

## Committee-of-the-Whole Agenda

6:30 p.m.

Tuesday, February 4, 2014

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### Mayor's Board Appointments

Mayor's appointment of Erin Brunner to the Special Service Area #6 Board to fill the expired term of Darrell Turner to expire September 30, 2016.

Mayor's appointment of the following to the Moline Centre Main Street Commission:

Hector Colon for a full term to expire June 30, 2015

Jeff Anderson to fill the unexpired term of Pat Burke to expire June 30, 2016

Amy Trimble for a full term to expire June 30, 2016

Andrea Peterson for a full term to expire June 30, 2017

### Questions on the Agenda

#### Agenda Items

- 1. Single Family Owner-Occupied Rehabilitation (SFOOR) Funding.** (K.J. Whitley, Community Development Program Manager)
- 2. Declaration of Surplus Property** (Kim Hankins, Public Safety Director)
- 3. Approval of a Contract with Centennial Contractors for 2014 Sidewalk Replacement Program** (Scott Hinton, City Engineer)
- 4. Approval of a Contract with Treiber Construction for 2014 Pavement Patching Program** (Scott Hinton, City Engineer)
- 5. Code Amendment regarding City Council Meetings.** (Maureen Riggs, City Attorney)
- 6. Acceptance of Deeds of Dedication for 75th Street Right-of-Way.** (Scott Hinton, City Engineer)
- 7. Agreement with Retail Strategies to complete Market Analysis, Strategic Planning and Retail Recruitment.** (Ray Forsythe, Planning & Development Director)
- 8. Moline Historic Preservation Commission's recommendation to the City Council regarding the Davis/Former Deere Collectors Center Building.** (Jeff Anderson, City Planner)
- 9. Other**

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# Explanation

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**1. Acceptance of IHDA Agreement for Single Family Owner-Occupied Rehabilitation (SFOOR) funding in the amount of \$168,000.00 for program year 2014.** (K.J. Whitley, Community Development Program Manager)

**Explanation:** The SFOOR program is part of the HOME Program, which is a federal housing “block grant” program for which Moline does not qualify as a direct formula grantee (“participating jurisdiction”). The Planning and Development Department prepared the grant and submitted it to IHDA for funding in which the City of Moline was awarded \$168,000.00. Loans for rehabilitation shall not be less than \$4,000.00 and not more than \$40,000.00 per applicant.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Increase Property Tax Revenues by Raising the EAV  
**Public Notice/Recording:** Public Notice Required  
**Goals Impacted:** Quality Neighborhoods & Vibrant Downtown; Desirable Place to Live

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**2. Declaration of seized and forfeited vehicle as surplus property** (Kim Hankins, Public Safety Director)

**Explanation:** Illinois State Statute provides that law enforcement agencies may seize vehicles used during the attempt or commission of specific crimes and subsequently initiate forfeiture proceedings on those vehicles. The below listed vehicle was seized and forfeited to the police department, and staff is requesting that it be declared as surplus property and disposed of by the Finance Director through the legal disposal process that is most advantageous to the City, whether sealed bid, auction, negotiation or otherwise: 1999 Honda Civic VIN# 1HGEJ8141XL096296.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Any proceeds after costs are for use by the seizing law enforcement agency.  
**Public Notice:** N/A  
**Goal Impacted:** Financially Strong City

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**3. Approval of a Contract with Centennial Contractors of the Quad Cities, Inc. for Project #1192, 2014 Sidewalk Replacement Program** (Scott Hinton, City Engineer)

**Explanation:** Bids were opened and publicly read on January 28, 2014 for Project #1192 with the following results:

\$201,985.00	Centennial Contractors
\$215,725.00	Emery
\$242,928.60	Valley Construction
\$276,075.00	Walter D Laud

**Staff Recommendation:** Approval  
**Fiscal Impact:** Funds are budgeted and available as follows:

ACCOUNT	BUDGETED	AS-BID	
CIP	130,000.00	201,985.00	510-9957-438.08-14
Water			310-1716-434.04-25
WPC			320-1835-433.08-30
Storm			330-1971-433.08-35
	\$130,000.00	\$201,985.00	

**Public Notice:** N/A  
**Goals Impacted:** Strong Local Economy & Improved City Infrastructure & Facilities

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**4. Approval of a Contract with Treiber Construction Company, Inc. for Project #1202, 2014 Pavement Patching Program** (Scott Hinton, City Engineer)

**Explanation:** Bids were opened and publicly read on January 28, 2014 for Project #1202 with the following results:

\$1,150,706.00	Treiber
\$1,189,830.55	Walter D Laud
\$1,250,588.30	Centennial Contractors
\$1,419,346.50	Valley Construction

**Staff Recommendation:** Approval

**Fiscal Impact:** Funds are budgeted and available as follows:

ACCOUNT	BUDGETED	AS-BID	
CIP	1,000,000.00	790,706.00	510-9957-438.04-25
Water	230,000.00	230,000.00	310-1716-434.04-25
WPC	130,000.00	130,000.00	320-1840-433.04-25
Storm			330-1971-433.08-35
	\$1,360,000.00	\$1,150,706.00	

**Public Notice** N/A

**Goals Impacted:** Strong Local Economy & Improved City Infrastructure & Facilities

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**5. Acceptance of Deeds of Dedication for 75th Street Right-of-Way.** (Scott Hinton, City Engineer)

**Explanation:** Right-of-way is needed for sidewalks to be installed in the 3600 block of 75th Street for the Heatherstone Villas subdivision. These Deeds of Dedication provide additional right-of-way as needed. The sidewalks will be installed by property owners.

