



## Economic Development Commission

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Tuesday, January 13, 2026, at 6:30 P.M.

Washington Historical Society, 128 Washington Square, Washington, IL 61571

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*Present:* Kevin Beale, Kregg Soltow, Bobby Martin, Drew Hillman, Corey Allen, Lisa Uphoff, Mike Herzog

*Absent:*

*Also Present:* Jon Oliphant

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1. CALL TO ORDER: At 6:30 p.m., Commissioner Bobby Martin called the meeting to order with a quorum present.
2. PUBLIC COMMENTS: Cody and Jeff Giebelhausen, owners/operators of Summit Laundry and The Peak (at Washington Plaza) expressed excitement about the Sunnyland development and their willingness to help move the project forward. They also provided context on how traffic flow and water management issues led them to set up their parking lot's current configuration.
3. APPROVAL OF MINUTES: Commissioner Corey Allen motioned to accept the November 11, 2025 meeting minutes; Commissioner Kevin Beale seconded. Passed by voice vote.
4. NEW BUSINESS:
  - A. *TIF & Enterprise Zone*
    1. City Planning & Development Director Jon Oliphant provided details about the existing incentives provided for new business developments for TIF districts, Enterprise Zone, etc. and fielded questions from the commissioners
    2. Oliphant mentioned that other area communities have expressed interest in joining our Enterprise, which may be beneficial to Washington
    3. One area the EDC may support is the identification of current Washington businesses and commercial properties that are not currently in the Enterprise Zone, that could be included in the next updated program (current program expires in 2030)
  - B. *All-In Marketing Meeting Update*
    1. Commissioner Martin gave a rundown of the "all in marketing" meeting that included several larger marketing/communications liaisons in Washington
    2. Meeting participants (including Commissioners Martin and Beale) discussed the current gaps noticed with the current ecosystem, including lack of coordination/collaboration between groups, and will be meeting periodically to improve cooperation and coordination among groups
    3. The EDC will play an integral role in facilitating this group, but the specifics are still developing as the group is forming
  - C. *Database/Survey*
    1. Commissioner Kevin Beale showed an example of a test survey with a variety of question types that internal stakeholders will complete, in order to review the usability of the data returned from the survey
    2. The group agreed that surveys will be a critical strategic tool for EDC work

3. Commissioner Beale mentioned the importance of understanding the survey audiences and intends to collect details about the audience. The goal is to collect data that represents overall community sentiment - not only those with the strongest opinions

*D. Budget Discussion*

1. The group agreed that Commissioner Mike Herzog and Commissioner Beale will meet to list budget items for the EDC. A preliminary list exists, but the goal is to solidify it and present it for funding

*E. Washington Plaza Discussion*

1. Commissioner Martin updated the group on the potential City-owned park / green space in the Washington (Sunnyland) Plaza.
2. Commissioner Martin updated the group on a potential new business adjacent to the green space that could benefit from related infrastructure/development required for the City-operated green space. Other adjacent businesses may also benefit from this infrastructure.

*F. Council Update*

1. Commissioner Martin will be presenting details about EDC activities to the City Council in an upcoming meeting and asked for feedback from the commissioners on what topics to present.
2. The group agreed that these items should be presented, with an option for more to be included:
  - Established a business owner database in collaboration with the City (in progress)
  - Facilitated/established the All-In Marketing group - the cooperative communications/marketing group that is still under development
  - Participated in TIF/Enterprise Zone training with Jon Oliphant
  - Survey Platform testing and preparation
  - Established Sunnyland Feedback Panel

5. OTHER BUSINESS: None

6. COMMISSIONER COMMENTS:

*A. Indoor Sports Facility*

1. Commissioner Corey Allen mentioned interest from several regional developers looking for a plot of land for an indoor sports facility. Commissioners discussed the potential benefits and economic growth that could be created by such a facility in Washington.

7. ADJOURNMENT: At 8:12 p.m., Commissioner Lisa Uphoff moved to adjourn; Commissioner Herzog seconded.  
Motion carried unanimously by voice vote