



REGULAR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING
MONDAY, AUGUST 10, 2026
12:00 PM

1. Call to Order

2. Approve Agenda

3. Approval of Minutes

3.1. Minutes from the Regular EDAC Meeting on July 13, 2026

4. Public Input

5. Reports

5.1. Monthly Staff Report

5.2. Economic Development Strategy Scorecard - 2026 Quarter 2

5.3. Greater Peoria EDAC Updates

6. New Business

6.1. Discussion on Speculative Industrial Development Prospect

6.2. 2026 Town Hall Ideas

7. Any Other Business to Come Before the Commission

8. Adjourn

EDAC Meeting Minutes

July 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 Hanley.

Attendee Name	Organization	Title	Status	Arrived
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	Present	Noon
Carla Schaefer	Economic Development Advisory Committee	Member	Absent	
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 – Greater Peoria EDC, Dave Nutter

Approve Agenda and Meeting Minutes

D. Short motioned to approve the agenda for today's meeting and the meeting minutes from April 13, 2026 and May 11, 2026 with a second by A. McCoy. Motion passes by voice vote.

Public Input

None

Reports

5.1 Monthly Staff Report

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

Committee members discussed the potential need for another gas station on Court Street.

Mr. Wray added an update that occurred after the monthly report was published. He reported that an individual has expressed interest in building a power plant, and he has provided the prospective developer with information on available sites for consideration.

A committee member asked about the Alto Port project that had been featured in the news. Mr. Wray explained the grant application process and the City's involvement.

A committee member asked whether a prospective food retailer was a lead generated by Retail Strategies. Mr. Wray explained that the prospect is actually a local franchise owner interested in opening an additional location.

Mr. Wray also reported that the site near ValuCheck is a lead generated through Retail Strategies. This involves a different food retailer that has not yet been publicly announced.

5.2 Greater Peoria EDC Updates

Nothing to report.

New Business

6.1 Discussion on Ideas for Public Input Opportunities

Mr. Wray stated that for future projects, he would like to improve communication with the public by creating more opportunities for open forum discussions. He asked the committee for feedback on ways the City could better communicate with residents.

A committee member noted that the local school district is experiencing similar communication challenges and suggested posting meeting notices and links to meeting packets on the City's Facebook page to increase public awareness.

A committee member asked what other municipalities are doing to improve public communication. Mr. Wray explained that some communities utilize digital kiosks to share information; however, he noted that communication challenges are common among municipalities.

Mr. Setti commented that, despite having more communication tools than ever, reaching the public remains difficult. He added that there must be a balance between public engagement and internal decision-making, as excessive public scrutiny during early stages of development could discourage companies from locating in the community. He also noted that zoning regulations exist for a reason, with certain areas already designated as appropriate for specific types of development.

Mr. Wray suggested that implementing a formalized project checklist could improve transparency by allowing the public to see the steps being taken throughout the development process, even when every detail cannot be communicated.

Mr. Setti stated that society is currently experiencing a low level of public trust and that the City should anticipate issues that are likely to generate public concern. He emphasized the importance of distinguishing between feedback from a vocal minority and broader, meaningful public input so that community concerns can be evaluated appropriately.

6.2 Discussion on TIF Funding for Sprinkler System Installations

Mr. Wray reviewed the proposed updates to the Commercial Building Improvement Program, explaining that staff is seeking committee input on providing additional grant assistance for the installation of fire sprinkler systems. He noted that while sprinkler systems are required under current building and fire codes, the cost of installing the systems—particularly the expense of extending new water service and connecting to the main—can make redevelopment of older commercial buildings financially infeasible.

Committee members discussed the proposal to provide additional incentives to offset the cost of installing sprinkler systems, including assistance with extending water lines to buildings that require fire suppression upgrades.

The committee also discussed the possibility of prioritizing or providing targeted incentives for projects that are closer to being redevelopment-ready.

A committee member asked about the status of Mason's Gym. Mr. Wray explained that the property has gone through the adjudication process, is currently in default, and has accumulated fines. He added that he believes there may be ongoing private negotiations regarding the property.

6.3 Discussion on Future Committee Work

Mr. Wray asked the committee for feedback on how it would like to approach future work items, noting that the committee's structure has changed slightly. He explained that he wanted to ensure future agendas reflect the committee's preferences.

As a potential future discussion topic, Mr. Wray suggested reviewing the City's parking regulations.

Committee members expressed consensus that they are willing to provide input and feedback whenever City staff has projects or policy matters that would benefit from committee discussion.

Mr. Wray also noted that, unlike many communities, all development site plans in Pekin are reviewed by the City Council. He explained that the Community Development Department may explore establishing development standards and review thresholds to determine which site plans require City Council consideration and which could be handled administratively.

