

Committee-of-the-Whole Minutes

Tuesday, November 19, 2013

- PRESENT:** Mayor Scott Raes (*Chair*)
Alderman John Knaack (*Ward 1*)
Alderman David Parker, Jr. (*Ward 2*)
Alderman Janet Bender (*Ward 3*)
Alderman Dick Brown (*Ward 4*)
Alderman Lori Turner (*Ward 5*)
Alderman Kevin Schoonmaker (*Ward 6*)
Alderman Sean Liddell (*Ward 7*)
Alderman Stephanie Acri (*Alderman At-Large*)
- STAFF:** Lew Steinbrecher, City Administrator
Maureen Riggs, City Attorney
Tracy Koranda, City Clerk
Ray Forsythe, Planning & Development Director
Alison Fleming, Human Resources Manager
Laura Duran, Parks Recreation Director
Nate Scott, IT Manager
Lisa Powell-Williams, Library Coordinator
Kim Hankins, Public Safety Director
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
Mike Waldron, Public Works Director
Kaye Whitley, Lead Program Coordinator
Alan Sabat, Planning Intern
Holly Jackson, Planning Administrative Assistant
- OTHERS:** Mike & Penny Lesage, Residents
Chris Ontiveros, Business Owner
Chris Monzingo, RCC Consulting
Mike Weins, RCC Consulting
Denise Bulat, Bi-State Planning Commission
Adam Holland, Moline Centre Main Street
Sandy O'Neill, Resident
Dawn Neuses, The Dispatch

Mayor Raes called the meeting to order at 6:30 p.m. in Council Chambers.

Presentation

Mayor Raes presented the November 2013 Neighbor of the Month Winners: Residential – Mike & Penny Lesage, 903 32nd Avenue Court; Commercial – Ray'z Barber Shop, 3002 Avenue of the Cities.

Denise Bulat, Bi-State Regional Planning Executive Director, introduced Chris Monzingo and Mike Weins from

RCC Consulting who gave an overview of the attached detail regarding Emergency Communication Project.

Mayor Raes, adjourned the COW meeting in order to conduct a public hearing at 6:45 p.m. Mayor Raes reconvened the COW meeting at 6:48 p.m.

Alan Sabat, Planning Intern, gave an overview of the attached detail regarding Prioritizing Missing Sidewalks.

Agenda Items

- 1. Abandoned (Residential) Properties Grant.** K.J. Whitley, Community Development Program Manager, stated that the City of Moline Planning and Development Department proposes to apply for \$75,000 in HOME Abandoned (Residential) Properties Grant through the Illinois Housing Development Authority (IHDA). Under this program, IHDA will make grants to municipalities and counties for the maintenance or demolition of abandoned residential properties within their jurisdiction. Grant funds may be used for securing, maintaining, demolishing, or rehabilitating abandoned homes. The maximum grant award will be \$75,000. This grant will allow the City to remove dangerous and dilapidated residential homes throughout the community. A motion was made by Alderman Knaack to approve. Seconded by Alderman Bender. Motion passed unanimously.
- 2. Community Development Block Grant (CDBG) Revised Policies and Procedures Manual.** K.J. Whitley, Community Development Program Manager, explained that the City of Moline Planning and Development Department has made revisions to its current CDBG Policies and Procedures Manual. These recommendations were presented and approved by the Citizen Advisory Council on Urban Policy (CACUP) on September 9, 2013. The revisions include two key amendments. The owner's contribution under the City's Community Housing Services (CHS) program has been eliminated in order to simplify the program for property owners and assist with program administration. Property owners are eligible for up to \$15,000 dollars in assistance during a five-year period for eligible construction items. Secondly, the Citizens Participation Plan has been amended to clarify the requirements for a Substantial Amendment to the City's Annual Action Plan per HUD's recommendation. A motion was made by Alderman Bender to approve. Seconded by Alderman Turner. Motion passed with Aldermen Knaack, Schoonmaker and Acri voting nay.
- 3. HOME 2014-2015 Single Family Owner Occupied Rehabilitation (SFOOR) Grant.** K.J. Whitley, Community Development Program Manager, indicated that the City of Moline Planning and Development Department proposes to apply for \$650,000 in HOME (2014-2015) SFOOR funding through the Illinois Housing Development Authority. The scope of the grant includes the rehabilitation of single family owner occupied housing in the cities of Moline and East Moline. This program assists low-income homeowners with necessary repairs to their homes, which may include replacement of roofing, windows, wiring or furnace. Under the program guidelines, a minimum of \$4,000 and a maximum of \$40,000 in HOME funds can be allocated to each project to bring the property up to codes and property standards. This grant will allow the City to continue to provide safe and affordable housing to low income residents. No local match will be required. A motion was made by Alderman Liddell to approve. Seconded by Alderman Bender. Motion passed unanimously.
- 4. Illinois Housing Development Authority (IHDA) 2013 Trust Fund Homebuyer Rehabilitation Assistance Program Grant.** K.J. Whitley, Community Development Program Manager, stated that the City of Moline Planning and Development Department previously applied for and has received a \$504,000 2013 Trust Fund Homebuyer Rehabilitation Assistance Program Grant from the Illinois Housing Development Authority. This grant will provide assistance to eligible homebuyers to purchase and rehabilitate vacant and/or abandoned homes throughout the state. All properties selected must be the buyer's primary residence and not an income property. Homebuyers at or below 50% AMI are eligible for up to \$5,000 in down payment and closing assistance with up to \$20,000 in rehabilitation assistance. Homebuyers at or below 80% AMI are eligible for up to \$3,000 in down payment and closing assistance

