

**Minutes**  
**Moline Centre Main Street Commission**  
**4:00 p.m.**  
**Wednesday, February 17, 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  
Omar Bradley, Revive Community Development  
Gary Freeman, Retired  
Jeff Anderson, City of Moline  
Dave Fortin, DF2 Consulting  
Chris Schram, ConStruct Services

**Commission Members Absent:**

Matt Sivertsen, The Planning Center  
Dave Fortin, DF2 Consulting

**Staff Members Present:**

Adam Holland  
Terri Smith

**AGENDA ITEM #1 – Approval of Minutes**

Gary Freeman made a motion to approve minutes from our January 18, 2016 meeting. Beth Lagomarcino seconded the motion. Minutes were approved unanimously.

**AGENDA ITEM #2 – Economic Update**

Adam Holland announced that The Q, which is the new multi-modal station, is continuing the rehabilitation process. Tuck pointing on the building is near completion, the overhang unit is now on the ground and windows have been notched out on the north side of the building. The new Westin Hotel project is moving forward and 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. An approved housing study indicates that an additional 250 units can be supported in our downtown. Chris Schram felt the (250 unit) number seemed high, although he has noticed the demand for downtown living has increased. Jeff Anderson pointed out that a previous housing survey was done in 2008. The current survey does not relay how long those 250 units can be sustained.

The City of Moline has acquired the Spiegel Building, which is the 4-story structure next to the Train Depot. An RFP was released for purchase and redevelopment of that building. Bids were due last Friday. Once bids have been reviewed, we will know what type of rehabilitation will occur for this building.

Beth Lagomarcino asked where we stood on Amtrak service. Adam Holland stated that there has been no real progress as a result of the budget impasse. Rail improvements have taken place, which include track upgrades near the Chicago region.

Omar Bradley asked how the board felt about the new hotel project on the old CASE property in East Moline (now known as The Bend on the Mighty Mississippi, fka the Fountainhead project). He was afraid that this new development might hamper interest in building additional hotel rooms in downtown Moline.

Lori Turner said that we do have several tournaments in the area that fill up downtown hotels, with overflow going to the Iowa side.

Jeff Anderson suggested that if the EM project is able to deepen or create a new market, as was the case with the Moline riverfront, it may likely have a lessor impact on downtown Moline.

### **AGENDA ITEM #3 – Promotions Update**

Adam Holland said that invitations have been forwarded to area breweries for a proposed Craft Brew Fest on May 21<sup>st</sup>. Bent River Brewery, Great River Brewery and Radical Effect Brewwerks have responded positively. Breweries are required to answer by March 1<sup>st</sup>.

Lori Turner asked to be updated on this event. Adam Holland stated that he had been approached by a group that was interested in teaming together to put on a regional Craft Brew Fest. The organizers are in the process of contacting breweries. If enough breweries sign on, the fest will take place on The Plaza at Bass Street Landing on May 21<sup>st</sup> from 1:00 pm to 5:00 pm. Additional information as follows:

1. According to the organizers, start-up costs would be under \$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 bring at least two 1/6 barrels of beer.
3. Ticket prices are yet to be determined.
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. No food vendors have been arranged at this time.

Omar Bradley asked if work on the new business (a craft beer bar) in the old Moorhead Building was almost complete. Adam Holland stated that renovations should be done by April. He recently spoke to the owner who mentioned an interest in participating in the pub crawl if restorations are finished on time. A name for the new venture has not been chosen to-date.

Amy Trimble announced that she recently stopped by the new Rebellion Brew Haus, located next to Bad Boyz Pizza. The owners did a fantastic job of remodeling the interior. She stated that owners/managers from both of these businesses should be invited to join the Merchant's Meetings. We have had great attendance at our meetings this year and we want to encourage all merchants to come together and share their thoughts and ideas at our meetings. We need to keep it growing.

The Summer Concert Series currently has 6 sponsored events, 5 signed Musician's Contracts and 10 verbal commitments. Only four slots remain open. Concerts will run every Thursday night beginning June 2<sup>nd</sup> and finish on September 1<sup>st</sup>. There will be no rain dates since the season is fully booked.

Amy Trimble mentioned that she had come across an article about the town of Frederick, Maryland. The editorial mentioned that one of their events is a free movie night. She wondered if this was something we could include with our concerts. Adam Holland stated that Riverside Park in Moline offers movies in the park during the summer months and we may not want to step on their toes. Lori Turner said that we might want to consider partnering with Moline Parks for this type of event. She will check out their thoughts on this matter.

