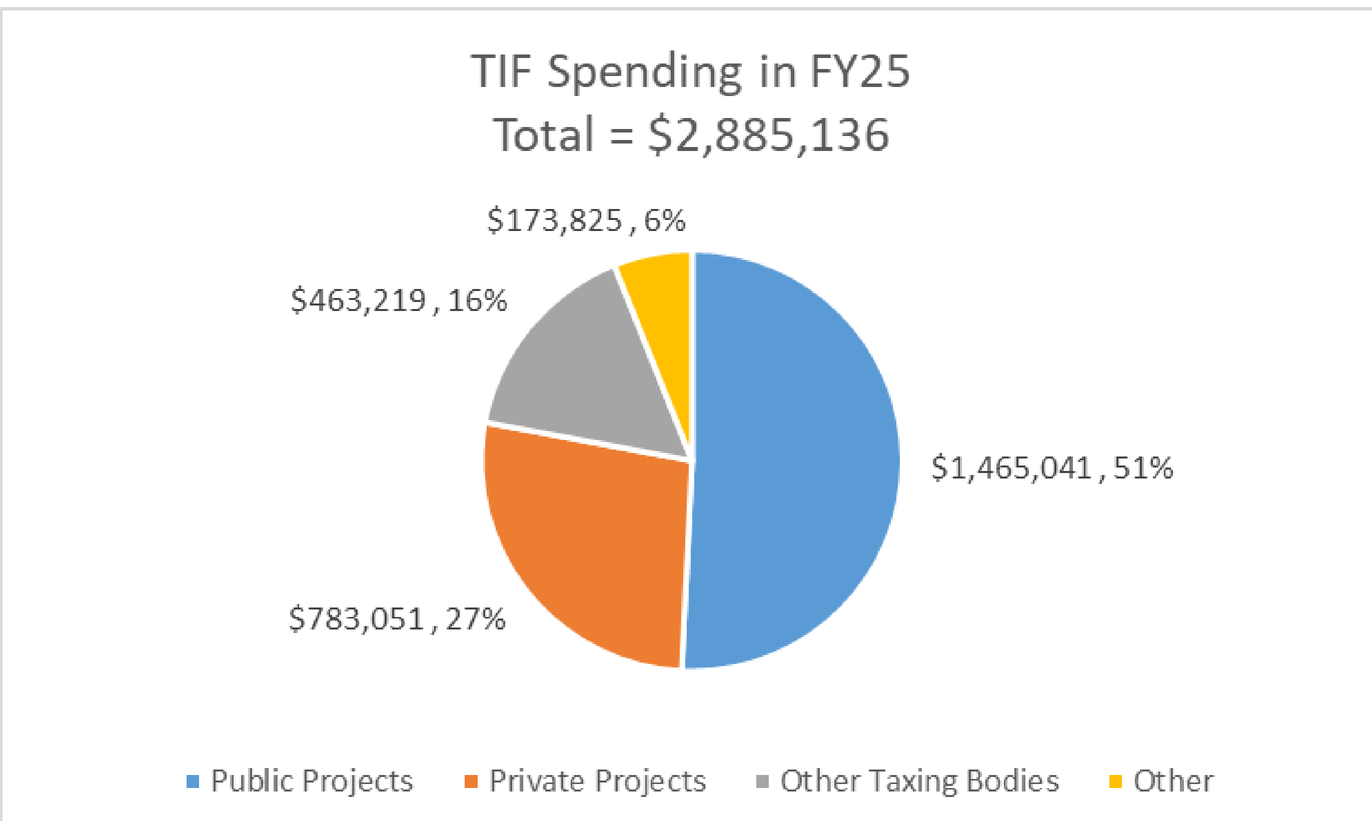
be granted are often a fraction of a percent of the total project cost, but tax rebates can be a more significant factor when attracting a project.

- The Court Street TIF is relatively new, but EAV has risen about 10%, so it seems to be working positively. Again, small business assistance, while important for other reasons, does not tend to increase EAV and should not be the sole use of TIF funds.
- The two residential TIFs are only a little over 1-year old, so it's too early to say much. However, the only incentives awarded have been for new construction projects, and that has been successful both in these districts and the Court Street TIF district where there also residential properties.

