



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, September 21, 2026 9:00 a.m.

MINUTES

1. **Call to Order**

Chairman Chuck Nagel called the meeting to order at 8:58 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, Adam Crutcher, and Reema Abi-Akar from TCRPC.

3. **Public Input**

None.

4. **Motion to approve July 20, 2026 minutes**

John Kahl made a motion to approve the minutes from July 20, 2026, and Cathryn Stump seconded the motion.

Motion carried.

5. **Motion to retain as confidential or release to public the following executive session minutes**

- Chuck stated to pull out December 3, 2025
- Russ Crawford made a motion to retain as confidential the following executive session minutes, and John Kahl seconded the motion.
 - a. Aug 17, 2014
 - b. Feb 23, 2015
 - c. March 2, 2015
 - d. March 11, 2015
 - e. March 16, 2015
 - f. June 20, 2016
 - g. October 15, 2018

Motion carried.

6. Executive Director report

- a. Eric Miller stated he has been working with the auditors on the FY2026 audit which will be in front of commission at the November meeting. Auditors were in the office in late August
- b. TCRPC has been meeting with member communities and agencies and introducing them to the Commission. Conversations have been good.
- c. In August, met with all TMA MPOs
 - i. Having conversations with them about how to distribute federal dollars to TMAs
 - ii. Eric stated if we were to change the formula, the Surface Transportation Rural funds would decrease (these go to the counties)
 - iii. There was a discussion at the meeting, no conclusions were made
 - iv. IDOT will speak with regions individually about it. Eric guesses that the formula will not be changed
 - v. Continuing to work with communities on various grants - OSLAD, CDBG. Staff is dedicating time for this
 - vi. Safety Committee met last week and focused on the high injury network and schools.
 - vii. Federal reauthorization for the highway bill expires in nine days under a continuing resolution until December 11. Likely no movement will occur before then.

7. Motion to approve revisions of employee policies and authorize their adoption

Chuck stated this is subject to attorney review.

Danny Phelan made a motion to approve revisions of employee policies and authorize their adoption, which was seconded by John Kahl.

Eric Miller stated the following:

- These are the results of the employee handbook committee. These were viewed as the highest priority projects
- These have been recommended by the employee handbook committee, and the City of Peoria Human Resources has also reviewed them
- They'll be offered to the attorney for their comments, subject to approval here
- Danny asked if legal has a comment, will it come back here?
 - Eric responded yes it would.
- John Kahl asked to please clarify the employee working hours

- Eric stated that employees are expected to be in the office 35 hours per week, the extra 5 hours account for evening meetings as they arise

Motion carried.

Policies that have been sent to attorney for review:

- a. Acceptable use of technology resources
- b. Performance evaluations
- c. Phone calls
- d. Attendance and standard working hours
- e. Position classification and evaluation
- f. Social media and online communications

8. Discussion and Recommendation to Commission FY27 Special Transportation studies

John Kahl made a motion to discuss and recommendation to commission FY27 Special Transportation studies which was seconded by Autum Jones.

- a. Eric stated that Commission will take final action.
 - i. This is out of the ordinary, but staff is bringing this to executive board first because it's being done differently this time.
 - ii. Eric described Special Transportation Studies process.
 - iii. There were five strong projects submitted.
 - iv. We had over-programmed the personnel line item; when this was corrected, it freed up funds to be able to be used for this.
 - v. This would amend the UPWP to accommodate funding these studies.
 - vi. John Kahl stated in the resolution, there is an error – it says "Village of Washington" - Michael stated that staff will update this to "City".
 - vii. Russ Crawford stated it is a great idea. It is simply a budget transfer.

Motion carried.

9. Discussion of Regional Housing Needs Assessment update

- a. Eric stated that this RHNA has been discussed at this committee. Some issues have arisen since then.
 - i. We've met with every community in the region except Creve Coeur. Everyone is supportive of the assessment
 - ii. Champaign and Galesburg have already conducted this.

Michael stated that staff attended the August Illinois Realtor's Association meeting. They developed a housing program of their own, which differs. Michael says that our plan is different from theirs, but can be complementary.

