****

PROCEEDINGS OF A SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL
ON MONDAY, AUGUST 20, 2001, AT 10:00 A.M.
R. DAVID TEBBEN * MAYOR * PRESIDING

PRESENT: COMMISSIONERS, ORRICK, MASSAGLIA, AND RICHMOND

ABSENT: COMMISSIONER BARRA

****

Notice of a special meeting of the City Council to discuss was posted and received by Council on August 17 2001.

The Pledge of Allegiance was led by Mayor Tebben.

Roll was called and all commissioners were present except Commissioner Barra.

NEW BUSINESS

ORDINANCE NO. 2260
AUTHORIZING A DEVELOPMENT AGREEMENT AND LOANS
TO EAST COURT VILLAGE. LLC

Motion by Com'r. Orrick, seconded by Com'r. Richmond, that Ordinance No. 2260 be adopted. Jeff Giebelhausen Managing Member of Cullinan LTD Properties presented the objectives for revitalizing the Pekin Mall and expressed the firm's vision of turning the facility into an open-air retail center. He thanked Council for the approval of the loan to purchase the 55 acre site and for considering the 2.6 million dollar loan at 6% interest rate to help the developer pay the costs of redesigning the structure.

Plans include demolition of building square footage in order to create three separate pods, retaining Bergners, J C Penney and Hobby Lobby/Big Lot anchors. This Phase I removal of the area between J C Penney and Hobby Lobby would take place in October with further sections after the Christmas shopping season. Plans call for extensive changes in the parking lot and addition of open-air center court used for staging area of outdoor exhibits. Mr. Giebelhausen indicated the company expected completion of the project in 2003 and repayment of the loan by October 2011. He further indicated the company was working with a leasing team that had already received proposals for retailers.

Council members spoke in support of the project and felt increased sales taxes expected to be generated would pay cost of the loan. Mayor Tebben stated that had the property gone to auction by Landau & Heyman before the purchase, the mall may not have been redeveloped. Councilman Orrick reiterated the developer agreed to pay the difference if not enough increased sales taxes were generated to payoff the loan.

On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Massaglia, that the **QUOTE FOR DEMOLITION AND REMOVAL OF THE 4 METAL TANKS AT THE NORTH GRAIN ELEVATOR,** in the amount not to exceed $12,500.00 be accepted and the work be authorized to N.E. Finch Co. John Hamann stated the project was a vital step in riverfront development and recommended the lowest bid. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Richmond, that the **QUOTE FOR LASERFICHE DOCUMENT IMAGING SYSTEM** software in the amount of $9,490.00, support in the amount of $2,100.00 from ARS Micrographics and the purchase of a Fujitsu scanner not to exceed $6,835.00 be accepted. Sue McMillan City Clerk recommended the purchase that would allow city workers to manage information and City records better by creating a searchable database. On roll call vote, all present voted Aye.

No further business to come before the Council, a motion was made by Com’r. Massaglia, seconded by Com’r. Richmond that Council adjourn. Motion carried by voice vote.

MEETING ADJOURNED AT 10:30 A.M.

Sue E. McMillan
City Clerk