
**PROCEEDINGS OF A SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
ON MONDAY, DECEMBER 6, 2004 AT 5:30 O'CLOCK P.M.
WEST CAMPUS**

LYNDELL N. HOWARD * MAYOR * PRESIDING

PRESENT: COMMISSIONERS MASSAGLIA AND MADDOX

ABSENT: COMMISSIONERS JONES AND RICHMOND

Notice was posted on December 3, 2004 of a special informational meeting to update the Community on the West Campus Development Project.

Roll was called and a quorum was present.

Communications, Petitions, Repots

Don White, Superintendent of School District 108 introduced Merl Huff Developer and Tom Tincher presented **PEKIN GATEWAY CENTER, a Collaborative Community Revitalization Project**. He stated West Campus Development Corp., the Urban Ministry Alliance and Tincher & Associates proposed the concept for the former Pekin Community High School West Campus. Their goal to revive the former school property was:

- save an important element of Pekin's past
- better serve the present needs of the community
- support community members in their quest for a brighter tomorrow

He informed those present the corporation would work with the city on a development agreement that would require an extension of the Downtown TIF. The project cost was estimated at 12-14 million dollars. He further described the mix of uses the Corporation was actively pursuing:

Community oriented
Youth outreach center
Community service center
Banquet and meeting room
Community gymnasium and auditorium

Private Sector
Retail centers
Restaurants, Arcade, and Snack Shop

Negotiations continue with Illinois Central College for a satellite campus, a bible college and developers for senior citizen housing. Plans call for formation of a Community Service Alliance to keep the community areas developed and rented and serve as the funding mechanism. Mr. Tincher felt obtaining parking was critical to the success of the project. An alley would need to be vacated and a portion of 8th Street to accommodate additional parking and changed traffic pattern.

Mr. Tincher then answered questions and addressed concerns of funding for the community service areas that TIF funds could be better utilized for repair of infrastructure the depth of commitment by the Bible College and loss of revenue to the school district if TIF is extended.

Council took no action.

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

COUNCIL ADJOURNED AT 6:50 P.M.

Sue E. McMillan
City Clerk