

Minutes
Moline Centre Main Street Commission
4:00 p.m.
Monday, March 16, 2015

The Moline Centre Main Street Commission meeting came to order at 4:00 p.m. The Commission met in regular session in the Quad Cities Chamber of Commerce offices.

Attendance: Those present were as follows:

Commission Members Present:

Amy Trimble
Matt Sivertsen
Jeff Anderson
Lori Turner
Gary Freeman
Frank Ege
Beth Lagomarcino

Commission Members Absent

Hector Colon

Staff Members Present

Adam Holland
Terri Smith

The meeting was called to order at 4:00 pm.

Regional Vision Presentation

Adam Holland presented a slide show to the Commission which outlined the Quad Cities Chamber Regional Vision and Strategy. He explained that the vision is being crafted mainly through the Chamber, but includes public, private and non-profit groups. The MS Commission is being asked to endorse the vision.

Referring to one of the slides, Beth Lagomarcino asked if the 107 businesses were mentioned were all chamber members. Adam Holland stated that a vast majority were Chamber members.

After the presentation and a brief discussion, Amy Trimble made a motion to endorse the resolution of the Quad Cities Chamber Regional Vision and Strategy. She also asked that Adam Holland be designated representative for the MS Commission. Beth Lagomarcino seconded the motion. Motion was approved unanimously.

Approval of Minutes

Amy Trimble made a motion to approve the minutes from our January 19th meeting. There was no meeting in February, due to the holiday. Gary Freeman seconded the motion. Motion was approved by the entire Commission.

Design Update

Adam Holland announced to the Commission that they might see some subtle changes in the way the Façade Program is structured. Applications will now go through the City of Moline. Either Holly Jackson or Annaka Whiting will be the contact lead on this program. Since Façade Funding comes out of the general fund budget, the program is now city wide. The Design Committee has not been advised of these changes, but will be notified in the future.

Beth Lagomarcino asked about status of the outdoor seating regulations. Adam Holland said it is still being addressed by the City and indicated businesses should continue operating as they have in the past, until the City has finalized the guidelines. Beth Lagomarcino asked that Adam Holland/Terri Smith might want to meet face-to-face with business owners once regulations are in place, in lieu of receiving notification from the City in the mail. Terri Smith advised everyone that the City had created a new façade brochure and she would email it to all members of the Commission for review.

Economic Update

Adam Holland advised the Commission that costs came back higher for construction on the multi-modal station, so a development agreement amendment was taken back to council, which was approved. A Westin Element long term stay hotel will begin construction adjacent to The Q. Mr. Amin, the hotel developer, indicated the structure should be completed by December 31. Several parcels have been demolished around the future station in preparation for development. Jeff Anderson indicated that work on the first floor and exterior should also begin in the relatively near future. Amtrak is still slated to start service in the spring of 2016.

Beth Lagomarcino asked if funding was still solid for Amtrak. Adam Holland said we have a proposal from the Governor, which states a decrease in funding that might be supplemented by an increase in ticket prices or lowering the subsidy. They may also eliminate some routes along the way. When in Springfield last week, Adam Holland stated that there are few promises. The Governor will maintain a negotiating process and we may not know anything for 60 – 90 days.

The Q (Multi Modal Station) will be a high level LEED certified building. (The first LEED Core & Shell Platinum project in Illinois was KONE). Jeff stated that he will be in Springfield soon working to get the final design package together.

The former Collectors Center area now has a potential partnership with Revive Community Development. Revive will be completing a due diligence analysis on the site as well as performing market research to study the multi-family residential and condominium market related to development potential of the site. Revive would be sharing costs for development of this project, which would also

include a parking ramp. Revive has 12 months to complete their research and become the exclusive developer on this project.

Chris Schram (Hoa Lon Building), has received his building permit. The sprinkler system issue was resolved and he will be moving forward on this project. Matt Sivertsen said that electrical work on the building is now in place.

Adam Holland stated that he is working on filling the space that Rebitzer's have listed on 5th Avenue, by Cup-a-Jo. We should have no more eyesores on that street by the end of the summer! He also announced the opening of a new retail store, Flutter, on May 9th. The owner of that store also owns the Bass & Henry Salon. Flutter will be located next door to their salon.

Promotions

The Cabin Fever Pub Crawl will take place on April 11th. One change this year will be that only two members of each 4-member team, will hit the ball. This should alleviate congestion during the crawl. We are also partnering with the Mallards to hand out a discount coupon for players to use during that evening's game. Floorcrafters has also offered to provide water bottles to participating teams.

