

## Committee-of-the-Whole Agenda

6:30 p.m.

Tuesday, April 17, 2012

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### Oath of Office

Oath of office for appointment as a Firefighter/Paramedic to Mitch Cunningham effective April 18, 2012 (hire date April 18, 2011).

### Proclamation

Request from QC Association for the Education of Young Children to proclaim April 22-28, 2012, as “Week of the Young Child”

### Presentation

Moline Park Board Annual Report (Laura Duran, Parks Recreation Director)

### Questions on the Agenda

### Agenda Items

- 1. Recommendation to Increase Parking Immobilization Fee.** (Kathy Carr, Finance Director)
- 2. Request to begin exclusive negotiations on a Term Sheet/Development Agreement with a private developer at the John Deere Commons Development Opportunity/Quad Cities Multi-Modal Facility.** (Ray Forsythe, Planning & Development Director)
- 3. Authorization to issue a RFQ for a Master Developer for the 15.5 acre City owned RiverTech property** (Ray Forsythe, Planning & Development Director and Janet Mathis, Executive Director, Renew Moline)
- 4. Intergovernmental Training Use Agreement for use of Property for Police Training** (Kim Hankins, Interim Public Safety Director)
- 5. Other**

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# Explanation

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## 1. Recommendation to Increase Parking Immobilization Fee. (Kathy Carr, Finance Director)

**Explanation:** To aid in the collection of delinquent parking fines, the Finance Department uses a wheel impoundment or immobilization program commonly known as “the boot”. The program involves booting or cuffing the tire on cars of owners with five or more outstanding Moline parking citations or fifty dollars (\$50) or more of accumulated Moline parking violations and that are 15 days past due. After two collection notices are sent, a certified letter is mailed to notify the owner that the vehicle will be immobilized in ten business days if outstanding tickets are not paid in full. When the Parking Enforcement Technician finds such a vehicle parked on city property, Quad City Tow is contacted and instructed to place the device on the vehicle. An Immobilization Fee of \$35 is added to the amount of the fines owed and must be paid in full before Quad City Tow will remove the device. Quad City Tow then bills the City \$30 for each vehicle immobilized. The cost of this collection method greatly exceeds the \$35 fee (postage alone is \$6.59). Other cities, including the City of Rock Island, are charging \$100 for the Immobilization Fee to adequately cover the full cost of collection and hopefully to further discourage repeat offenders.

**Staff Recommendation:** Approve.  
**Fiscal Impact:** Increased revenue to the General Fund  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Financially Strong City and Vibrant Downtown

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## 2. Request to begin exclusive negotiations on a Term Sheet/Development Agreement with a private developer at the John Deere Commons Development Opportunity/Quad Cities Multi-Modal Facility. (Ray Forsythe, Planning & Development Director)

**Explanation:** At the January 10, 2012 Committee-of-the-Whole meeting, City Council authorized staff to issue a Request For Qualifications to solicit a private developer to propose, design, entitle, develop and operate a transit-enhanced real estate development project on the 1.3 acre parcel, with additional parcel opportunities adjacent to the project site within the development block known as “the John Deere Commons” under a development agreement with the City of Moline. The RFQ was released on January 16, 2012, and proposals were due and submitted on March 16, 2012. Staff is prepared to make a recommendation to Council and seek approval to begin to exclusively negotiate the terms of an agreement which would include the terms of the development and the necessary application to the United States Department of the Interior/National Park Service for Part 1 – Evaluation of Significance/Historic Structure Certification and Part 2 – Description of Rehabilitation in order to obtain Federal Historic Preservation Tax Credits for the O’Rourke Building/Sears Warehouse.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Increased Property, Sales, Utility and Use Taxes; potential sale or lease of the City-owned property  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Strong Local Economy; Quality Neighborhoods & Vibrant Downtown; Desirable Place to Live

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**3. Authorization to issue a RFQ for a Master Developer for the 15.5 acre City owned RiverTech property** (Ray Forsythe, Planning & Development Director and Janet Mathis, Executive Director, Renew Moline)

**Explanation:** Several years ago the City purchased the property adjacent to the planned Western Illinois University Quad Cities Riverfront Campus. With the assistance of Economic Development Agency (EDA) funds, the site has been cleared and infrastructure completed for development. Phase I of the WIU Riverfront Campus occupies Deere & Company's former Technical Center, which has undergone a complete renovation and classes started in January of this year. Phase II has been funded and is in the final design stages with an anticipated bid letting for construction in late summer. Phase II will be completed in January 2014. Housing, retail development, and other commercial space on the City's property will create a mixed-use development complementary to the WIU education facilities. The RFQ will seek a master developer who will work with the City, Renew Moline and Western Illinois University to plan all or a portion of the site and put together a strategy to begin construction yet this year so that the first phases will be operational by the time the next phase of WIU is completed.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Increased property and sales taxes  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Quality Neighborhoods & Vibrant Downtown; Desirable Place to Live

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**4. Intergovernmental Training Use Agreement for use of Property for Police Training** (Kim Hankins, Interim Public Safety Director)

**Explanation:** The police department would like to conduct Crisis Containment Unit tactical training at the Marseilles Training Center in Marseilles, Illinois. The Illinois Department of Military Affairs has agreed to allow the training only upon receipt of an executed Intergovernmental Training Use Agreement stipulating the terms for the use of the center and indemnifying the department from any loss and liability that might occur during the training.

**Staff Recommendation:** Approve  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** N/A  
**Goal Impacted:** Desirable Place to Live

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