



TRI-COUNTY REGIONAL PLANNING COMMISSION

EST. 1958

EXECUTIVE BOARD MEETING

456 Fulton St. Suite 401

Peoria, IL 61602

CHUCK NAGEL, CHAIRMAN

**(Danny Phelan, John Kahl, Camille Coates, Russ Crawford,
Patrick Urich, Autum Jones, Cathryn Stump)**

Monday, July 20, 2026 9:00 a.m.

MINUTES

1. Call to Order

Chairman Chuck Nagel called the meeting to order at 9:05 a.m.

2. Roll Call

Present: Chuck Nagel, John Kahl, Camille Coates, Danny Phelan, Russ Crawford, Cathryn Stump.

Also present were Eric Miller, Michael Bruner, and Lori Reynolds from TCRPC.

Absent: Patrick Urich and Autum Jones.

3. Public Input

None.

4. Motion to approve May 18, 2026 minutes

Danny Phelan made a motion to approve the minutes from May 18, 2026, and John Kahl seconded the motion. Motion carried.

5. Executive Director report

Eric Miller reported the following:

- Michael Bruner and Lori Reynolds did a remarkable job in his absence the last two weeks
- Eric and Michael have been attending meetings with the individual partner agencies to strategize for the future. The meetings have been going well, and they have been having good, meaningful conversations
- Have had a good response to the CDBG article in last month's newsletter
- Staff have been working on regional housing issues, which Michael will present
- Combined Call for Projects is completed, staff has coordinated a great proposal

6. Motion to approve Executive Director entering into contract with CityBlue for copier/printer (Res. 27-01)

John Kahl made a motion to approve Executive Director entering into contract with CityBlue for copier/printer, which was seconded by Camille Coates.

Eric Miller reported that the current lease with Xerox is about to expire so staff went through the RFP Process. New copier lease with CityBlue will be a cost savings of \$350 a month. Michael Bruner added that part of the difference is due to the toner and supplies being included with the previous lease but there was a charge for copies, whereas the new lease has no charge for copies but the Commission must purchase toner supplies from CityLink.

Motion carried.

7. Motion to approve Morton Community Bank Signatories (Res. 27-02)
Russ Crawford made a motion to approve Morton Community Bank Signatories, which was seconded by John Kahl.
Eric Miller reported that this is a requirement of the bank in order to change the signatories that happens when the slate of members and officers changes each fiscal year.

Motion carried

8. Motion to approve Executive Director entering into an IT Administration, Web Hosting and GIS Server Hosting Service agreement with IT Unified (Res. 27-03)

Danny Phelan made a motion to approve Executive Director entering into an IT Administration, Web Hosting and GIS Server Hosting Service agreement with IT Unified, which was seconded by Camille Coates.

Michael Bruner reported that IT Unified does a great job with all the work entrusted to them. This is the 5th year of their time with the Commission, so an RFQ process will need to take place in the Spring of 2027.

Motion carried.

9. Update on Employee Handbook status

Eric Miller reported that the Handbook Committee has guidelines set with the City of Peoria's HR department. There are seven priority policies that have been identified as most urgently needing to be rewritten. These will be brought to Executive for approval. Ryan Altpeter and Ed Hopkins of the City HR department are in the process of rewriting the Commission's job descriptions and a numerical system to evaluate employees pertaining to their job descriptions' criteria/classifications.

10. Update on Regional Housing Needs Assessment

Michael Bruner reported that the Commission became involved with housing issues about a year ago via the Greater Peoria Economic Development Council. Smart Growth America is a non-profit that focuses on raising awareness of type, place and price of housing at state and national levels. Peer communities Galesburg, Champaign and Bloomington-Normal have had studies done to analyze data and have had success in developers come in to plan housing. MPOs have had housing added to their scope of duties. The Commission has added Logan and Mason Counties to our region's housing study because they also have gaps in housing supply. Analyses are done on a regional level and can be compared by region, county and municipality. Public engagement, steering committees, key stakeholders, employers and realtors are all needed to develop a clear plan of action for each region, county and municipality.

- Eric stated that the Clean Energy Job Act is a source of funding, and the cost to buy-in is tailored to your community.
- Michael stated that Champaign went all-out, and Cathryn Stump stated that she would like to see the results.
- Eric stated that housing is a sister to transportation, and the region benefits from both. Our peers are doing this and we don't want to fall behind.
- Danny Phelan asked if multiple cities go in on it, does that make the cost sharing go down? Michael responded that is unknown at this time.
- Russ Crawford asked if staff has found out yet if other counties can join Tri-County, and what if they are already members of other MPOs? Eric responded that they're not asking for Commission money at this time, so it might now matter.

11. Other

- a. Next Meeting will be August 17, 2026 at 9:00 a.m.

12. Adjournment

John Kahl made a motion to adjourn, which was seconded by Danny Phelan, and the meeting was adjourned at 9:41 a.m.

Submitted by: Eric Miller, Executive Director
Recorded and transcribed by: Lori Reynolds