



City Council Meeting Agenda
April 14, 2025 - 6:45 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

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1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Moment of Silence**
5. **Awards and Honor Presentations, Officer Swearing in Ceremony, and Proclamations**
 - a. Proclamation declaring the week of April 21-25, 2025 as National Community Development Week to celebrate the Community Development Block Grant (CDBG) Program.
 - b. Proclamation declaring April 5-11, 2025 as the Week of the Young Child.
6. **Public Comment**
7. **Update Rock Island**
8. **Ordinances (First Readings)**
 - a. Report from Administration regarding an Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupational Tax for the City of Rock Island. (First Reading)

Motion:	Motion to consider the ordinance.
RC	Roll Call vote is needed.
 - b. Report from Administration regards amendments to Chapter 3, " Alcoholic Liquor" of the Rock Island Code of Ordinances. (First Reading)

Motion:	Motion to consider the amendments to the ordinance.
RC	Roll Call vote is needed.
 - c. Report from the City Attorney regarding amending Chapter 2, Article II, Section 2-40, "Conduct at Council Meetings" by repealing said section in its entirety and replacing it with a new section entitled "Public Participation." (First Reading)

Motion: Motion to consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

- d. Report from the City Clerk's Office regarding an ordinance repealing Chapter 8, Article XIIA "Horse-Drawn Carriages and Vehicles" in its entirety. (First Reading)

Motion: Motion to consider repealing the ordinance.

RC Roll Call vote is needed.

- e. Report from the Community Development Department regarding an Ordinance establishing a public hearing date on the proposed amendments to the existing Parkway/I-280 Casino Tax Increment Financing (TIF) Redevelopment Plan and Project Area. (First Reading)

Motion: Motion to consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

- f. Report from the Community Development Department regarding the sale of City-Owned Property at 500 9th Avenue for \$350 plus closing costs. (First Reading).

- g. Report from the Community Development Department regarding the sale of City-Owned Property at 510 14th Avenue for \$525 plus closing costs. (First Reading).

- h. Report from the Community Development Department regarding the sale of City-Owned Property at 512 9th Avenue for \$325 plus closing costs. (First Reading).

- i. Report from the Community Development Department regarding the sale of City-Owned Property at 518 14th Avenue for \$554 plus closing costs. (First Reading).

- j. Report from the Community Development Department regarding the sale of City-Owned Property at 525 5th Street for \$1,104 plus closing costs. (First Reading).

- k. Report from the Community Development Department regarding the sale of City-Owned Property at 624 7th Street for \$880 plus closing costs. (First Reading).

- l. Report from the Community Development Department regarding the sale of City-Owned Property at 715 12th Avenue for \$372 plus closing costs. (First Reading).

- m. Report from the Community Development Department regarding the sale of City-Owned Property at 800 11th Avenue for \$317 plus closing costs. (First Reading).

- n. Report from the Community Development Department regarding the sale of City-Owned Property at 815 12th Avenue for \$378 plus closing costs. (First Reading).

- o. Report from the Community Development Department regarding the sale of City-Owned Property at 901 11th Avenue for \$365 plus closing costs. (First Reading).

- p. Report from the Community Development Department regarding the sale of City-Owned Property at 917 11th Avenue for \$660 plus closing costs. (First Reading).

- q. Report from the Community Development Department regarding the sale of City-Owned Property

at 1040 16th Street for \$1 plus closing costs. (First Reading).

- r. Report from the Community Development Department regarding the sale of City-Owned Property at 1100 6th Street for \$686 plus closing costs. (First Reading).
- s. Report from the Community Development Department regarding the sale of City-Owned Property at 1404 5 1/2 Avenue for \$280 plus closing costs. (First Reading).
- t. Report from the Community Development Department regarding the sale of City-Owned Property at 1129 10th Avenue for \$625 plus closing costs. (First Reading).
- u. Report from the Community Development Department regarding the sale of City-Owned Property at 916 7th Street for \$705 plus closing costs. (First Reading).
- v. Report from the Community Development Department regarding the sale of City-Owned Property at 1929 9th Street for \$1,016 plus closing costs. (First Reading).

Motion: Motion to approve the sales; authorize the City Manager to execute the agreements; and consider, suspend the rules, and pass ordinances f through v.

RC Roll Call vote is needed.

