

The meeting was called to order at 8:30 a.m.

Present: Brad Mahony, Randy McGuire, Barb Plata, Lisa Uphoff

Also Present: Jon Oliphant, Planning and Development Director; Zach Borders, Civic ArtWorks

1. Public Comments:

None

2. Approval of Minutes from June 3, 2021, Meeting: ***Brad Mahony made motion to approve minutes, seconded by Randy McGuire. Motion approved.***

3. Business Items:

A. BR 24 Property Development Idea Solicitation:

John Bearce owns a former automobile dealership on Business 24. The building on the site was destroyed by the tornado and has not rebuilt. Mr. Bearce has solicited ideas for what to do with his property. He showed the Commission some poster boards of various options for the site. It was noted that the Comprehensive Cancer Center will be opening in Peoria and that an incentives package could be put together to leverage that investment in the region. The idea of another auto dealership was broached. Mr. Bearce said that the problem with having another dealership has to do with the franchisees. State law has a minimum distance that dealerships must be set apart.

Comments: The Commission felt that the eventual BR 24 construction would provide more opportunities along the corridor, including for this property. Instead of trying to hit a home run, it is okay to be content with singles and doubles. Zach Borders noted the change in retail patterns and how the competition for retail has put an emphasis on the experience and design. This part of the BR 24 corridor has the highest traffic levels in the city and that can help. A mixed use development may also be a good fit in this location and Mr. Bearce said that he has considered a multi-family residential development on land that he owns on the north side of Constitution. The Commission was urged to offer any other ideas that it may think of after the meeting.

B. Project Development Update:

Staff briefly mentioned some ongoing projects, including the eventual revision of the current TIF guidelines, the status of the BR 24 reconstruction project, Freedom Parkway, Beck Oil, and the recently announced Back to Business grant program through Illinois DCEO.

Comments: No questions or comments.

C. Future Meeting Date: A future meeting date is to be determined.

4. Other Business:

None.

5. Member Comments:

None.

6. Adjournment: ***Motion made and second to adjourn. Meeting adjourned at 9:30 a.m.***