**Staff Recommendation:** Approval

**Fiscal Impact:** N/A

**Public Notice/Recording:** N/A

**Goals Impacted:** A Great Place to Live

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**6. Code Amendment - City Council Meetings Conduct of Business.** (Maureen Riggs, City Attorney)

**Explanation:** Section 2-2200(c) of the Moline Code of Ordinances sets forth the restricted conduct of business for regular City Council meetings held on the second and fourth Tuesdays of each month. This provision is outdated and is not in accordance with the manner in which the City Council wishes to conduct its meetings. This ordinance will repeal Section 2-2200(c) in its entirety and consecutively rename the remaining subsections of Section 2-2200.

**Staff Recommendation:** Approval

**Fiscal Impact:** N/A

**Public Notice/Recording:** N/A

**Goal Impacted:** A Great Place to Live

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**7. Approval of a 3 year agreement with Retail Strategies to complete Market Analysis, Strategic Planning and Retail Recruitment.** (Ray Forsythe, Planning & Development Director)

**Explanation:** The City is an Illinois municipal corporation possessing home rule powers under Section 6 of Article VII of the Illinois Constitution, and has the authority to prevent of the spread of blight and encourage private development to enhance the local tax base and to enter into contractual agreements for

the purpose of achieving these purposes. Retail Recruitment has been a Council Goal and a long-term comprehensive strategic plan for retail recruitment is essential. This proposal includes the necessary research assessment, strategic plan and recruitment of retailers.

**Staff Recommendation:** Approval  
**Fiscal Impact:** \$50,000.00 from Contingency  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Great Place to Live, Financially Strong City, Strong Local Economy

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**8. Moline Historic Preservation Commission’s recommendation to the City Council regarding the Davis/Former Deere Collectors Center Building.** (Jeff Anderson, City Planner)

**Explanation:** The Moline Historic Preservation Commission met January 29, 2014, to discuss the status of the Davis/former Deere Collectors Center building as part of its effort to draft a report on the matter for the City Council’s review and consideration. Prior to adjournment of the meeting, the Commission unanimously approved the following motion:

*“The Historic Preservation Commission recommends to the City Council that an invitation be extended to a representative of Landmarks Illinois for the purpose of discussing the situation with the Davis/Former Deere Collectors Center building with representatives from the Deere Foundation, the City of Moline, and the Historic Preservation Commission for the purpose recommending alternative actions.”*

**Staff Recommendation:** The Administration continues to recommend approval of the Purchase Agreement with the Deere Foundation as originally presented to the City Council on January 14, 2014, which includes demolition of the former Deere Collectors Center building, to facilitate the redevelopment of the site.

**Fiscal Impact:** N/A  
**Public Notice/Recording:** N/A  
**Goals Impacted:** None identified at this time

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**HOME PROJECT SUMMARY**

**PROGRAM OVERVIEW**

**Project Number:** HO-50837  
**Project Name:** City of Moline  
**Project Type:** Single Family Owner-Occupied Rehabilitation (SFOOR) Program  
**Project Area:** City of Moline and East Moline in Rock Island County  
**State/Subrecipient:** City of Moline  
**Type of Organization:** Unit of local government  
**Address:** 619 16th Street, Moline, IL 61265  
**Contact Person:** K.J. Whitley  
**Phone:** 309-524-2044  
**Fax:** 309-524-2031

Housing Task Force Initiatives	
Elderly	1
Special Need/Disabled	1
Preservation	4
Units Under 30%	2
Units Under 50%	1

**Project Request:** \$ 160,000  
**Admin Request:** 8,000  
**Total** \$ 168,000

**Unit Count:**  
 Extremely Low (30%): 2  
 Very Low (50%): 1  
 Low (80%): 1  
**Total Units** 4

**Funding per Unit:** \$ 40,000

**Project Description:** A grant will be made to the State Recipient who will use the funds to make forgivable loans to homeowners so they can rehabilitate their homes to minimum housing standards. For homeowners receiving a direct HOME subsidy in the amount of \$14,999 or less, a 0% HOME loan will be secured by a recorded Repayment Agreement with a repayment period of five years and will be forgiven at a rate of 1/60th per month. If the direct HOME subsidy is between \$15,000 and \$40,000, the repayment period will be ten years and the loan will be forgiven at a rate of 1/120th per month. The Repayment Agreement will be recorded after any existing mortgage liens. Any HOME funds repaid under this provision will be returned to the Authority for future HOME Program activities.

**FINANCIAL SUMMARY**

Sources of Financing and Equity	Position	Amount	Amort. Period	Rate	Annual Debt Service
HOME	Grant	\$ 160,000	5 or 10	0.00%	0
Total Project Cost:		<u>\$ 160,000</u>			

**Development Budget:**  
 Rehabilitation \$ 139,132 87.0%  
 Project Delivery 20,868 13.0%  
 Total \$ 160,000 100.0%

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**PROGRAM TEAM**

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	Name:	Contact:
<b>State/Subrecipient:</b>	City of Moline	Jeff Anderson
<b>Program Manager:</b>	City of Moline	Jeff Anderson
<b>Grant Manager:</b>	City of Moline	K.J. Whitley
<b>Intake Specialist:</b>	City of Moline	K.J. Whitley
<b>Rehab Specialist</b>	City of Moline	Chris Ericksen
<b>Inspector:</b>	City of Moline	Joe Mason
<b>Contractor:</b>	TBD, will be bid out for each job	TBD
<b>Lead Based Paint Inspector/Risk Assessor:</b>	City of Moline	Chris Ericksen

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**PROGRAM TEAM EXPERIENCE**

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**Housing Development Experience:**

City of Moline has 13 years of administering housing programs including: Community Development Block Grant (CDBG) and IHDA's HOME programs.

**Previous IHDA HOME Experience:**

Since 2000, City of Moline has successfully administered numerous grants for Single Family Owner-Occupied Rehabilitation, Homebuyer and Small Rental Properties Program. The City's current SFOOR program will have assisted five (5) households by Spring 2014.

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**AFFORDABILITY**

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**Income Eligibility:**

The State Recipient must ensure that homeowners are income eligible based on HUD's annual income limits.

Following are the 2013 income limits:

Rock Island County								
# of Persons:	1	2	3	4	5	6	7	8
Very Low-Income (30%)	13,300	15,200	17,100	18,950	20,500	22,000	23,500	25,050
Very Low-Income (50%)	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650
Low-Income (80%)	35,350	40,400	45,450	50,500	54,550	58,600	62,650	66,700

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**PROJECTED ECONOMIC IMPACT**

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<u>Sources of Financing and Equity</u>		
<u>IHDA Funding Source</u>	<u>Leveraged Funding Source</u>	<u>Estimated Dollar Amount</u>
HOME		\$ 160,000

<u>Local Business Income and Local Wages</u>				
<u>Rehabilitation Costs</u>				
\$100,000	x	\$69,270	=	\$110,832
Wages and profits for local residents earned during the construction period and the continued recycling of income back into the community.				

<u>Local Taxes</u>				
<u>Rehabilitation Costs</u>				
\$100,000	x	\$5,770	=	\$9,232
Taxes include the amount of tax and other revenue generated for government at the federal, state, and local levels combined, as well as local permit fees.				

<u>Local Jobs Supported</u>				
<u>Rehabilitation Costs</u>				
\$100,000	x	0.78	=	1.248
Jobs for local residents including construction, retail and wholesale sales, transportation and professional services.				

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**Local Elected Officials**

	<b>District</b>	<b>Elected Official</b>
Chief Municipal Official:	City of Moline	Scott Raes, Mayor
Chairman of the County Board:	Rock Island County	Phil Banaszek
Alderman / Council Person:		
State Senator:	36	Mike Jacobs
State Representative:	72	Patrick Verschoore
US Representative:	17	Cheri Bustos

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**OVERALL PROJECT IMPACT**

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**Letters of Support:**

Mike Jacobs, State Senator, 36th District  
Mike Smiddy, State Representative, 71st District  
John Afoun, Executive Director, Moline Housing Authority

**Letters of Opposition:**

None

**Comments:**

1. HOME funds invested per home must be at least \$4,000 and not greater than \$40,000. These limits do not include HOME administration funds.
2. The appraised value of each home, after rehabilitation, cannot exceed the HOME Purchase Price Limits, as defined and adjusted by HUD, for the area: \$115,000 for Rock Island County.
3. The program will operate for 12 months from the initial closing date.
4. Under the HOME Program, applicable Lead Based Paint requirements must be met per HUD regulations.

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**RECOMMENDATION**

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Funding recommended, subject to the State Recipient meeting the following conditions:

1. Compliance with all HOME Program requirements.



**CITY OF MOLINE, IL BID TABULATION**

Bid Date and Time: January 28, 2014 11:00 a.m.

Project: 2014 Sidewalk Replacement Program

**Centennial Contractors of the  
Quad Cities, Inc. Emery Construction Group, Inc. Valley Construction Company**

ITEM NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	PCC SIDEWALK, 4"	20000	SF	\$7.00	\$140,000.00	\$6.80	\$136,000.00	\$8.60	\$172,000.00
2	CURB REMOVAL	350	LF	\$15.00	\$5,250.00	\$20.00	\$7,000.00	\$23.00	\$8,050.00
3	EXPOSED AGGREGATE 4" SIDEWALK	550	SF	\$9.00	\$4,950.00	\$8.50	\$4,675.00	\$12.25	\$6,737.50
4	DOMESTIC WATER SERVICE BOX TO BE ADJUSTED	3	EA	\$75.00	\$225.00	\$100.00	\$300.00	\$100.00	\$300.00
5	MANHOLE TO BE ADJUSTED	3	EA	\$200.00	\$600.00	\$200.00	\$600.00	\$345.00	\$1,035.00
6	VALVE BOX TO BE ADJUSTED	3	EA	\$100.00	\$300.00	\$100.00	\$300.00	\$119.95	\$359.85
7	AGGREGATE BASE	50	CF	\$5.00	\$250.00	\$10.00	\$500.00	\$5.00	\$250.00
8	PCC DRIVEWAY PAVEMENT	110	SF	\$10.00	\$1,100.00	\$10.00	\$1,100.00	\$10.50	\$1,155.00
9	HOT MIX ASPHALT SURFACE COURSE	12	TON	\$180.00	\$2,160.00	\$150.00	\$1,800.00	\$300.00	\$3,600.00
10	DETECTABLE WARNINGS	315	SF	\$40.00	\$12,600.00	\$40.00	\$12,600.00	\$50.00	\$15,750.00
11	CONCRETE CURB & GUTTER REMOVE & REPLACEMENT	195	LF	\$40.00	\$7,800.00	\$55.00	\$10,725.00	\$50.00	\$9,750.00
12	PCC SIDEWALK RAMP, 6"	2675	SF	\$10.00	\$26,750.00	\$15.00	\$40,125.00	\$8.95	\$23,941.25
	<b>TOTAL</b>				<b>\$201,985.00</b>		<b>\$215,725.00</b>		<b>\$242,928.60</b>

**Walter D. Laud, Inc.**

ITEM NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	PCC SIDEWALK, 4"	20000	SF	\$9.00	\$180,000.00		\$0.00		\$0.00
2	CURB REMOVAL	350	LF	\$27.00	\$9,450.00		\$0.00		\$0.00
3	EXPOSED AGGREGATE 4" SIDEWALK	550	SF	\$16.00	\$8,800.00		\$0.00		\$0.00
4	DOMESTIC WATER SERVICE BOX TO BE ADJUSTED	3	EA	\$150.00	\$450.00		\$0.00		\$0.00
5	MANHOLE TO BE ADJUSTED	3	EA	\$600.00	\$1,800.00		\$0.00		\$0.00
6	VALVE BOX TO BE ADJUSTED	3	EA	\$200.00	\$600.00		\$0.00		\$0.00
7	AGGREGATE BASE	50	CF	\$1.00	\$50.00		\$0.00		\$0.00
8	PCC DRIVEWAY PAVEMENT	110	SF	\$15.00	\$1,650.00		\$0.00		\$0.00
9	HOT MIX ASPHALT SURFACE COURSE	12	TON	\$500.00	\$6,000.00		\$0.00		\$0.00
10	DETECTABLE WARNINGS	315	SF	\$100.00	\$31,500.00		\$0.00		\$0.00
11	CONCRETE CURB & GUTTER REMOVE & REPLACEMENT	195	LF	\$60.00	\$11,700.00		\$0.00		\$0.00
12	PCC SIDEWALK RAMP, 6"	2675	SF	\$9.00	\$24,075.00		\$0.00		\$0.00
	<b>TOTAL</b>				<b>\$276,075.00</b>		<b>\$0.00</b>		<b>\$0.00</b>

The above prices are "as read" and are subject to approval by the City of Moline Engineering Department.

**CITY OF MOLINE, IL BID TABULATION**

Bid Date and Time: January 28, 2014 11:00 a.m.

Project: 2014 Patching Program

**Treiber Construction Company,  
Inc.**

**Walter D. Laud, Inc.**

**Centennial Contractors of the  
Quad Cities, Inc.**

ITEM NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	CLASS B PATCH TYPE I	80	SQ YD	\$132.00	\$10,560.00	\$120.00	\$9,600.00	\$135.00	\$10,800.00
2	CLASS B PATCH TYPE II	800	SQ YD	\$98.00	\$78,400.00	\$115.00	\$92,000.00	\$100.00	\$80,000.00
3	CLASS B PATCH TYPE III	1200	SQ YD	\$79.00	\$94,800.00	\$105.00	\$126,000.00	\$95.00	\$114,000.00
4	CLASS B PATCH TYPE IV	8500	SQ YD	\$68.00	\$578,000.00	\$73.00	\$620,500.00	\$77.00	\$654,500.00
5	CLASS B PATCH TYPE I W/HMA	40	SQ YD	\$157.00	\$6,280.00	\$125.00	\$5,000.00	\$155.00	\$6,200.00
6	CLASS B PATCH TYPE II W/HMA	150	SQ YD	\$123.00	\$18,450.00	\$120.00	\$18,000.00	\$125.00	\$18,750.00
7	CLASS B PATCH TYPE III W/HMA	150	SQ YD	\$104.00	\$15,600.00	\$110.00	\$16,500.00	\$120.00	\$18,000.00
8	CLASS B PATCH TYPE IV W/HMA	700	SQ YD	\$93.00	\$65,100.00	\$80.00	\$56,000.00	\$100.00	\$70,000.00
9	BRICK PAVEMENT PATCHING	450	SQ YD	\$75.00	\$33,750.00	\$95.00	\$42,750.00	\$80.00	\$36,000.00
10	SUPPLY NEW PAVERS	4000	EACH	\$1.00	\$4,000.00	\$0.01	\$40.00	\$0.50	\$2,000.00
11	GEO FAB FOR GND STABIL	600	SQ YD	\$1.00	\$600.00	\$1.00	\$600.00	\$1.00	\$600.00
12	AGG BASE COURSE TY B 6"	4500	SQ YD	\$7.00	\$31,500.00	\$7.00	\$31,500.00	\$6.00	\$27,000.00
13	AGG BASE COURSE TY C 6"	600	SQ YD	\$9.00	\$5,400.00	\$2.00	\$1,200.00	\$6.00	\$3,600.00
14	RR-1 AGGREGATE	50	CU YD	\$50.00	\$2,500.00	\$15.00	\$750.00	\$25.00	\$1,250.00
15	BARRIER CURB	60	FOOT	\$33.00	\$1,980.00	\$35.00	\$2,100.00	\$30.00	\$1,800.00
16	EPOXY COATED, DEF BARS 1/2"X18"	80	EACH	\$1.00	\$80.00	\$0.01	\$0.80	\$0.01	\$0.80
17	EPOXY COATED, DEF BARS 3/4"X18"	8300	EACH	\$2.00	\$16,600.00	\$0.01	\$83.00	\$0.01	\$83.00
18	EPOXY COATED BARS 1"X18"	225	EACH	\$1.00	\$225.00	\$4.00	\$900.00	\$0.01	\$2.25
19	EPOXY COATED BARS 1-1/4"X18"	75	EACH	\$1.00	\$75.00	\$0.01	\$0.75	\$0.01	\$0.75
20	EPOXY COATED BARS 1-1/2"X18"	150	EACH	\$1.00	\$150.00	\$4.00	\$600.00	\$0.01	\$1.50
21	5 HOUR PCC	500	SQ YD	\$10.00	\$5,000.00	\$5.00	\$2,500.00	\$5.00	\$2,500.00
22	PCC DRIVEWAY REM AND REP	200	SQ YD	\$53.00	\$10,600.00	\$50.00	\$10,000.00	\$54.00	\$10,800.00
23	PCC SIDEWALK 4" REM AND REP	4000	SQ FT	\$5.00	\$20,000.00	\$5.00	\$20,000.00	\$5.75	\$23,000.00
24	INLET TO BE ADJUSTED	15	EACH	\$210.00	\$3,150.00	\$100.00	\$1,500.00	\$250.00	\$3,750.00
25	MANHOLE TO BE ADJUSTED	40	EACH	\$210.00	\$8,400.00	\$100.00	\$4,000.00	\$250.00	\$10,000.00
26	MANHOLE TO BE ADJUSTED WITH NEW FRAME AND LID	10	EACH	\$500.00	\$5,000.00	\$350.00	\$3,500.00	\$550.00	\$5,500.00
27	CATCH BASIN TO BE ADJUSTED WITH NEW FRAME AND GRATE	10	EACH	\$500.00	\$5,000.00	\$350.00	\$3,500.00	\$550.00	\$5,500.00
28	CURB REMOVAL	200	FOOT	\$17.00	\$3,400.00	\$10.00	\$2,000.00	\$10.00	\$2,000.00

