



**REGULAR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING
MONDAY, APRIL 13, 2026
12:00 PM**

1. Call to Order

2. Approve Agenda

3. Approval of Minutes

- 3.1. Minutes from the Regular Economic Development Advisory Committee Meeting on February 9, 2026
-

4. Public Input

5. Reports

- 5.1. Monthly Staff Report
-

6. New Business

- 6.1. Recommendation to Amend Pekin City Code Chapter 2, Article 6, Division 19, Economic Development Advisory Committee, to Increase the Number of Voting Members from Seven to Nine
-

7. Any Other Business to Come Before the Commission

8. Adjourn

EDAC Meeting Minutes

February 9, 2026

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	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
Liridon Rrushaj	Economic Development Advisory Committee	Member	Present	Noon
Dennis Short	Economic Development Advisory Committee	Member	Present	12:10 PM
Jack Steger	Economic Development Advisory Committee	Member	Present	Noon

Approve Agenda and Meeting Minutes

B. Hanley motioned to approve the agenda for today's meeting and the meeting minutes from December 9, 2025, with a second by D. Owens.

R. Bockler asked for one modification, as he states he was not present for the December meeting. With this change, 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 and noted that the Quarterly Business Report from Retail Strategies is included in the packet as well, for review.

New Business

6.1 Discussion on the Proposed Data Center Development (No Action)

Mr. Wray provided an overview of the proposed data center project, including background, timeline, and key topics of public interest. Supporting information was included in the meeting

packet. He also noted that a meeting was held with Groveland Township the prior week to discuss items such as fire response.

Mr. Bockler inquired about the absence of a conceptual site plan or rendering and asked about the long-term, "10-year" outlook. He also raised questions regarding the developer's identity and project funding. Mr. Wray responded that a detailed conceptual plan is not available at this stage, though a general vision outlining potential residential, commercial, and infrastructure elements has been prepared.

The Mayor shared observations from a recent visit to a data center in DeKalb, noting that wildlife remains present in the surrounding area.

Mr. Short asked about upcoming town hall meetings. Mr. Wray stated that project information is available on the City's website and outlined two scheduled meetings: a general development overview on February 24 at 6:00 p.m. at the Pekin Public Library, and a data center-specific meeting on March 24 at 7:00 p.m. at the Pekin Community High School Theater.

Mr. Setti (Greater Peoria EDC) provided insight based on similar data center projects, including common feedback and challenges, and noted the importance of establishing a clear timeline and key milestones, which Mr. Wray has begun to outline.

Mr. Lemman encouraged the City to continue its current approach of research and community education, acknowledging that public concerns may persist but emphasizing the importance of remaining focused if the project is determined to be beneficial.

Mr. Steger asked whether alternative locations are being considered. The Mayor stated that Riverway Business Park lacks sufficient acreage, though other opportunities could be explored. Mr. Wray added that any viable site would need proximity to transmission lines.

Dr. Owens raised questions about housing impacts, specifically whether the data center project would influence residential development, noting declining student enrollment. Mayor Burrell commented that an influx of jobs could highlight the current shortage of available housing.

Any Other Business to Come Before the Commission

7.1 Reminder of Expiring Terms

All terms expire the first Monday in May, at which time committee membership decreases to seven members in accordance with an ordinance passed last year. Mr. Riley has resigned from the committee due to scheduling conflicts and has recommended Ron Harland to fill the remainder of his term. This item is included on tonight's City Council agenda.

Adjourn

Motion to adjourn the meeting by D. Short at 1:16 P.M., with a second by R. Bockler. The motion passed by voice vote.

The next regular meeting is scheduled for Monday, March 9, 2026 at Noon in the City Council Chambers.



REQUEST FOR COUNCIL ACTION

Agenda Date: April 13, 2026
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Monthly Staff Report

DESCRIPTION:

Commercial

- The church that formerly owned 14 acres near the northeast corner of Veterans and 14th Street has sold that property. The buyer has met with staff and sought the City's ideas for developing that site. The City owns the three acres at the actual corner, of which about half is buildable due to a gas easement on the other half, and we are working to potentially sell that parcel to the new owner of the 14 acre site. Staff shared that the City would like to see commercial development along Veterans with possibilities for multifamily residential behind that.
- JPG Real Estate's redevelopment of the stormwater pond in front of Menards is proceeding. The City's engineer is working on plans to relocate the pond to the creek area behind East Court Village where the current pond already discharges.
- Staff is working with the owner of 180 acres southwest of Walmart and East Court Village to annex to the City. The intended future use would be retail/office.
- Renovation of the Twisted Spoke Saloon on Derby Street is nearly complete. This project received an \$85,000 forgivable loan from the BDD fund with the obligation to generate \$17,000 in new sales taxes to the City annually for 5 years to receive full loan forgiveness.