- w. Report from the Finance Department proposing an ordinance adding a new section 2-161 ("Collection Fees and Costs") to Article V, Division 1 ("Finance Generally") of the Municipal Code for the City of Rock Island, Illinois. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

9. Passage of Ordinances and Resolutions

- a. Report from the Parks & Recreation Department and City Clerk's Office regarding a Highway Resolution for the closure of 1st Avenue between 17th and 20th Streets on Thursday, July 3, 2025 from 10 a.m. to 11:59 p.m., along with a rain date of Friday, July 4, 2025, for the annual Red, White & Boom fireworks display and concert at Schwiebert Riverfront Park; and, if postponed due to flooding, the event will be rescheduled to Saturday, September 27, 2025, with a rain date of Sunday, September 28, 2025.

Motion: Motion to adopt the Resolution.

RC Roll Call vote is needed.

10. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Alderperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Claims for the week of March 14 through March 21 in the amount of \$395,654.36; for the week of March 21 through 27 in the amount of \$1,317,445.01; for the week of March 28 through April 3 in

the amount of \$976,731.49; and payroll for the weeks of March 3, 2025 through March 16, 2025 in the amount of \$1,839,138.90; and payroll for the weeks of March 17, 2025 through March 30, 2025 in the amount of \$1,849,652.85.

- b. International City/County Management Association (ICMA) claims for the weeks of March 8 through March 21, 2025 in the amount of \$29,605.02; and for the weeks of March 22 through April 4 in the amount of \$29,761.66.
- c. ACH Report for the month of February 2025 in the amount of \$1,288,154.82.
- d. Purchase Card Claims for the period of January 28, 2025 through February 26, 2025 in the amount of \$72,502.62.
- e. Report from the City Clerk's Office regarding a request from Augustana College to use sound amplification on Saturday, May 13, 2025 from 4 p.m. to 12 a.m. at Lindberg Stadium as part of the annual Slough Fest.
- f. Report from the Finance Department regarding a budget adjustment to the Stormwater Utility Fund (507) in the amount of \$16,538.70.
- g. Report from the Fire Department regarding bids for garage door openers for all four (4) stations with a total of 17 openers, recommending the bid be awarded to Raynor Doors, Davenport, IA, in the amount of \$43,690.
- h. Report from the Human Resources Department regarding reimbursement of clean-up and reconstruction to Dillon Smith at 816 29th Street for damage to his basement due to a water main incident.
- i. Report from the Information Technology Department regarding a payment in the amount of \$18,633.49 to Tyler Technologies of Plano, TX for the ERP System implementation services using ARPA funds (unrestricted).
- j. Report from the Information Technology Department regarding payment in the amount of \$20,309.40 to System Innovators of Chicago, Illinois, for iNovah software annual support maintenance.
- k. Report from the Information Technology Department regarding payment in the amount of \$13,800 to NinjaOne for the Ticketing and Enterprise Pro annual support subscription.
- l. Report from the Mayor's Office regarding appointments and reappointments to the Library Board and the Fire and Police Commissioners Board.
- m. Report from the Public Works Department regarding the purchase of two Fire Department vehicles from Sexton Ford, Moline, Illinois, in the amount of \$108,656.
- n. Report from the Public Works Department regarding the purchase of stainless steel water main repair clamps from Zimmer and Francescon, Inc., Moline, Illinois, for the amount of \$15,721.83.
- o. Report from the Public Works Department regarding payment to Edgewater Resources, LLC, Madison, Wisconsin, for services provided in the month of March for the Sunset Marina 400 Dock Replacement Project in the amount of \$12,149.

- p. Report from the Public Works Department regarding approval of two change orders related to the 1405 36th Street Water Tower Maintenance Agreement in the amount of \$35,775.
- q. Report from the Public Works Department requesting adding the City's logo to the 1405 36th Street Water Tower at a cost of \$17,796.
- r. Report from the Public Works Department regarding bids for the 2025 Pavement Marking Program recommending the bid be awarded to Ostrom Painting and Sandblasting, Inc., Rock Island, Illinois, for the amount of \$107,685.
- s. Report from the Police Department regarding the placement of "You Are Not Alone" Suicide Prevention signs at the base of the Centennial Bridge and the entrance to the Arsenal Bridge viaduct.
- t. Minutes from the March 10, 2025 Closed Session.
- u. Minutes from the March 24, 2025 Study Session and City Council meeting.

