

The Rock Island City Council met in Study Session at 5:30 pm in City Council Chambers at Rock Island City Hall. Present were Mayor Dennis E. Pauley presiding, and Aldermen Kate Hotle, Charles O. Austin III, Ivory D. Clark and Stephen L. Tollenaer. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, Chief Building Official Tom Ayers, Parks and Recreation Director Bill Nelson, other City staff and City Attorney Dave Morrison. Alderman P.J. Foley arrived at 5:38 pm. Aldermen Virgil J. Mayberry and Joshua Schipp were absent.

### **DISCUSSION ON FAÇADE PROGRAM**

Community and Economic Development Director Jeff Eder advised that the most simplest and effective economic development tool is the Façade Program. Mr. Eder discussed the proposed changes to the Façade Program. Mr. Eder advised that one change is removing the 75% rebate for green energy improvements. Mr. Eder indicated that most products are energy efficient now and the energy code requires it where before it was optional. Mr. Eder stated that staff is also changing the fiscal year to a calendar year.

Mr. Eder discussed the application process and stated that if a person had a Façade Program application, they would have to wait three years to reapply for funds. Mr. Eder advised that the reason staff has this rule is to prevent some applicants from applying every year. Council discussed this item. Alderman Austin inquired that if the cap is \$15,000.00 and they come in for \$5,000.00 in one year, can they come back until they hit the \$15,000.00 or if they haven't drawn \$15,000.00 the first time in the initial request, can they come back and submit a separate request for the balance of what would get them up to \$15,000.00. Mr. Eder stated that it could be a potential, but from year to year, it is hard to go back and check on it. Council further discussed this item.

Mr. Eder advised that staff has had issues with applications being submitted by contractors, so staff is proposing that the business owner who is the tenant and/or building owner with the tenant's signature apply for the program. Mr. Eder explained that if you are the tenant applying then the owner will know what work is being done to their building and it keeps funding applications under the direct control of the tenant or owner. Mr. Eder indicated that to facilitate this, there is a property owner authorization form included with the application. Mr. Eder stated that CED staff feels that the intent of the Façade Program is to assist small businesses and not necessarily a property owner that is remodeling the property for speculative purposes. Mr. Eder added that staff is here to support a business for a very specific need. Mr. Eder further discussed this subject.

Mr. Eder clarified the uses for the Façade Program, which included; awnings; building permits, architectural fees, and other labor and materials used to rehabilitate the façade; cleaning or painting of exterior surfaces; landscaping; repair or restoration of architectural detailing; signs; storefront rehabilitation; window / door repair or replacement; and dumpster enclosures. Mr. Eder commented that the uses are listed on the City's website. Mr. Eder pointed out that it specifies on the website that roofs are not allowed. Mr. Eder added that he is not recommending the paving of parking lots.

Mr. Eder discussed business owners who submit multiple Façade Program applications using different addresses. Mr. Eder clarified that this should not preclude different business owners located within the same structure from applying for Façade Program funds if the funds are to be used for the shared facades for all the business spaces. Mr. Eder added that some businesses may have multiple addresses for one business space due to expansion into an adjacent space of the same structure, as in a strip center. Mr. Eder further discussed this item.

Mr. Eder stated that the current budget for the Façade Program includes; \$100,000.00 from Gaming; \$50,000.00 from Downtown TIF; and \$75,000.00 from the North 11<sup>th</sup> Street TIF. Mr. Eder commented that the North 11<sup>th</sup> Street TIF is the least used. Mr. Eder and Council further discussed the funding sources.

Council discussed Mr. Eder's presentation. Mayor Pauley stated that Mr. Eder commented that the applicants have to wait three years to apply, but then it was stated that if they didn't have up to \$15,000.00, they could come back and apply and get up to \$15,000.00. Mayor Pauley advised that if this is not the case then the language will have to be revised. Mayor Pauley added that if they are given \$10,000.00 this year and they can come back next year for another \$5,000.00 then they do not have to wait three years. Mayor Pauley suggested that the revision could state that the applicant could only have a maximum of \$15,000.00 over a three year period. Council and Mr. Eder further discussed this item.

Mr. Eder offered that he didn't particularly care for the landscaping component in the application because the City will pay for the landscaping and they don't maintain it and it dies after one year. Mr. Eder advised that he would like to see the funds go towards the building or something that is a tangible asset that adds value to it. Council discussed this item. It was determined to take landscaping out of the application.