Industrial

- Staff has had initial discussion with the owner of about 300 acres at the southwest corner of Veterans Drive and 5th Street to potentially annex that land and market it for development. The intended use would be a combination of industrial and commercial with consideration of Rankin School being across the street at the south end of the site. This annexation would be very helpful in national/international site selection since most RFIs are seeking 50+ acres.
- Epic Medical continues to make progress on their design plans. A groundbreaking ceremony will be scheduled in the coming weeks.

Residential

Infrastructure Projects

- Court Street reconstruction is planned to be completed down to 8th Street by end of this year. Council will soon be considering an addition to the project scope to add reconstruction

of Park Ave and 14th Street in the triangle area around the sundial.

- Broadway Street reconstruction, from 14th to Parkway, is underway with engineering and IDOT review. The project is planned to be bid in January 2027.
- The combined sewer outflow (CSO) rehabilitation along the river is underway and is planned to be completed within Fiscal Year 2027.
- Staff submitted two grant applications to Congressman LaHood for \$1 million towards the next phase of Derby Street reconstruction at \$6 million for a new fire station on the north side of town. We expect to hear back in the next couple of months on being awarded or not.
- Staff has negotiated purchase terms for one of the final few properties needed for the Veterans Drive extension. Council will be considering the land acquisition in April.



REQUEST FOR COUNCIL ACTION

Agenda Date: April 13, 2026
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Recommendation to Amend Pekin City Code Chapter 2, Article 6, Division 19, Economic Development Advisory Committee, to Increase the Number of Voting Members from Seven to Nine

DESCRIPTION: In 2024, the EDAC recommended various changes to the City Code to incorporate the Committee therein and define its membership, duties, powers. Council approved Ordinance No. 4147-23/24 adopting a code section for the EDAC and setting the number of committee members at seven, effective May 2026, which was reduced from the then thirteen members.

After a brief discussion at the last City Council meeting, the Mayor advised staff to draft a code amendment, bringing the number of EDAC members up from seven to nine. Mayoral appointments for the nine members are planned to be presented for Council's consideration in May.

FINANCIAL IMPACT:

REVIEWED BY:

Amalia Rioja, City Attorney
 Jim Vasselli, City Attorney
 John Dossey, City Manager
 Nicole Stewart, City Clerk

Recommendation to Amend Pekin City Code Chapter 2, Article 6, Division 19, Economic Development Advisory Committee, to Increase the Number of Voting Members from Seven to Nine

WHEREAS, the Pekin Economic Development Advisory Committee ("EDAC") was created as an ad hoc committee by the City Council in 2011; and

WHEREAS, the EDAC was made a permanent committee of the City of Pekin and was incorporated into the Pekin City Code on January 22, 2024, by Ordinance No. 4147-23/24; and

WHEREAS, Ordinance No. 4147-23/24 also provided that the number of EDAC members would be reduced from thirteen to seven effective May 4, 2026; and

WHEREAS, the City Council finds it in the best interests of the community to increase the new membership number from seven to nine effective May 3, 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. Pekin City Code Section 2-6-19-3 shall be amended as follows (underline indicates addition and ~~strikethrough~~ indicates deletion):

Sec. 2-6-19-3. - Membership; terms.

(a) *Number and appointment.* The Committee shall consist of ~~seven (7)~~ nine (9) voting members appointed by the Mayor with concurrence from the Council.

(b) Members shall consist of a broad spectrum of leaders from the community. At least ~~three~~ four of the following sectors shall be separately represented by members appointed based on their experience and qualifications:

- (1) Corporate or operations management;
- (2) Healthcare, wellness, or senior care;
- (3) Real estate brokerage or development;
- (4) Banking or lending;
- (5) Architecture, construction, or skilled trades;
- (6) Education;
- (7) Utilities or telecommunications;
- (8) Not-for-profits;
- (9) Business advocacy.

(c) Members must reside within one and one-half miles of the City's corporate boundary or must work or own a business located within the City's corporate boundary.

(d) *Term of office.*

- (1) The term of office for a voting member shall be three years beginning on May 1 and ending on April 30.
- (2) Terms shall be staggered such that ~~two~~three members' terms end each year ~~except for each third year where three members' terms end.~~

(e) Ex-officio members shall be the Mayor and the chief executive officer of the Greater Peoria Economic Development Council.

(f) The Director of Economic Development will serve the Committee as the primary staff resource.

Section 3. Following the passage of this Ordinance, the Economic Development Advisory Committee shall be composed of nine members; provided, however, that all members serving on the EDAC as of the date of this Ordinance shall continue to serve on the EDAC until the end of their current terms, and provided further that, on and after the first Monday of May, 2026, no member shall be appointed or re-appointed if such appointment or re-appointment will result in there being more than nine members.

Section 4. Except as set forth in Section 3 above, this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

RESULT:	(TO)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	None

ADOPTED AND APPROVED at a Regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk