

Minutes
Moline Centre Main Street Commission
4:00 p.m.
Monday, April 27, 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, WaterMark Corners
Matt Sivertsen, The Planning Center, Inc.
Lori Turner, City of Moline
Gary Freeman, Retired
Beth Lagomarcino, Lagomarcino's
Omar Bradley, Revive Community Development
Chris Schram, ConStruct Services, Inc.

Commission Members Absent

Hector Colon, Retired
Jeff Anderson, City of Moline
Frank Ege, QCCVB
David Fortin, DF2 Consulting

Staff Members Present

Adam Holland, Moline Centre
Terri Smith, Moline Centre

Visitors Present

Tracy Koranda, Moline City Clerk

Adam Holland introduced two new Commission members, Chris Schram from ConStruct Services, Inc., and (John) Omar Bradley of Revive Community Development.

Chris Schram indicated that he is a Moline resident. His company, ConStruct Services, specializes in downtown design building. He is currently working on the 5th Avenue Hoa-Lon building, future site of Kosama fitness.

Omar Bradley stated that he has been a Moline resident since 1982. His wife has been teaching for 34 years in Moline. Omar was in the banking industry, prior to his current position as owner of Revive Community Development. Revive works on projects as far away as Rockford and Des Moines. The City of Moline currently gave Revive the rights to move forward on a development plan for the old Collector's Center site.

Tracy Koranda, the City Clerk, was in attendance at this meeting. She swore in our new members, Chris Schram and John (Omar) Bradley.

David Fortin, also a new member, was not in attendance. Tracy asked that he be directed to her office where she will perform the ceremony and provide him with his certificate.

Tracy also announced that the City will be hosting a Sidewalk Café Guidelines Information Meeting, tomorrow, April 28th at 9:30 a.m. in the COW at City Hall. The City is working on a sidewalk guideline booklet outlining ADA compliant rules and regulations. The purpose of the meeting will be to educate those interested in the use of public right of way for serving food or beverages.

She stated that outside seating parameter policies have not been enforced because of the construction on 5th Avenue. With the newly updated streetscape, our late night crowd is booming, and the City wants to lessen the risk of liability for everyone involved. The want to make certain they are providing a safe environment. The new guidelines will define clear lines of demarcation for business owners, and a variety of other items. These guidelines will be for the entire City, not just the downtown area. Once finalized, they will be available on the City of Moline website.

AGENDA ITEM #1 – Approval of Minutes

Beth Lagomarcino made a motion to approve the minutes from our March 16 meeting. Amy Trimble seconded the motion. Motion was approved by the entire Board.

AGENDA ITEM #2 – Design Update

Adam Holland stated that the Façade program is now run through the City of Moline. There have been a handful of businesses that have come forward for façade assistance and money is still available for those interested in façade renovations.

AGENDA ITEM #3 – Economic Update

The Amtrak project continues to move forward. The State Historic Preservation Society has approved the development and they are now awaiting Federal approval. At this point there will be no outdoor water feature or movie screen included in the project. Anticipated completion date is set for December 31.

A new hair salon is scheduled to move into the vacant space next to Christopher D's.

Cruz Cuts, a barber shop, is an existing business that will be moving from 7th Street into the space next to Cup-a-Jo on 5th Avenue.

The building that housed Barnett's House of Fireplaces has been sold. The purchaser wishes to remain anonymous at this time. The new owner will fully occupy the existing space. Barnett's will be relocating to a building on the west end of 5th Avenue.

The Skinner Lofts are almost complete and are now available for lease. (We will be touring them after this meeting). They are scheduled to be done by the end of May.

AGENDA ITEMS #4 – Promotions

Adam announced that this year's pub crawl had over 500 individuals pre-registered. The weather that day was perfect, warm and sunny. Having this year's crawl occur in late spring, was definitely a plus. It also helped that the event took place the same weekend as The Masters, which was being shown on many TV screens throughout the crawl.

The only negative comment was the congestion that occurred at several bars. One of the bars had two holes, which helped play move faster. Adam suggested that we recommend double holes in each establishment next year.

The Thursday Night Summer Concert Series begins June 4th. This year's media sponsors are Mediacom, WHBF/KLGB/B100 and Mickle Communications. We will also have a live remote.

Gary Freeman asked if we are going to have food vendors. Adam stated that there has been no movement on this to-date.

AGENDA ITEM #5 – Riverfront Plan Phase II – Transportation

Adam Holland announced that the City completed the Riverfront Plan Phase 1 last year, and they are currently working on Phase II – Transportation and Wayfinding. Consultants with the Lakota Group are looking for better ways to direct people to the bike path and riverfront and need our assistance. Adam asked the Commission to come up with ideas/opportunities for this phase. A website has been created for outside input and there will be community open houses and activities to attend. Adam encouraged the Commission to participate in these sessions.

AGENDA ITEM #6 – Other Business

Omar Bradley stated that he recently held a meeting with the City to discuss his project and would like input from this group regarding a name for his new structure. He asked if there were name restrictions in the downtown area. Omar thought incorporating the "Bass Street" or "Riverstation" designation into his moniker would help to make it more identifiable. Adam asked if he had thought about using the old "Collector's Center" in the title. Omar said that John Deere would not allow the use of that name. Adam said that he would look into patent information on the Bass Street trademark.

Gary Freeman stated that the old Collectors Center was initially Moline Heating, and was the original electrical power plant in Moline.

Omar indicated that he would bring rendering of the new facility to our next meeting. He also stated that it would not take a year to come up with a development plan. They may have a solution within the next 60 days.

A discussion regarding by-law changes was brought up by Lori Turner. Many members had suggestions for changes, including residency clarification. Adam indicated that he would combine these comments and bring a draft of these changes to next month's meeting so that the Commission could discuss it in further detail.

AGENDA ITEM #7 - Break for Tour of Skinner Lofts

The meeting was adjourned at 4:35. The Commission toured the Skinner Lofts building.

The next meeting is scheduled for May 18, 2015.

Respectfully submitted by Terri Smith