Adam Holland stated that we would not have time to put something together this year, but may consider this for next year along with hosting a small farmer's market during the concerts.

Omar Bradley asked where we would position vendors for a farmer's market. Adam Holland indicated they would be lined up on 17<sup>th</sup> Street. Vendor hours would be from 5pm – 7pm, while band hours would be 7pm – 9pm. Discussion and comments regarding a farmer's market were as follows:

1. We already have a lot of people come down on Thursday nights. Are merchants benefiting from this event?
2. Should we host (the market) on another day? We need to be cognizant of other area market days/times.
3. Additional parking concerns?
4. KONE may have issues with closing 17<sup>th</sup> Street.
5. Vendors would pay to lease a space. There may be issues with subleasing a right-of-way. Jeff Anderson will check into this item.
6. We could ask Caxton(Ruhl) for use of their west side parking lot for vendors.
7. How many vendors are needed?
8. Someone mentioned possible use of the W Lot.
9. Farmer's market sponsors?

Adam Holland indicated that this item deserves a lot more focus and discussion and is not part of the work plan for this year. We will continue to discuss and explore this as an added activity for next year.

#### **AGENDA ITEM #4 – Sidewalk Dining**

Adam Holland stated that there have been numerous complaints from restaurant owners regarding the new dining policies. He has gathered a summary of grievances from business owners and presented them to the City. He will be meeting with the City this Friday, February 19<sup>th</sup>, to discuss the issues in further detail. (As an aside, Adam stated that certain items listed in the guidelines cannot be changed. For example anything having to do with ADA compliance measures must remain intact, borders must be in place and licensing agreements must be executed.) He will report his results to the Board after the meeting.

Beth Lagomarcino asked about the status of the outdoor dining area at Bad Boyz. Jeff Anderson stated that, per last month's discussion, he communicated her concerns to the Law Department. (ex. interpretation of 16<sup>th</sup> street as a "roadway", and improper outdoor material usage.) He added that we want to promote outdoor dining and asked if staff should work with Bad Boyz to bring them into compliance? Also, what posture should the City take to regulate them? Beth Lagomarcino stated that everyone needs to follow the guidelines. Jeff Anderson commented that he did not want to target Bad Boyz. There is a written policy and everyone has the same set of rules. The purpose of the dining guide is not meant to penalize a single business. It is meant to make things legal, clear and fair to all downtown business owners.

Amy Trimble announced that Adam Holland is working on obtaining quotes for railings/borders for the outside barriers from local vendors. He is looking into costs that are feasible for all businesses. One of the entities that he has contacted is United Township High School. Students from the school might be able to create a less expensive barrier.

Our goal is to eliminate all excuses for not participating in outdoor dining. We still want to financially assist those in the program, but that dollar amount has not been determined.

#### **AGENDA ITEM #5 – Legislative Trip**

A group from The Quad Cities Chamber will be making a trip to Springfield on March 9<sup>th</sup> & 10<sup>th</sup>. Adam Holland invited everyone on the Board to attend. Discussion topics will include, 1) Encouraging legislators to pass the budget; 2) Rail expansion; 3) WIU and, possibly, 4) Historic Tax Credits. The bus will leave at 7:00 am on Wednesday, March 9<sup>th</sup>. Several meetings will take place during the day. On Thursday morning the group will head back to the Capital Building for more discussion. These trips serve as a great benefit to our region. Anyone interested in attending should contact Adam Holland.

#### **AGENDA ITEM #6 – Other Business**

Chris Schram announced to the Board that he had recently conversed with Ray Forsythe, The City of Moline's Planning & Development Director, about the need to increase funding for the Façade Grant. (The 2016 grant is budgeted at \$30,000). Ray Forsythe indicated that they are trying to locate additional funds to contribute to the program. Jeff Anderson mentioned that this discussion is a work in progress. Adam Holland also stated that the City of Moline has one of the lowest façade grants in the area.

Chris Schram also mentioned that after the last snowfall, the alley behind his business had been plowed. Jeff Anderson indicated that he did have a discussion with Public Works about plowing issues the Board had raised during the previous meeting. He also stated, that if business owners are not clearing snow, to have them contact Brad Hauman. Adam Holland also asked that business owners send him photographs and he will forward them to Doug House at Public Works. Doug House has invited the Main Street Commission to Public Works so that they can see how the plowing system operates. He indicated that he does want to work together with our downtown merchants on matters such as this.

#### **AGENDA ITEM #6 – Other Business**

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

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

Next meeting is scheduled for March 16, 2016.