

Current Bid Deadlines:

Community Housing Services
Program 5 Units - Due 10/10/14

Community Housing Services
Program 2 Units - Due 10/14/14

Community Housing Services
Emergency Program 1 Unit
(Waterline) Due 10/21/14

Plan Commission Meetings

October 8, 2014 - CANCELLED

October 22, 2014 - CANCELLED

Council Meetings

October 14, 2014 @ 6:45 pm

October 21, 2014 @ 6:45 pm

October 28, 2014 @ 6:45 pm

Recent Building Permits:

Single Family Home - 529 5th Ave.

Cooler Upgrades - Wal-Mart JD Rd.

Genesis Tenant Bldg. - 3900 28th Ave

Small Remodel - 4210/4220 44th Ave
Joint Conference Room between MidWest
Community Title and Community Family
Services

Dick's Sporting Goods is coming to South Park Mall June, 2015!

SOUTH PARK MALL

DICK'S SPORTING GOODS

Macerich announced that Dick's Sporting Goods has committed to become a new anchor store at South Park Mall. Building Permits have been issued for the 40,000 square foot store which will be located between JCPenny and Dillard's. The freestanding store will have direct access to the mall as well as an exterior entrance. The new store is expected to open in June 2015.



MULTIMODAL STATION

A meeting with City Staff, MetroLINK Staff, Legat Architects and others from the team for the Multimodal Station met on Thursday, September 3rd to review 100% schematics drawings for the public portions of the project. Upon approval of these designs, construction documents will be developed and the project will be bid for completion.

Local Events

Oct. 15	Career Fair at iWireless Center	Oct. 22	Public Comment Hearing @ 5:00pm
Oct. 18	Run with the Nations 5K	Oct. 27	MRA Business Appreciation Dinner
Oct. 19	Moline Dad's Club Halloween Parade	Oct. 31	Trick-or-Treating 5:00-8:00pm



LOCATIONONE

Chris Mathias, Property Management Coordinator, is currently working to update Moline's LocationOne site. LocationOne is a centralized location for commercial property and development site listings within Moline. Chris is working to determine whether it would be a benefit to our commercial district to incorporate layers currently visible on our GIS Mapping System onto our LocationOne site. LocationOne has the capacity to compile demographic reports as well as showing various mapping layers ranging from zoning districts to water lines. Future discussion may take place with Public Works to determine whether it would benefit Moline to make this information available. We may also explore integrating LocationOne for viewing directly within our current web page.

DEPOT DEADLINE

The City has until May 1, 2015 to find a governmental agency willing to own and maintain the depot with an acceptable location to move it to.



RETAIL STRATEGIES

The City of Moline has entered into a contract with Retail Strategies for assistance with Retail Recruitment for the commercial areas of the City. The goal is to recruit and facilitate the creation of new retail and restaurant opportunities, entrepreneurialism and job creation.

The first step in the process has been the research on who exactly the residents of Moline and surrounding communities are, what they spend their money on and what the opportunities are. This research has included: **DEMOGRAPHIC REPORTS; TAPESTRY SEGMENTATION ANALYSIS; PEER ANALYSIS; RETAIL SPENDING REPORTS; RETAIL GAP ANALYSIS; and RETAIL VOID ANALYSIS.**

This is all very important information to assist with the Strategic Plan which will guide the next phase of the strategy.

The following are the top five (5) demographic highlights of Moline based on Retail Strategies' research by way of the Tapestry Segmentation System:

Rustbelt Retirees



Loyal to the country and community, the Rustbelt Retirees like to participate in public activities and fund-raising events. They tend to be politically conservative and belong to organizations, unions, and veteran's clubs. Habitual bargain shoppers, Rustbelt Retirees use coupons and shop at bargain stores. They prefer to rent movies, go bowling, play cards, bingo, and watch home improvement shows.

- Primarily married couples with no children or singles who live alone
- One-third are aged 65 or older
- About fifty percent have attended college and 20 percent hold a bachelor's or graduates degree
- Median age: 45.6
- Median Household Income: \$52,216

Rustbelt Traditions



Not tempted by fads, Rustbelt Traditions residents stay close to home. They have lived, worked, shopped, and played in the same area for years. They are financially conservative and have a preference to credit unions. Frugal with their spending, their money is invested in their families, yard maintenance, and home improvements. You will find these bargain shopping residents at Sam's Club, JcPenney, and Kmart.

- Primarily a mix of married-couple families, single parents, and singles who live alone
- One of the largest Tapestry Segments with 8.4 million people nationwide
- Half work in white-collar jobs
- Median age: 36.7
- Median Household Income: \$51,378



Midlife Junction



Midlife Junction residents are careful spenders who live quiet, settled lives, getting ready for retirement. They tend to drive standard-sized domestic vehicles and enjoy fishing, taking walks, doing crossword puzzles, and reading science fiction or romance novels.

- Mix of family types and singles who live alone or share housing
- A third of these households receive Social Security
- Thirty-one percent are singles
- Median age: 41.8
- Median Household Income: \$48,161

Great Expectations



Although they rarely travel, Great Expectations residents enjoy a young and active lifestyle. They play softball, go canoeing, watch movies on DVD, and do most of their grocery shopping at Wal-Mart and Aldi. Primarily focused on starting their careers, Great Expectations residents are not investing for retirement.