Current TIF-funded programs include:

- Building Improvement Program
- Residential New Construction Policy
- One-off tax rebates, grants, and loans

In recent years, about half of TIF funding has been used towards public infrastructure projects, and the amount of dollars towards private incentives has been reduced. Here is a breakdown of usage in the current budget:

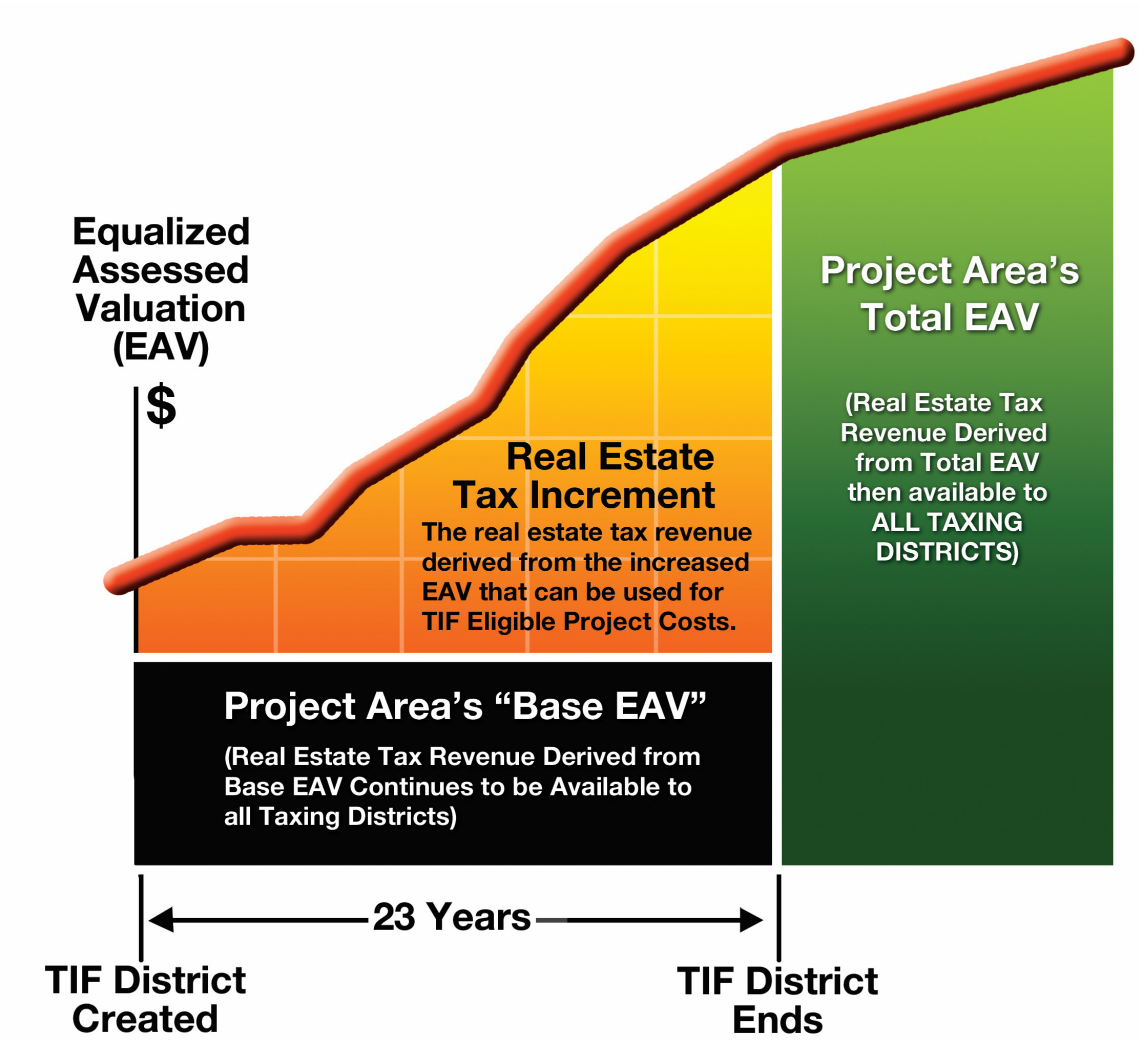


How Does
Tax Increment Financing (TIF) Work?

- Real Estate Tax Increment (RETI) results from an increase in Equalized Assessed Value (EAV) above the Base EAV that occurs during the life of the TIF District.

- Annual increases in EAV are then multiplied by the total real estate tax rate.

- The County sends RETI to Municipality for deposit to a Special Tax Allocation Fund.



