



**CITY OF ROCK ISLAND  
CITY COUNCIL STUDY SESSION  
March 27, 2023 - 5:30 p.m.**

**Location:  
City Council Chambers, City Hall, 3rd Floor  
1528 Third Avenue, Rock Island, IL**

[Watch Live](#)

### **CALL TO ORDER**

**THIS MEETING WILL BE CONDUCTED BY AUDIO AND VIDEO CONFERENCE WITHOUT A PHYSICALLY PRESENT QUORUM OF THE ROCK ISLAND CITY COUNCIL DUE TO THE DISASTER DECLARATION ISSUED BY GOVERNOR PRITZKER.**

Because of this order related to COVID-19 health concerns affecting the State and the City, the Mayor has determined that an in-person meeting at City Hall with all participants may not be practical or prudent.

Alderspersons and Staff may not all be physically present at City Hall due to the disaster and physical attendance at City Hall may be limited. To participate remotely during the Public Comment or Public Hearing portion of the meeting, please join by phone at +1 484-469-7957 PIN: 564 857 093#

### **ROLL CALL**

### **PUBLIC COMMENT**

### **PRESENTATION ON THE EXPLORATION OF A CAMPGROUND AT SUNSET PARK.**

Documents:

[STUDY SESSION - CAMPGROUND SUNSET PARK.PDF](#)

### **UPDATE ON THE ILLINOIS QUAD CITIES REGIONAL LAND BANK AND PROPOSAL FOR A HOUSING PLAN.**

Documents:

[STUDY SESSION - LAND BANK AND PROPOSAL FOR HOUSING.PDF](#)

### **MOTION TO ADJOURN.**

Motion: Motion whether or not to adjourn.

RC: Roll Call vote is needed.

*This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the [City Clerk's Office](#) at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.*

# Sunset Park Campground Exploration



# 5 Types of Sites

- **Back in** - Most common and most efficient use of available space.



- **Pull Through** - Considered very desirable by Rvers; easy in and out; uses the most space.



# Sites Continued

- **Pull Ins** – Allows motorhomes to look out of the front windshield at views that otherwise might not be viewable.



- **Tent Sites** – These are located off of walking trails.



# Sites Continued

- **Cabins** – These are for folks that do not have an RV and do not want to camp in tents.



# Feasibility Study

- **Site visit** – Boots on the ground evaluation of the total land available and what is possible. 2 to 3 day process.
- **Market Analysis** – Evaluation of the market, demand and competition to determine what is needed to be profitable.
- **Conceptual Design** – Educated design based on site visit and market analysis. Right sized.
- **Financial Plan** - Fee development based on design. Identify amenities that attract users. Where will your customers be coming from and how to reach them. Maintenance budget.

# Feasibility Study Cost

- Based on my research, it ranges from \$20,000 to \$50,000. I have met with 5 different service providers.
- An RFP is needed for exact pricing.

# Illinois Quad Cities Regional Land Bank

An Update on the Land Bank and a  
Proposal for Housing More Generally



ROCK ISLAND  
ILLINOIS

# What's a Land Bank?

- Land banks are intergovernmental agencies that take vacant, abandoned, and tax delinquent properties and turn them into productive properties.
- Acquisition most often takes place through foreclosure or tax auction.
- The process of acquisition eliminates liabilities, back taxes, and gives clear title.

# What Are We Trying to Address?

- Blight reduces property values, poses fire hazards, and weakens the community.
- Blighted properties have liens, fishy titles, and back taxes.
- Private investors steer clear and the market struggles to address it.



*Source:*

*<https://q985online.com/abandoned-house-in-illinois-looks-normal-until-you-notice-the-window/>*

# Benefits of a Land Bank

- Problem properties can be sold to reliable developers and made productive.
- Tax auction profiteers who game the system can be outmaneuvered.
- Access to additional resources and development options not available to cities.
- Runs programs that cities may not have the time or resources to run.

# Where Are We At?

- Rock Island, Moline, and East Moline entered into an intergovernmental agreement (IGA) to create a land bank about a year ago.
- Board has been formed, manager has been hired, and basic policies have been adopted.
- Securing professional services in progress.
- Developing ten-year pro forma budget and finalizing goals/targets.

# Funding Options from a Year Ago

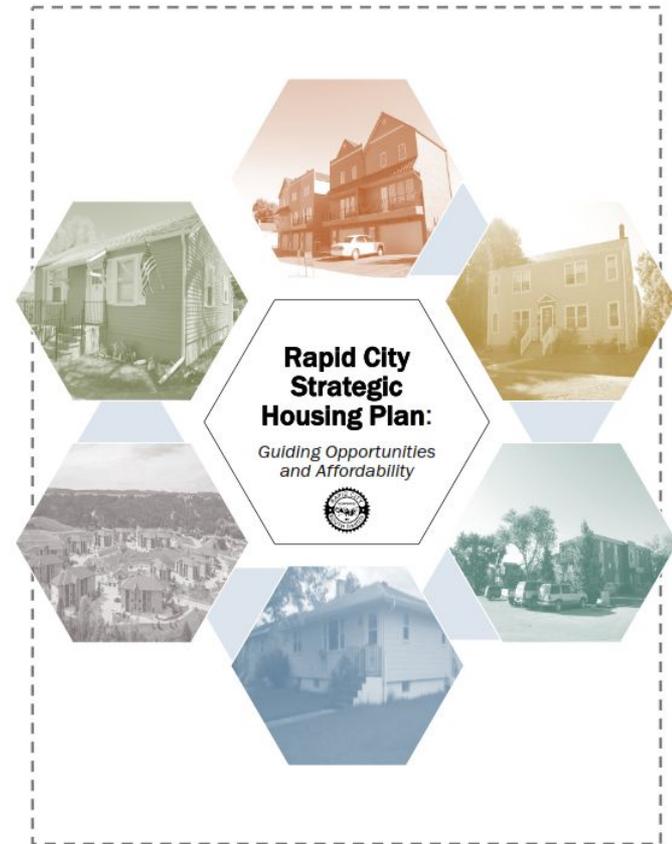
- Our share of the cost is \$36,571 annually, but Moline agreed to front that and be paid back later. Repayment is due end of April 2023.
- We had three options (ranked in preference):
  1. Apply to IHDA's Land Bank Capacity Program for operations funding (rolling application).
  2. Find money in the existing budget, possibly through a mix of different funds.
  3. ARPA funds.

# Proposed Next Steps (Part 1)

- Having explored and exhausted the other options, ARPA funding is the best choice.
- \$500,000 in ARPA funding was allocated to housing development, some of it should go toward housing stabilization.
- Allocate \$109,713 to fund Rock Island's portion of the land bank's operating costs for three years while it gets up and running.

# Proposed Next Steps (Part 2)

- Land bank strategic planning efforts have emphasized the need for a strategic housing plan in Rock Island to guide housing efforts.
- Developing low-impact, temporary incentives is not going to effect long term improvements.
- Issue an RFP for a strategic housing plan that takes a deep dive on data to develop detailed recommendations for housing development.



# Summary

- Staff is recommending that \$109,713 of ARPA funding be used to pay for three years of the City's contribution to the land bank.
- Staff further recommends that an RFP be issued for a strategic housing plan and that ARPA funds eventually be used to pay for said plan. The cost is not known at this time, but the RFP process would provide that.

Questions?