



REGULAR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING
MONDAY, JULY 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 April 13, 2026
 - 3.2. Minutes from the Regular Economic Development Advisory Committee Meeting on May 11, 2026
-

4. Public Input

5. Reports

- 5.1. Monthly Staff Report
 - 5.2. Greater Peoria EDAC Updates
-

6. New Business

- 6.1. Discussion on Ideas for Public Input Opportunities
 - 6.2. Discussion on TIF Funding for Sprinkler System Installations
 - 6.3. Discussion on Future Committee Work
-

7. Any Other Business to Come Before the Commission

8. Adjourn

EDAC Meeting Minutes

April 13, 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	Absent	
Caty Campbell	Economic Development Advisory Committee	Member	Absent	
John Campbell	Economic Development Advisory Committee	Member	Absent	
Buster Hanley	Economic Development Advisory Committee	Member	Absent	
Ron Harlan	Economic Development Advisory Committee	Member	Present	Noon
Drew Leman	Economic Development Advisory Committee	Member	Present	Noon
Amy McCoy	Economic Development Advisory Committee	Member	Present	Noon
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	Noon
Jack Steger	Economic Development Advisory Committee	Member	Present	Noon

Others Present: Josh Wray, Chris Setti, Dave Nutter

Approve Agenda and Meeting Minutes

D. Short motioned to approve the agenda for today's meeting and the meeting minutes from December 9, 2025, with a second by A. McCoy.

R. Harlan asked for one modification – his last name is misspelled. 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.

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

Motion by J. Steger, seconded by A. McCoy. Motion unanimously passed by voice vote.

Mr. Wray explained there will be no change to May EDAC meeting either way. Appointments by the mayor will be made at the City Council meeting that night. The first meeting with the updated members would take place in June.

Any Other Business to Come Before the Commission

The committee discussed the ongoing Court Street construction project, including whether it remains on schedule and the potential impacts on businesses located along the corridor. Mr. Wray shared that, based on updates from the City Engineer, the project continues to be on schedule. Commissioner Steger commended the construction team for their work, noting that business entrances and exits have remained accessible throughout the project.

Mr. Wray also provided updates on several current and upcoming development projects.

Adjourn

Motion to adjourn the meeting by D. Short at 12:23 P.M., with a second by J. Steger. The motion passed by voice vote.

The next regular meeting is scheduled for Monday, May 11, 2026 at Noon in the City Council Chambers.

EDAC Meeting Minutes
May 11, 2026

Call to Order

The regular meeting of the Economic Development Advisory Committee was called to order at 12:00PM. A quorum was not present.

Attendee Name	Organization	Title	Status	Arrived
Roy Bockler	Economic Development Advisory Committee	Member	Absent	
Caty Campbell	Economic Development Advisory Committee	Member	Absent	
John Campbell	Economic Development Advisory Committee	Member	Absent	
Buster Hanley	Economic Development Advisory Committee	Member	Present	Noon
Ron Harlan	Economic Development Advisory Committee	Member	Absent	
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	Noon
Jack Steger	Economic Development Advisory Committee	Member	Absent	

Others Present: Josh Wray, Chris Setti

Mr. Wray provided an informal update on current development projects. The committee discussed the updates for approximately 20 minutes. As a quorum was not present, no formal action was taken and no decisions were made.

The next regular meeting is scheduled for Monday, July 13, 2026 at Noon in the City Council Chambers.



REQUEST FOR COUNCIL ACTION

Agenda Date: July 13, 2026
To: Members of the Economic Development Advisory Committee
From:

AGENDA ITEM: Monthly Staff Report

DESCRIPTION:

Commercial

- Staff has met with a chain food/beverage developer about opening a location at the NE corner of Parkway and Broadway. The owner is interested in selling, and the developer is waiting on the corporate office to provide initial feedback.
- Staff met with the owner of 353 Court Street and a potential buyer that would open a new restaurant. They have demonstrated significant sales at their Peoria location.
- Pekin Hospital plans to begin demolition of the old south wing in August. The demo project will be coordinated with Marigold Festival traffic.
- The City will soon be closing on the sale of property at the NE corner of Veterans and 14th Street to Nicholas Wang. He intends to develop retail along Veterans Drive and multifamily / assisted living 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, and the first commercial tenant is in conversation with staff about site and building plans.
- 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.