Economic Development Consulting & Law

Description of Eligible Project Costs for a Tax Increment Financing District in Illinois

Categories of permissible redevelopment costs included in the Illinois TIF Act:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan. For example, professional service costs: architectural, engineering, legal, financial, planning; and administrative costs related to implementation of the redevelopment plan. *(Private & Public)*

2. Cost of marketing sites. *(Private & Public)*

3. Property assembly costs. For example, acquisition of land and other property, real or personal, or rights or interests therein; demolition of buildings; and site preparation. *(Private & Public)*

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings. *(Private & Public)*

5. Costs of construction of public works or improvements. For example, streets, sidewalks, water, sanitary and storm sewer, etc.; and new public buildings (with some limitations). *(Private & Public)*

6. Costs of eliminating or removing contaminants and other impediments such as site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including parking lots and other concrete or asphalt barriers; and the clearing/grading of land. *(Private & Public)*

7. Costs of job training and retraining projects. *(Private & Public)*

8. Financing costs – up to 30% of interest expense. *(Private & Public)*

9. Obligations secured by the special tax allocation fund... may be issued to provide for redevelopment costs. *(Public)*

10. Approved Capital Costs of taxing districts. For example, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district (including the municipality) in furtherance of the objectives of the redevelopment plan and project when approved by the municipality. *(Public)*

11. Relocation costs. *(Private & Public)*

12. Payment in lieu of taxes. *(Public)*

13. Up to 50% of cost of construction of low income and very low income new housing, owner occupied or rental. *(Private)*

1701 Clearwater Avenue, Bloomington, IL 61704 / Tel: 309-664-7777 Fax: 309-664-7878

Central Business District TIF - 270

Developer	RDA Date	Incentive Type	Term Length	Award Amount	Remaining Budget	Verified Expenses	Remaining Balance
Monge, Crouch & Mahoney	9/11/2017	Forgivable Loan	5 years	$ 12,500.00	$ -	$ 12,500.00	$ -
Thomas West & Dori Edwards (Dublin Pub)	5/20/2018	Forgivable Loan	5 years	$ 25,000.00	$ -	$ 25,000.00	$ -
Thomas West & Dori Edwards (Dublin Pub)	5/20/2018	Forgivable Loan	3 years	$ 12,500.00	$ -	$ 12,500.00	$ -
Maquet Railhouse	9/24/2018	Forgivable Loan	5 years	$ 389,000.00	$ -	$ 389,000.00	$ -
Michael & Jill Gambetti (Pekin Trophy House)	9/9/2019	Forgivable Loan	1 year	$ 4,785.00	$ -	$ 4,785.00	$ -
Brian Battles (BC BBQ)	10/14/2019	Forgivable Loan	5 years	$ 50,000.00	$ -	$ 29,771.24	$ -
353 Court Pizza, LLC - DEFAULTED	11/12/2019	Forgivable Loan	5 years	$ 300,000.00	$ -	$ 300,000.00	$ -
353 Court, LLC	11/12/2019	Forgivable Loan	5 years	$ 375,000.00	$ -	$ 375,000.00	$ -
Pekin Outreach Initiative	6/22/2020	Forgivable Loan	5 years	$ 30,000.00	$ -	$ 28,768.29	$ -
Hamm's Furniture	8/24/2020	Forgivable Loan	5 years	$ 167,000.00	$ -	$ 167,000.00	$ -
Debra Barnard (Salon Renaissance)	10/12/2020	Forgivable Loan	5 years	$ 30,000.00	$ -	$ 30,000.00	$ -
Scott Au (Collector's Zone)	10/12/2020	Forgivable Loan	5 years	30,000.00	$ -	30,000.00	$ -
SNH Investments - EXPIRED	6/28/2021	Forgivable Loan	5 years	$ 75,000.00	$ -	$ -	$ -
Steger's	6/28/2021	Forgivable Loan	5 years	$ 25,000.00	$ -	$ 25,000.00	$ -
Yesterday's Bar & Grill	6/28/2021	Forgivable Loan	5 years	$ 14,000.00	$ -	$ 14,000.00	$ -
Jody Yerly (Touch of Glass)	2/28/2022	Forgivable Loan	5 years	$ 20,000.00	$ -	$ 20,000.00	$ -
Asher's Place, LLC	2/28/2022	Forgivable Loan	2 years	$ 20,000.00	$ -	$ 20,000.00	$ -
Claire Whiting	5/23/2022	Forgivable Loan	2 years	$ 15,000.00	$ -	$ 15,000.00	$ -
Olivia's Playhouse	5/23/2022	Forgivable Loan	2 years	$ 10,000.00	$ -	$ 10,000.00	$ -
Bee-J Properties, LLC	6/13/2022	Forgivable Loan	2 years	$ 10,000.00	$ -	$ 10,000.00	$ -
May Haynes (Maddie Mae's)	6/13/2022	Forgivable Loan	2 years	$ 20,000.00	$ -	$ 20,000.00	$ -
Reprise Productions - EXPIRED	6/13/2022	Forgivable Loan	2 years	$ 10,000.00	$ -	$ -	$ -
SPWT (Railhouse)	8/28/2023	Forgivable Loan	2 years	$ 150,000.00	$ -	$ 150,000.00	$ -
Terri and Baylee Gambetti	8/28/2023	Forgivable Loan	2 years	$ 55,000.00	$ 55,000.00	$ -	$ -
Gary & Crista Flynn	3/24/2024	Grant	5 years	$ 150,000.00	$ 50,000.00	$ 100,000.00	$ -
Olivia's Playhouse	8/26/2024	Grant	5 years	$ 49,885.00	$ -	$ 49,885.00	$ -
American Senior Living	8/26/2024	Grant	5 years	$ 10,115.00	$ 10,115.00	$ -	$ -

