

MEMORANDUM

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Thomas Thomas, City Manager

SUBJECT: GROWTH MOU – Veterans and Special Needs Housing

DATE: 9/11/12

Rock Island Economic Growth Corporation (GROWTH) is requesting the City of Rock Island approve the attached Memorandum of Understanding for Veterans and Special Needs Housing. This MOU follows up on the previously approved development agreement between the City and GROWTH and is the next step in getting this exciting and needed project completed. Other partners signing onto this agreement include: City of Rock Island, GROWTH, Robert Young mental Health Center (Trinity Medical Center), Rock Island County Court Services and Department of Veterans Affairs.

The project is a \$8.8 million, 34-unit development located between 5th and 7th Avenues between 12th and 13th Street. The campus-like development will create a sense of place for veterans and those with special needs.

In addition to signing the MOU I am requesting for council to rebate property taxes from the 11th street TIF in access of 10,000 per year for the TIF period. Currently the RE Taxes are \$10,807 for the several parcels of owned by Bob white Masonry and \$880 for the former Rote Machine parcel.

The development is now known as Phoenix at Crossroads the owner is Phoenix at Crossroads, LLC Rock Island Economic Growth is the sole member/developer of the project.

Recommendation: Council to authorize the City Manager to execute the Memorandum of Understanding with the Rock Island Economic Growth Corporation and execute Addendum #1 to the development agreement dated July 12, 2012.

Submitted by: Jeffery A. Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager



- Development Association of Rock Island
- Rock Island Economic Growth Corporation
- The Downtown Rock Island Arts & Entertainment District

August 29, 2012

Jeff Eder
Community & Economic Development Director
1528 3rd Avenue
City of Rock Island

Re: Memorandum of Understanding Approval for Veterans and Special Needs Housing

Dear Mr. Eder,

Rock Island Economic Growth Corporation (GROWTH) appreciates the support from the City of Rock Island for predevelopment costs for Veterans and Special Needs Housing. Located along 12th Street between 5th and 7th Avenue, this planned unit development will meet the housing needs for veterans and those with special needs.

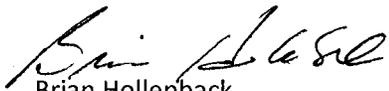
GROWTH marked 2012 as a year for new partnerships and memorandum of understandings. This project exemplifies this goal with new partnerships created making this development a strong reality. The following stakeholders have agreed to participate and provide supportive services for this development: City of Rock Island, Robert Young Center, Rock Island County Court Services, Christian Care and contact has been made with the U.S. Department of Veterans Affairs. This partnership plans to create housing and provide 24/7 supportive services to veterans and those with special needs integrated into the community.

The \$8.8 million, 34-unit development will provide close to all the properties located between 5th and 7th Avenues between 12th and 13th Street. The campus-like development will create a sense of place for veterans and those with special needs. The north side of the campus will redevelop the former Bob White Masonry building into 16-single room occupancy (SRO) unit's that will combine three group homes into one building. The south side of the campus will have consist of new construction consisting of: two 2 Bedroom and two 1 bedroom 4plex, two 2 bedroom duplex, and eight 1 bedroom, four SRO and community room new construction that will consist of single room occupancy (SRO) units. With a shared community room and shared kitchen, we believe that the campus-like setting will successfully create a sense of place for the residents.

The development team has been created and Memorandum of Understanding (MOU) has been finalized. We respectfully submit the attached MOU for City Council's review, consideration and approval.

Please feel free to contact me with any questions. As always, thank you for your consideration and support.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Hollenback". The signature is written in a cursive style with a large, sweeping initial "B".

Brian Hollenback
President

MEMORANDUM OF UNDERSTANDING

Veterans and Special Needs Housing

August 28, 2012

This Memorandum of Understanding is a statement of agreement and intent among the following partners for purposes of creating a new Permanent Supportive Housing development serving men who are in recovery from a substance abuse issue (the "Project"). The Partners (as defined below) are committing herein to work in good faith to pursue the necessary resources and approvals to create this Project.

- City of Rock Island
- Rock Island Economic Growth
- Trinity Medical Center/ Robert Young Mental Health Center
- Rock Island County Court Services
- Christian Care
- Department of Veterans Affairs

The above-listed parties are collectively defined herein as the "Partners" or "Member Partners" the roles and responsibilities of each Partner are summarized below.