Motion:	Motion to approve Consent Agenda items a through u.
RC	Roll Call vote is needed.

11. Claims/Purchases

- a. Report from the Public Works Department regarding payment to Langman Construction, Rock Island, Illinois, for an emergency water main repair at 2100 6th Avenue in the amount of \$10,400.34.

Motion:	Motion to approve the claim.
RC	Roll Call vote is needed.

12. Contracts/Agreements

- a. Report from Administration regarding a Right of Entry Agreement with A HANNA ILLOWA LLC

Motion:	Motion to approve the agreement and authorize the City Manager to execute the document.
RC	Roll Call vote is needed.

- b. Report from the Economic Development Department regarding a Letter of Intent to Sell 2001 5th Avenue and 2016 5th Avenue between Fresh Films and the City of Rock Island.

Motion:	Motion to approve the letter of intent and direct staff to negotiate a development agreement.
RC	Roll Call vote is needed.

- c. Report from the Economic Development Department regarding a Letter of Intent to purchase Lot 2 of the Solomon Site between Ascentra Credit Union and the City of Rock Island.

Motion:	Motion to authorize the City Manager to sign the Letter of Intent and direct
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staff to negotiate a purchase agreement.

RC Roll Call vote is needed.

- d. Report from the Economic Development Department regarding a Consultant Services Agreement with Planet Holly.

Motion: Motion to approve the agreement and authorize the City Manager to execute the documents.

RC Roll Call vote is needed.

- e. Report from the Economic Development Department regarding the 2025 Big Island Farm Lease.

Motion: Motion to approve the lease agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

- f. Report from the Economic Development Department regarding the 2025 Andalusia Road Farm Lease.

Motion: Motion to approve the lease agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

- g. Report from the Finance Department regarding a two-year Collection Services professional services agreement with Municipal Collections of America, Inc.

Motion: Motion to approve the agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

- h. Report from the Public Works Department regarding the extension of the Levee and Right-of-Way Vegetations Control Contract for one year in the amount of \$18,800.

Motion: Motion to approve a one-year contract extension for JIMAX, Peoria, Illinois, in the amount of \$18,800.

RC Roll Call vote is needed.

13. Department Reports

- a. Report from the Community Development Department regarding the Regional Analysis of Fair Housing Choice Impediments final draft and the Regional Housing Needs Assessment final draft.

Motion: Motion to accept the Regional Analysis of Fair Housing Choice Impediments final draft and the Regional Housing Needs Assessment final draft

RC Roll Call vote is needed.

- b. Report from the Community Development Department regarding the adoption of the Rock Island Strategic Housing Plan.

Motion: Motion to adopt the plan.
RC Roll Call vote is needed.

14. Events/Misc Requests

- a. Report from the Clerk's Office regarding a request from the Smoking Dog to close 2nd Avenue between 18th and 19th Streets for the annual Gamma Alpha Beta Fraternity Buckethead fundraiser benefiting Camp Kesem on Saturday, April 26, 2025 from 10 a.m until 6 p.m.; and a request for the outdoor consumption of alcohol.

Motion: Motion to approve the requests, subject to complying with all liquor license regulations, and subject to being closed down early if complaints are received.
RC Roll Call vote is needed.

- b. Report from the City Clerk's Office regarding a request from Gary Barren to close 6th Avenue between 7th and 8th Streets on Saturday, July 26, 2025 from 10 a.m. until 6 p.m. for a block party.

Motion: Motion to approve the request as recommended.
RC Roll Call vote is needed.

- c. Report from the City Clerk's Office regarding a request from Alderperson Moses Robinson regarding a request to close 6th Avenue between 9th and 10th Streets on Saturday, April 19, 2025 from 12 p.m. until 6 p.m. for an Easter Egg Hunt.

Motion: Motion to approve the request as recommended.
RC Roll Call vote is needed.

15. Rock Island Port Authority

- a. Motion: Motion to close the regular City Council meeting and convene the Rock Island Regional Port District meeting.

RC Voice vote is needed.

- b. Other Business/New Business

- c. Motion: Motion to exit the Rock Island Regional Port Authority and reconvene the regular City Council meeting.

VV Voice vote is needed.

16. Other Business/New Business

17. Closed Session

- a. **5 ILCS 120/2 (c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the**

public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

- b. **5 ILCS 120/2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body (or legal counsel for the public body).**

Motion: Motion to go into Closed Session for the exceptions cited.

VV Voice vote is needed.

18. Adjourn

- a. Motion: Motion to Adjourn to April 28, 2025.

VV Voice 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.

Memorandum



To: Rock Island City Council
From: Todd Thompson, City Manager
Subject: Report from Administration regarding an Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupational Tax for the City of Rock Island. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

In 2024, Illinois lawmakers approved the elimination of the 1% statewide grocery tax as part of the 2025 budget. The change takes effect January 1, 2026, resulting in a \$1M revenue loss for the City of Rock Island. The Illinois Municipal League (IML) opposed the legislation eliminating the grocery tax, citing that it would negatively impact local governments' budgets. IML and Illinois lawmakers agreed to allow municipalities (both home rule and non-home rule) to implement the 1 % grocery sales tax locally without the need for referendum approval. This is not a new tax and the burden for collecting the tax will now be shifted from the state to the City. Attached is a model ordinance drafted by IML for Council's consideration.

It is important to note that many municipalities in Illinois are either considering adopting the ordinance by January 1, 2026 or have already adopted it. These cities include: Moline, East Peoria, Normal, Pekin, Martinsville, Marengo, Deer Park, Dixon, Minooka, Olney, Sterling, Spring Grove and others.

Previous Council Action (if any):

Budget Impact:

The elimination of the 1% grocery tax will result in approximately \$1M in revenue loss for the City. By implementing the ordinance, the City will be able to continue to collect the grocery tax revenue.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24). The Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24). Any Municipal Grocery

Retailers' Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue. Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11- 24). Any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue.

Council Goal (if applicable):

Recommendation:

It is recommended that Council consider the ordinance implementing a municipal grocery retailers' occupation tax and municipal grocery service occupation tax.

Submitted by: Samantha Gange, City Clerk

Approved by:

ORDINANCE NO. _____

AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE CITY OF ROCK ISLAND, IL

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and,

WHEREAS, the City of Rock Island ("City") is a home rule Illinois municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, the Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Retailers' Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, the City Council believes that it is appropriate, necessary and in the best interests of the City and its residents, that the City levy a Municipal Grocery Retailers' Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24); and,

WHEREAS, the City Council believes that it is appropriate, necessary and in the best interests of the City and its residents, that the City levy a Municipal Grocery Service Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24); and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS, as follows, with the foregoing recitals incorporated as if fully set forth herein:

Section 1. Incorporation of Recitals. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. Municipal Grocery Retailers' Occupation Tax Imposed. A tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in this municipality at the rate of 1% of the gross receipts from such sales made in the course of such business while this Ordinance is in effect. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 3. Municipal Grocery Service Occupation Tax. A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax shall be the same rate identified in Section 2, above. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 4. Illinois Department of Revenue to Administer Both Taxes. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

Section 5. Clerk to file Ordinance with Illinois Department of Revenue. As required under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), the Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025.

Section 6. Effective Date. The taxes imposed by this Ordinance shall take effect on the later of: (i) January 1, 2026; (ii) the first day of July next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding April 1st; or, (iii) the first day of January next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding October 1st.

Section 7. Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 8. Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 9. Headings/Captions. The headings/captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand or limit any of the terms or provisions of the Ordinance.

Section 10. Publication. The Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

AYES: Alderpersons

APPROVED:

ATTEST:

CITY CLERK

NAYS:

ABSENT:

Memorandum



To: Rock Island City Council
From: Todd Thompson, City Manager
Subject: Report from Administration regards amendments to Chapter 3, "Alcoholic Liquor" of the Rock Island Code of Ordinances. (First Reading)

Motion: Motion to consider the amendments to the ordinance.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The following changes to the Alcoholic Liquor Code are being recommended for City Council consideration. All proposed changes are red-lined in the attached document.

- **Sec. 3-3: Liquor Control:** Added (b) to allow for the Mayor Pro Tem to act as Deputy Local Liquor Control Commissioner during a temporary absence or disability of the Mayor, or as otherwise directed by the Mayor. Renumbered (b) to (c). The Illinois Liquor Control Act provides that a Mayor may designate a Deputy Local Liquor Control Commissioner to assist with carrying out these duties from time to time as needed. For example, in the absence of the Mayor, the Mayor Pro Tem/Deputy Local Liquor Control Commissioner has the ability to sign a liquor license or conduct a hearing.
- **Sec. 3-7(3): Denial of License:** Upon any denial of issuance or renewal, the licensee/applicant may request an administrative hearing before City Council to review such a decision. This provides for checks and balances and allows another body to hear an appeal.
- **Sec. 3-12(c) Exemption to Limits:** Remove the Commissioner and Mayor and replace with the City Council. The City Council may, at their discretion, grant the creation of an additional license in a Class with a restriction on size that has already been met, if it is found that the creation of such a license is necessary for the public convenience of the residents and is in the best interest of the City. In deciding whether to issue a license under this exception, the City Council shall consider a non-exhaustive list of factors.

Previous Council Action (if any):

Council repealed Chapter 3, Alcoholic Liquor in early 2024 and replaced it with a new ordinance.

Budget Impact:

None

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):**Recommendation:**

It is recommended that City Council consider the amendments to the ordinance.

Submitted by: Samantha Gange, City Clerk

Approved by:

ORDINANCE NO. 2025

AN ORDINANCE AMENDING CHAPTER 3, “ALCOHOLIC LIQUOR,” OF THE ROCK ISLAND CODE OF ORDINANCES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City of Rock Island is a home rule unit of government pursuant to Article VII, Section 6(a) of the Illinois Constitution and, pursuant to the provisions of said Section 6 of Article VII, may exercise any power or perform any function pertaining to its government and affairs; and

WHEREAS, City staff has reviewed Chapter 3 of the Rock Island Code of Ordinances, and desires to make changes to the Code to better reflect City Council goals for the City of Rock Island;

NOW, THEREFORE, be it ordained, by the CITY OF ROCK ISLAND, ILLINOLIS as follows:

Section 1. That Chapter 3, “ALCOHOLIC LIQUOR,” [Sec 3-3(b) and (c); 3-7(d)(3); 3-12(c)] of the Rock Island Code of Ordinances is amended by as attached to this Ordinance;

Section 2. Severability. If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 3. The clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

AYES: Alderpersons

APPROVED:

ATTEST:

CITY CLERK

NAYS:

ABSENT:

CHAPTER 3 ALCOHOLIC LIQUOR

Sec. 3-1. Definitions.

The following words and terms shall have the meanings respectively ascribed to them:

Alcohol: The product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

Alcoholic Liquor: Includes alcohol, spirits, wine and beer, and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer, and capable of being consumed by a human being and containing more than one-half of one percent (0.5%) of alcohol by volume.

Applicant: An individual applying for a liquor license within the City of Rock Island, IL.

Bar: Any facility for serving or dispensing alcoholic liquor located on premises which have a valid liquor license.

Bartender: Any male or female over the age of twenty-one (21) employed in the mixing, pouring, or drawing of alcoholic liquor.

Beer: A beverage obtained by the alcoholic fermentation of and infusion or concoction of barley, or other grain, malt and hops in water, and includes among other things, beer, ale, stout, lager beer, porter and the like.

Caterer Retailer: A person, corporation or business entity who serves or sells alcohol at a "catering location" as defined herein, as an incidental part of its food preparation and service business. Prepared meals and the sale or service of alcoholic liquor must be for a price agreed upon under contract and may include a cash bar.

Catering Location: A location that may or may not be open to the general public where, pursuant to an agreement with an event sponsor or host, the catering retailer licensee is providing prepared food and/or liquor at either a private or public function. The caterer retailer licensee is limited to serving or selling alcohol only for consumption at the catering location.

Convenience Store: A retail establishment which offers for sale, a variety of food and nonfood items including pop, cigarettes, snacks and toiletries, etc., in a limited physical space.

Deliver or Delivery: The actual constructive or attempted transfer of possession of alcoholic liquor.

Discount Store: A retail establishment which concentrates in mass merchandising for the purpose of offering goods for sale at reduced prices.

Distributor: Any person, corporation or business entity, who is engaged in the city in purchasing, storing, possessing, or warehousing any alcoholic liquors for resale.

