



**REGULAR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING
MONDAY, DECEMBER 8, 2025
12:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

- 4.1. Minutes from the Regular Economic Development Advisory Committee Meeting on November 10, 2025
-

5. Public Input

6. Reports

- 6.1. Monthly Staff Report
 - 6.2. Greater Peoria EDAC Updates
 - 6.3. Marketing Update
-

7. New Business

- 7.1. Approval of 2026 Meeting Dates
 - 7.2. Input on Residential TIF Town Hall
-

8. Any Other Business to Come Before the Commission

9. Adjourn

EDAC Meeting Minutes

November 10, 2025

Call to Order

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

Attendee Name	Organization	Title	Status	Arrived
Roy Bockler	Economic Development Advisory Committee	Member	Absent	
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	Absent	
Dennis Short	Economic Development Advisory Committee	Member	Present	Noon
Jack Steger	Economic Development Advisory Committee	Member	Present	Noon

Approve Agenda and Meeting Minutes

D. Short motioned to approve the agenda for today's meeting and the meeting minutes from August 11, 2025, with a second C. Campbell. The motion passed by voice vote.

Public Input

None

Reports

5.1 Monthly Staff Report

Mr. Wray reviewed the monthly staff report included in the meeting packet.

The committee discussed the updates provided, including potential future plans for the Lutticken property.

5.2 Greater Peoria EDC Report

Mr. Setti from GPEDC was not present to provide a detailed update, but the report was included in the packet for the committee's review.

Unfinished Business

None

New Business

7.1 Marketing Update

Mr. Wray shared an update on the recently approved rebranding. The item is scheduled for further discussion at tonight's City Council meeting, with proposed modifications prepared by McDaniels Marketing.

Additional discussion followed regarding welcome signs, Tourism funds, and the new website, as each could be affected by the outcome of the rebranding discussion.

7.2 Tazewell County Grant Opportunity

Mr. Wray shared a grant opportunity with the committee that was brought to his attention by Ms. McCoy. He shared initial thoughts and project ideas for consideration by the group and asked for feedback as well as any additional ideas.

Committee ideas and discussion surrounded a potential partnership with ICC for workforce development or CityLink for an additional route.

7.3 FY2027 Budget

Mr. Wray distributed high-level information comparing the current FY26 budget to a proposed FY27 budget as it relates to TIF/BDD funding.

Committee members expressed interest in allocating a higher percentage toward traditional economic development incentives and marketing, with a reduced share directed to road projects, while acknowledging that this decision is ultimately not theirs to make. Mr. Wray noted that although the proposed budget increases infrastructure funding, the current level of incentive funding can still be maintained. There was consensus that incentive investments represent a long-term strategy to strengthen the community, with the goal of increasing median housing values and median income.

Chairperson Leman recommends keeping the documentation and reporting easily accessible, as they help demonstrate the value of the programs and incentives along with their overall impact.

Any Other Business to Come Before the Commission

D. Owens noted that she has served on the committee for many years and has not seen the level of positive traction currently occurring in the community. She attributed this progress to Mr. Wray's efforts and commended him for his work. The committee collectively expressed their appreciation.

Adjourn

Motion to adjourn the meeting by D. Short at 1:08 P.M., with a second by B. Hanley. The motion passed by voice vote.

The next regular meeting is scheduled for Monday, December 8, 2025 at Noon in the City Council Chambers.



REQUEST FOR COUNCIL ACTION

Agenda Date: December 8, 2025
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Monthly Staff Report

DESCRIPTION:

Commercial

- City Council approved an incentive agreement with JPG Commercial Real Estate for the development of the 1-acre stormwater site in front of Menards. JPG is still in discussion with Menards regarding access and potential land acquisition from them to enlarge the buildable area.
- City Council approved a site plan for the Center for Prevention of Abuse. They expect to break ground in the spring.
- Staff published an RFP for the sale/lease and development of City-owned property at the corner of Broadway and 3rd Street. We expect 2 cell tower companies to submit, and we are hopeful a food/beverage developer we have previously met with may also submit.

Industrial

- Staff received an inquiry from a real estate agent representing a client looking for 4 acres for semi parking. While that is not typically a land use the City would encourage, we do think there is an opportunity for the City to benefit in the Brenkman Drive area, so we have sent an offer to the agent.
- City Council approved a site plan for Epic Medical.
- GPEDC has submitted an existing building in the Riverway Business Park for a statewide request for information for a prospective printing company.
- Staff met with Alto, Heart of Illinois Port District, and a federal grant consultant to discuss submitting a project for next year's port development grant.

Residential

- The Chicagoland residential developer interested in the Lutticken Property has hired a design group to create a concept plan. Staff gave the designer a tour of the site last month.

Other

- There is one more opportunity to participate in our Comprehensive Economic Development Strategy (CEDs) preparation lead by GPEDC on December 10, 2025, at Tremont High

School Cafetorium, 400 W Pearl St, Tremont, IL 61568 from 4 PM – 7 PM.

- The City intends to annex most of the Lutticken property at the Council meeting on December 8. The only property that will not yet be annexed is the residence at 3501 Sheridan Rd; there is a tenant living there, so the annexation process requires a few more steps.



REQUEST FOR COUNCIL ACTION

Agenda Date: December 8, 2025
To: Members of the Economic Development Advisory Committee
From:

AGENDA ITEM: Greater Peoria EDAC Updates

DESCRIPTION:

[Greater Peoria EDC Update - November 14](#)

[Greater Peoria EDC Update - November 21](#)

[Greater Peoria EDC Update - December 5](#)



REQUEST FOR COUNCIL ACTION

Agenda Date: December 8, 2025
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Marketing Update

DESCRIPTION: City Council provided some late feedback that they wanted some changes to the previously approved City logo and brand. McDaniels prepared an adjusted logo that is set to be officially approved on December 8. The economic development marketing campaign will kick-off thereafter. Videos and photography have been prepared and will be ready to launch in short order.

FULL COLOR



REVERSE



ONE COLOR ALTERNATIVES



FULL COLOR



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City of Pekin
Economic Development Advisory Committee
2026 Regular Meeting Schedule

Regular meetings will be held at 12:00 PM (noon)
in the Council Chambers at City Hall,
111 S. Capitol St. Pekin, IL 61554,
on the second Monday of each month,
unless otherwise noted, as follows:

Monday, January 12

Monday, February 9

Monday, March 9

Monday, April 13

Monday, May 11

Monday, June 8

Monday, July 13

Monday, August 10

Monday, September 14

Tuesday, October 13

Monday, November 9

Monday, December 14



REQUEST FOR COUNCIL ACTION

Agenda Date: December 8, 2025
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Input on Residential TIF Town Hall

DESCRIPTION: Councilmember Phillips has asked staff's assistance in hosting a town hall regarding residential TIFs. Staff would like the Committee's input on what topics/issues we should specifically cover before opening up to questions from the public.