

**MEMORANDUM
COMMUNITY AND ECONOMIC DEVELOPMENT**

TO: Thomas E. Thomas, City Manager

SUBJECT: Memorandum of Understanding

DATE: 11/7/11

One of the City Council's top priorities is to "Promote the I-280 / IL Route 92 Parkway Development". A specific area of focus is an 80+ acre tract of land owned by RiverStone at the northeast quadrant of the intersection. Missman, Inc. has developed a preliminary design for access to the site and the Illinois Department of Transportation has given contingent approval of that design. This site could have significant development potential as it is one of the larger open tracts of land in the city and is strategically located along the Interstate, Illinois Route 92 and near the casino. In order to better identify the development potential of the site, staff suggests engaging a marketing / development firm to examine the commercial development options. Attached is a Request for Qualifications seeking such a firm.

In drafting the RFQ, staff has consulted with RiverStone, owner of the property, and the owners of the The Rock Island Boatworks, Inc. Both organizations concur in the approach and are willing to share the cost with the city on an equal basis. It is expected that a study of this nature will cost between \$25,000 and \$35,000. Attached is a Memorandum of Understanding among the three parties for sharing in the study.

RECOMMENDATION

Council authorize the City Manager to execute a Memorandum of Understanding with RiverStone and The Rock Island Boatwork's, Inc. for a market analysis and development feasibility study.

SUBMITTED BY: Greg Champagne, Community and Economic Development Director

APPROVED BY: Thomas E. Thomas, City Manager

MEMORANDUM OF UNDERSTANDING
between
City of Rock Island, River Stone and Jumer's Casino

The Memorandum of Understanding (Memorandum) is entered into this 7th day of November 2011 by and between the City of Rock Island (City), The Rock Island Boatwork's, Inc. d/b/a Jumer's Casino (Jumer's) and RiverStone Group, Inc. (RiverStone) for the express purpose of obtaining consultant services pertaining to the evaluation of a tract of land at the northeast quadrant of the intersection of Interstate Highway 280 and Illinois State Route 92.

The City, Jumer's and RiverStone hereby agree to work in a cooperative manner to secure consultant services based on the information as stated in the "REQUEST FOR QUALIFICATIONS Market Analysis and Development Feasibility Study" attached hereto. The City hereby agrees to serve as the lead agent in securing said consultant services and will routinely and regularly communicate with Jumer's and RiverStone throughout the consultant selection and study process. The City, Jumer's and RiverStone will agree on the selection of a consultant, the scope of services to be provided by the consultant, and the amount of compensation to be paid and expenses to be reimbursed to the consultant prior to entering into a contract for said consultant services. Subject to such prior approval, the City, Jumer's and RiverStone hereby agree to share equally in the cost of the consultant services.

City of Rock Island

By _____

Thomas E. Thomas, City Manager

RiverStone Group, Inc.

By _____

The Rock Island Boatworks, Inc. d/b/a Jumer's Casino and Hotel

By _____

Therrin Protze, President

REQUEST FOR QUALIFICATIONS

Market Analysis and Development Feasibility Study

Purpose

This Request for Qualifications (RFQ) is being issued by the City of Rock Island and seeks qualified, experienced consultants to perform a market evaluation and commercial development feasibility study for an approximate 80 acre tract of land at the intersection of Interstate 280 and Illinois Route 92. The city is partnering with the private property owner with the objective of determining the commercial development potential of the property.

Background

The City of Rock Island is a community of 40,000 located in the Quad Cities, Iowa/Illinois metropolitan area. The Quad Cities metropolitan area is located along the Mississippi River in eastern Iowa and western Illinois approximately 165 miles west of Chicago and midway between Minneapolis to the north and St. Louis to the south. The area's 300-mile market of 37.4 million people comprises almost 13% of the nation's population. This makes the Quad Cities the largest 300-mile radius market west of Chicago. The area population exceeds 400,000 and is comprised primarily of the cities of Rock Island, Moline and East Moline, Illinois and Davenport and Bettendorf, Iowa.

The site that is the subject of this request consists of several land parcels totaling 80 acres. The site is located at the northeast quadrant of the intersection of Interstate 280 and Illinois Route 92. The southeast quadrant is occupied by Jumer's Casino and Hotel, a \$151 million project completed in December 2009 owned by Delaware North Companies. The development attracts over 1.2 million patrons per year. Average Dailey Traffic on the I-280 segment is 18,800 vehicles and on the Illinois Route 92 segment is 14,000 vehicles. The site is located at the western end of an area known as Big Island which consists of clustered residential development and conservation area. The city commissioned a design study to determine the feasibility of providing access to the site from Illinois Route 92. The Interchange Design Study has received contingent approval from by the Illinois Department of Transportation.

The essential objective to be addressed by the consultant is to determine the highest and best use of the property as a commercial development or mixed use opportunity. Note that the city's interest in fostering development of the site is to address it's economic development mission to enhance city revenue, create job opportunities and increase the level of economic activity in the community.

Project Timeline

Request for Qualifications released	November 7, 2011
Response Deadline	November 21, 2011
Responses reviewed/Firms Interviewed	November 21 – 25, 2011
Firm Selected	November 25, 2011
Contract negotiated	November 28 – December 2
Contract awarded	December 5, 2011
Project begins	TBD
Project completed	TBD

Requirements

The successful firm will need to demonstrate technical expertise, experience and resources needed to analyze the property's development potential from a both a market and physical development perspective. Responses to this RFQ must:

- Provide a general overview of the nature of the experience of the firm in completing similar assignments
- Identify the primary contact and all members who will be working directly on the assignment
- Provide a concise narrative describing the role and relevant background experiences of the individuals who would be involved in this engagement and address their availability, their specific relevant experience and capabilities to assure a timely completion of the analysis
- Provide examples of similar projects

It is the intent of the city to select a consultant from the respondents to this RFQ with which to negotiate a contract for this engagement. The city reserves the right to request additional information during the evaluation of responses and to reject any and all proposals.

Submittal Format

Response packages must be organized and tabbed for reference. Submittals must be of 8 ½ x 11 sheets and 11 x 17 foldouts as necessary. One signed original and three copies to the attention of City of Rock Island, 1528 3rd Avenue, Rock Island, IL 61201 shall be provided. In addition, an electronic version in PDF format copied to a disc shall be provided.

Submittals are due not later than 5:00 P.M. Central Standard Time, November 21, 2011.