Council further discussed the presentation. Mr. Eder advised that the revisions will be made and staff will bring the Façade Program back to Council for consideration at the next meeting.

#### **UPDATE ON OLD FIRE STATION AT DOUGLAS PARK**

Chief Building Official Tom Ayers provided digital images from the Inspections file of the interior and exterior of the old Fire Station at Douglas Park. Mr. Ayers discussed the deteriorated condition of this building. Mr. Ayers stated that the soffits are deteriorated, and all of the windows are in pretty bad shape. It was noted that there are many missing shingles from the roof as well as holes in the roof. Mr. Ayers advised that the underside of the reinforced concrete apparatus floor and the structural beams are delaminated and the reinforcing steel is exposed, rusted and broken. Mr. Ayers added that the apparatus floor has dips and sags. Mr. Ayers commented that the ceilings are in bad shape due to roof leaks. Mr. Ayers advised that the basement gets water from the four window wells. Mr. Ayers indicated that the hose tower extends from the basement floor up to the bottom of the second story ceiling and there is no ceiling on the hose tower. It was noted that there is no electricity in the building. Mr. Ayers further discussed the condition of this building.

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**January 18, 2016  
MINUTES**

Alderman Hotle and other Council members discussed the deteriorating building as it related to the City not doing basic things to keep it from further deteriorating. Council also discussed the cost component as it related to maintaining the building.

Alderman Tollenaer provided the option of putting a roof on the building and boarding it up so that it is solid and secure. Council further discussed this option.

Alderman Clark inquired about the plans for the improvement of Douglas Park. Parks and Recreation Director Bill Nelson stated that they actually had a plan; about five years ago, staff was in the process of trying to resurrect the building and obtain funds and rebuild the park, but there was an incident there and support was lost. Mr. Nelson added that Parks is looking to do other things at the park. Mr. Nelson advised that the intent is to continue and try and rebuild the ball fields and get use of the ball fields. Mr. Nelson further discussed this item. Mr. Nelson stated that in regards to the Fire House, Parks requested funds to do the repairs, but it didn't make it through the budget process. Mr. Nelson commented that they do have a Douglas Park Improvement Plan.

City Manager Thomas advised that if Council does not want to demolish the building and Council wishes to spend the money on repairing and stabilizing the old Fire Station then direction is needed. Council and City Manager Thomas discussed cost as it related to repairs. Mr. Thomas noted that it is estimated at about \$45,000.00 for repair and replacement of the roof.

Alderman Foley provided the option of stabilizing the roof. Alderman Foley added that maybe there is someone out there privately that would want to rehab the building, possibly for housing.

Council discussed the option of putting a roof on the building. Mr. Ayers advised that the immediate need is to stabilize the roof and secure the building. More discussion followed in regards to stabilizing the roof or demolishing the building. After much discussion, it was a majority consensus to put a roof on the building and secure it.

**EXECUTIVE SESSION**

A motion was made by Alderman Foley and seconded by Alderman Clark at 6:21 pm to recess to Executive Session on matters of Personnel, Property Acquisition and Litigation. The motion carried on a roll call vote. Those voting Aye being; Alderman Hotle, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

**ADJOURNMENT**

Mayor Pauley reconvened the regular meeting at 6:30 pm. A motion made by Alderman Foley and seconded by Alderman Tollenaer to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Hotle, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none. The meeting was adjourned at 6:31 pm.

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Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**January 18, 2016  
MINUTES**

Rock Island City Council met in regular session at 6:45 pm in Council Chambers of Rock Island City Hall. Present were Mayor Dennis E. Pauley presiding, and Aldermen Kate Hotle, Joshua Schipp, Charles O. Austin III, Ivory D. Clark, P.J. Foley and Stephen L. Tollenaer. Also present were City Manager Thomas Thomas and City Attorney Dave Morrison. Alderman Virgil J. Mayberry was absent.

**Introductory Proceedings**

Mayor Pauley called the meeting to order and led in the Pledge of Allegiance. Alderman Schipp gave the Invocation.

**Agenda Item #5**

**Minutes of the meeting of January 11, 2016.**

A motion was made by Alderman Foley and seconded by Alderman Clark to approve the Minutes of the meeting of January 11, 2016 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Mayor Pauley advised that Item #15 (Hauberg item) has been pulled from the Agenda. The Mayor added that if anyone wishes to comment on this item, they may sign up and provide comments at the end of the meeting.