Drugstore: A retail establishment which offers the service of a licensed pharmacist to fill prescriptions of licensed physicians, surgeons and dentists, as well as the sale of over the counter medication and everyday home and office supplies such as toiletries, cosmetics and stationery.

Golf Course: A green available to the general public which is run by the Rock Island Park board and contains at least nine (9) holes. This terrain shall be devoted to the game of golf only. Miniature golf shall not be included in this description.

Grocery Store: A retail establishment which offers for sale all types of foodstuffs both perishable and nonperishable for consumption off the premises. To a smaller extent, toiletries, magazines, cigarettes and other pharmaceutical supplies are offered for sale. In some instances, a bakery, delicatessen and meat section within the establishment may also be included in this definition.

Hotel/Motel: A single- or multi-story building where overnight accommodations are available for at least twenty-five (25) travelers and guests for an adequate fee.

Illinois Liquor Control Act: An act passed by the Illinois General Assembly entitled "An act relating to alcoholic liquors", approved January 31, 1934, as amended.

Illinois Liquor Control Commission or State Commission: The commission created by the Illinois Liquor Control Act, 235 ILCS 5/3-1.

Licensee: All persons: (1) who are issued a license or permit for the sale of distribution of alcoholic liquor pursuant to this Chapter; or (2) who are owners or are in control of any place where the sale or distribution of alcoholic liquor is carried on, whether they be individuals, partners, corporations, joint stock companies, fiduciaries or officers, directors, stockholders of corporations, or otherwise.

Liquor Store: A licensed establishment which engages in the retail sale of packaged alcoholic liquor for use off the premises.

Live Entertainment: The availability of music, singing, dancing or acting whether it be live performance, recorded music or instrumental.

Manager: A person employed by a licensee for the purpose of overseeing the operation of a licensed business and exercising discretionary authority on behalf of the licensee during the hours that the manager is on duty.

Minor: Any person under the age of twenty-one (21).

Motor Fuel Station: A retail establishment which offers the sale and pumping of gasoline as well as vehicle maintenance items and repairs as its primary business.

Officer: Any director, stockholder, owner/manager or person who has a financial interest of any nature in a private club or directs any policy of a private club.

Original Package: Any bottle, flask, jug, can, cask, barrel, keg, hogshead, or other receptacle or container whatsoever, used, corked or capped, sealed and labeled by the manufacturer of alcoholic liquor, to contain and to convey any alcoholic liquor.

Package Liquor: Alcoholic liquor in its original package for consumption off the premise where it is sold.

Premises: The location at which alcoholic liquor is licensed for retail sale. Except as otherwise provided hereunder, parking lot areas shall not be considered part of the licensed premises.

Private Club: A corporation organized under the laws of the state, not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquors as defined by § 1-3.24 of the Liquor Control Act of 1934 (ILCS Ch. 235, Art 5, § 1-3.24) that complies with the General Not for Profit Corporation Act of 1986 (ILCS Ch. 805, Act 105, § 101.01).

Private Function: A prearranged private party, function, or event, lasting no longer than three (3) days and is for a specific social or business occasion, either by invitation or reservation, and not open to the general public, where guests and attendants are served in a room, rooms or area designated and used exclusively for the private party, function or event.

Restaurant: Any public place, licensed under Class F or G of this Chapter, where meals are prepared and served by workers specifically hired for such duties; where overnight accommodations are not available; and the sale of alcoholic liquor is only incidental to the serving of meals.

Retail Sales: The sale for use or consumption and not for resale.

Sale: Any transfer, exchange or barter in any manner, including the sales made by any person whether principal, proprietor, agent, servant or employee.

Spirits: Any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

Tavern: Every building or structure, licensed under Class D or E of this Chapter, which is kept, used, maintained, advertised or held out to the public, other than a club, hotel, motel, or restaurant, where alcoholic liquor is sold and consumed on the licensed premises as the primary monetary function of the business.

Video Gaming Establishment: Any public place kept, used, maintained, advertised and held out to the public as a "licensed establishment" per the Illinois Video Gaming Act, 235 ILCS 40/1 et. seq., where alcoholic liquor is sold for consumption on the premises and whose principal purpose is the operation of video gaming terminals as defined under the Act and Chapter 5 of this Code. The sale of alcoholic liquor and/or food at a video gaming establishment shall be incidental to the operation of video gaming terminals.

