



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, AUGUST 12, 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 Chairperson Leman.

Attendee Name	Organization	Title	Status	Arrived
John Campbell	Economic Development Advisory Committee	Member	Absent	
Danielle Owens	Economic Development Advisory Committee	Member	Present	Noon
Amy McCoy	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
Drew Leman	Economic Development Advisory Committee	Member	Present	Noon
Liridon Rrushaj	Economic Development Advisory Committee	Member	Present	Noon
Patrick Taphorn	Economic Development Advisory Committee	Member	Absent	
D. Neal (Buster) Hanley II	Economic Development Advisory Committee	Member	Present	Noon
Roy Bockler	Economic Development Advisory Committee	Member	Absent	
Earl Riley	Economic Development Advisory Committee	Member	Absent	
Caty Campbell	Economic Development Advisory Committee	Member	Absent	

Approve Agenda

B. Hanley motioned to approve the agenda, seconded by D. Owens. Motion passed by voice vote.

Approval of Minutes

3.1. Motion to Approve the Regular Meeting Minutes of July 8, 2024

A. McCoy motioned to approve the minutes of the July 8, 2024 meeting, seconded by D. Owens. Motion passed by voice vote.

Public Input

None

Consent Agenda

D. Owens motioned to approve the minutes of the July 8, 2024 meeting, seconded by J. Steger. Motion passed by voice vote.

5.1. Monthly Staff Report

The final inspections have been completed at the Bergner's building. Cullinan has until the end of March to complete 20% of renovations.

Staff is working with Core Acquisitions to bring an unnamed, high-volume restaurant to replace Bob Evans, which should occur late winter/early spring.

There are a couple businesses interested in Derby Street. J. Wray will keep this committee updated on progress.

J. Wray is working with CN Rail for Riverway Business Park development.

There is a renewable energy company that has reached out to the City and is interested in acquiring 40+ acres.

Suggestion by J. Steger to be ready if/when interest rates come down, as some of these projects were put on hold due to higher interest rates.

J. Wray attended grand opening for Distillery Labs in Peoria. He explained that it will be similar to new business incubator.

5.2. Greater Peoria EDC Quarterly Report

J. Wray available for questions, as Mr. Setti was unable to attend today.

Unfinished Business

6.1. Strategic Planning - Measurable Objectives

Suggestion from D. Leman that identifying where growth can take place and ensuring it is development-ready (one example – have sewer and water systems in place) would be important. J. Wray will work on cleaning up the list and will bring an updated copy to next meeting.

6.2. Airport/Port Opportunities

Airport Manager Mike Cruce provided updates for the various projects that are in process:

Community Solar Farm: Alder Energy, a solar development company is interested in placement of a community solar farm (about 5 megawatts). Would increase revenue and offset operational costs at airport and provide low-cost energy to citizens of Pekin. Citizens could subscribe to instead of putting solar on their homes. The area at the airport would not be overdeveloped so that there is still room to expand with additional hangars. Currently, we are paid about \$140/acre for agriculture, but this company is proposing about \$2,000/acre. This is on Council agenda for approval at tonight's City Council meeting.

T-Hangar Construction: This project, which was grant funded by the state, is nearing completion. FAA gives about \$150K per year, but they mandate that pavements and lights must be kept up first before utilizing the funds for revenue-generating projects.

T-Hangar Taxiway Pavement: Approved by Council in May, this will kick off next. We received about \$1M in grant funding from the state (COVID infrastructure build)

Security Fencing: Applied for \$2M grant through FAA for security fencing at airport, which would make it eligible for next class of flights.

T-Hangar Utilization is at 100%. There are currently 13 or 14 on waiting list for hangars, and to note, Pekin Airport is the only local airport that has a waiting list; others have vacancies.

Questions from the committee members about what Mr. Cruce believes to be the barriers to getting the airport to the next step of utilization. M. Cruce cited runway length, the need for 8-foot security fencing with barbed wire, the lack of a fuel truck (currently have a fuel station), and that there is no weather reporting station.

6.3. Downtown Outdoor Seating

City Council discussed and would like Staff to draft an ordinance. J Wray is working with different departments to look at requirements.

New Business

7.1. Lutticken Property

Council approved purchase of Lutticken property at July 22 Council Meeting. Once annexed, it will be a 10% geographic increase. There is potential for TIF District projects. Going forward, staff would like to have this committee involved in suggestion for land uses/developments. The committee could

proactively look at subdividing the land for potential intended purposes. RFQ was put out for firms to do plat of annexation and plat of survey. J. Wray plans to organize a meeting of communities in the area to talk about interchange of 474 so they can be involved if they would like to, and the same with taxing bodies.

7.2. Marketing Strategy

City budgeted \$40K for marketing activities for FY25. J. Wray proposes hiring a firm to develop a comprehensive plan, which he estimates would cost about \$10-15K. In-house would cost less, but there is less expertise. Multiple committee members agree to finding an expert instead of doing in-house and to not only ask for references, but to also vet the references. J. Wray has developed a draft RFP to target various economic development specialties to create multi-year strategy and will publish that asap.

Any Other Business to Come Before the Committee

None

Adjourn

D. Short moved to adjourn the meeting at 1:18 PM, seconded by A. McCoy. Motion approved by voice vote.