**Agenda Item #6**

**Update Rock Island by Mayor Pauley.**

Mayor Pauley advised that the annual State of the City address will be given during a joint, noon meeting of the Rock Island Rotary and Kiwanis Clubs Tuesday, January 19 at the Quad Cities Botanical Center, 2525 4<sup>th</sup> Avenue and will be repeated at the beginning of the City Council meeting on Monday, February 1, 2016. The Council meeting is open to the public and Mediacom subscribers can watch the address live on Channel 9. Mayor Pauley states, "The State of the City address gives us an opportunity to reflect on the accomplishments of 2015 and look ahead to the opportunities of 2016." The text of the address will be available on the City's website [www.rigov.org](http://www.rigov.org) on February 2.

Explore the library galaxy during our "Use the Force: READ!" winter reading program with a library scavenger hunt just for kids ages 8 to 12, January 25, 2016 from 6:30 pm to 7:30 pm at the Main Library. Mayor Pauley commented that there's a great disturbance in the force, and it's your mission to fix it by finding all the clues. Prizes awarded to Jedi knights who find the clues.

Mayor Pauley stated that the Quad Cities Builders & Remodelers Association Annual Home Show is February 5, 6, & 7, 2016 at the QCCA Expo Center. Friday hours are noon to 8:00 pm, Saturday 10:00 am to 8:00 pm and Sunday 10:00 am to 5:00 pm. Mayor Pauley noted that ticket prices are \$7 or pick up tickets at Hy-Vee and get \$1 off each. Youth 16 years and under get in FREE. Seniors 60+ get a discount on Friday from 12:00 pm to 5:00 pm only \$5. Visit [www.qcbr.org](http://www.qcbr.org) for more information.

Get shipwrecked at the QC Botanical Center on the sandy beach and tropical forest of our sun garden on February 6 from 7:00 pm to 10:00 pm. Mayor Pauley stated that this three hour tour will include live music, island food and beverages, games, and a chance to explore our “coconut station”. Dress like your favorite character from the show and take advantage of the amazing photo ops on our island. Tickets are \$20. For more information, go to [www.qcgardens.com](http://www.qcgardens.com).

Agenda Item #7

**Presentation of the 2015 Holiday Lighting Awards.**

Mayor Pauley stepped forward and Beautification Commission member Bob Towler joined Mayor Pauley at the podium to present the 2015 Holiday Lighting Awards. Mayor Pauley stated that this is the 30<sup>th</sup> annual Holiday Lighting Awards. The Mayor added that the contest is intended to recognize Rock Island residents and businesses that create seasonal displays that are enjoyed by many throughout the holidays. Mayor Pauley stated that the Commission toured over 50 nominated displays on the evening of December 21<sup>st</sup>. Mayor Pauley indicated that winners were selected in both residential and commercial categories. Mayor Pauley commented that each display was truly outstanding and the Commission would like to thank everyone who participated in this year’s contest. It was noted that a slide presentation of the winning holiday lighting displays accompanied the awards ceremony.

The third place residential winner was Robert Wild. The second place award winner was Rick Cassini, and the first place award winner was Thomas Stontz.

The third place Commercial winner was La Rancherita. The second place award winner was Arthur’s Garden Deli and the first place winner was Modern Woodmen of America.

After the awards, pictures were taken with Mayor Pauley and Beautification Commission member Bob Towler.

Agenda Item #8

**Presentation of the 2015 Commercial Beautification Awards.**

Mayor Pauley stepped forward and Beautification Commission member Bob Towler joined Mayor Pauley at the podium to present the 2015 Commercial Beautification Awards. Mayor Pauley stated that this program was created to honor business owners for their efforts in improving the facades and landscaping of their properties. Mayor Pauley added that this year, the Commission will honor four businesses with a traveling plaque or trophy. The Mayor commented that there were 20 nominees and the quality of each project made the process difficult for the Commission. Mayor Pauley stated that each of this year’s projects has helped each business to beautify their surrounding neighborhood and the City of Rock Island at large.

The Beautification Commission Award was presented to Quad Cities Botanical Center Children’s Garden. The City Council Award was presented to Gunchies R.I. The Mayor’s Choice Award was presented to UnityPoint Health and the Rotary Trophy Award was presented to Blackhawk Commons, which was the overall winner.

After the awards, pictures were taken with Mayor Pauley and Beautification Commission member Bob Towler. Mr. Towler thanked everyone that was involved in the process.

