



**CITY OF ROCK ISLAND
CITY COUNCIL STUDY SESSION
April 10, 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 +1 252-858-0091 PIN: 578 104 998#

ROLL CALL

PUBLIC COMMENT

ARPA ECONOMIC DEVELOPMENT PRESENTATION

Documents:

[ARPA FUNDED BUSINESS ASSISTANCE PROGRAMS.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.



ARPA Funded Business Assistance Programs

A recommendation for partnering with businesses to build a stronger Rock Island.



Assistance to Businesses was identified as one of the top five priorities for ARPA funding among public survey respondents.

Rock Island City Council allocated:

\$500,000 for Façade Improvement Program

\$750,000 for Assistance to Businesses





This proposal allows these programs to complement a larger strategy to address the needs of our community.

These programs should be accessible to all business and property owners, sustainable, and part of an effort to create long-term stability for the City of Rock Island's business community.

Community Needs

Remedy Functional Obsolescence

Many of the existing commercial properties in Rock Island are in need of functional updates to meet the needs of modern business operations.

Long-term vacant properties

There are properties that could be used for new or expanding businesses that have been long vacant and are in need of updates.

Code Compliance & Life Safety

Some commercial properties are facing code compliance or life safety improvement costs due to change of use or expansion.

Offset Locational Disadvantage

A business looking to expand may want to stay in Rock Island, but face additional costs if they stay that would not be encountered elsewhere.

Opportunity

As our country faces a population of business owners nearing retirement we need to be able to assist entrepreneurs in taking over existing businesses and making necessary improvements to keep the business competitive into the future.

The City's Role in Economic Development

The City's role in Economic Development is to help facilitate collaboration between the public and private sectors, to make connections between business and expert partners, and to seek solutions to fill gaps in knowledge, skill, and financing to make business growth possible.



General Policies & Procedures

Consistent across all Rock Island economic development programs.

The project must be located within the corporate boundaries of the City of Rock Island, Illinois.

The applicant must be or represent an organization that provides employment opportunities to Rock Island citizens.

The project must be in compliance with the Regional Economic Development Cooperation Agreement signed by the municipalities within the Quad Cities Bi-State Region.

The applicant must agree to maintain operations in Rock Island for a time specified in the development agreement or any incentives will be subject to a claw back provision.

The applicant must submit an application for assistance through the City of Rock Island's Economic Development Portal. - rockislandil.civicserve.com.



Commercial Property Enhancement Program (PEP)





Commercial Property Enhancement Program Goal

The goal of the Commercial Property Enhancement Program is to improve the functionality of and increase property value of commercial structures within the City of Rock Island.

The program is designed to encourage new and expanding businesses, foster revitalization of commercial corridors, and encourage private investment in commercial structures.

Commercial Property Enhancement Program (PEP)



- **Matching Grant**
- **Up to 50% of eligible expenses**
- **Up to \$20,000 match per project**

Eligible Activities:

- Rehabilitation of existing business structures - interior or exterior
- Correction of conditions of deterioration affecting quality of structures
- Projects designed to address code violations
- Projects designed to achieve code compliance of intended property use
- Preservation of significant historical elements of buildings
- Commercial upgrades that address issues that result from long vacant properties



This program is an expanded version of the Façade Improvement Program.



Growing Rock Island Together (GRIT)





Growing Rock Island Together Goal

The goal of the GRIT program is to provide low interest gap financing in conjunction with a forgivable loan for projects to help incentivize business expansion, attraction, and entrepreneurial business creation.

