

## MINUTES

### McLEAN COUNTY REGIONAL PLANNING COMMISSION (MCRPC) Meeting

WEDNESDAY, January 7, 2026, 4:00 P.M.

115 E Washington St, Bloomington, Illinois

Room 404 and Virtual

#### Members Present:

Carl Teichman, Chairperson; Anne Barrow; Ruth Burke; Fred Grieder; Katie Ruder; Carl Olson; Amy Roser; Bart Bittner; Mark Wylie

#### Members Absent:

John Burrill; Ron Lesser

#### Others Present:

MCRPC Staff – Raymond Lai; Jennifer Sicks; Thomas Valencia; Luke Talavera; Anthony Baumann; Jake Crevoiserat; Calista Mackey\*; Katie McShane\*

Others – Tricia Braid, Community Member; Jay Spader, Community Member; Tessa Ferraro, Town of Normal\*; Phil Dick, McLean County Building & Zoning\*

\*Attended Virtually

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#### 1. Call To Order:

Mr. Teichman called the meeting to order at 4:00 p.m. and noted the presence of a quorum.

#### 2. Attendance:

See above

Mr. Teichman introduced new commissioner, Ruth Burke, who replaces Jim Fruin and represents McLean County. Ms. Burke introduced herself.

#### 3. Public Comment:

None

#### 4. Consent Agenda:

1. Minutes of the September 24, 2025, Commission meeting
2. Minutes of the November 5, 2025, Commission meeting
3. Minutes of the December 3, 2025, Commission meeting
4. Financial Reports
5. MCRPC Staff Report

Mr. Teichman called for a motion to approve the consent agenda. Mr. Bittner moved for approval. Mr. Wylie seconded the motion, which passed unanimously.

Mr. Lai took a moment to congratulate Mr. Valencia on passing his AICP exam.

## **5. Regular Agenda:**

### a. Items removed from the Consent Agenda (if any)

None

### b. Amended minutes of the August 6, 2025, Commission Meeting (Regular Meeting)

Mr. Teichman advised that the Illinois Attorney General (AG) office received a complaint about the August 6, 2025, meeting, specifically related to how the Commission entered the closed session. The minutes of the regular meeting, closed session minutes, and other items were reviewed by the Public Access Counselor (PAC) of the AG office. The PAC determined MCRPC did violate the Open Meetings Act and requested the August 6, 2025, meeting minutes be amended.

### c. August 6, 2025, closed session minutes – To determine if a need for confidentiality exists for those minutes. If requested by a Commission Member – Closed Session Pursuant to 5 ILCS 120/2(c)(21) for the discussion of minutes of meeting lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06. If it is determined that a need for confidentiality no longer exists, vote to open and approve the minutes.

No Commission member requested a closed session for this matter. Mr. Teichman advised that he reviewed the closed session minutes and determined that a need for confidentiality no longer exists.

Mr. Teichman called for a motion to approve the amended August 6, 2025, regular meeting minutes and open and approve the August 6, 2025, closed session minutes. Mr. Bittner moved for approval. Ms. Ruder seconded the motion, which passed unanimously.

## **6. Election of Officers (Chairperson, Vice-Chairperson, and Designated Member for the Executive Committee)**

Mr. Teichman advised he does not plan to run for Chairperson again, so he named himself Chairperson Pro-Tempore to handle the election process.

Mr. Teichman called for nominations for Chairperson. Mr. Bittner nominated Ms. Ruder. Hearing no other nominations, Mr. Teichman declared nominations closed and called for a vote. Ms. Ruder was unanimously elected Chairperson.

Mr. Teichman called for nominations for Vice-Chairperson. Ms. Ruder nominated Ms. Roser. Hearing no other nominations, Mr. Teichman declared nominations closed and called for a vote. Ms. Roser was unanimously elected Vice-Chairperson.

Mr. Teichman called for nominations for Designated Member of the Executive Committee. Mr. Grieder nominated Mr. Bittner. Hearing no other nominations, Mr. Teichman declared nominations closed and called for a vote. Mr. Bittner was unanimously elected Designated Member of the Executive Committee.