Any Other Business to Come Before the Commission

None.

Adjourn

Motion to adjourn the meeting by D. Lehman at 12:55 P.M., with a second by J. Steger. The motion passed by voice vote.

The next regular meeting is scheduled for Monday, August 10, 2026 at Noon in the City Council Chambers.



REQUEST FOR COUNCIL ACTION

Agenda Date: August 10, 2026
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: Monthly Staff Report

DESCRIPTION:

Commercial

- The City has officially sold the 3-acre property (1.5 buildable acres) at the NE corner of Veterans and 14th Street to Nicholas Wang for \$22,500. He intends to develop retail along Veterans Drive and multifamily or assisted living behind that.
- Retail Strategies recently met with the Mayor and staff to discuss progress after the first year of our three-year agreement. There are two retailers that they have had a significant role in bringing to Pekin, both of which are in the design and permitting stage. They also believe there is good data showing a Sam's Club could fit in Pekin, so they will be engaging Sam's Club directly.

Industrial

- A local contractor is expanding their business and looking to purchase 2-3 acres from the City to build a new facility either in the Riverway Business Park or behind the movie theater on Highway 98. We are discussing potential TIF incentives, land costs, and infrastructure.
- Epic Medical is increasing their planned level of investment in Pekin by \$5 million. This will qualify them for the State's Prime Sites grant program, which they will be applying for soon.

Residential

- Staff published an RFP for the purchase and development of property along 2nd Street along either side of Sabella Street overlooking the river. We had one developer strongly interested in building apartments on those parcels, and no other submittals were received, so staff will begin negotiating a real estate agreement with the developer. They are attracted to the site due to its proximity to downtown, available incentives, and ease of transaction since the City is the sole owner of the various parcels.
- The same developer is interested in buying 40 acres of the Luticken property off of Sheridan Road just east of Country Club Lane.
- P&W Builders has submitted a draft plan for a 28-unit duplex development between Velde Drive and Delaware Street. These are planned to be for sale rather than for rent like Hornecker's planned duplex development.

Infrastructure Projects

- The City is planning improvements to the public parking lot and alley on the north side of the 500 block of Court Street. The project will resurface the pavement and improve stormwater drainage for the block.
- The City's engineering consultant believes we will receive phase 1 approval from IDOT for the Veterans Drive extension project by end of this year. Phase 1 consists of planning and environmental reviews, and phase 2 will be the actual roadway design.

Other

- City Council made preliminary TIF grant awards for six properties with final approval up for August 10. Grants range from \$1,000 for a water service line repair to \$100,000 for the total renovation of a downtown building. There was \$200,000 allotted for this program in FY27, and, if finally awarded, the City will commit \$196,000 to these six projects.
- Staff attended the July GPEDC Technical Working Group meeting and learned about grants for assessing brownfield sites as well as updates to the ICC IT Workforce Accelerator program.
- Staff is again participating in the Junior Achievement of Central Illinois' CareerSpark program for 8th graders to explore career paths.