The above prices are "as read" and are subject to approval by the City of Moline Engineering Department.

29	CCC&G REMOVE AND REPLACE	200	FOOT	\$31.00	\$6,200.00	\$35.00	\$7,000.00	\$30.00	\$6,000.00
30	INLET REMOVAL	6	EACH	\$1.00	\$6.00	\$1.00	\$6.00	\$50.00	\$300.00
31	CATCH BASIN SINGLE	2	EACH	\$1,900.00	\$3,800.00	\$1,200.00	\$2,400.00	\$1,500.00	\$3,000.00
32	CATCH BASIN DOUBLE	2	EACH	\$1,900.00	\$3,800.00	\$1,750.00	\$3,500.00	\$2,000.00	\$4,000.00
33	DETECTABLE WARNINGS	200	SQ FT	\$39.00	\$7,800.00	\$120.00	\$24,000.00	\$25.00	\$5,000.00
34	HMA PATCH 3"	600	SQ YD	\$45.00	\$27,000.00	\$35.00	\$21,000.00	\$40.00	\$24,000.00
35	COLORED AND STAMPED PCC PAVEMENT 9"	550	SQ YD	\$122.00	\$67,100.00	\$100.00	\$55,000.00	\$163.00	\$89,650.00
36	COLORED AND STAMPED PCC SIDEWALK 4"	200	SQ FT	\$20.00	\$4,000.00	\$9.00	\$1,800.00	\$15.00	\$3,000.00
37	PCC SIDEWALK RAMP, 6"	800	SQ FT	\$8.00	\$6,400.00	\$5.00	\$4,000.00	\$10.00	\$8,000.00
	<b>TOTAL</b>				<b>\$1,150,706.00</b>		<b>\$1,189,830.55</b>		<b>\$1,250,588.30</b>

Valley Construction Company

ITEM NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	CLASS B PATCH TYPE I	80	SQ YD	\$141.95	\$11,356.00		\$0.00		\$0.00
2	CLASS B PATCH TYPE II	800	SQ YD	\$116.95	\$93,560.00		\$0.00		\$0.00
3	CLASS B PATCH TYPE III	1200	SQ YD	\$99.95	\$119,940.00		\$0.00		\$0.00
4	CLASS B PATCH TYPE IV	8500	SQ YD	\$80.25	\$682,125.00		\$0.00		\$0.00
5	CLASS B PATCH TYPE I W/HMA	40	SQ YD	\$169.95	\$6,798.00		\$0.00		\$0.00
6	CLASS B PATCH TYPE II W/HMA	150	SQ YD	\$152.25	\$22,837.50		\$0.00		\$0.00
7	CLASS B PATCH TYPE III W/HMA	150	SQ YD	\$129.95	\$19,492.50		\$0.00		\$0.00
8	CLASS B PATCH TYPE IV W/HMA	700	SQ YD	\$98.95	\$69,265.00		\$0.00		\$0.00
9	BRICK PAVEMENT PATCHING	450	SQ YD	\$85.00	\$38,250.00		\$0.00		\$0.00
10	SUPPLY NEW PAVERS	4000	EACH	\$0.50	\$2,000.00		\$0.00		\$0.00
11	GEO FAB FOR GND STABIL	600	SQ YD	\$2.00	\$1,200.00		\$0.00		\$0.00
12	AGG BASE COURSE TY B 6"	4500	SQ YD	\$8.25	\$37,125.00		\$0.00		\$0.00
13	AGG BASE COURSE TY C 6"	600	SQ YD	\$9.50	\$5,700.00		\$0.00		\$0.00
14	RR-1 AGGREGATE	50	CU YD	\$60.00	\$3,000.00		\$0.00		\$0.00
15	BARRIER CURB	60	FOOT	\$37.50	\$2,250.00		\$0.00		\$0.00
16	EPOXY COATED, DEF BARS 1/2"X18"	80	EACH	\$9.00	\$720.00		\$0.00		\$0.00
17	EPOXY COATED, DEF BARS 3/4"X18"	8300	EACH	\$10.00	\$83,000.00		\$0.00		\$0.00
18	EPOXY COATED BARS 1"X18"	225	EACH	\$12.00	\$2,700.00		\$0.00		\$0.00
19	EPOXY COATED BARS 1-1/4"X18"	75	EACH	\$14.50	\$1,087.50		\$0.00		\$0.00
20	EPOXY COATED BARS 1-1/2"X18"	150	EACH	\$16.50	\$2,475.00		\$0.00		\$0.00
21	5 HOUR PCC	500	SQ YD	\$5.00	\$2,500.00		\$0.00		\$0.00
22	PCC DRIVEWAY REM AND REP	200	SQ YD	\$60.00	\$12,000.00		\$0.00		\$0.00
23	PCC SIDEWALK 4" REM AND REP	4000	SQ FT	\$6.65	\$26,600.00		\$0.00		\$0.00
24	INLET TO BE ADJUSTED	15	EACH	\$395.00	\$5,925.00		\$0.00		\$0.00
25	MANHOLE TO BE ADJUSTED	40	EACH	\$490.00	\$19,600.00		\$0.00		\$0.00
26	MANHOLE TO BE ADJUSTED WITH NEW FRAME AND LID	10	EACH	\$850.00	\$8,500.00		\$0.00		\$0.00
27	CATCH BASIN TO BE ADJUSTED WITH NEW FRAME AND GRATE	10	EACH	\$775.00	\$7,750.00		\$0.00		\$0.00
28	CURB REMOVAL	200	FOOT	\$20.00	\$4,000.00		\$0.00		\$0.00
29	CCC&G REMOVE AND REPLACE	200	FOOT	\$35.00	\$7,000.00		\$0.00		\$0.00
30	INLET REMOVAL	6	EACH	\$250.00	\$1,500.00		\$0.00		\$0.00