Mr. Teichman turned the rest of the meeting over to the new Chairperson, Ms. Ruder.

**7. Items for Information or Discussion:**

a. Housing Coordinator – RISE Implementation grant update: (Raymond Lai)

Mr. Lai updated on the RISE Implementation grant that the fully executed grant agreement from DCEO was received before the New Year. Staff would be working on the RFP for the hiring.

Mr. Greider asked about the job description for the housing coordinator position. Mr. Lai explained that the housing coordinator will work with the implementation committee for the implementation of the adopted Regional Housing Recovery Plan.

Ms. Roser asked about the minimum requirements for the position. Mr. Lai advised that the person should have an undergraduate or Masters degree with a lot of experience related to housing. Also, that person will need to work well with our partner agencies because there are a lot of collaborations required. Ms. Ruder asked who the housing coordinator would report to. Mr. Lai advised they will report to him. Mr. Teichman asked if there was office space available for an additional person. Mr. Lai explained there is currently not, but staff is working on a solution, plus the housing coordinator will be traveling a lot and be out of the office.

b. Regional Housing Initiatives update (Luke Talavera)

Mr. Talavera stated MCRPC chaired the Joint Affordable and Supportive Housing and Housing Staff Meetings last month. Home Sweet Home Ministries CEO Matt Burgess was invited to speak about The Bridge. On January 6, MCRPC Staff attended the ribbon cutting for The Bridge. Staff attended both the Housing Coalition Meeting and Unhoused Taskforce Meeting. Staff will start working on the updated Area Median Income (AMI) White Paper and updating the Housing Dashboard with the new 5-year ACS data that comes out later this month.

Ms. Roser asked about bathrooms at the Bridge. Mr. Talavera explained it is a shared bathroom unit in a separate building than the individual units.

c. Human Services Transportation Plan update (Jennifer Sicks)

Ms. Sicks provided an update on the Joint Technical/Policy meeting that was held for HSTP on December 15, 2025. She also mentioned that Ford and Iroquois County rural public transit provider's dissolution. CRIS no longer operates rural public transit for those two

counties as of January 2, 2026. The HSTP dashboard available on MCRPCs website has been updated.

Mr. Teichman asked why CRIS quit operations. Ms. Sicks advised reportedly due to funding issues with IDOT.

d. Veterans Parkway Corridor Plan update (Raymond Lai)

Mr. Lai explained the last PSC meeting was held on December 9. Two reports were provided at that meeting, Phase 3 Engagement Summary Report and the Preliminary Alternatives Analysis Report. Both reports are available on MCRPCs website. More engagement opportunities will come in the later phase of the plan.

e. Regional Comprehensive Plan update (Raymond Lai/Anthony Baumann)

Mr. Baumann explained that the SLUP has been received and filed by MCRPC, Staff are waiting on the Town, City and County staff to determine what they want to do with the plan on the way forward. He explained that preliminary work is being done for the Regional Comprehensive Plan. Staff hope to have a timeline ready in February for a kick-off meeting.

Mr. Bittner asked if there is timeline for City, Town, and County staff to adopt the SLUP or does the plan have a shelf life. Mr. Baumann stated there is no shelf life for the plan. The City, Town, and County staff can take as long as they want to determine what they want to do and the plan will just be available till they take official action.

Ms. Burke asked if the Fall 2026 date for completion is still accurate. Mr. Lai explained that date is an old date. By the next meeting, staff should have a better understanding of the timeline, after meeting with County Administration to determine a specific timeline. Typical planning process is 18-24 months.

f. That Which May Arise

Ms. Ruder thanked Mr. Teichman for his time as Chairperson.

Ms. Roser advised that Unit 5 school district is currently doing an enrollment study.

**7. Adjournment:**

Ms. Ruder called for a motion to adjourn the meeting. Mr. Teichman moved to adjourn the meeting. Mr. Wylie seconded the motion, which passed unanimously. The meeting was adjourned at 4:41 p.m.

Respectfully submitted,  
Katie McShane  
Office Manager/Executive Assistant