
**PROCEEDINGS OF THE SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL
ON WEDNESDAY, JULY 11, 2001 AT 6:30 O'CLOCK P.M.
FRED MASSAGLIA * MAYOR PRO TEM * PRESIDING**

PRESENT: COMMISSIONERS, BARRA, MASSAGLIA, ORRICK, AND RICHMOND

ABSENT: MAYOR R. DAVID TEBBEN

Notice of a special meeting of the City Council to consider an acquisition of real estate was called by Council and posted on July 9, 2001.

As provided by Resolution No. 237, establishing the procedure for appointing a mayor pro tem, Com'r. Massaglia was selected by alphabetical rotation to preside at this meeting and called the meeting to order at 6:31 p.m. **Roll** was called and a quorum was present.

New Business

RESOLUTION NO. 132

AUTHORIZING A BUILD ILLINOIS REVOLVING LOAN TO CULLINAN PROPERTIES LTD

Motion by Com'r. Richmond, seconded by Com'r. Orrick, that Resolution No. 132 be adopted.

Council was informed that the Loan Review Committee met and recommended a loan to Cullinan LTD to assist with the purchase of the Pekin Mall from Landau & Heyman. Planning & Development Director Kim Uhlig stated an offer from the company had been accepted for approximately 4.62 million dollars and that Landau & Heyman had canceled the sealed-bid auction scheduled for July 12, 2001. She confirmed the \$500,000 6 month loan, repaid at 7% interest, was fully secured by personal guarantee of Diane A. Oberhelman, assignment of agreement to purchase the property and a third mortgage on Luttiken's Cove subdivision. She explained the Build Illinois Program was established to assist businesses with financing for the retention and expansion of business and industry.

Commissioner Orrick spoke in support of the project for its redevelopment of the Mall by a qualified local developer and the anticipated rejuvenation of the real estate tax benefit for the community. He felt that the City's efforts to work with the present owners Landau & Heyman to keep the Mall together were unsuccessful. He referred to the unsuccessful attempts of the Council at the last hour to try to save the sale of West Campus for the community resulted in an owner with little incentive to improve the property and he did not want those results.

Each remaining Council member in turn spoke of the confidence in the experienced developer and Cullinan's commitment to revitalize the property. They expressed appreciation for the efforts of Mayor Tebben and Kim Uhlig in helping bring the project together

City Manager Hierstein recommended the approval of the loan for the developer to move forward with the adjusted plans for the purchase, the improvement of the property, the development of an open-air shopping center concept and recruitment of stores.

No further business to come before the Council, a motion was made by Com'r. Richmond, seconded by Com'r. Barra, that Council adjourn. On roll call vote, all present voted Aye.

COUNCIL ADJOURNED AT 6:35 P.M.

Sue E. McMillan
City Clerk