Industrial

- Staff has had initial discussions with a home manufacturing company based out of Europe looking to build a facility in the U.S. They have pilot building sites in Michigan but believe Illinois will be more centrally located for the Midwest and national market. The site would be 16-20 acres and would employ over 200 employees. They like the site east of the movie theater on Highway 98.
- Staff had a call with Epic Medcial last week.
- Staff met with Ambient Fuels (now Electric Hyrodgen) about extending their option agreement for the 47-acre site south of Hanna Drive. It expires in January 2027, but they have been delayed due to the State of Illinois.

Residential

- Staff has a developer strongly interested in buying the property along 2nd Street along either

side of Sabella overlooking the river. They are seeking a below-market sale price, so staff will prepare a request for proposals to be published in the paper per City policy. The developer intends to build an apartment complex for approximately 70-100 units.

- The same developer is interested in buying 40 acres of the Lutticken property off of Sheridan Road just east of Country Club Lane. They have met with local real estate agents about the market for that area, and they intend to build products similar to Cattail Cove.
- Jeff Hornecker has started turning in TIF-eligible expenses for his duplex development at the SW corner of Velde and Parkway. He intends to move forward with construction soon.

Infrastructure Projects

- Court Street reconstruction is planned to be completed down to 8th Street by end of this year. Council added reconstruction of Park Ave and 14th Street in the triangle area around the sundial to the project scope.
- 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.
- The \$1M Derby Street project grant application to Rep. LaHood received initial approval, but it must still be funded in the next federal budget and then appropriated. The Derby Street reconstruction project is planned to restart in 2028.
- City Council approved the acquisition of approximately 14 acres along I-474 for the Veterans Drive extension. There is approximately 95 acres left to be acquired across several parcels/owners before the City control the entire area needed for the road extension.

Other

- Staff received five applications for this year's TIF commercial building improvement program. Projects range from total building renovation to simple roof replacement. Staff intends to bring funding recommendations to City Council on July 27.
- Staff attended a week-long training on federal environmental review requirements and procedures. We will be internally discussing some potential improvements to the City's development requirements that may help Council make more informed decisions without placing much additional burden onto developers.



REQUEST FOR COUNCIL ACTION

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

AGENDA ITEM: Discussion on Ideas for Public Input Opportunities

DESCRIPTION: City Council and staff have received some feedback that the public should be consulted more often and/or more meaningfully for large decisions or projects. Staff would like this Committee's input on how we can involve the public more for large development decisions and major infrastructure projects. Current efforts are described below.

Development

Per project — public hearings for site plan approval, rezoning, variances, special uses, and subdivision plats

Webpage for major developments: <https://www.ci.pekin.il.us/387/Current-Development-Projects>

Public notice for meetings at EDAC, Zoning Board, and City Council

Comprehensive Plan (once every 20 years or so) — town halls, focus groups, and surveys

Infrastructure

Capital improvement plan — discussed during public budget meetings and published in annual budget

Road maintenance plan — presented at a public City Council meeting

Per project — notification to adjacent property owners

Federally-funded projects — usually a public hearing early-on



REQUEST FOR COUNCIL ACTION

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

AGENDA ITEM: Discussion on TIF Funding for Sprinkler System Installations

DESCRIPTION: The annual TIF Commercial Building Improvement Program provides grants to commercial property/business owners in any TIF district for eligible improvements to buildings. The goal of the program is to make spaces code compliant, structurally sound, and updated for modern commercial use. The program guide is attached.

Typically, the City provides up to \$50,000 capped at 50% of actual eligible expenses. However, many commercial buildings, especially in downtown, were constructed without fire suppression (sprinklers), which is now required under the standard International Building and Fire Codes. While sprinkler requirements are in place for good reason, they are still an unfunded mandate by the City that can significantly inhibit redevelopment. For example, one 2,000 square foot building downtown was quoted at over \$110,000 to connect a new water service to the main and install a suppression system in the building. That is on top of approximately \$100,000 of other renovations needed, making renovation cost-prohibitive for that small of a space that just will not generate the business activity to recoup the costs.

Staff proposes to allow the grant program to pay up to an additional \$50,000 for fire sprinkler system installations at 75% reimbursement to subsidize that particularly expensive code requirement, and we are seeking the Committee's input. The Committee's input will be applied to this year's program as staff scores applications.



REQUEST FOR COUNCIL ACTION

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

AGENDA ITEM: Discussion on Future Committee Work

DESCRIPTION:

Development Regulations

Zoning

Licensing

Environmental Impact

Historic Preservation

Incentives

TIF / BDD

Enterprise Zone

Sales Tax Rebates

Historic Preservation (state)

Spec Development

Planning

Land Banking

Infrastructure

Buildings