



City of Pekin

**PROCEEDINGS OF THE SPECIAL TOWN HALL RESIDENTIAL TIF MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, DECEMBER 17, 2025 AT 6:00 PM
MAYOR MARY J. BURRESS PRESIDING**

Call to Order

Mayor Burress called the meeting to order at 6:08 PM. Economic Development Director Josh Wray called the roll. A quorum was not present, and no action was to be taken.

Staff present: City Manager Dossey, Attorney James Vasselli, Director of Economic Development Josh Wray, and Director of Finance Eric Dubrowski.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Absent	--
Karen Hohimer	City of Pekin	Mayor Pro Tem	Absent	--
Dave Nutter	City of Pekin	Council Member	Absent	--
Mary Burress	City of Pekin	Mayor	Present	6:00 PM
Jimmie Fletcher, Jr.	City of Pekin	Council Member	Absent	--
John P Abel	City of Pekin	Council Member	Absent	-
Peg Phillips	City of Pekin	Council Member	Present	6:00 PM

Town Hall Discussion

Mayor welcomed everyone to the third town hall event, this one being on the topic of residential tax increment financing (TIF). Mayor gave Councilmember Phillips the floor for presentation.

2.1. Presentation on Residential Tax Increment Financing (TIF)

Councilmember Phillips presented for approximately 20 minutes. Topics included why TIFs are created, how the residential TIF program in Pekin works, the history of development in Marigold Estates pre- and post-TIF, and an example of a single-family property built using TIF incentives.

Attorney Vasselli then presented on the legal aspects of using and maintaining a TIF district as governed by State law.

2.2. Public Input - Questions & Answers

Mayor Burress then opened the floor for public questions. Four members of the public had questions or made comments including points such as what TIF funds are used for, how TIF interacts with property taxes, what conditions allow a TIF to be formed, and how TIF boundaries are drawn.

Adjourn

Mayor Burress adjourned the meeting at 7:58 PM.