

COMMITTEE OF A WHOLE MEETING SEPTEMBER 23, 2024

A Committee Of A Whole meeting was called to order by City Clerk Dave Bartley in the Peru City Council Chambers on Monday, September 23, 2024 at 6:00 p.m.

City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno present. Mayor Kolowski present. Alderman Payton arrived at 6:36 p.m.

PUBLIC COMMENT

MINUTES

Clerk Bartley presented the Committee of A Whole Minutes of July 29, 2024. Alderman Edgcomb made a motion that the minutes be received and placed on file. Alderman Moreno seconded the motion; motion carried.

PRESENTATION

Eric Carls, Director of Engineering and Zoning provided a power point presentation unveiling the plan to build a regional sports complex and city center, equipped with not only sports facilities, but also a retail plaza, amphitheater, residential housing, restaurants and a hotel. Mr. Carls stated the project's goal is to create an economic engine by building a multifaceted indoor, outdoor sports complex between Plank Road, 36th Street, Midtown Road and Peoria Street that would attract tens of thousands of visitors to the region for travel youth sports. Mr. Carls stated the plan will seek private equity for funding, but also may utilize bonds, business development districts, hotel-motel tax funds, tax increment financing, grants and an enterprise zone.

Mayor Kolowski stated this this project is extremely exciting; exciting for small businesses, existing businesses, attracting new businesses and attracting the larger national retailers. Mayor Kolowski stated that everybody wants a Portillo's or Chick-Fil-A, and they won't look at us but believes with the fruition of the City Center & Regional Sports Center, there is a chance national chains will become interested.

Bill Zens, Executive Director of the Illinois Valley Chamber of Commerce told the council this project is "the spark the region needs and from a quick search he said 500,000 people per year visit a sports complex in Peoria, 1.4 million a year are attracted to the Quad Cities facility and 400,000 people traveled to Naperville's complex. Noting that Peru is situated between Chicago, Quad Cities, Peoria, Bloomington-Normal and Rockford, making it ideal to attract from various metropolitan areas. More than 100,000 people live within 20 miles of Peru and its centered 60 miles from six major population centers. Mr. Zens stated that you park us right in the middle of that, and you talk about millions of people that can come here.

Mayor Kolowski reported the project will not be just for visitors, but also to enhance the quality of life in Peru. Residents will be able to use the indoor/outdoor facilities and the city's trail system will connect to the complex. It also will fill the void of offering multifamily housing.

Mr. Carls reported that more meetings are expected to move the project forward, including some that will be open to the public. Mr. Carls stated the city will develop its requests for proposals in November and release them in January. Mr. Carls also stated the goal is to find an equity partner by June, finalize the design and permits by August and break ground sometime around July 2026.

Corporate Counsel Scott Schweickert stated the project fits Peru's identity and sees our identity being our regionality. Mr. Schweickert stated that from the beginning from our founding, it was our location that was important. ... It's always been we're a regional hub.

Alderman Moreno complimented the efforts of Mr. Carls and his staff, noting unanimous support from the council. Alderman Moreno also reiterated the project will benefit the entire region.

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Alderman Tieman expressed his excitement and thanked Mr. Carls for his efforts.

Aldermen Sapienza, O'Sadnick, Edgcomb and Payton all expressed their excitement and 100% on board; commended Mr. Carls and Mr. Schweickert for their efforts.

Resident Sherry Mayszak inquired about the northern border. Reported Wenzel Road.

A committee of elected officials have started meeting in the planning stages for the project, including Kolowski, Alderman Andy Moreno; city staff Carls, Scott Schweickert, Tracy Mitchell; consultants Jacob & Klein, BCA Architects, Chamlin & Associates; and community members Mark Grzybowski, Jim Hermes and Mike Schmidt.

See attached City of Peru City Center & Regional Sports Complex Master Plan.

ADJOURNMENT

Alderman Payton made a motion that the meeting be adjourned. Alderman Ballard seconded the motion and motion carried.

Meeting adjourned 7:04 p.m.