The above prices are "as read" and are subject to approval by the City of Moline Engineering Department.

31	CATCH BASIN SINGLE	2	EACH	\$1,795.00	\$3,590.00		\$0.00		\$0.00
32	CATCH BASIN DOUBLE	2	EACH	\$1,950.00	\$3,900.00		\$0.00		\$0.00
33	DETECTABLE WARNINGS	200	SQ FT	\$35.00	\$7,000.00		\$0.00		\$0.00
34	HMA PATCH 3"	600	SQ YD	\$34.75	\$20,850.00		\$0.00		\$0.00
35	COLORED AND STAMPED PCC PAVEMENT 9"	550	SQ YD	\$135.00	\$74,250.00		\$0.00		\$0.00
36	COLORED AND STAMPED PCC SIDEWALK 4"	200	SQ FT	\$17.50	\$3,500.00		\$0.00		\$0.00
37	PCC SIDEWALK RAMP, 6"	800	SQ FT	\$7.50	\$6,000.00		\$0.00		\$0.00
	<b>TOTAL</b>				<b>\$1,419,346.50</b>		<b>\$0.00</b>		<b>\$0.00</b>

City of Moline Project  
75<sup>th</sup> Street ROW n of 36<sup>th</sup> Ave

TAX PARCEL NO. 07 14763

### DEED OF DEDICATION

The Grantor, **Heatherstone Villas Homeowners Association**, hereby grants, conveys, warrants and dedicates to the Grantee, **THE CITY OF MOLINE, ILLINOIS**, a municipal corporation organized under the laws of the State of Illinois and situated in Rock Island County, Illinois, the following described real estate:

#### PLAT WITH DESCRIPTION ATTACHED

Situated in the County of Rock Island, State of Illinois. Said conveyance and dedication are subject to the following encumbrances, reservations, conditions and restrictions:

#### FOR: STREET RIGHT OF WAY

Said real estate is conveyed and dedicated to and accepted by the Mayor of the City of Moline, Illinois, for and on behalf of said City, pursuant to authority vested in him by Resolution No. \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

GRANTOR(S):

ACCEPTED BY THE CITY OF MOLINE

\_\_\_\_\_  
Howard C. Swayne, President  
Heatherstone Villas Homeowners Association

By: \_\_\_\_\_  
Scott Raes, Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Maureen Riggs, City Attorney

Return to Grantee's Address  
City of Moline  
619 - 16<sup>th</sup> Street  
Moline, IL 61265

City of Moline Project  
75<sup>th</sup> Street ROW n of 36<sup>th</sup> Ave

TAX PARCEL NO. 07 14791

**DEED OF DEDICATION**

The Grantor, **JUDITH M. PENAVA**, hereby grants, conveys, warrants and dedicates to the Grantee, **THE CITY OF MOLINE, ILLINOIS**, a municipal corporation organized under the laws of the State of Illinois and situated in Rock Island County, Illinois, the following described real estate:

**PLAT WITH DESCRIPTION ATTACHED**

Situated in the County of Rock Island, State of Illinois. Said conveyance and dedication are subject to the following encumbrances, reservations, conditions and restrictions:

**FOR: STREET RIGHT OF WAY**

Said real estate is conveyed and dedicated to and accepted by the Mayor of the City of Moline, Illinois, for and on behalf of said City, pursuant to authority vested in him by Resolution No. \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

GRANTOR(S):

ACCEPTED BY THE CITY OF MOLINE

\_\_\_\_\_  
Judith M. Penava

By: \_\_\_\_\_  
Scott Raes, Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Maureen Riggs, City Attorney

Return to Grantee's Address  
City of Moline  
619 - 16<sup>th</sup> Street  
Moline, IL 61265

City of Moline Project  
75<sup>th</sup> Street ROW n of 36<sup>th</sup> Ave

TAX PARCEL NO. 07 14789

**DEED OF DEDICATION**

The Grantor, **Q C Land Development, LLC**, hereby grants, conveys, warrants and dedicates to the Grantee, **THE CITY OF MOLINE, ILLINOIS**, a municipal corporation organized under the laws of the State of Illinois and situated in Rock Island County, Illinois, the following described real estate:

**PLAT WITH DESCRIPTION ATTACHED**

Situated in the County of Rock Island, State of Illinois. Said conveyance and dedication are subject to the following encumbrances, reservations, conditions and restrictions:

