

**MINUTES OF THE MEETING OF THE MAYOR
AND THE COMMITTEE-OF-THE-WHOLE OF
THE CITY OF EAST MOLINE, ILLINOIS
MONDAY, JULY 18, 2022**

ROLL CALL

Mayor Freeman called the meeting to order and directed City Clerk Wanda Roberts-Bontz to call the roll. The following Alderpersons were present: Gary Almblade, Nancy Mulcahey, Jayne O'Brien, Rhea Oakes, Maria Tapia and Jose Rico. **6:49 p.m.**

ADDITIONS/CORRECTIONS TO AGENDA

None.

AMENDMENT TO ECONOMIC INCENTIVE AGREEMENT FOR STOP'S SHOWROOM (Mr. Maxeiner, City Administrator)

In Spring of 2019, the City passed Ordinance 19-11 providing for economic incentives for the completion and operation of Stop's Showroom at 734 15th Ave and the Whiskey Stop at 726/728 15th Ave. In Fall of 2019, Ord 10-27 amended the development agreement changing the reimbursement percentage. To be eligible for a reimbursement of a portion of the sales and property taxes generated by these specific projects, the agreement required: 1) the submission of all applications for construction permits by December 1, 2019; 2) obtain permits for construction by January 31, 2020; and, 3) completion of construction and receipt of certificate of occupancy for both addresses by December 31, 2020. While the Whiskey Stop is operational, work on Stop's Showroom has not started and plans have not been submitted to date. As such the developer is in default of the original agreement.

The developer is requesting a second amendment to the development agreement as a result of a change in concept for the development and to address delays on 734 15th Avenue due to financing and COVID-19 impacts. The new development concept is called John's Market and will be more of a venue than a restaurant. The proposed kitchen has been reduced from a full commercial kitchen to a smaller preparation and plating area. Instead, a permanently fixed food truck is being proposed that will prepare food for John's Market, the Whiskey Stop and the courtyard between the two buildings. The cost of a commercial kitchen (\$250,000 to \$300,000) will be replaced with the purchase of the food truck at approximately \$90,000. Consequently, the improvements at 734 15th Avenue are expected to cost \$400,000 to \$600,000 in addition to the \$200,000 already spent on the Whiskey Stop.

FINANCIAL:

This is not a budgeted item.

RECOMMENDATION:

Staff continue to view this project as a critical piece to our downtown redevelopment efforts. 734 15th Avenue is across the parking lot from Runner's Park and ideally located for visibility and impact. The proposed amendment does not change the incentive reimbursement rates but the clock is ticking on the TIF with a February 2028 expiration date. The question for the City Council is on the concept. Is this development concept something the City Council wants to incentivize?

ADDITIONAL COMMENTS:

Incentives on this project are project specific meaning property and sales taxes need to be generated from both properties prior to distribution of any portion of those receipts as incentives. As such, the development agreement is structured to minimize risk to the City of East Moline.

The City Council requested input from the Special Service Area (SSA) Commission and Main Street. The SSA has no objections to the developers plans. Main Street is not opposed to the development but would favor the food truck on the west side of 734 15th Avenue in the courtyard rather than in the parking area adjacent to Runner's Park. Both the SSA and Main Street are supportive of the project moving forward.

NO VOTE INFORMATION ONLY.

NEW SECURITY CAMERA SYSTEM FOR CITY BUILDINGS (Chief Ramsey, EMPD)

The current security camera system at City Hall is over 10 years old, outdated, and failing. In searching for a new system to replace the old system at City Hall, it was determined other city buildings were lacking in security/safety and should also be equipped with new security cameras. These city buildings are considered critical infrastructures within the city that contain valuable assets that should be protected. With some of these buildings open to the public, security cameras could be crucial in documenting any issues at these buildings as well.

Several quotes were obtained from various companies for this project. Platinum Information Services who provides IT services to the city assisted in this project to help in making a recommendation on which quote would best serve the city, taking into account the quality of equipment, pricing, compatibility, etc. I have attached the quotes from the companies along with a document that compares the prices for each company. After a thorough examination of all of the quotes by city staff with valuable assistance from Platinum Information Services, the recommendation for this project is to go with Bettendorf N&S Lock Inc.

This project will be paid for out of funds the city received from the American Rescue Plan Act (ARPA), not to exceed \$150,000 as approved last fall for the FY2022 budget. This project is eligible for use of the ARPA funds as the system will be used to protect critical infrastructure at city buildings, and enhance safety and security for public safety.

FINANCIAL:

This is a budgeted item.

Line Item# 650-4000-23-431.5 **Title:** Equipment

Amount Budgeted: \$150,000.00

Actual Cost: \$149,823.63

Under/(Over): \$175.37

Funding Sources: American Rescue Plan Act (ARPA)

Departments: All

This is not a CIP.

RECOMMENDATION:

To approve the purchase and installation of a new security camera system for city buildings by Bettendorf N&S Lock Inc. as recommended by staff.

A motion was made by Alderperson Rico, seconded by Alderperson O'Brien to concur with the recommendation as presented. Upon roll call the following voted in favor: Mulcahey, O'Brien, Oakes, Tapia and Rico. Opposed: Almblade. Motion carried. **5 - 1**

ADJOURNMENT:

A motion was made by Alderperson Oakes, seconded by Alderperson O'Brien to adjourn the Committee-of-the-Whole meeting. Upon roll call the following voted in favor: Almblade, Mulcahey, O'Brien, Oakes, Tapia and Rico. Motion carried. **7:14 p.m.**

Minutes taken and submitted

Wanda Roberts-Bontz, City Clerk