Southern Industrial Park TIF - 273

Developer	RDA Date	Incentive Type	Term Length	Award Amount	Remaining Budget	Verified Expenses	Remaining Balance
Gordon Pari	7/9/2018	Installment Grant	5 years	$ 20,494.00	$ -	$ 20,494.00	$ -
PR Manufacturing Enterprises (PAL Health)	6/8/2018	Installment Grant	5 years	$ 300,000.00	$ -	$ 300,000.00	$ -
DCX-CHOL Enterprises, Inc.	12/14/2020	Forgivable Loan	5 years	$ 500,000.00	$ -	$ 500,000.00	$ -
Enviro-Safe Refrigerants	2/28/2022	Installment Grant	10 years	$ 60,000.00	$ 48,000.00	$ 60,000.00	$ 48,000.00

Court Street TIF - 275

Developer	RDA Date	Incentive Type	Term Length	Award Amount	Remaining Budget	Verified Expenses	Remaining Balance
SUD Family LP	2/10/2020	Forgivable Loan	5 years	$ 200,000.00	$ -	$ 200,000.00	$ -
East Court Village & ECV II (Cullinan)	12/14/2020	70% RETI	Life of TIF	$ 14,100,000.00	$ 14,100,000.00	$ 2,225,735.55	$ 2,225,735.55
IDUNTHAT, Inc - EXPIRED	6/28/2021	Forgivable Loan	5 years	$ 20,000.00	$ -	$ -	$ -
8th Street Sweet Spot	6/28/2021	Forgivable Loan	5 years	$ 25,000.00	$ -	$ 21,367.18	$ -
Kelly Madden	6/28/2021	Forgivable Loan	5 years	$ 75,000.00	$ -	$ 75,000.00	$ -
Delivered Effiency Opus - EXPIRED	8/9/2021	75% RETI	Life of TIF	$ 151,500.00	$ -	$ -	$ -
Matteo Properties (Titan Fitness)	2/28/2022	50% RETI	Life of TIF	$ 175,000.00	$ 175,000.00	$ 175,000.00	$ 175,000.00
Jeremy Grider (World of Vitamins)	5/23/2022	Forgivable Loan	2 years	$ 10,000.00	$ -	$ 10,000.00	$ -
BMD AN LLC	5/23/2022	Forgivable Loan	2 years	$ 10,000.00	$ -	$ 10,000.00	$ -
Kelly Madden	5/23/2022	Forgivable Loan	2 years	$ 20,000.00	$ -	$ 20,000.00	$ -
Williams Branch	6/13/2022	Forgivable Loan	3 years	$ 30,000.00	$ -	$ 30,000.00	$ -
Shoppes at Derby Plaza	6/13/2022	Forgivable Loan	2 years	$ 15,000.00	$ -	$ 15,000.00	$ -
Center for Prevention of Abuse	6/13/2022	Forgivable Loan	2 years	$ 10,000.00	$ 10,000.00	$ -	$ -
Tadough's	6/13/2022	Forgivable Loan	2 years	$ 20,000.00	$ -	$ 20,000.00	$ -
Ian Dawson (Kountry Nook)	6/13/2022	Forgivable Loan	3 years	$ 30,000.00	$ -	$ 30,000.00	$ -
Filarski Beverages	6/13/2022	Forgivable Loan	3 years	$ 30,000.00	$ -	$ 30,000.00	$ -
Cobbler Corner	6/13/2022	Forgivable Loan	2 years	$ 10,000.00	$ -	$ 10,000.00	$ -
Dennis Antonini (Antonini Depot)	6/13/2022	Forgivable Loan	2 years	$ 10,000.00	$ -	$ 10,000.00	$ -
Rich Curto - EXPIRED	9/26/2022	90% RETI	10 years	$ 30,000.00	$ -	$ -	$ -
Monge Property Management Trust (Market Square)	8/28/2023	Forgivable Loan	2 years	$ 15,000.00	$ -	$ 15,000.00	$ -