**FOR: STREET RIGHT OF WAY**

Said real estate is conveyed and dedicated to and accepted by the Mayor of the City of Moline, Illinois, for and on behalf of said City, pursuant to authority vested in him by Resolution No. \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

GRANTOR(S):

ACCEPTED BY THE CITY OF MOLINE

\_\_\_\_\_  
Phillip J. Walters,  
Manager for Q C Land Development, LLC

By: \_\_\_\_\_  
Scott Raes, Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Maureen Riggs, City Attorney

Return to Grantee's Address  
City of Moline  
619 – 16<sup>th</sup> Street  
Moline, IL 61265



City of Moline Project  
75<sup>th</sup> Street ROW n of 36<sup>th</sup> Ave

TAX PARCEL NO. 07 14790

### DEED OF DEDICATION

The Grantor, **Q C Land Development, LLC**, hereby grants, conveys, warrants and dedicates to the Grantee, **THE CITY OF MOLINE, ILLINOIS**, a municipal corporation organized under the laws of the State of Illinois and situated in Rock Island County, Illinois, the following described real estate:

#### PLAT WITH DESCRIPTION ATTACHED

Situated in the County of Rock Island, State of Illinois. Said conveyance and dedication are subject to the following encumbrances, reservations, conditions and restrictions:

#### FOR: STREET RIGHT OF WAY

Said real estate is conveyed and dedicated to and accepted by the Mayor of the City of Moline, Illinois, for and on behalf of said City, pursuant to authority vested in him by Resolution No. \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

GRANTOR(S):

ACCEPTED BY THE CITY OF MOLINE

\_\_\_\_\_  
Q C Land Development, LLC

By: \_\_\_\_\_  
Scott Raes, Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Maureen Riggs, City Attorney

Return to Grantee's Address  
City of Moline  
619 - 16<sup>th</sup> Street  
Moline, IL 61265

City of Moline Project  
75<sup>th</sup> Street ROW n of 36<sup>th</sup> Ave

TAX PARCEL NO. 07 14793

### DEED OF DEDICATION

The Grantor, **Q C Land Development, LLC**, hereby grants, conveys, warrants and dedicates to the Grantee, **THE CITY OF MOLINE, ILLINOIS**, a municipal corporation organized under the laws of the State of Illinois and situated in Rock Island County, Illinois, the following described real estate:

#### PLAT WITH DESCRIPTION ATTACHED

Situated in the County of Rock Island, State of Illinois. Said conveyance and dedication are subject to the following encumbrances, reservations, conditions and restrictions:

#### FOR: STREET RIGHT OF WAY

Said real estate is conveyed and dedicated to and accepted by the Mayor of the City of Moline, Illinois, for and on behalf of said City, pursuant to authority vested in him by Resolution No. \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

GRANTOR(S):

ACCEPTED BY THE CITY OF MOLINE

\_\_\_\_\_  
Q C Land Development, LLC

By: \_\_\_\_\_  
Scott Raes, Mayor

Attest: \_\_\_\_\_  
City Clerk

Approved as to form:

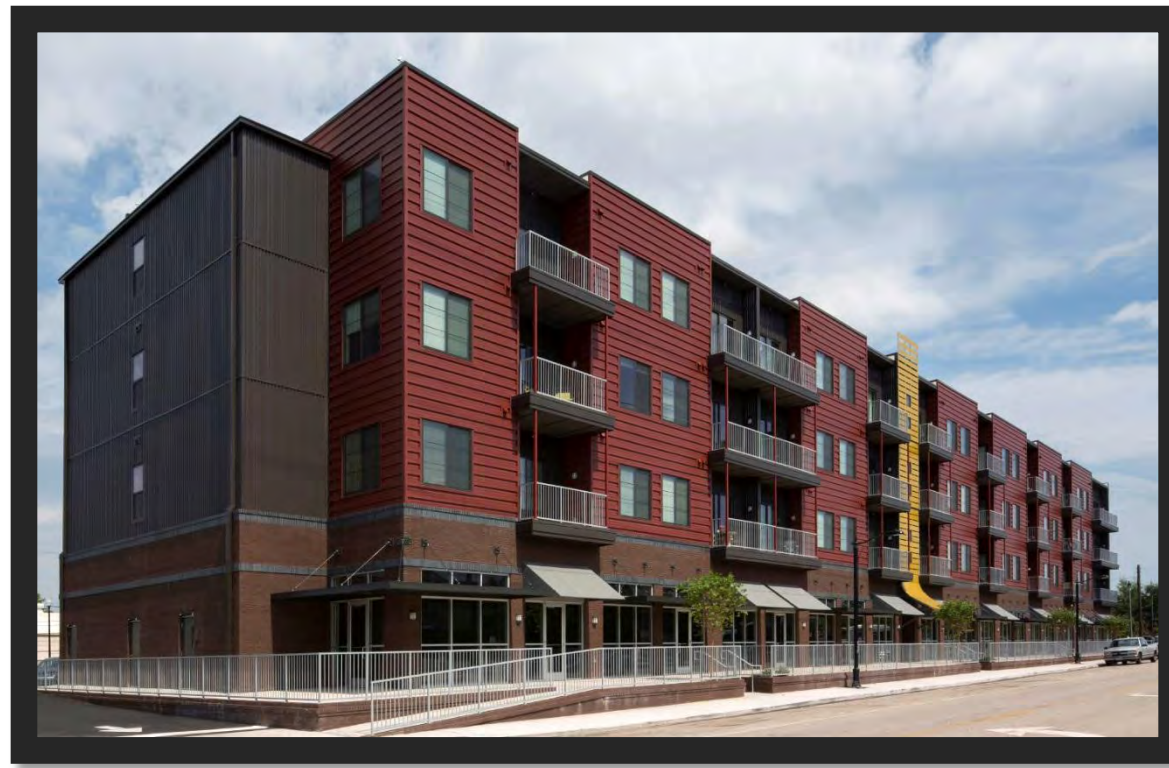
\_\_\_\_\_  
Maureen Riggs, City Attorney