Agenda Item #9

**A Special Ordinance amending Chapter 2, Article II, Sections 2-32 and 2-33 of the Code of Ordinances regarding remote participation for City Council members at open or closed Council meetings.**

It was moved by Alderman Schipp and seconded by Alderman Clark to consider, suspend the rules and pass the ordinance.

Discussion followed. Alderman Austin inquired upon City Attorney Morrison to give a summary of what this ordinance allows to happen.

City Attorney Morrison advised that if a Council member cannot attend a meeting due to work, an emergency or other type of reason, the Council member would let the City know ahead of time that they can't make the meeting, and then they can participate remotely from the location they are at so that they can represent their constituents and be able to participate in the decisions that they are asked to make.

Alderman Foley stated that he travels for work and on some Monday nights he can't attend the meetings. Alderman Foley added that in the next couple of weeks, he will be out of town and on February 1<sup>st</sup>, he will be able to remotely participate in that meeting.

City Attorney Morrison stated that this ordinance will be in effect by the next Council meeting. City Attorney Morrison indicated that the Council member that is participating will be able to hear other Council members and everything that is discussed in the meeting, and the audience will be able to hear the Council member that is participating. City Attorney Morrison added that the Council member that is not physically present but participating remotely will be able to participate in the same manner as if that Council member was physically present.

Alderman Hotle stated that there are specific reasons for remote participation.

City Attorney Morrison advised that there has to be a quorum physically present and there is a provision where it has to be a good reason to remotely participate, and it has to be acceptable to the other Council members.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #10

**CLAIMS**

It was moved by Alderman Austin and seconded by Alderman Hotle to accept the following reports and authorize payments as recommended. The motion carried by the following Aye and

No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

- a. Report from the Human Resources Department regarding payment in the amount of \$2,000.00 to Sierra Morgan and Ludens, Potter and Melton and \$6,000.00 to Sierra Morgan as mother to AM and Ludens Potter and Melton for General Liability claim.
- b. Report from the Public Works Department regarding payment #1 and final in the amount of \$50,324.58 to Chicagoland Trenchless Rehabilitation for services provided for the 2015 Sewer Cleaning and Televising Program project.
- c. Report from the Public Works Department regarding payment in the amount of \$80,226.37 to Central Salt Company for providing 1,014.24 tons of salt for this year's winter season.
- d. Report from the Public Works Department regarding payment #3 in the amount of \$395,591.72 to Civil Constructors, Inc. for services provided for the Farmall Storage Tank project.
- e. Report from the Public Works Department regarding payment #1 and final in the amount of \$167,185.10 to Hoerr Construction for services provided for the 2015 Joint Sewer Lining Program project.

Agenda Item #11

**Claims for the week of January 8 through January 14 in the amount of \$1,128,298.82.**

Alderman Clark moved and Alderman Foley seconded to allow the claims. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #12

**Report from the Public Works Department regarding the 2016 Sod Replacement/Tree Program, Project 2141 maintenance contract, recommending to extend the 2015 maintenance contract with Greenspace Associates in order to perform the required maintenance through 2016.**

It was moved by Alderman Hotle and seconded by Alderman Schipp to approve the extension as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #13

**Report from the Information Technology Department regarding an addendum to the Verizon Wireless Local Government Entity Authorized User Agreement for Customer**

**Provided In-Building Radio Distribution Equipment as it relates to activating the booster on the Verizon Network.**

Alderman Tollenaer moved and Alderman Clark seconded to approve the addendum as recommended and authorize the City Manager to execute the contract documents.

Discussion followed. Alderman Schipp stated that this is for the Police Station for installing a booster into that facility so that the signals, the internet and everything is working as it should in the new Police Station.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #14

**Report from the Community and Economic Development Department regarding a Brownfield Revolving Loan Fund loan agreement with Star Block Lofts LLC for the Star Block Phase I loan request in the amount of \$100,000.00 and the Phase II request in the amount of \$100,000.00.**

It was moved by Alderman Hotle and seconded by Alderman Foley to approve the agreement as recommended and authorize the City Manager to execute the contract documents.

Discussion followed. Alderman Hotle inquired upon Community and Economic Development Director Jeff Eder to explain this item.

Mr. Eder advised that this is for the Star Block project; the City is the recipient of the USEPA Brownfield Grant. Mr. Eder stated that as part of the grant application, a Brownfield Revolving Loan was supposed to be set up; that portion of the funds has never been drawn down from HUD because there wasn't a request for it. Mr. Eder advised that this is the first time the City has had a request; this will allow the City to draw down the funds from HUD. Mr. Eder added that once those are repaid back by Star Block, the City will be able to re-loan the funds back out as needed for projects.