City of Rock Island

To provide financial assistance to the Project that will advance overall neighborhood development;

Rock Island Economic Growth Corporation (GROWTH)

To assemble and manage a Development Team capable of designing and building the new facility and to serve as future Property Manager.

Trinity Medical Center/ Robert Young Center

Robert Young offers a full continuum of behavioral health services including case management, psychiatry services, outpatient therapies, inpatient psychiatric services, partial hospitalization, continuing care, chemical dependency treatment services, gambling treatment services and online resources including depression screening. Robert Young serves approximately 7,000 individuals per year including 130 admissions and discharges for inpatient psychiatric hospitalization per month.

The Robert Young Center will provide as many hours per week of rehabilitative services as deemed necessary for the individual to live independently within the community. Rehabilitative Services will include, but not be limited to:

- 24-hour crisis intervention
- Medication administration, monitoring and management
- Nursing services, including coordination of care with medical and dental providers
- Representative payee and money management
- Supportive counseling
- Assistance and support in embracing more healthy lifestyles
- Assistance with activities associated with daily living such as grooming, cooking and preparing meals and getting ready for work
- Employment assistance, training and job placement through a supportive employment program in conjunction with the department of occupational rehabilitation
- Social integration
- Emotional management
- Behavior management
- Enhancement of resident ability to live independently

Robert Young Center will provide these services to the extent to which the State of Illinois continues providing funding for the services.”

Rock Island County Court Services

Rock Island County Court Services (RICCS) will provide the following resources and services:

- Provide an initial \$20,000 to assist in the Permanent Supportive Housing of Court Services Clients. This commitment will continue if funding is available for future years;
- Each client will be assigned to a probation officer that will act as the contact person for their case;
- Hold monthly face-to-face probation officer / client progress reviews as needed;
- Conduct drug and alcohol testing in conjunction with Court Services as required;

Christian Care

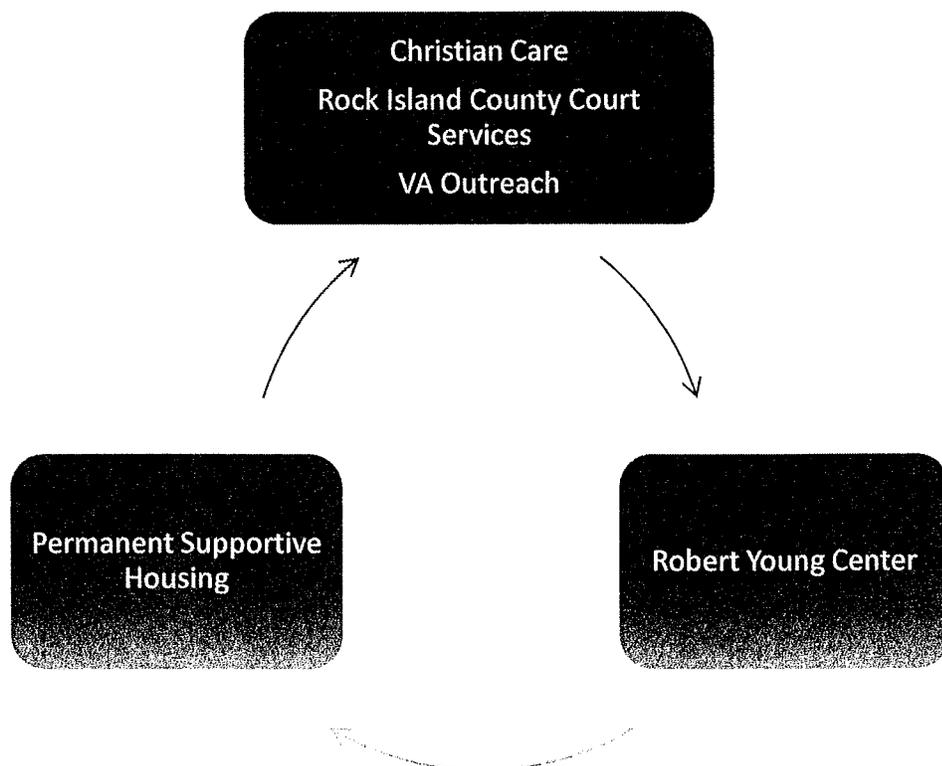
Christian Care shall provide regular referrals of homeless men and homeless Veterans who have made progress toward stabilization and who would be considered viable candidates for admission to the program to the Robert Young Center for assessment of their suitability for the Permanent Supportive Housing (PSH) facility.

