

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

Amy Trimble, WaterMark Corners
Beth Lagomarcino's, Lagomarcino's
Lori Turner, City of Moline
Gary Freeman, Retired
Jeff Anderson, City of Moline
Dave Fortin, DF2 Consulting
Chris Schram, ConStruct Services
Matt Sivertsen, The Planning Center

Commission Members Absent:

Omar Bradley, Revive Community Development

Staff Members Present:

Adam Holland
Terri Smith

AGENDA ITEM #1 – Approval of Minutes

Matt Sivertsen made a motion to approve minutes from our February 17, 2016 meeting. Dave Fortin seconded the motion. Minutes were approved unanimously.

AGENDA ITEM #2 – Economic Update

Chris Schram provided an update on the status of his project, the Kosama Fitness Center. He indicated that they are shooting for an April 31st opening. Currently, work is taking place on the flooring, detailing, roof top, and, in addition, he is awaiting city approval for a façade grant.

Adam Holland projected on-screen, an image for the Commission to review, of a proposed TIF (Tax Increment Financing) for downtown Moline. (See attached). An initial TIF district was created in 1986 and is due to expire in 2021. As a result of the looming expiration date, the district will not have time to generate revenue for several new projects, and, as a result, the city would like to create this new TIF, referred to as TIF 13 Moline Centre. As noted on the map, TIF 13 will be significantly smaller and will have a lifetime of 20 years. (The old TIF was 366 acres. TIF 13 will contain 30 acres). Creating a smaller district will help support development of several projects and vacant lots in downtown. Comparatively speaking, Illinois incentives expire under state law, unlike our Iowa neighbor's perks.

Jeff Anderson explained that when a new TIF is created, tax rates remain the same, however, a NEW base value is established. He also stated that a public hearing has been set for Tuesday, April 26th at 6:45 pm at City Hall. Anyone interested in this project should attend the meeting.

Beth Lagomarcino asked if the Committee had seen a recent article in the paper where the Moline School Board is opposing the new TIF. Lori Turner explained that the School Board is supportive of City and economic growth, but considering the current economics of our state, some members felt it was in their best interest to not approve. Lori stated that since that article was published, Ray Forsythe met with the group to discuss the EAV (Equalized Assessed Value) and other issues that they are concerned with. The School Board is still reviewing this material.

Beth Lagomarcino also asked about the TIF 13 boundaries. (Boundaries were difficult to decipher from the map that was projected on the screen.) Adam described the borders and told Beth that he would send her a copy of the map via email so that she could review.

After a brief discussion, Adam Holland asked the Commission if they would consider endorsing the proposed TIF 13. Amy Trimble made a motion to support the proposed 2016 TIF 13 Moline Centre. Chris Schram seconded the motion. Discussion involved a comment from Beth Lagomarcino. She indicated that she would advocate for the new TIF, but would like to review the proposed TIF map in further detail. There was no further discussion. The endorsement was then approved unanimously.

AGENDA ITEM #3 – Promotions Update

Adam Holland announced to the group that an inaugural Quad Cities Craft Brew Fest will take place May 21st on The Plaza at Bass Street Landing. This event is being sponsored by Moline Centre. The QCCBF Committee has received confirmation from 18 out of 21 breweries that were invited to attend. The main catalyst for the event has been a partnership with Stern Beverage. Stern will be coming on board as a printing sponsor and will generate marketing items, such as flyers, posters, etc. A Facebook event has already been created and on-line registration is available (<http://qccbf.brownpapertickets.com/>) To-date we have over 2,500 people interested in attending the event via FB. Our attendance goal is 500 and will be capped at 1,000. Adam Holland stated that we hope to grow this event to the point where it might have to move to a larger venue.

We currently have 13 out of the scheduled 14 dates booked for our Thursday Night Summer Concert Series. We are in the process of trying to locate a salsa or mariachi band for the final date. Salsa/Mariachi bands typically have several members and we have had difficulty booking these bands because it is not cost effective for them to play. Eight (8) of the concerts have sponsorships. Concerts begin on June 2nd and will run through September 1st.

The Moline Centre Cabin Fever Pub Crawl is Saturday, April 9th. The Crawl has expanded to 13 bars/restaurants. In lieu of a t-shirt this year, we will be providing stainless steel cups to all participants. The time has also been changed from 1:00 pm to 5:00 pm.

The Virtual Historic Walking Tour is now available on our website. The site will be officially launched in May, in conjunction with National Historic Preservation Month. A guided tour will take place, in addition to live skits at various locations. We will also issue a press release at that time.

AGENDA ITEM #4 – Sidewalk Dining Status

Adam Holland presented an update on sidewalk dining. After several meetings with city officials, it has been determined that any business not holding a liquor license will be allowed to place tables/chairs outside of their business **without** any type of barrier. However, they must still file a yearly licensing agreement with a site plan.

Adam Holland stated that he will be meeting with John Knaack in the future to discuss creative barriers for downtown. Right now they are looking at 6-foot wrought iron railings that can be pieced together. He has also discussed fabric barriers with Tiffany from Edwards Creative. This option is expensive and fabric does not hold up well.

Amy Trimble commented that businesses do not have to select the barriers that we are researching. Adam Holland agreed, stating that we cannot dictate what each organization chooses for their outdoor dining barricade. The reason he is researching barriers is to locate inexpensive alternatives for those businesses interested in participating in the outdoor dining program.

AGENDA ITEM #5 – Other Business

Beth Lagomarcino wanted to discuss the Missouri Valley Conference . She felt that Moline Centre did a great job in welcoming the tournament to the Quad Cities. She heard that attendance numbers were approximately 11,000. Jeff Anderson asked if the tournament numbers had set a record. Adam Holland responded affirmatively and also added that we do have a 3-year guarantee for this event.

Adam Holland told the group that his legislative trip did not make much traction. There continues to be a lot of finger pointing in Springfield, which is resulting in on-going delays.

There was a discussion as to whether the budget impasse will affect bridge construction. Adam Holland indicated that it would not. Work on the Illinois side is almost complete. There are still some property acquisitions that must take place. Iowa continues to move along with their road work. Money coming from the Federal government is being drawn from the Federal Highway Gas Tax Fund.

Chris Schram pointed out that he has heard from several individuals that they prefer to activity in downtown Moline compared to other surrounding cities.

Adam Holland asked if there was any other business that the Board would like to discuss. There was no further discussion.

Jeff Anderson made a motion to adjourn. Chris Schram seconded the motion. Meeting was adjourned at 5:15.

Next meeting is scheduled for April 20, 2016.

Respectfully submitted by Terri Smith