Growing Rock Island Together (GRIT)



- **50% low-interest loan, 50% forgivable loan**
- **Up to 30% of total project cost**
- **Up to \$50,000 per project**

Eligible Activities:

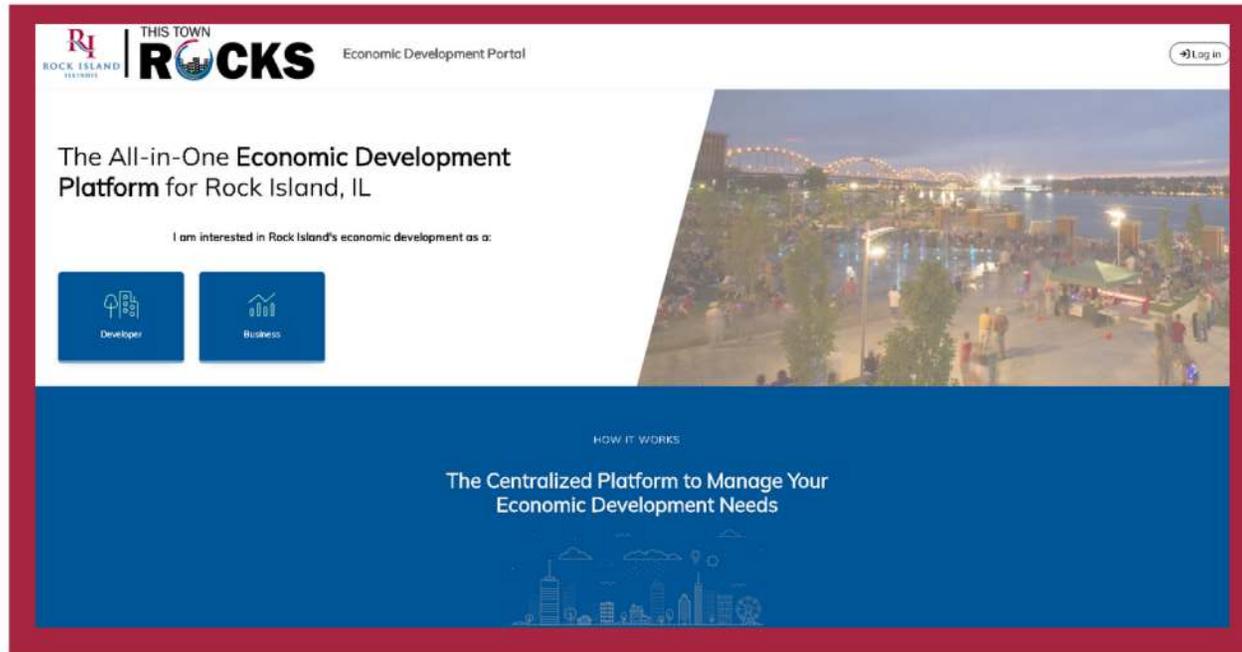
- Building or land purchase
- Rehabilitation of or construction of a commercial property
- Modernization or "re-tooling" of business operations
- Infrastructure related to employment
- Clearance, demolition, and removal of buildings to develop sites
- Site remediation and analysis
- Business education and technical assistance



The low-interest portion of the loan will allow the fund to sustain itself for future use.