Alderman Foley inquired as to what they would be using the money for. Mr. Eder stated that there are some environmental conditions in the basement. Alderman Foley and Mr. Eder further discussed this item.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #15

**Report from the Community and Economic Development Department regarding the Hauberg Center and properties, recommending to declare the Hauberg Center and the properties as stated in the report as surplus real-estate, and a Resolution providing for**

**the sale of the Hauberg Center at 1300 24<sup>th</sup> Street, 1326 24<sup>th</sup> Street, 1352 24<sup>th</sup> Street and a portion of 1506 24<sup>th</sup> Street.**

Mayor Pauley had stated earlier in the meeting that Item #15 was pulled from the Agenda.

Agenda Item #16

**Report from the Public Works Department regarding a request from the Illinois/Iowa Center for Independent Living to install a series of landscaping boulders within the 6<sup>th</sup> Avenue right of way at 501 11<sup>th</sup> Street.**

It was moved by Alderman Clark and seconded by Alderman Hotle to allow the Illinois/Iowa Center for Independent Living to install the boulders within the 6<sup>th</sup> Avenue right of way at 501 11<sup>th</sup> Street as recommended, subject to providing proof of insurance and a recordable agreement. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #17

**Report from the City Clerk regarding an application from the Spring Forward Learning Center requesting to hold a 5K Run on Saturday, April 9, 2016 beginning at 9:00 am.**

Alderman Foley moved and Alderman Hotle seconded to approve the event as recommended.

Comments followed. Alderman Foley stated that this will be a great event for the Spring Forward Learning Center. Alderman Foley commented that they have a great after-school program for the kids throughout the City. Alderman Foley encouraged everyone to support the event.

After comments, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #18

**Other Business.**

Alderman Hotle stated that the Martin Luther King events held at Augustana College and at the King Center were very inspiring; there was incredible music, singers, and very inspiring presentations.

Alderman Tollenaer thanked staff for their insight on the Hauberg Mansion even though Council has evaluated the information and chosen to go in a different direction with Hauberg than what staff had recommended. Alderman Tollenaer advised that Council may have other options with that location such as having a triple net lease where the City would still own the property. Alderman Tollenaer added that it would be renovated and run in the same order as it is now; it would free up the Park's staff to do things that they are more proficient at. Alderman Tollenaer further discussed this item.

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**January 18, 2016  
MINUTES**

Alderman Clark stated that the King Center is not losing Martin Luther King Center Director Dwight Ford; Mr. Ford is moving on to some other things; we still have him in the community. Alderman Clark thanked Mr. Ford for all of the hard work he has put into the King Center. Alderman Clark noted that Mr. Ford will be missed.

Megan Quinn of 514 23<sup>rd</sup> Street in Rock Island stated that she was at the meeting to speak about the Hauberg sale, but she understood that it was pulled from the Agenda.

Mayor Pauley stated that the item was pulled from the Agenda. The Mayor added that he was requesting more information on this item.

Ms. Quinn stated that she was shocked by the idea of selling that cultural treasure. Ms. Quinn commented that she was happy that the City is making other plans.

Tia Parker of Rock Island stated that she was at the meeting on behalf of her husband, Dylan Parker. Ms. Parker read a letter from Mr. Parker expressing opposition about the possible sale of the Hauberg Center.

Vince Thomas of 1000 21<sup>st</sup> Street read a letter from Alan and Brenda Carmen expressing opposition to the sale of Hauberg. Mr. Thomas stated that he agreed with Mr. and Ms. Carmen.

Don Wooten stepped forward and stated that he came to the meeting to urge Council to defer the decision on the Hauberg item. Mr. Wooten commented that it is of historical value and it has been a nice service amenity for the community.

Diane Oestreich of 816 22<sup>nd</sup> Street stated that she came to the meeting to ask Council to defer the decision on the Hauberg item. Ms. Oestreich discussed the Hauberg Center as it related to the quick process on the decision to sell the facility. Ms. Oestreich suggested options for maintaining the Hauberg Center. In addition, Ms. Oestreich suggested options for Hauberg as it related to the financial component for keeping the facility. Ms. Oestreich was opposed to the sale of the Hauberg Center.

Norm Moline of 3836 28<sup>th</sup> Avenue discussed reasons why the Hauberg Center should be kept as City owned property. Mr. Moline commented that it is the right thing to do. Mr. Moline stated that it should not be sold to the private sector. Mr. Moline was opposed to the sale of the facility.