Fletcher's Hitting Center	8/28/2023	Forgivable Loan	2 years	$ 18,750.00	$ -	$ 18,750.00	$ -
Turner Door	8/28/2023	Forgivable Loan	2 years	$ 24,100.00	$ -	$ 24,100.00	$ -
Alexanders Tax Service	8/28/2023	Forgivable Loan	2 years	$ 30,000.00	$ -	$ 30,000.00	$ -
Padmavati Patel (Go Vino Bar & Grill) - EXPIRED	8/28/2023	Forgivable Loan	2 years	$ 30,000.00	$ -	$ -	$ -
Ian Dawson (Kountry Nook)	8/28/2023	Forgivable Loan	2 years	$ 30,000.00	$ -	$ 28,700.00	$ -
BMD AN LLC	8/28/2023	Forgivable Loan	2 years	$ 30,000.00	$ -	$ 30,000.00	$ -
Kelly Madden	8/28/2023	Forgivable Loan	2 years	$ 30,000.00	$ -	$ 30,000.00	$ -
Kim Farlin & Dennise Durrell	11/13/2023	Residential Policy	10 years	$ 35,000.00	$ 35,000.00	$ 35,000.00	$ 35,000.00
Steve Swisher	11/13/2023	Residential Policy	10 years	$ 30,000.00	$ 26,428.31	$ 30,000.00	$ 26,428.31
Ben Clark	11/13/2023	Residential Policy	10 years	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
Darrell Goodman & Judy Heisel	11/13/2023	Residential Policy	10 years	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
James Grove	11/13/2023	Residential Policy	10 years	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00
Bary and Beverly Waters	3/25/2024	Residential Policy	10 years	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00
Hornecker Properties	6/17/2024	50% RETI	Life of TIF	$ 1,600,000.00	$ 1,600,000.00	$ -	$ -
Speck Corp (The Station)	8/26/2024	Grant	5 years	$ 50,000.00	$ -	$ 50,000.00	$ -
Robert and Kimberly Stanley	1/13/2025	Residential Policy	10 years	$ 40,000.00	$ 40,000.00	$ -	$ -
Kelly Madden	1/27/225	Forgivable Loan	5 years	$ 50,000.00	$ 50,000.00	$ -	$ -

East Residential TIF - 271

Developer	RDA Date	Incentive Type	Term Length	Award Amount	Remaining Budget	Verified Expenses	Remaining Balance
McKinley Apartments	11/13/2023	50% RETI	Life of TIF	$ 200,000.00	$ 182,048.92	$ 200,000.00	$ 182,048.92
Todd Erwin	1/8/2024	Residential Policy	Up to 10 years	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00
Heidi Edwards Living Trust	2/26/2024	Residential Policy	Up to 10 years	$ 70,000.00	$ 70,000.00	$ 70,000.00	$ 70,000.00
Patricia Friedrich	9/23/2024	Residential Policy	Up to 10 years	$ 37,000.00	$ 37,000.00	$ 37,000.00	$ 37,000.00

South Residential TIF - 272

Developer	RDA Date	Incentive Type	Term Length	Award Amount	Remaining Budget	Verified Expenses	Remaining Balance
Ron Abernathy	7/8/2024	Residential Policy	10 years	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00
Ed & Kim Whitaker	11/12/2024	Residential Policy	10 years	$ 39,065.50	$ 39,065.50	$ 39,065.50	$ 39,065.50