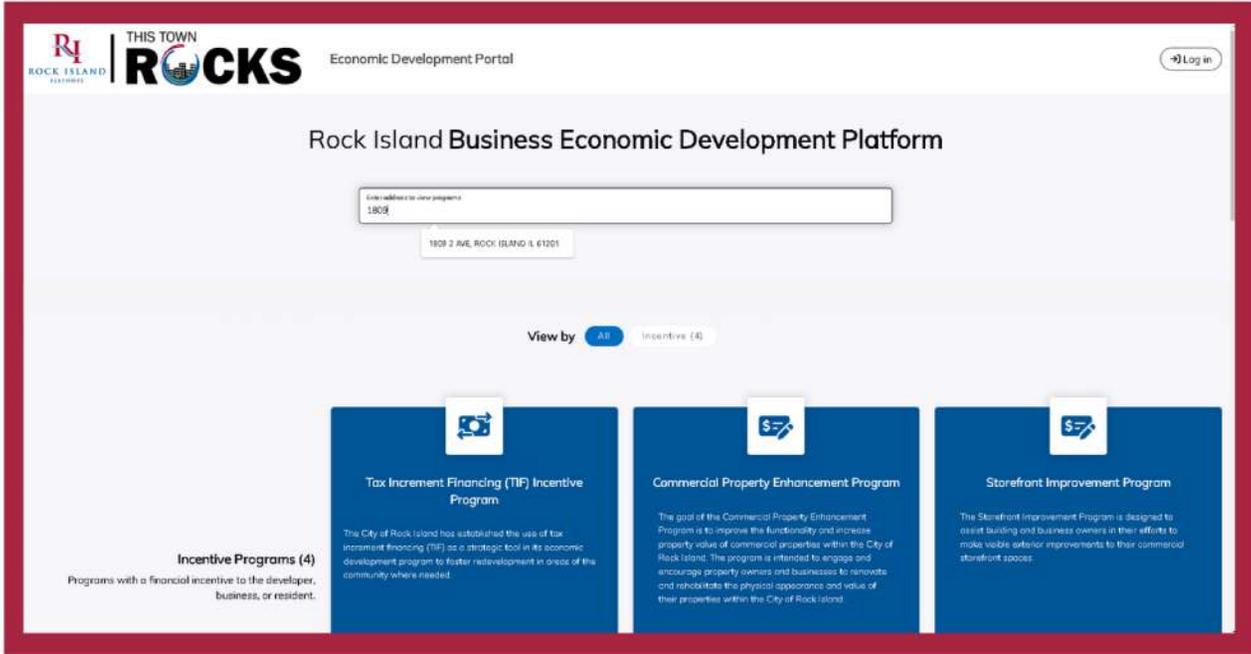


Portal and Application



rockislandil.civicserve.com

Search by Address



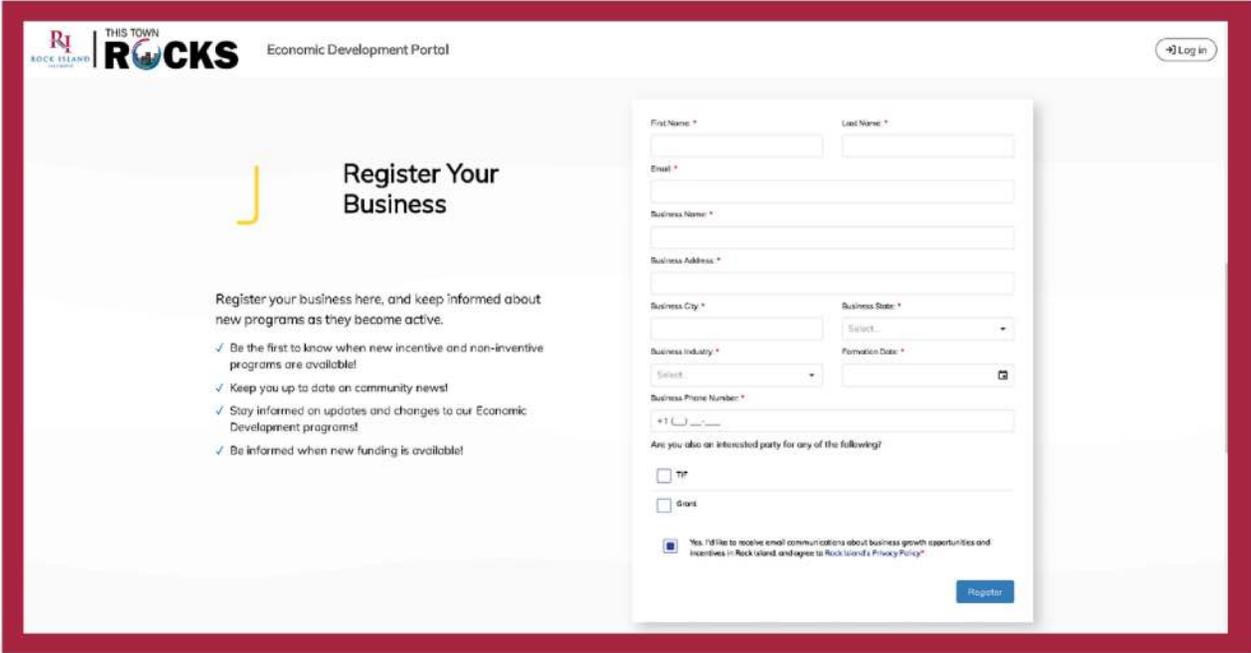
The screenshot shows the 'Rock Island Business Economic Development Platform' interface. At the top left, it features the 'THIS TOWN ROCKS' logo and 'Economic Development Portal' text. A 'Log in' button is in the top right. The main heading is 'Rock Island Business Economic Development Platform'. Below this is a search bar with the placeholder 'Enter address to view programs' and the input '1808'. A dropdown menu shows the suggestion '1808 Z AVE, ROCK ISLAND IL 61201'. Below the search bar, there is a 'View by' filter set to 'All' and 'Incentive (4)'. The main content area displays three program cards: 'Tax Increment Financing (TIF) Incentive Program', 'Commercial Property Enhancement Program', and 'Storefront Improvement Program'. A summary box on the left indicates 'Incentive Programs (4)' and 'Programs with a financial incentive to the developer, business, or resident.'

