

Minutes
Moline Centre Main Street Commission
4:00 p.m.
Wednesday, January 20, 2016
Quad Cities Chamber of Commerce

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.

Commission Members Present:

Matt Sivertsen, The Planning Center, Inc.
Beth Lagomarcino's, Lagomarcino's
Lori Turner, City of Moline
Omar Bradley, Revive Community Development
Gary Freeman, Retired
Jeff Anderson, City of Moline
Dave Fortin, DF2 Consulting
Chris Schram, ConStruct Services

Commission Members Absent:

Amy Trimble, WaterMark Corners

Staff Members Present:

Adam Holland
Terri Smith

AGENDA ITEM #1 – Approval of Minutes

Matt Sivertsen made a motion to approve minutes from our November 16, 2015 meeting. Gary Freeman seconded the motion. Minutes were approved unanimously.

AGENDA ITEM #2 – Economic Update

Adam Holland stated that the Multi-Modal station project is moving along. Workers are currently finalizing the tuck pointing process. The next bid will go out in February and will include work to be completed on windows and the interior portion of the building. The Westin Hotel is slated to be open by December of 2016 with a formal launch in January of 2017.

Russell Construction Company and The Amin Group have acquired the Chase Bank Building. The companies plan on constructing 31 market rate apartments, leaving the atrium open for a commercial tenant. Additionally, they would like to create a shared workspace (within the atrium) and place established entrepreneurs from the Floraciente neighborhood into that area.

The City has acquired the Spiegel Building, which is the 4-story structure next to the Train Depot. An RFP has been released for purchase and redevelopment of that building. Responses should be received within 30 days. The City will be scheduling tours of the building to those who express interest in submitting a proposal. The next tour will take place next Monday, January 25th at 9:00 am.

The old KONE building will not be destroyed and will remain on the premises.

AGENDA ITEM #3 – Promotions Update

Adam Holland announced that the date for our 12th Annual Cabin Fever Pub Crawl will be April 9, 2016. This also happens to be the date of The Masters Golf Tournament. Due to feedback from bar owners, this event was moved into April to ensure better weather. Last year the weather was fantastic and we had a record number of participants.

We hope to include two new bars into the event. The Rebellion Brew Haus should open any time and a craft brew bar (in the old Moorhead Accounting firm location) will open within the next two months.

Adam Holland stated that he was approached by Bent River Brewing Company and Great River Brewery about the possibility of a Craft Brew Fest on May 21, 2016, to be held on The Plaza at Bass Street Landing, from 1:00 pm – 5:00 pm. The following information is relevant to the fest:

1. According to the organizers, start-up costs would approximate \$10,000. The brewer's network would contribute up to \$2,500. SSA #5 has come on board with a contribution of up to \$5,000.
2. The Fest would include 21 local breweries. Each brewery would provide two kegs of beer.
3. Tickets for the event would be approximately \$30 per person.
4. Assuming we have a dry day the event hopes to make \$15,000. (They are hoping to get at least 500 people through the gates.)
5. Vendors will **not** have to pay a fee to participate.
6. There will not be live music. Music will be broadcast from Pub 1848 and Steel Head Tavern.
7. There currently are no food tents planned.

Adam Holland announced that the first committee meeting on band selection for our summer concert series will take place next week. If anyone is interested in attending, please let him know or contact Terri. Concert dates have been extended to September 1st with bands beginning on June 2nd.

AGENDA ITEM #4 – Other Business

Adam Holland stated that someone had recently written a Letter to the Editor about the condition of sidewalks not being cleared in downtown Moline Centre after a snowstorm. They specifically referred to the area around the 1500 & 1600 blocks.

Beth Lagomarcino asked Lori if there was an ordinance in place regarding snow removal. Jeff Anderson brought a copy of the ordinance with him. Property owners have 12 hours to remove snow from their sidewalks. He stated that if there is a complaint, violation letters are sent out.

Chris Schram asked what the City's snow removal procedure was. Those businesses that do shovel snow from the sidewalk will return later to find that the City has plowed the snow from the street back up on the sidewalk. Jeff Anderson said that the City begins plowing in designated priority areas and will continue plowing in other areas once the primary streets have been finished.

Matt Sivertsen stated that alleys in the downtown rarely get plowed.

Omar Bradley asked how many people enforce the code. Jeff Anderson indicated there is only one individual in charge of code enforcement for this issue.

Beth Lagomarcino stated that we need to create a pedestrian friendly experience. Incidents like this display a negative encounter in our downtown. She also mentioned that we should possibly create a friendly letter to distribute to merchants to remind them of these ordinances and the adverse effects that these situations have on the business district.

Adam Holland had two separate thoughts on this issue. 1) How do we address the issue of property owners or renters who do not clear their sidewalks? and 2) How do we address those that do clear the walks but are met with snow piles when the City comes back to clear out parking on the streets?

After additional discussion, Jeff Anderson indicated that he will talk to the Legal Department about this issue and report back to us.

Lori Turner asked if we were promoting recent findings regarding Moline being recognized as one of the Top 10 happiest cities to live. Adam Holland indicated that we have promoted this on social media. He indicated that he would be happy to contact the newspapers to see if they would write an article.

Lori Turner stated that she had not received an electronic copy of the Outdoor Dining Regulations. Adam Holland said that he would send a copy to her and anyone else that was interested. Gary Freeman asked about the outcome of the outdoor dining meeting. Adam Holland stated that only three business owners attended. The group went through the Outdoor Dining Regulations page-by-page and made suggestions for a few items.

Beth Lagomarcino brought up the outdoor dining area at Bad Boyz. She feels that establishment does not follow the dining guidelines. Other Board members agreed. Jeff Anderson stated that the city has determined that they are not on a sidewalk or next to a street, so they are excluded from these regulations. He said if this is a point of contention with the Main Street Commission, a letter could be drafted to the City to explain the concerns. Jeff Anderson also commented that we should focus on the other issues at hand first.

Lori Turner asked if the outdoor dining discussion is still ongoing. Beth Lagomarcino stated that it is. She felt that there were too many rules and it should be simplified, with flexibility in choice. Adam Holland felt that there is room for change to the document and will be discussing those changes with the Legal Department. Beth Lagomarcino stated that she is also looking into barrier costs, but having difficulty locating good quality, inexpensive barriers. There has been some discussion to approach local high school students and have them construct the barriers to alleviate costs. Adam Holland indicated that the SSA's would be on board to contribute some funding for the barriers.

Gary Freeman asked about the status of the historic tour. Adam Holland indicated that the tour is scheduled to launch the week of the Missouri Valley Conference which takes place March 10 – 13. He indicated that he would like to contact our media partners to familiarize them with the tour, but not announce until that week. Beth Lagomarcino said this will be a great asset for the downtown and will be great for area school participation.

AGENDA ITEM #5 – Adjournment

Matt Sivertsen made a motion to adjourn. The meeting was adjourned at 5:15 pm.

Next meeting is scheduled for February 17, 2016.