



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, FEBRUARY 10, 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
Roy Bockler	Economic Development Advisory Committee	Member	Present	Noon
Caty Campbell	Economic Development Advisory Committee	Member	Present	Noon
John Campbell	Economic Development Advisory Committee	Member	Present	Noon
Buster Hanley	Economic Development Advisory Committee	Member	Present	Noon
Drew Leman	Economic Development Advisory Committee	Member	Present	Noon
Amy McCoy	Economic Development Advisory Committee	Member	Absent	
Danielle Owens	Economic Development Advisory Committee	Member	Present	Noon
Earl Riley	Economic Development Advisory Committee	Member	Absent	
Liridon Rrushaj	Economic Development Advisory Committee	Member	Present	Noon
Dennis Short	Economic Development Advisory Committee	Member	Present	Noon
Jack Steger	Economic Development Advisory Committee	Member	Present	Noon

Others in attendance:

Josh Wray – Director of Economic Development, John Dossey – City Manager, Mary Burress – Mayor, Chris Setti – Greater Peoria EDC, Dave Nutter – Council member

Approve Agenda

D Short motioned to approve the agenda, seconded by C Campbell.

R Bockler counter motions requesting 6.1 and 6.3 be tabled, no second.

Motion to approve the agenda passed by voice vote.

Approval of Minutes

Motion to approve the minutes of the January 13, 2025 Regular EDAC meeting by D Short, seconded by D Owens. Motion passed by voice vote.

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

Public Input

None

Reports

5.1. Greater Peoria EDC Reports

Mr. Wray noted that the Greater Peoria EDC Report is available in the packet and Mr. Setti of Greater Peoria EDC is present and can answer any questions.

5.2. New Business Occupancies

Mr. Wray explained that this report was originally requested by Tourism committee, but included because he feels it may be valuable information for this committee.

Mr. Bockler questioned if there could be information included on businesses closing. Mr. Wray explained if he is given the information, he will include it.

5.3. Staff Report

Mr. Wray provided an overview of the Staff Report. City of Pekin has received a tentative offer on land in Riverway Business Park from a company that did a national search. If approved, they estimate they could be open by end of next calendar year. It is estimated that this project would bring 100-200 jobs.

Unfinished Business

6.1. Strategic Plan

Using feedback and ideas received from some committee members for a vision statement, Mr. Wray created a draft vision statement, which is: 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.

Motion to move forward with this Strategic Plan by D Short, seconded by J Steger. One abstains – R Bockler. Motion carries by voice vote

6.2. Market Plan Survey Results

Mr. Wray provided an overview of the market plan survey that was performed by McDaniels Marketing. Most feedback was positive.

Mr. Bockler expressed that he feels it is important to relay information regarding who was surveyed, how many surveys were completed, and what groups of people were represented.

Mr. Leman highlighted the comment regarding entrance areas into Pekin and stated this may be a good place to start, to help bring people to come to Pekin.

Mr. Bockler commented that there is no mention of the youth sporting events and programs that this town was built on. This would be valuable for people looking to bring their families to Pekin. Mr. Bockler further commented that he feels strongly that we need to focus on inclusiveness.

McDaniels has developed a marketing plan that they will come and present to this committee. The plan is comprehensive – targeting families to move here, targeting businesses to open here.

There was a discussion about the recent graduating classes from the high school. Is there data on the number of graduates who go off to college, the number that return to Pekin, those who stay here, etc.

6.3. Residential Renovation Program

Mr. Wray reviewed a proposed TIF Residential Renovation Program that will be brought to council and seeks feedback from this committee.

Mr. Wray explains that the way the policy is current written, if a developer flips the house and sells it for profit, there is a profit share to match the percent of funding issued.

Suggestions from this committee include prioritizing owner-occupied projects over rental properties by offering a higher incentive, decreasing the cap per project to a \$25,000 max, and limiting the number of grants any one person can receive in a fiscal year.

New Business

7.1. TIF Overview

Mr. Wray provided an overview of the TIF program, as requested by this committee in the previous meeting.

The City currently has five TIF districts. There is no practical difference between the “residential” TIFs and the other TIFs. Every TIF agreement must go to City Council, as required by the state.

Central Business TIF is poorest performer, with an EAV that is lower than it was when it was created in 1986, even after being adjusted for inflation. Mr. Wray has an opinion that the focus on future TIF agreements, in general, should be those that increase the EAV instead of multiple smaller projects. Southern TIF is performing extremely well. The EAV has risen 500% and that this would be a TIF that the City should consider extending.

Court Street TIF has increased by 10%.

Two residential TIFs seem to be doing well, but all have been new construction.

There are three current TIF-funded programs: Building Improvement

Program, Residential New Construction Policy, a one-off tax rebate, grant, etc.

In recent years, about half of TIF funding has been used for public infrastructure projects. Next year, there will likely be more funding used to complete the Court Street project.

Suggestion made and discussion had about the potential to have the high school, instead of building a new home, take a vacant, blighted home and flip it.

Mr. Wray reviewed TIF basics and TIF-eligible expenses, which he explained is essentially everything up to vertical construction, for the most part. He also included a report for each TIF district and the agreements made under each.

Positive feedback from the group for Mr. Wray and providing all of the TIF information in one place and reviewing it for them.

Any Other Business to Come Before the Commission

None

Adjourn

Motion to adjourn the meeting by B Hanley at 1:15 P.M., second by J Campbell. Motion approved by voice vote.

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