Search by Address

The screenshot displays the 'Economic Development Portal' with a search filter set to 'THIS TOWN ROCKS'. The results are categorized under 'Incentive Programs (4)'. The programs listed are:

- Tax Increment Financing (TIF) Incentive Program**: The City of Rock Island has established the use of tax increment financing (TIF) as a strategic tool in its economic development program to foster redevelopment in areas of the community where needed. [Learn More & Apply](#)
- Commercial Property Enhancement Program**: The goal of the Commercial Property Enhancement Program is to improve the functionality and increase property value of commercial properties within the City of Rock Island. The program is intended to engage and encourage property owners and businesses to renovate and rehabilitate the physical appearance and value of their properties within the City of Rock Island. [Learn More & Apply](#)
- Storefront Improvement Program**: The Storefront Improvement Program is designed to assist building and business owners in their efforts to make visible exterior improvements to their commercial storefront spaces. [Learn More & Apply](#)
- Growing Rock Island Together (GRIT)**: The City of Rock Island has established the use of tax increment financing (TIF) as a strategic tool in its economic development program to foster redevelopment in areas of the community where needed. [Learn More & Apply](#)

Register a Business



The screenshot shows a web form titled "Register Your Business" on the "THIS TOWN ROCKS Economic Development Portal". The form includes a "Log In" button in the top right corner. The registration details are as follows:

- First Name ***: Text input field
- Last Name ***: Text input field
- Email ***: Text input field
- Business Name ***: Text input field
- Business Address ***: Text input field
- Business City ***: Text input field
- Business State ***: Dropdown menu with "Select..."
- Business Industry ***: Dropdown menu with "Select..."
- Formation Date ***: Date input field with a calendar icon
- Business Phone Number ***: Text input field with a "+1" prefix and a hyphen separator

Below the form fields, there is a question: "Are you also an interested party for any of the following?" with two checkboxes: "TIF" and "Grant". At the bottom of the form, there is a checkbox for "Yes, I'd like to receive email communications about business growth opportunities and incentives in Rock Island and agree to Rock Island's Privacy Policy?" and a blue "Register" button.



Application Review

Each completed application will be reviewed against a scoring matrix to determine how it aligns with the City's plans and priorities. Projects will then be brought to the Administrative Review Team for a second review.

Staff will prepare a scoring review sheet for the Administrative Team review.

Development Agreement

Each award made from ARPA funding will be subject to a development agreement between the applicant and the City.

Performance measures and reporting requirements will be included.





Outcomes

- Improved building stock for current and future businesses in Rock Island.
- Expanded job opportunities for Rock Islanders.



Next Steps

Our strategy is divided into four achievable goals:

1

- Return to City Council with full policies and procedures for each program.
- Propose a resolution authorizing administrative approval of ARPA funded programs.

2

- Activate all ARPA funded program applications in the CivicServe platform.
- Send email to all interested parties to notify them of program activation.
- Roll out marketing campaign for the debut of the new programs.

3

Coordinate with Communication Engagement Manager, to issue press release, social media postings, and schedule media interviews.

4

Begin offering technical assistance to business owners as they navigate the new programs.

Questions?