- Dominated by young singles who live alone and married-couple families

- This segment has a high proportion of residents in their 20s
- Employed mainly in manufacturing, retail, and service industry sectors
- Median age: 33.3
- Median Household Income: \$40,243

Old and Newcomers



Old and Newcomers are either beginning their careers or retiring. With a broad range from 20 year olds to 75 and older, this group spends less at the grocery store than larger households. They plan vacations to keep in touch and favor subcompact and compact vehicles.

- More singles and shared households than families
- Most of the residents are White
- Sixty-five percent are in the labor force
- Median age: 37.2
- Median Household Income: \$44,601

The versatility and predictive power of Tapestry Segmentation allow users to integrate their own data or national consumer surveys into Tapestry Segmentation to identify their best market segments and reach them through the most effective channels. Therefore, this complete research data is available at the Planning & Development Department to all residents and potential business owners of the City of Moline. For more information or questions, contact Ray Forsythe, Director, at (309) 524-2032 or rforsythe@moline.

BUSINESS INCENTIVES

Funds are currently available through two existing programs: City of Moline Revolving Loan Fund (RLF) Program and the Bi-State Revolving Loan Fund (RLF) Program. These funds provide an opportunity for an interested entrepreneur/business person to obtain supplemental financing for a specific project located in Moline. The overall intent of the RLF Program is to encourage the expansion and development of viable business/industrial activity through the City. Loans are mainly used to finance activities where an opportunity for the creation of jobs is the greatest and can be used towards working capital, equipment and renovations. Financing is available for up to \$7,500 per each full time equivalent. For specific details about these programs, contact Annaka Whiting at (309) 524-2035.

SUBDIVISION CODE

The City of Moline has contracted with Duncan Associates of Chicago to assist in a comprehensive update to its subdivision regulations, Chapter 29 of the Moline Code of Ordinances. This effort will modernize local standards and procedures for development review and approval. The project consultant and steering committee have released a report and draft documents for public review and comment which are available and on our City webpage moline.il.us. All comments may be directed to Shawn Christ, Land Development Manager, by mail at 619 16th Street, Moline, IL 61265, by phone at (309) 524-2050 and by email at schrist@moline.il.us.



2015-2019 CON-PLAN

The Community Development Division is currently writing the 2015 – 2019 Consolidated Action Plan and 2015 Annual Action Plan (AAP). The Consolidated Action Plan is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD) to be submitted by all jurisdictions that directly receive HUD formula funds. The 2015 AAP describes how the City of Moline will use formula funds from HUD to meet affordable housing and community development needs in the first year of the 2015-2019 Consolidated Plan.

The City of Moline's Consolidated Plan and AAP determines priorities, establishes strategic goals, and allocates resources for the HUD Community Development Block Grant (CDBG) funds that our entitlement community receives annually. The anticipated use of these CDBG funds is to primarily benefit low-and-moderate-income persons, prevent/eliminate slum and blight, or address an urgent community need through housing and neighborhood revitalization strategies supported by essential social services, and in conjunction with economic development and infrastructure improvements.

Citizen participation is key in the development of both plans. The City of Moline receives citizen input through a variety of communication opportunities: Public hearings, Community needs surveys and Public comment periods. The next scheduled Hearing will be Wednesday, October 22, 2014, 5:00 p.m., Moline City Hall, COW. The purpose of the hearing is to obtain comments from citizens, groups, agencies and other interested parties

to discuss housing and community development needs and review proposed activities of the five-year plan as drafted to date. Comments may be submitted to K.J. Whitley, Community Development Program Manager, (309) 524-2044 or kwhitley@moline.

HOMEBUYER PROGRAMS

Community Development staff is continuing outreach to local realtors and lenders to find applicants for the Trust Fund Homebuyer and Rehabilitation Assistance Program.

This IHDA program provides both first-time and seasoned homebuyers up to \$5,000 to assist with acquisition costs, like down payment and closing costs, and up to \$20,000 to implement minor rehabilitation items. Applicants must be at or below 80% Area Median Income; must purchase a vacant home; must be able to contribute at least \$1,000 toward closing costs; must be approved for a fixed mortgage by a HUD-approved lender; and must accept funds for both acquisition and rehabilitation to participate. Interested parties should contact Alan Sabat, Community Development Assistant, asabat@moline.il.us.

RIVERFRONT PLANNING

Responses have been received for the Professional Services Planning and Transportation Consultant Request for Proposals. City Planner, Jeff Anderson is currently in the process of tabulating scores based on the qualifications of the companies who submitted an RFP for presentation to the Advisory Committee that consists of Commissioners Wetzel, Wendt, and Fitzsimmons.

MEDICAL CANNABIS

The Compassionate Use of Medical Cannabis Pilot Program Act became law January 1, 2014 which allows cultivation and dispensing of medical marijuana in Illinois. The Act is considered one of the strictest in the nation. Facilities may locate within municipalities subject only to limitations in the Act and "reasonable" zoning ordinances enacted by local municipalities. Staff researched the Act and discussed with the Plan Commission at their July 23 and September 17 meetings. The Commission determined that dispensing organizations and cultivation centers, as defined in the Act, should be allowed as permitted uses within the City's B-4 and I-1 and I-2 Zoning Districts, respectively. An Ordinance amending Chapter 35 of the Moline Code of Ordinances will be presented to Council this month.



WIU RIVERFRONT CAMPUS

WIU's Riverfront Campus has started to attract businesses to serve their projected 3-5,000 student campus. Milltown Coffee has opened up shop at 3800 River Drive, creating 13 new local jobs. This is the start of a Riverfront trend we hope continues to grow!