Wine: Any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits.

Sec. 3-2. Purpose.

This Chapter shall be liberally construed, to the end that the health, safety, and welfare of the people shall be protected and the consumption and sale of alcoholic liquors shall be fostered and promoted by sound and careful control and regulation of the sale and distribution of alcoholic liquor.

Sec. 3-3: Liquor Control

(a) The Mayor shall be the Local Liquor Control Commissioner for that area which lies inside the corporate limits of the city and shall be charged with the administration of the laws of the state and the city as they relate to licensing within the city and with the provisions of this chapter.

(b) The Mayor Pro Tem shall act as Deputy Local Liquor Control Commissioner during a temporary absence or disability of the Mayor, or when the Mayor may not be available to conduct a hearing, or as otherwise directed by the Mayor, and shall possess the powers of a Local Liquor Control Commissioner as provided for in the Illinois Liquor Control Act.

~~(b)~~ (c) The Local Liquor Control Commissioner shall possess all the powers and duties as provided for in the Illinois Liquor Control Act, including but not limited to the following:

- (1) To grant or deny all licenses, permits or certificates applied for or issued under this chapter to persons for premises within their jurisdiction;
- (2) To enter into and to authorize any investigator, inspector, or police officer to enter onto any licensed premises to determine whether any of the provisions of the Illinois Liquor Control Act, or of this chapter, or of any rules and regulations adopted by the Commissioner, or by the state commission has been violation.
- (3) To investigate by all means, in accordance with law, violations of this Code or of the Illinois Liquor Control Act.
- (4) To exercise all the powers, functions, and duties which now or may hereafter may be granted to him by the Illinois Liquor Control Act, or by this chapter.
- (5) To suspend or revoke any license, permit or certificate issued under this chapter or assess a fine for each violation of law or ordinance.

Sec. 3-4. Persons Ineligible to be Licensed.

(a) No license shall be issued under the provisions of this chapter to:

- (1) A person who does not live within 35 miles from the City of Rock Island, City Hall located at 1528 3rd Avenue, Rock Island, IL.

- (2) A person who has been convicted of a felony unless they are granted a license pursuant to paragraph (c) of Sec. 3-7 of this chapter.
- (3) A person who has been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor, or has forfeited his bond to appear in court to answer charges for any such violation.
- (4) A person who has been convicted of a violation of any federal or state law concerning gambling.
- (5) A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued.
- (6) A person whose license, issued under this chapter or under the Illinois Liquor Control Act, has been revoked for cause, or whose license is actively suspended.
- (7) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license upon a first application.
- (8) A person whose place of business is supervised by a manager, unless said manager possesses the same qualifications required by the licensee and resides within 35 miles from the City of Rock Island, City Hall, located at 1528 3rd Avenue, Rock Island, IL.
- (9) A person who is not a beneficial owner of the business to be operated by the licensee.
- (10) A co-partnership, unless all the persons forming a part of such co-partnership shall be qualified to obtain a license, except that only one partner shall be required to reside within 35 miles from the City of Rock Island, City Hall located at 1528 3rd Avenue, Rock Island, IL.
- (11) A corporation, unless it is incorporated in Illinois, or unless it is a foreign corporation qualified under Illinois law to do business in the state, and the establishment is managed by an individual who resides within thirty-five (35) miles from 1528 3rd Avenue, Rock Island, IL.
- (12) A corporation, if any officer, manager or director thereof, or any stockholder owning in the aggregate more than five percent (5%) of the stock of such corporation, would not be eligible to receive a license hereunder for any reason other than citizenship and/or the requirement to reside within 35 miles from the City of Rock Island, City Hall located at 1528 3rd Avenue, Rock Island, IL.
- (13) Any law enforcing public official, including the Commissioner, Mayor, members of the city council, or any president or member of a county board; and no such official shall be interested directly in the manufacture, sale or distribution of alcoholic liquor, except that license may be granted to such official in relation to premises which are not located within the territory

subject to the jurisdiction of that official if the issuance of such license is approved by the state liquor control commission.

- (14) Any person or entity who is ineligible for a State Liquor License pursuant to 235 ILCS 5/6-2.