with up to \$20,000 in rehabilitation assistance. A motion was made by Alderman Brown to approve. Seconded by Alderman Liddell. Motion passed unanimously.

5. **Community Rating System Annual Recertification for Floodplain Management.** Ray Forsythe, Planning & Development Director, explained that since 2010, the City has participated in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), a voluntary incentive program offered by the Federal Emergency Management Agency (FEMA) to encourage floodplain management activities that exceed minimum NFIP requirements. The City's participation earns property owners in flood hazard areas a cost reduction on flood insurance premiums. To maintain this participation, the Mayor must certify annually that the City continues to perform its stated activities. To meet the CRS submittal deadline, this item will also appear under items not on consent for the formal Council Agenda for November 19, 2013. A motion was made by Alderman Knaack to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
6. **Request to Declare Various Items as Surplus Property and Authorizing the Finance Director to Dispose of Said Surplus Property.** Kathy Carr, Finance Director, indicated that the Information Technology Department has acquired technology equipment in previous years that is no longer being used. The Risograph and copiers will be disposed of and recycled by RK Dixon – the workstations and monitors auctioned off on eBay or a similar public auction and/or reused by the IT Department as appropriate. The Law Department has nine chairs used by department directors in the Council Chambers that are either broken and/or in poor condition. Authorization needs to be given to dispose of these surplus items through the legal disposal process that is most advantageous to the City whether sealed bid, auction, negotiation or otherwise. A motion was made by Alderman Knaack to approve. Seconded by Alderman Liddell. Motion passed unanimously.
7. **Amendment of the Intergovernmental Agreement with the Illinois Department of Revenue.** Kathy Carr, Finance Director, stated that this is an agreement between the City of Moline and the Illinois Department of Revenue for an exchange of confidential sales tax information by authorized personnel. This resolution amends "Exhibit A" of the agreement by updating authorized personnel. A motion was made by Alderman Turner to approve. Seconded by Alderman Knaack. Motion passed unanimously.
8. **Establishing a New Taxable Line of Credit between the City of Moline and First Midwest Bank in an Amount Not to Exceed \$4,200,000.00.** Ray Forsythe, Planning & Development Director, explained that in 2007, the City issued bonds in the amount of \$7,550,000 to facilitate a loan to the developer, Financial District Properties KP, LLC, for the purpose of financing property acquisition costs of Phase III of the Bass Street Landing Project. In December 30, 2010, the City refinanced the loan in the amount of \$6,782,914. The developer has continued to make principal and interest payments and is now requesting a three-year extension on a portion of the loan and has made arrangements for permanent financing for the balance of the loan directly with First Midwest Bank. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
9. **Other – Licensing Agreement with Riverbend Commons.** Ray Forsythe, Planning & Development Director, stated that the City and The Mills at Riverbend Commons LLC have executed a Development Agreement whereby the Licensee will take ownership of property located at 2500 and 2600 River Drive, Moline and seeks to perform some pre-closing fill work to raise the property above the flood line. Approval of this agreement would permit the Licensee to perform the work prior to conveyance of the property. A motion was made by Alderman Knaack to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.

Informational

Lew Steinbrecher, City Administrator, gave an overview of the City Council Goals Progress Report.

The meeting adjourned at 7:42 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Tracy A. Koranda".

Tracy A. Koranda
City Clerk