Return to Grantee's Address  
City of Moline  
619 - 16<sup>th</sup> Street  
Moline, IL 61265



**LANE PARKE – MOUNTAIN BROOK,  
ALABAMA**

Retail recruitment, market analysis and leasing services were provided to the owner of a 1950's-era shopping center and apartment complex, which is being redeveloped into a high-end, mixed-use development. Retail Strategies completed the research and made a presentation to the city to rezone the 27 acre site to PUD. Research uncovered an opportunity to recruit luxury retail tenants, most of which are locating in Alabama for the first time. Lane Parke will feature over 160,000 square of luxury retail, 25,000 square feet of office space, a 100 room boutique inn, and 320 luxury residential units.



**29SEVEN – BIRMINGHAM, ALABAMA**

Market research indicated a demand for retail food service and for-rent residential units in Birmingham's Southside Lakeview Entertainment District. Through a partnership with The City of Birmingham, the company's first 29Seven concept was developed. The mixed-use project, consisting of 54 Class A residential units above 20,000 square feet of food service retail space, was completed in Fall 2012 with 100% lease up of both the residential and retail space.



**FOOSACKLY'S – FOLEY, ALABAMA**

Retail Strategies research identified quick service restaurants as an opportunity in Foley, AL. Our Client Manager for this engagement reached out to Foosackly's, a restaurant chain based in the Mobile, AL area, about their interest in expanding the company's footprint to the City of Foley. The chicken finger restaurant is re-developing a former Arby's location on Highway 59 and is expected to hire 35 employees and open for business in early 2014.



### **PETSENSE – LAGRANGE, GEORGIA**

Page Estes with the LaGrange/Troup County Chamber was approached by a Texas commercial real estate broker representing a local LaGrange shopping center. The broker was targeting a national pet store chain and needed the Chamber's help in providing research specific to the property. Ms. Estes contacted the city's retail consultant, Retail Strategies, regarding the request and within a couple of hours was able to provide a pet store specific research report. Within 30 days, PetSense agreed to open a 7,000 square foot store in a Publix anchored shopping center.



### **HOME DEPOT – SYLACAUGA, ALABAMA**

Market analysis showed the need for a home improvement store in the Sylacauga market. Hired by the city, our team approached all major building supply chains, including Home Depot, with very flexible deal terms on municipally owned property. With creative persistence and continuous follow up, Home Depot decided to locate their first rural store in Sylacauga.



### **ENTERTAINMENT DISTRICT – MONTGOMERY, ALABAMA**

Retail Strategies' data and research showed a gap in Montgomery's downtown entertainment district for a retail and multi-family development. Working with the city of Montgomery, the team secured municipally owned property and is proceeding with a mixed use project consisting of 65 Class A for rent residential units above 16,000 square feet of high-end retail space. Delivery of the residential units is expected to be in Fall 2013.



### **MIDTOWN VILLAGE – TUSCALOOSA, ALABAMA**

Retail Strategies was engaged by the City of Tuscaloosa to assist with strategic planning, retail recruitment, and advising the city on zoning ordinances and incentive packages as the city continues to rebuild in the aftermath of the 2011 tornado. Our team was also selected as the listing agent for Midtown Village during its construction phase and has since worked with the owners to take the center to over 80% occupancy, signing anchors like Planet Fitness and Ulta.



### **VILLAGE CORNER – MOUNTAIN BROOK, ALABAMA**

Market research revealed a significant gap in the full service restaurant category in a high-end Birmingham suburb. Working with the city to obtain a zoning ordinance for a property that had been a service station since the 1920's, the team assembled the land, managed the environmental clean-up, and developed an upscale 9,000 square foot restaurant and retail project in Spring 2008. The white table-cloth bar and grill is consistently ranked among the area's finest restaurants and the sales tax projections provided by Retail Strategies to the City of Mountain Brook have been met or exceed each year.



## **Active Retail Strategies Engagements**

Albertville, AL  
Anniston, AL  
Arab, AL  
Augusta, GA (Downtown)  
Brandon, MS  
Broussard, LA  
Chickasaw, AL  
Childersburg, AL  
Columbus, MS  
Cookeville, TN  
Coral Springs, FL  
Cullman, AL  
Dale County (Ozark and Daleville), AL  
Edgewater, FL  
Edmond, OK  
El Campo, TX  
Farragut, TN  
Florence, KY  
Foley, AL  
Gardendale, AL  
Guin, AL  
Hinesville, GA  
Hogansville, GA  
Hohenwald, TN  
Horn Lake, MS  
Hueytown, AL  
Irondale, AL  
Jax Beach, FL  
Jasper, AL  
Jefferson County, TN  
LaGrange, GA  
Lake City, FL  
LaVergne, TN  
Lexington, NC  
Lewisburg, TN  
Liberty County, GA  
Loganville, GA  
Lumberton, NC  
Madison, AL  
Montgomery, AL (Downtown)  
Morehead, KY  
Oak Ridge, TN  
Patterson, LA  
Pelham, AL  
Rockledge, FL  
Scottsboro, AL  
Soddy-Daisy, TN  
Statesboro, GA  
Talladega, AL  
Tallassee, AL  
Trussville, AL  
Tuscaloosa, AL  
Tullahoma, TN  
Valdosta, GA  
Vestavia Hills, AL  
Washington, NC  
West Point, GA  
Wetumpka, AL  
White House, TN