City of Pekin

**PROCEEDINGS OF THE REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON MONDAY, JULY 8, 2024 AT 12:00 PM**

Call to Order

The regular meeting of the Economic Development Advisory Committee was called to order at 12:00PM. A quorum was declared by D. 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	12:15
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
Earl Riley	Economic Development Advisory Committee	Member	Present	Noon
Liridon Rrushaj	Economic Development Advisory Committee	Member	Absent	
Dennis Short	Economic Development Advisory Committee	Member	Absent	
Jack Steger	Economic Development Advisory Committee	Member	Present	Noon
Pat Taphorn	Economic Development Advisory Committee	Member	Absent	

Others in attendance:

City Manager John Dossey, Director of Economic Development Josh Wray, and Chris Setti of Greater Peoria EDC.

Approve Agenda

D. Owens motioned to approve the agenda, seconded by A. McCoy. Motion passed by voice vote.
Mr. Bockler recommended item 7.1 be pulled from the agenda due to short notice. He also noted that on the agenda it is called High Impact Business Incentive Program, but the included document is titled High Impact Business Program.

Approval of Minutes

3.1. Motion to Approve the EDAC Regular Meeting Minutes of May 13, 2024

E. Riley motioned to approve the minutes of the May 13, 2024 meeting, seconded by C. Campbell. Motion passed by voice vote.

Public Input

None.

Consent Agenda

A. McCoy motioned to approve Consent Agenda, seconded by D. Owens. Motion passed by voice vote.

5.1. Monthly Staff Report

Mr. Wray provided an overview of the report. He states that workforce information could be obtained from GPEDC, as they just put out a report on this. US Census data shows that Pekin is right about in the middle compared to surrounding areas.
Mr. Wray attended GPEDC’s Agtech event and met with iFAB Tech Hub director. They were recently granted about $50M funding to do their work, focusing on development.
At the request of Mr. Bockler, Mr. Wray provided a quick highlight/overview of the presentation that was given as part of the panel presentation that he participated in at the recent ILCMA conference.

5.2. Monthly Financial Report

Mr. Wray provided overview of the monthly financial report and clarified any questions.

Unfinished Business

6.1. Strategic Planning

The committee discussed the current goals and Mr. Wray suggested cutting one strategy from each Goal 2 and Goal 3. The following suggestions were made by the committee:
Updates for Goal 1:
- Suggestion to update wording for Strategy 2 to read “lead collaborative

efforts in Tazewell County"
- Suggestion to combine Strategy 1 and Strategy 3

Updates for Goal 3:
- Suggestion to combine Strategy 1 and Strategy 3

Mr. Wray explains that the next step is to generate one or two measurable objectives and bring ideas to the next meeting. There was a recommendation that Mr. Wray makes updates noted above and then sends out strategies as a Google Doc, so members can add their ideas for objectives underneath those strategies.

6.2. Motion to Recommend the High Impact Business Incentive Program

Mr. Wray provided a quick overview of the proposed program and provided a copy for each committee member. Discussion on whether a safeguard should be put in. Mr. Wray explains that it is intentionally worded to be flexible to an extent but that it can be reworded as the committee sees fit. Ultimately, it will still need approved by Council before it is implemented.
Group discussion regarding the first criteria listed for Central Business District that a building must be unoccupied for 6 months or more. The group weighed the pros and cons and ultimately there was an agreement among the group to update the requirement to 90 days.
Mr. Wray asked for input on the minimum job requirements listed. Group discussion around what might make the most sense for FTE, part-time, etc. Mr. Setti offered to look into how ICC figures this.
Suggestion to add a definition for FTE (full-time equivalent) to the list of definitions on the first page to add clarity.

D. Owens motions to approve and B. Hanley seconded. Motion approved by voice vote.

New Business

7.1. Motion to Recommend Project Priorities for the TIF Building Improvement Program

Mr. Wray reviewed the applications received. Mr. Bockler made a suggestion for having a checklist for each application (if they received money in the past, the amount if so, if they are current with the city, etc.). Discussion on how the commission would recommend splitting the funds, who has received money in the past, what they think about the current recommended ratings and any considerations for re-ranking the list of applicants.

R. Bockler noted that he abstained from all ranking discussion and votes because he feels the Committee did not have adequate time to review. A. McCoy also abstained due to a close relationship with one applicant.

Recommended List after discussion:

1. Speck Corp/Derby Station
2. Olivia's Playhouse
3. American Senior Living/Liberty Estate Senior Living
4. Classical Dance Academy
5. Rustic Roots Studio
6. BDT Enterprises/Hometown Laundry
7. Kelly Madden
8. Others

Motion to approve the recommended list by D. Owens, seconded by J. Campbell. Motion passed by voice vote.

Any Other Business to Come Before the Commission

Outdoor dining – Will be brought to Council for discussion

Airport/Port Opportunities - Interim Airport Manager has been busy with other work. As soon as he is available, he will attend for discussion

Rumor of a company that wanted to bring a gas station here for larger diesel fuel trucks but would not due to the liquor code. It was asked if there are any changes that could be made to the current liquor code. Manager Dossey suggested speaking to their City Council members as this was previously brought to Council by the Liquor Commission.

The Chamber of Commerce, in coordination with EDC, and City secured around $80K of additional funding to help with entrepreneur support for their business incubator project (SmartStart) which will allow the program to continue into next year.

Adjourn

A. McCoy moved to adjourn the meeting at 1:24 PM, seconded by B Hanley. Motion approved by voice vote.

The next regular meeting is scheduled for Monday, August 12, 2024, at Noon in the City Council Chambers.