U.S. Department of Veterans Affairs

The Department of Veterans Affairs will take decisive action to end veteran homelessness. For those at risk of homelessness or attempting to change their homeless status, the Department of Veterans Affairs will facilitate access to the above programs and services, including Prevention, Housing Support, Treatment, Employment and Job Training.

SERVICE REFERRAL NETWORK

Referrals to the Permanent Supportive Housing (PSH) facility will initiate through Christian Care, Rock Island County Court Services, or programs serving homeless veterans. Referrals for treatment will go to Robert Young Center who will then determine which clients will be best served through the PSH.



SIGNATURE PAGE

By signing below, the Partners referenced above enact this MOU beginning _____. Each Partner reserves the right to terminate their participation under the MOU with a 30-day written notice to all Member Partners. This MOU shall be reviewed and renewed annually.

CITY OF ROCK ISLAND

Signature: _____

Date: _____

Name Printed: _____

Title: _____

ROCK ISLAND ECONOMIC GROWTH CORPORATION

Signature: _____

Date: _____

Name Printed: _____

Title: _____

ROBERT YOUNG MENTAL HEALTH CENTER

Signature: _____

Date: _____

Name Printed: _____

Title: _____

ROCK ISLAND COUNTY COURT SERVICES

Signature: _____

Date: _____

Name Printed: _____

Title: _____

CHRISTIAN CARE

Signature: _____

Date: _____

Name Printed: _____

Title: _____

DEPARTMENT OF VETERANS AFFAIRS

Signature: _____

Date: _____

Name Printed: _____

Title: _____

Veterans & Special Needs Housing



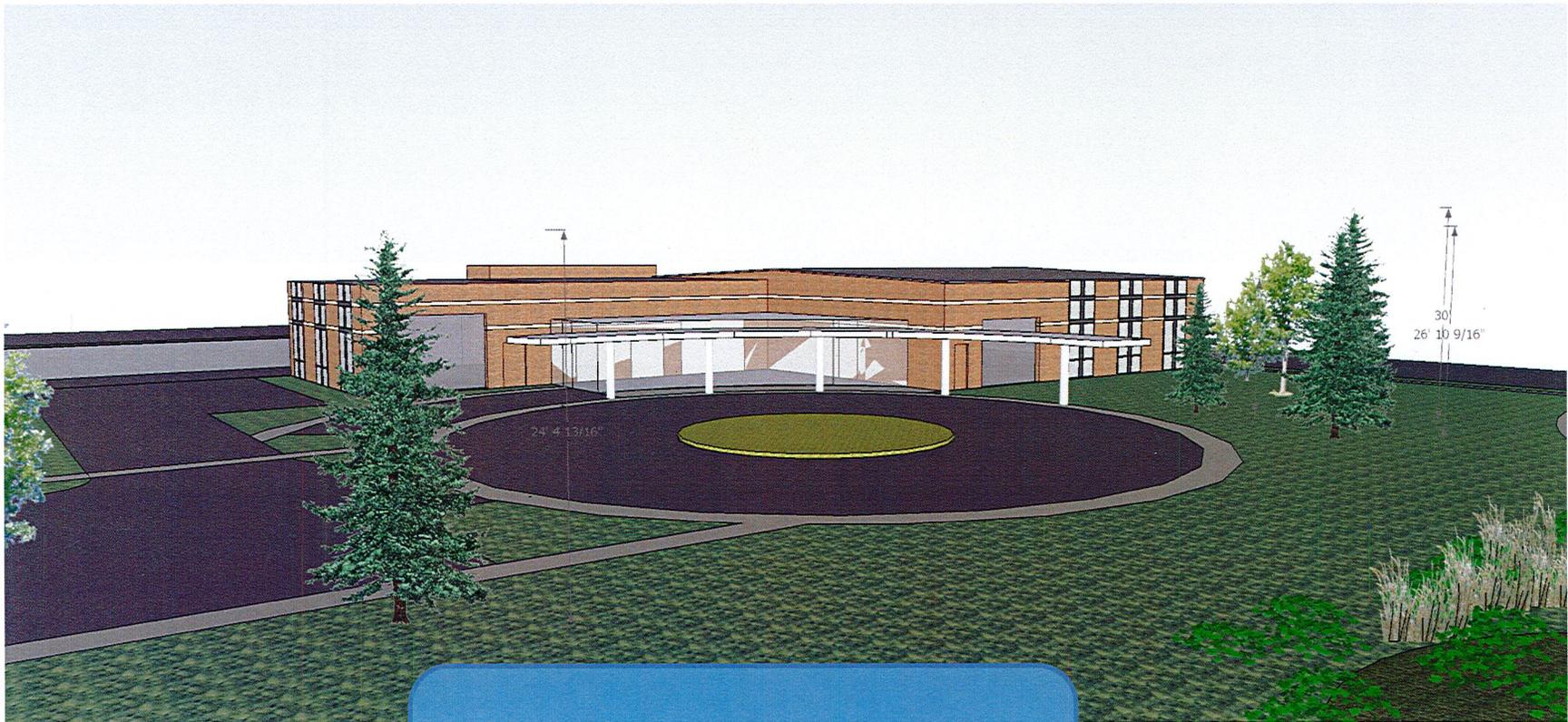
4plex: (2) 2 Bedroom
(2) 1 Bedroom

