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.