

**CITY OF ROCK ISLAND  
CITY COUNCIL STUDY SESSION  
August 22, 2022 - 5:15 p.m.**

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

8/22/2022 - Minutes

**CALL TO ORDER**

Mayor Pro Tempore Jenni Swanson called the meeting to order at 5:15 p.m. and welcomed everyone.

**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.**

**ROLL CALL**

Mayor Pro Tempore Jenni Swanson asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Moses Robinson, Randy Hurt, Judith Gilbert, Dylan Parker, Mark Poulos, Bill Healy, and Mayor Pro Tempore Jenni Swanson. Absent: Mayor Mike Thoms.

Staff: City Manager Todd Thompson, City Clerk Samantha Gange, City Attorney Dave Morrison, and other City staff.

**PUBLIC COMMENT**

Mayor Pro Tempore Swanson asked if anyone in the public wished to speak. No residents were signed up or volunteered virtually.

**CARRIAGE HOUSE PRESENTATION**

Parks and Recreation Director John Gripp said the Friends of Hauberg had an update for Council regarding the Hauberg Center Carriage House project. He noted the presence of Deb Kuntzi and Todd Linscott from the Friends of Hauberg in the audience. He provided a brief history of the City's public-private partnership with the Hauberg Mansion, starting in 2016. He said the Carriage House project would help make the Center financially sustainable for the future, as well as making it a tourist destination.

Ms. Kuntzi and Mr. Linscott approached Council to discuss the project. Ms. Kuntzi described

updates done to the outside of the Carriage House since their last presentation. She said the second floor would be used as a 2600-square foot apartment to be used as an Airbnb location. She provided a brief history of the Friends of Hauberg Foundation since 2016, noting that visitors have continued to increase. She discussed the community and tourism benefits generated by the Hauberg Mansion. Mr. Linscott said they hit their parameters for local and state tourism.

Ms. Kuntzi discussed Phase 1 of the Carriage House project, including expanded programming and income generation on the first floor. She noted that the classroom and event space would be used for meeting space during the week, event space on the weekends, an auto room or classroom, and the carriage room for bathrooms and receptions. Stables would be used as a gift shop. Programming would include Girl Scouts, STEAM programs, garden programs, and a terraced garden and children's art garden. Ms. Kuntzi discussed and showed photos of the sections of the auto room/educational classroom that have already been renovated.

Ms. Kuntzi discussed Phase 2 of the Carriage House project, including the Carriage Room and Americans With Disabilities Act (ADA)-compliant bathrooms. She noted that all windows have been restored to the original glass, the reception bar is nearly completed, the ADA bathrooms have been completed, and heating and cooling have been completed on the first floor. She said the funds needed for the project total approximately \$337,000. CDBG funds will account for \$100,000 of the funding, and the Friends of Hauberg have raised \$106,000. A total of \$76,000 has been spent to date, all of which has been on projects not covered under the proposal.

Ms. Kuntzi discussed Phase 2 of the project for the second floor. This includes the former carriage driver's apartment, which will be converted to a 2600-square foot Airbnb space for rental to bring in a new revenue stream. It will be available for people wanting a place to stay as they utilize the event spaces in the other portion of the Carriage House, or visit from out of town.

Mr. Linscott discussed Phase 3 of the project involving the terraced food gardens. The purpose of the project is to restore the original design of the garden and interlace children's themes. One of the terraces would include an Illinois Children's Poetry Walk involving the work of state authors. Mr. Linscott noted that all phases are meant to establish long-term sustainability for the estate, bringing in multiple larger events with income potential ranging from \$80,000 to \$120,000 per year.

Ms. Kuntzi noted that \$700,000 has been raised for the estate since 2016, with significant support from the community. She thanked a number of City staff members for their help with the project.

## **MLK CENTER STEAM LAB**

Martin Luther King, Jr. Community Center Director Jerry Jones addressed Council regarding a follow-up to a discussion about the Science, Technology, Engineering, Arts, and Mathematics (STEAM) Lab project. He said the Center received a six-figure gift from a donor that was meant to be used for something transformational. He noted that Council has previously seen concept art of this proposed lab. He discussed the potential layout of the lab and the various projects possible based on the concept. He noted that the Center is reaching out for financial support and expertise in realizing the project. He said the vision for the project would not just be for kids at the Center, but also become a resource for the entire community. The local school district could also utilize the space.

Mr. Jones said the model for the lab would be to have an individual run their business out of the space and teach others to do so, ensuring sustainability going forward. The space could also be

rented from the Center. He said this could be a revenue-generating facility which could continue to be renovated in the future. He is currently gathering information to assist in realizing the project in full. He asked Council to provide him with questions and concerns. Alderperson Gilbert asked if the Center was utilizing existing space within the Center and converting it. Mr. Jones replied yes, and the current space is occupied by the Two Rivers YMCA, but they are moving to another location. Alderperson Poulos asked Mr. Jones if he had reached out to other educators regarding drone programs or engineering opportunities. Mr. Jones replied that he has not yet, but will develop a timeline to involve such individuals.

## **MOTION TO ADJOURN**

MOTION:

Alderperson Parker moved to adjourn; Alderperson Hurt seconded.

VOTE:

Motion passed on a 7-0-0 roll call vote. Aye: Swanson, Parker, Poulos, Healy, Robinson, Hurt, and Gilbert. Nay: None. Absent: None.

The meeting adjourned at 5:45 p.m.



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Josh Adams, Deputy City Clerk