Pekin Economic Development Strategic Plan Scorecard - 2026 Quarter 2

	Plan ID	Objective	Baseline	Goal / Deliverable	Target Date	Status
2025	G2 S3 O3	Finish reorganization of Riverway Business Park regulations.	Land covenants in place	Record covenant removal	Q1 2025	Complete
	G1 S2 O1	Identify target industries.	None	Industry list	Q2 2025	None
	G1 S2 O2	Fund at least \$40,000 annually for multi-year economic development marketing plan.	-	\$40,000 in budget	Q2 2025	Complete
	G1 S2 O4	Identify and perform retention visits with top 10 employers and top 10 tax revenue generating businesses.	-	All visits complete	Q2 2025	Five Complete
	G2 S1 O1	Maintain memberships with regional and national economic development organizations.	Pekin Chamber; GPEDC, PACVB	Chamber, GPEDC, PACVB, IEDA	Q2 2025	Complete
	G2 S2 O3	Spend at least \$5 million annually for infrastructure improvements.	-	End of FY Review	Q2 2025	Complete
	G3 S1 O3	Create user-friendly website for available properties, incentives, and workforce info.	Pages for incentives, RWBP, and Lutticken	Website live	Q2 2025	Complete
	G2 S1 O4	Stand-up cooperative with neighboring cities and taxing bodies regarding the Lutticken Property development.	None	First meeting report	Q3 2025	None
	G3 S1 O1	Publish small business resource webpage.	Webpage with list of resource links	Final webpage live	Q3 2025	Complete
	G3 S3 O2	Full staff development related positions.	Vacancies in engineering and building	All positions filled	Q3 2025	Complete
	G1 S1 O6	Create multiyear tourism strategy.	None	Strategy adoption	Q4 2025	Complete
	G1 S2 O2	Attend 2 regional or national trade shows per year.	-	2+ shows/events	Q4 2025	Complete
	G2 S3 O1	Maintain building code updated to one of most recent two code cycles.	2015 ed.	2021 ed.	Q4 2025	Complete
	G3 S1 O2	Host annual town hall regarding business / development topics.	-	Townhall event	Q4 2025	Complete
	G3 S3 O1	Send development staff to professional development training at least annually.	-	Training completion	Q4 2025	Complete
2026	G3 S3 O3	Retain outsourced engineering and law firms to handle spikes in development activity.	Law firm retained	Agreements approved	Q4 2025	Complete
	G2 S2 O4	Identify opportunities for improvements to railroad, airport, and river transportation systems.	-	Opportunity list	Q3 2026	Complete
	G1 S1 O5	Create entrepreneurship program.	Sponsor to SmartStart	Program kick-off	Q4 2026	Canceled
	G1 S2 O2	Attend 2 regional or national trade shows per year (Retail Strategies).	-	2+ shows/events	Q4 2026	1
	G2 S2 O2	Complete proactive engineering studies for available sites of 10+ acres.	None	All studies complete	Q4 2026	Partial for 1 site
	G3 S1 O2	Host annual town hall regarding business / development topics.	-	Townhall event	Q4 2026	
	G3 S3 O1	Send development staff to professional development training at least annually.	-	Training completion	Q4 2026	Scheduled for June
2027	G3 S2 O1	Publish commercial/residential development guides to create centralized sources for development regulations.	-	Guides published	Q4 2026	Working with depts
	G3 S2 O2	Consolidate permitting and licensing systems.	Three separate systems	System launch	Q4 2026	Canceled
	G1 S2 O2	Attend 2 regional or national trade shows per year.	-	2+ shows/events	Q4 2027	
	G2 S2 O1	Complete a new comprehensive land use plan.		Plan adoption	Q4 2027	Need to plan funding for FY28
	G3 S1 O2	Host annual town hall regarding business / development topics.	-	Townhall event	Q4 2027	
	G3 S3 O1	Send development staff to professional development training at least annually.	-	Training completion	Q4 2027	
	G1 S2 O2	Attend 2 regional or national trade shows per year.	-	2+ shows/events	Q4 2028	
2028	G2 S3 O2	Perform holistic review of zoning code and make recommendations for changes to modern regulations.	-	ZBA recommendation	Q4 2028	-
	G3 S1 O2	Host annual town hall regarding business / development topics.	-	Townhall event	Q4 2028	
	G3 S3 O1	Send development staff to professional development training at least annually.	-	Training completion	Q4 2028	
	G1 S1 O1	Net 100 additional homes including 20 multifamily units.	-	100	Q4 2029	9 SF; 0 MF
2029	G1 S1 O2	Net \$18 million increase in industrial EAV.	\$12,078,077	\$30,078,077	Q4 2029	\$13,988,749
	G1 S1 O3	Reduce retail trade gap by 20%.	\$51,560,963	\$41,248,770	Q4 2029	reported annually
	G1 S2 O2	Attend 2 regional or national trade shows per year.	-	2+ shows/events	Q4 2029	
	G1 S1 O4	Net 100 additional jobs.	10,729	10,829	Q4 2029	10,242
	G3 S1 O2	Host annual town hall regarding business / development topics.	-	Townhall event	Q4 2029	
	G3 S3 O1	Send development staff to professional development training at least annually.	-	Training completion	Q4 2029	
ongoing	G2 S1 O2	Participate in creation of Comprehensive Economic Development Strategy with Greater Peoria EDC	-	CEDS update	ongoing	Nearly complete
	G2 S1 O3	Attend regional economic development meetings or events at least monthly.	-	Event info in monthly report	ongoing	2 in July

Completed / On Pace for Completion

Behind Pace for Completion

Incomplete

Not Started



REQUEST FOR COUNCIL ACTION

Agenda Date: August 10, 2026
To: Members of the Economic Development Advisory Committee
From: Joshua Wray, Economic Development Director

AGENDA ITEM: 2026 Town Hall Ideas

DESCRIPTION: One of the annual performance objectives under the Economic Development Strategic Plan is to host an annual town hall on development-related topics. Staff would like the Committee's input on what we might cover for the 2026 town hall. The town hall in 2025 was focused on TIF districts. A list of potential topics is below, but staff is certainly open to other topics the Committee might suggest.

Potential Topics

Development project life cycle overview

Building/site plan review process

Land transaction process

Retail Strategies

Regional partners (GPEDC, Tri-County Regional Planning, Pekin Chamber, Pekin Main Street, etc.)