Duplex: (2) 2 Bedroom

(8) 1 Bedroom
(4) Single Room Occupancy
and Community Room



Veterans & Special Needs Housing



(16) single occupancy units
Community Room & Shared Kitchen

Veterans & Special Needs Housing Overview

- 34 total units
- Combining 3 group homes into one building-
16 units of single resident occupancy.
- 4plex + duplex
- Campus Concept that provides a “sense of
place”
- 24/7 on-site support
- Estimated \$6.6 development budget

Addendum #1

THIS ADDENDUM #1 is entered into this _____ day of September, 2012 by and between ROCK ISLAND ECONOMIC GRWOTH CORPORATION ("Growth") and the CITY OF ROCK ISLAND, an Illinois Municipal Corporation ("City").

WHEREAS, Growth intends create Veterans and Special Needs Housing as part of the implementation of the New Old Chicago Neighborhood Plan, and;

WHEREAS, The development is now known as Phoenix at Crossroads the owner is Phoenix at Crossroads, LLC Rock Island Economic Growth is the sole member/developer of the project.

WHEREAS, Addendum #1 modifies the agreement between the City of Rock Island and Rock Island Economic Growth Corporation regarding the development of Veterans and Special Needs Housing which was signed on July 12, 2012;

NOW THEREFORE, the parties, in exchange for the promises herein contained the receipt and sufficiency of which are hereby acknowledged agree as follows:

1. City is to rebate GROWTH property taxes from the 11th street TIF in access of 10,000 per year generated by the Veterans and Special Needs Housing for the TIF period. Currently the RE Taxes are \$10,807 for the several parcels of owned by Bob white Masonry and \$880 for the former Rote Machine parcel.