The Thursday Night Concert Series has booked 8 out of 9 bands. Seven of those bands will be sponsored. Amy Trimble asked if we will be providing a sound system this year. Adam Holland stated that we will not. The system was priced at around \$4,000 for the season, which is too expensive. We might be able to get something next year. Amy Trimble said it might be worthwhile to send out an email to bars on the plaza to have them speak to their distributors and see if they might be interested in sponsorship opportunities. She also mentioned that she would like to see the concerts play from Memorial Day to Labor Day.

Jeff Anderson said that he received an email inquiring about the possibility of vendors selling produce prior to the concerts. He stated that this might be something to consider as a way to grow the concert series. Beth Lagomarcino said we could have it timed so vendors would be available as people are leaving work and possibly stick around for the shows after words. She also asked what we would charge each vendor. If this idea comes to fruition, Lori Turner indicated that we might want to start out with a small group, just to see if it would work. Jeff Anderson recommended a fair level of oversight if this develops.

Adam Holland presented the Commission with a preview of the new Moline Centre website. It will be adaptable for tablet and mobile phone usage and should be up and running by next month. TAG Communications has been the designer of the site.

Review of By-Laws

By-Laws were forwarded to Commission Members prior to this meeting. Adam Holland asked if anyone had questions regarding this document and stated we do have the ability to amend. He noticed that some items were repetitive and/or similar.

Matt Sivertsen suggested that we take the goal process that was reviewed in prior meetings and align it with our by-laws.

Amy Trimble brought up the Moline residency issue for commission members. She did not see it stated in the by-laws. Adam Holland said that the City of Moline Legal Department had not been able to locate that information in the by-laws either. He also mentioned that we have several significant contributors in Moline Centre that do not live in the city who could be on the Board, but don't live within City limits. Jeff Anderson indicated, since he is a Bettendorf resident, that his presence on the MS Commission might be in conflict with the regulations. The issue of Moline residency is a city regulation. A discussion ensued regarding this matter. The City Clerk had advised Adam Holland that Commission Members must be Moline residents. He will be meeting with her this week to confirm this information. He will advise the Commission of the outcome.

Adam Trimble felt that it would be a good idea to put together a sub-group to review and refine the by-laws, specific to goals, composition, etc.

Amy Trimble made a motion to move forward in exploring changes to the by-laws. Gary Freeman seconded the motion. Jeff Anderson abstained from voting for conflict of interest reasons. Motion was approved by the rest of the Commission. No further discussion took place.

Appointment of Vacated Seat

Andrea Peterson notified staff that she had moved out of Moline, so she would no longer be eligible to be on the Commission. Adam Holland said that three candidates have expressed an interest to be on this Commission. The by-laws state that the Main Street Commission has the authority to name a replacement for her seat. (The MS Commission can appoint separately from the Mayor). Omar Bradley, Dave Fortin and Chris Schram have expressed interests in joining. Adam Holland felt all three people would make fantastic additions to this group. Amy Trimble said that Chris Schram would bring a new perspective to the Commission. He is a general contractor. Omar Bradley is a Moline resident and a business owner. Dave Fortin is a retired Deere Executive.

Matt Sivertsen made a motion to have Chris Schram fill Andrea Peterson's position. Lori Turner seconded the motion. Jeff Anderson will abstain from voting at this time for conflict of interest reasons. Motion was approved by the remainder of the Commission.

A second motion was made by Lori Turner to nominate (Omar) John Bradley and Dave Fortin for appointments by the Mayor to the Main Street Commission. Gary Freeman seconded the motion. Jeff Anderson abstained from voting due to possible conflict of interest reasons. Motion was approved by the remainder of the Commission

Sub-Committee Division

Adam Holland asked the Commission to consider breaking into sub-committees to review MC streetscape, marketing and governance issues. He wants to make certain that the Main Street Commission is performing their responsibilities as stated in the by-laws.

Amy Trimble stated that she would be willing to serve on the Governance Sub-Committee. Matt Sivertsen indicated he would like to work on this also.

Adam Holland stated that a Marketing Sub-Committee will be responsible for reviewing budgeted marketing dollars and where those funds should be allocated.

A Streetscape Sub-Committee would work to review downtown maintenance issues, etc. and work with Doug House (Public Works) to learn what their priorities are and how we could assist each other. Gary Freeman expressed interest in working on this committee.

Amy Trimble suggested that these committees meet quarterly, possibly one-half hour earlier than a regular Commission Meeting.

We will discuss these Sub-Committees at our next meeting.

Other Business

There was no other business to discuss.

The meeting was adjourned at 5:30 p.m. **Our next meeting is scheduled for April 20, 2015.**

Respectfully submitted by Terri Smith