1. The realtors' plan looks exclusively at building single family homes, though it does not consider other elements such as multifamily housing.
 2. TCRPC and GPEDC staff are on the same page.
- b. Adam reported the following:
- i. Realtors' association playbook is a sheet that communities fill out. Consultants would be able to conduct this analysis
 - ii. Our study would also consider renters and landlords, considering existing housing as well.
 1. Goes into more detail about how to positively impact housing regionwide
 - iii. Michael stated the hope is also to establish a regional committee to talk about needs and best practices to help solve housing needs across the region.
- c. Eric reported the following:
- i. There have been some development changes.
 - ii. The realtors will be meeting with communities this week.
 1. The last time we met with them, they seemed somewhat defensive that we are conducting this study.
 - iii. However, our intention is to be complementary but not duplicative. No one else is doing what we're proposing to do.
 - iv. We've offered to sit with the realtors and the communities to talk about this issue.
 - v. Once a consultant is selected, we'll develop a scope, then a budget.
 1. This is intentional so we can pinpoint the scope of work to what is needed, not duplicative.
 - vi. Discussed this issue with Chris Setti (GPEDC) and Ryan Spain (IL State Representative)
 1. Ryan Spain works for OSF, he is considering how this would connect to workforce housing.
 2. As a legislator, he understands that housing is a need. He encouraged staff to fast-track this project.
 - vii. Estimated at \$100-150k price range
 - viii. Russ Crawford asked how was it left with the realtor association? Were some concerns mitigated?
 1. Eric stated that the toolkit will speak for itself when it is rolled out
 - ix. Russ stated that Tri-County had a sixfold mission back in the 1970s.
 1. We used to have a housing track, but time went on, and we lost some federal housing dollars.

2. He supports this activity and Tri-County's open-mindedness to bring forward projects like this.
 3. Russ commented on how the state affects this .
- d. John Kahl stated the following:
- i. The realtors' association reached out to him trying to garner support for their plan.
 - ii. Felt that their plan "was extreme to benefit them [the realtors' association]." Is interested in finding a middle ground.
 - iii. Trusts that TCRPC will do things objectively; we don't have a stake in the benefit.
 - iv. Danny Phelan asked which association of realtors.
 1. Eric responded that our meeting was with the Illinois association; we've spoken with both that one and the Peoria one.
 - v. Eric stated most communities have similar feelings with the realtors. We are excited to continue to collaborate with GPEDC.
 - vi. Autum Jones asked how large will the actual study go?
 1. Adam responded that Logan and Mason Counties are also included.
 2. There is much less margin of error in communities >5,000.
 3. She encourages rural participation because Woodford only has two larger municipalities.
 4. She has sat on the Partnership for Healthy Communities. Encourages that we reach out to them to include them in the process because they would help.
- e. Eric stated that we intentionally did an RFQ to not limit the scope until we can work closely with the consultant and community partners to right-size the project.
- i. Cathryn Stump encourages Tri-County to emphasize the complementary element of the plan to negate the realtors' pushback.
 - ii. Russ thanked Adam and Michael for working on this issue.

10. **Potential service contracts and grants**

Eric introduced the following upcoming projects

- a. Logan County comprehensive plan
 1. Eric stated this is via introduction from Chris Setti
 2. Will meet with their planning commission in early October
 3. There is a budget set aside
 4. TCRPC has worked with them on other issues such as GIS

- b. Peoria Heights comprehensive plan update
 - 1. Eric stated Mayor Wigginton was interested in a TCRPC staff-led update
- c. ATTAIN Federal Grant
 - i. Michael stated CityLink applied for this grant focused on innovative projects
 - 1. Rehabbing the transit center to add better wayfinding for the transit center
 - Upgraded signage
 - Route map on the facility
 - All ADA compliant
 - 2. CityLink has a \$900,000 grant with the state of Illinois so we could fit it within that; there is a match.
 - 3. We may hear back this week or next week.
- d. PROTECT federal grant
 - 1. Michael stated hazard mitigation funds are not available, so looking for an alternative route.
 - 2. This grant is focused on resiliency, so staff feels that this is a way to complete hazard mitigation plans for the three counties.
 - 3. Due in early-mid October.

11. Executive session if necessary

- a. Not needed today

12. Other

- Russ Crawford brought up the issue of cameras that read license plates
 - The question is how they are managed – can be for good or bad reasons. The proper process and constraints have to be defined. East Peoria has done a good job recently. Gave compliments to Mayor John Kahl and the City of East Peoria for supporting the correct and responsible way to use the cameras.
- Russ also mentioned data centers
 - Tazewell county has done a good job regarding renewable energy.
 - Lots of emotions involved regarding data centers.
 - Feels that Chinese propaganda is fueling the opposition to data centers.
 - Russ has spent the last two months reaching out to individuals around the region to serve on a task force, 9-10 people.
 - Has been recommended to reach out to other central Illinois counties. like McLean to be involved.

- UCCI has 89 counties of 102 to participate in a model ordinance for the state of Illinois.
- Safety for citizens should be the driving force for this issue.

a. Next meeting will be October 19, 2026

13. Adjournment

Danny Phelan made a motion to adjourn, which was seconded by Autum Jones, and the meeting was adjourned at 9:45 a.m.

Submitted by: Eric Miller, Executive Director
Recorded and transcribed by: Reema Abi-Akar