Sherry Maurer of 1037 21<sup>st</sup> Street discussed various questions that needed to be answered in regards to the financial component in reference to maintaining the Hauberg Center. Ms. Maurer stated that the Hauberg Center is a community resource; it has historical and cultural value to the community. Ms. Maurer was opposed to the sale of the Hauberg Center.

Mark Schwiebert stepped forward and commended Council for pulling the Hauberg item from the Agenda. Mr. Schwiebert stated that the Hauberg Mansion is a very important part of Rock Island's history. Mr. Schwiebert advised that he is very aware of the challenges with the public and private sector; the beauty of the challenge also gives the opportunity for the City to be creative. Mr. Schwiebert advised that it is critically important to maintain ownership of this

property; if you give up ownership, it is difficult to control it at a distance. Mr. Schwiebert stated that if the property was leased, it could generate rental income, which can provide for some subsidy, and also it could provide a revenue stream to provide for some capital improvements that might need to be made at the site. Mr. Schwiebert commented that historical preservation is something that can be used as an economic development tool.

Todd Linscott of 1408 20<sup>th</sup> Street voiced concerns in regards to the timing of the process concerning the sale of the Hauberg Center. Mr. Linscott also expressed concerns in regards to the staff report for this item.

Jody and Gene Zwiefel of 1906 7<sup>th</sup> Avenue; Potter Estate stepped forward. Ms. Zwiefel stated that they currently own the Potter Estate and they are using their own resources to refurbish it. Ms. Zwiefel challenged the City to do the same thing with Hauberg. Ms. Zwiefel was opposed to the sale of Hauberg. Ms. Zwiefel thanked Council for pulling the item from the Agenda.

Lindsay Hocker of 1200 20<sup>th</sup> Street stated that the Hauberg Center is one of the City of Rock Island's greatest assets. Ms. Hocker was opposed to the sale of Hauberg. Ms. Hocker stated that she was glad this item was pulled from the Agenda. Ms. Hocker discussed several alternatives for keeping the property rather than selling it.

Zach Edwards who resides in Davenport, IA but owns property at 3311 14<sup>th</sup> Street in Rock Island stepped forward. Mr. Edwards stated that he was in favor of selling the property to a business. Mr. Edwards discussed the financial component as it related to selling the property. Mr. Edwards commented that it is a great opportunity to improve the Hauberg Center, the City of Rock Island and the Parks Department.

Alderman Schipp discussed the process regarding the decision with Hauberg. Alderman Schipp stated that before the new year, the City was approached (in closed session) by an interested party about the property. Alderman Schipp commented that the details are pretty much outlined in the memorandum. Alderman Schipp indicated that during that discussion, it seemed like a good fit for that center and a good deal for the City. Alderman Schipp noted that if the process seems rushed, this item has been worked on for several months. Alderman Schipp noted that at a prior Council meeting, the Mayor was made shareholder.

City Attorney Morrison advised that there was a foundation that was to be established when they transferred the shares of ownership from the Hauberg family to the City of Rock Island. City Attorney Morrison added that the Mayor was appointed as the representative for that organization for the purposes of transferring the deed into the name of the City of Rock Island. City Attorney Morrison stated that 35 or 40 years ago and for some unknown reason that ownership was never transferred.

Alderman Schipp indicated that all of that was to get the City to the point to have a vote to open this up for a bidding process. Alderman Schipp advised that tonight's vote was not going to be a vote to sell the Hauberg Center; it was going to be a vote to open up the process to get sealed bids for consideration. Alderman Schipp advised that the City had to do that so there could be a

public discussion about the details that the interested party came to Council about. Alderman Schipp further discussed this issue.

Alderman Hotle thanked everyone for coming to the meeting and voicing their concerns. Alderman Hotle stated that she feels positive about the insightful comments and ideas that were brought up. Alderman Hotle added that there is a lot of community discussion and thoughts on how we can make this a stable facility for the City; it can still be a public good and we can protect the building's history.

Agenda Item #19

**Executive Session on Personnel, Property Acquisition and Litigation.**

The Executive Session was held prior to the regular meeting.

Agenda Item #20

**Recess**

A motion was made by Alderman Foley and seconded by Alderman Clark to recess to 5:30 pm, Monday, February 1, 2016. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Foley and Alderman Tollenaer; those voting No, none. The meeting was recessed at 8:01 pm.

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Aleisha L. Patchin, City Clerk