CITY

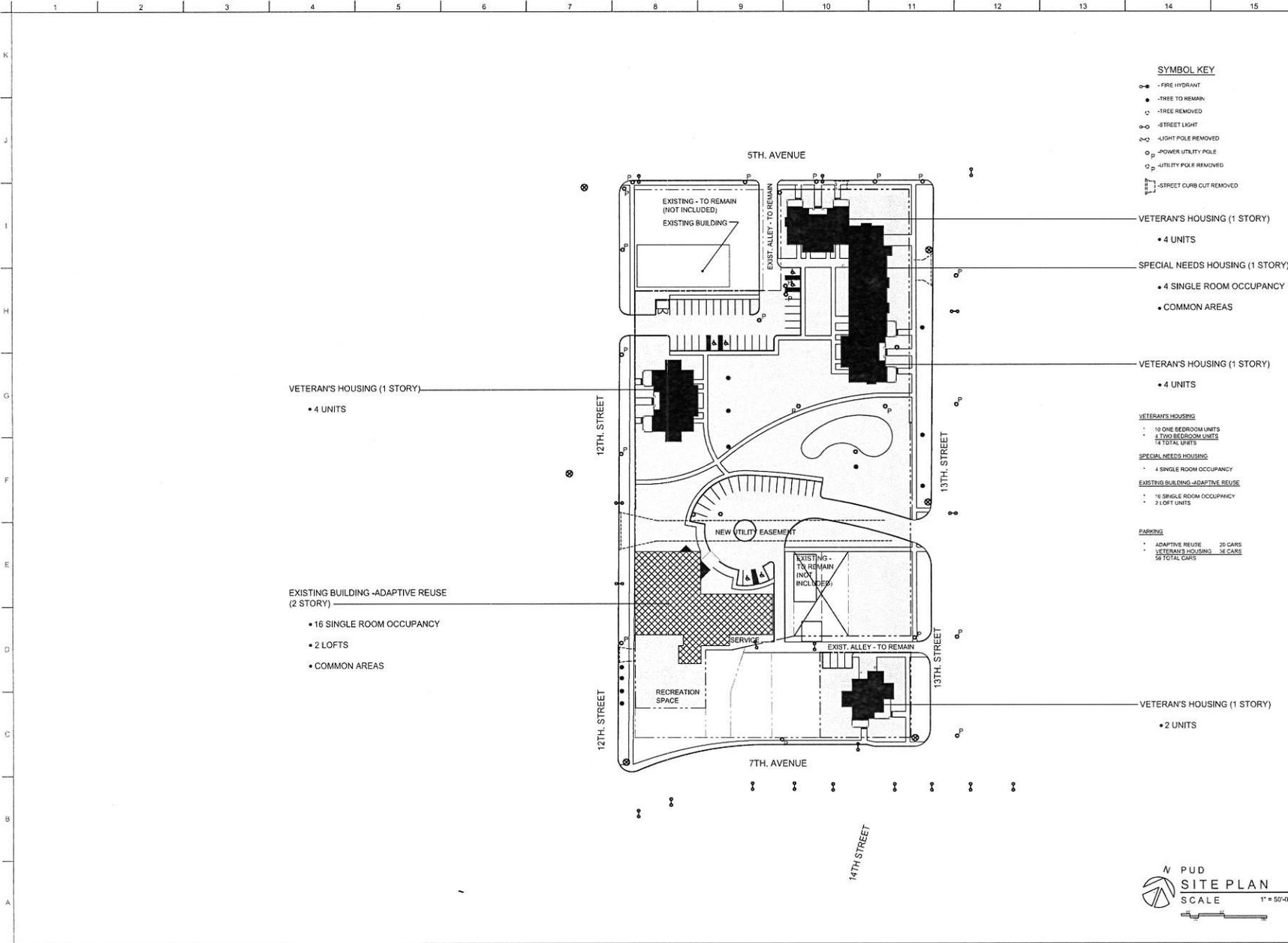
Rock Island Economic Growth Corporation

Thomas Thomas, City Manager

Brian Hollenback

ATTEST:

Aleshia Patchin, City Clerk



- SYMBOL KEY**
- - FIRE HYDRANT
 - - TREE TO REMAIN
 - - TREE REMOVED
 - - STREET LIGHT
 - - STREET LIGHT
 - - LIGHT POLE REMOVED
 - - POWER UTILITY POLE
 - - UTILITY POLE REMOVED
 - - STREET CURB CUT REMOVED

- VETERAN'S HOUSING (1 STORY)
 - 4 UNITS
- EXISTING BUILDING - ADAPTIVE REUSE (2 STORY)
 - 16 SINGLE ROOM OCCUPANCY
 - 2 LOFTS
 - COMMON AREAS
- VETERAN'S HOUSING (1 STORY)
 - 4 UNITS
- VETERAN'S HOUSING (1 STORY)
 - 4 UNITS
- SPECIAL NEEDS HOUSING (1 STORY)
 - 4 SINGLE ROOM OCCUPANCY
 - COMMON AREAS
- VETERAN'S HOUSING (1 STORY)
 - 2 UNITS

N PUD
 SITE PLAN
 SCALE 1" = 50'-0"



124 Arts Alley
 Rock Island, Illinois 61201
 309.764.9310

PROJECT# 1210

VETERANS' & SPECIAL NEEDS WITH SUPPORTIVE SERVICES HOUSING PROJECT

13TH STREET & 5TH AVENUE
 ROCK ISLAND, ILLINOIS

PROPOSED PLANNED UNIT DEVELOPMENT - PUD

DEVELOPER:
 ROCK ISLAND ECONOMIC GROWTH CORPORATION

ZONING VARIANCE

11 JULY 2012

PROPOSED PUD SITE PLAN

A 1.01