



**PROCEEDINGS OF THE REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE OF THE CITY OF
PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON MONDAY, MAY 12, 2025 AT 12:00 PM**

Call to Order

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

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

Others in attendance:

Mayor Mary Burress and Director of Economic Development Josh Wray

Approval of Minutes

2.1. Minutes of the Regular EDAC Meeting held on March 10, 2025

D. Short motioned to approve the agenda for today’s meeting and the meeting minutes from March 10,2025, with a second by E. Riley. The motion passed by voice vote.

Public Input

None

Reports

4.1. Monthly Staff Report

Mr. Wray reviewed the included monthly staff report included in the packet. There was discussion about the recently announced data center coming to Pekin.

4.2. Strategic Plan Scorecard

Mr. Wray stated that he made minor updates to the scorecard to organize by intended target date for completion. He reviewed a few of the upcoming items.

4.3. Greater Peoria EDC Report

Mr. Setti was unable to be in attendance today, but updates from Greater Peoria EDC are included in the packet for review.

New Business

5.1. TIF Program Funding Recommendations for FY26

Mr. Wray reviewed a draft Request for Council Action that he plans to present at the upcoming council meeting. He asked the Committee for feedback on existing and potential new programs that could be supported through current funding. He shared that there is \$400,000 available in the approved budget for these types of activities. Mr. Wray also clarified that these funds do not roll over and would need to be re-budgeted each fiscal year if unused, even though the balance technically remains in the fund.

Mr. Wray asked for feedback to begin outlining proposed funding allocations by program type. Committee members asked about average demolition costs and whether a single project could qualify under multiple program categories. Mr. Wray confirmed that a project could potentially fall under multiple categories, but eligibility and approval would ultimately depend on council decisions.

B. Hanley motioned to recommend the program funding proposal as presented, seconded by C. Campbell. The motion passed by voice vote.

The Committee provided feedback that a consistent program structure year over year would be beneficial. Mr. Wray expressed hope that this format would allow for clearer yearly adjustments and enable council to allocate funding per program based on past performance. He also clarified that funding for previously approved projects is factored into the budget first before determining how much is available for new projects.

5.2. Lutticken Development Vision

Mr. Wray presented a current map of the Lutticken property showing property boundaries, Ameren utility lines, and parcels that have already been sold so the Committee could discuss long-term visioning, potential rezoning, and

development strategies.

Committee members expressed excitement about the incoming technology park. There were questions about possible opposition, especially given issues experienced with other developments in the area. Mr. Wray acknowledged that while there had been a few concerns regarding the site's location, no formal opposition has been reported. Once the site layout was reviewed with concerned parties, those concerns were resolved. He also pointed out that the absence of existing infrastructure presents an opportunity, as the project will bring in new infrastructure that will benefit the surrounding area.

The Committee expressed interest in hearing from other communities that have dealt with data center developments and related opposition, so the city can be better prepared if similar concerns arise. The Committee also discussed the Lutticken property FAQ currently posted on the City's website. Feedback was positive, and members suggested sharing key points on social media to help spread clear and accurate information.

There was also a conversation about potential residential development around the northern portion of the lake. Some members suggested that residential zoning could extend up to the Ameren lines, with a tree or berm buffer to shield the area from utility lines.

The Mayor asked Mr. Wray to follow up with the current property owner about engineering plans for a second lake on the site. It was also noted that dirt may be needed to fill in areas of the property, and excess soil from the future data center site could potentially be used for that purpose.

McDaniels Marketing may be able to help communicate the vision for the Lutticken property.

Any Other Business to Come Before the Committee

None

Adjourn

Motion to adjourn the meeting by A. McCoy at 12:44 P.M., with a second by D. Owens. The motion passed by voice vote.

The next regular meeting is scheduled for Monday, June 9, 2025, at 12:00 P.M. in the City Council Chambers.