Sec. 3-5: Locations Ineligible for License:

(a) *Generally*: No license shall be issued for the sale at retail of any alcoholic liquor within one hundred feet (100') from the property boundaries of any church, school, other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children or any military or naval station; provided that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops or other places where the sale of alcoholic liquor is not the principal business carried on, nor to the renewal of a license for the sale at retail of alcoholic liquor on premises within one hundred feet (100') from the property boundaries of any church or school where such church or school has been established within such one hundred feet (100') since the issuance of the original license. The Local Liquor Control Commissioner has the authority to waive this restriction, only for good cause shown, and approval by the Planning and Zoning Division within the City of Rock Island.

Nothing in this section shall prohibit the issuance of a license to a church or private school to sell at retail alcoholic liquor if any such sales are limited to periods when groups are assembled on the premises solely for the promotion of some common object other than the sale or consumption of alcoholic liquors.

(b) *Adjacent Business*: No liquor licenses shall be granted to any applicant, or any premises not presently being used for the sale of alcoholic liquors within the corporate limits of the city where the same is located in any zone in the city which is at the time of the application either wholly or partly devoted to business uses, unless the following first occurs:

- (1) A notice letter will be mailed to all adjacent property owners within three hundred feet (300') from the property boundaries of the proposed location, and said letter shall be signed and mailed by the city clerk who will also be the designated person to receive any written responses relating to an objection to the proposed site. The letter shall contain the address of the location, identity of the applicant, the type of liquor license requested, and the opportunity to file any objections to the approval of the application within two weeks upon receipt of the letter.
- (2) The applicant shall pay an additional fee of \$25.00 for cost of mailing all letters and for staff time.
- (3) The applicant shall file an affidavit stating that they have posted the notice provided by the City Clerk on the proposed licensed premises.

- (4) The notice letters described above shall be deposited in the U.S. mail at least three (3) weeks prior to the granting of a liquor license, and a copy of said letter shall be furnished to the applicant.
- (5) In the event any location shall become and remain vacant for a period of twelve (12) or more months consecutively, no new license shall be issued to those premises without first following the notice requirement in accordance with provisions of this section.
- (6) If the Liquor Commissioner receives any objections to the granting of the license, the Commissioner may, within their discretion, conduct further investigation, or set the matter for hearing following the provisions of Sec. 3-12 of this Chapter.

(c) *Stores:*

- (1) A grocery store, drugstore, convenience store or other store where goods are sold at retail and where the primary business of such store consists of sales of goods other than alcoholic liquor (is ineligible for a license); provided, such stores shall not be an ineligible location if the alcoholic liquor is separated from such other goods by way of turnstiles, fencing, chains, walls, display racks, or other means suitable to the Local Liquor Control Commissioner. It is the intent of this subsection to prohibit the licensing of stores in which the sale of alcoholic liquor is not the primary business unless there are adequate controls to monitor those who enter and make purchases of alcoholic beverages. For the purposes of this subsection, the primary business in sales of goods other than alcoholic liquor shall be determined by more than fifty percent (50%) of the gross revenue of all goods sold being derived from the sale of goods other than alcoholic liquor, but shall not apply to restaurants and hotels.
- (2) *Plan Required:* All initial applications for licensing of stores or upgrading of license classification for stores shall be accompanied by a plan detailing the area, including cooler locations, where alcoholic liquor is to be located and the means for separation. Such plan shall be reviewed and approved by the local liquor commissioner or their designee prior to issuance of a license.

(d) *Motor Fuel Station:* A motor fuel station located within the city shall be an ineligible location for licensing hereunder, except that such locations may obtain a Class C license which shall allow the sale of beer and wine in sealed packages only, but not for consumption on the licensed premises.

(e) *Private Clubs:* A "private club" as defined in section 3-1 of this chapter unless having first obtained a valid Class K liquor license. Private clubs licensed hereunder shall be subject to all of the provisions of this chapter the same as any licensee.

Sec. 3-6 Licensing Procedure:

(a) No liquor license shall be issued under the provisions of this chapter unless the applicant has completed the following application process:

- (1) *Application Form*: All applicants shall complete an application form which shall include, but not be limited to, the following information:
- a. The applicant's name, address, telephone number, date and place of birth, social security number, driver's license number, employment history and criminal arrest record. In the case of a co-partnership or corporation, the aforementioned information shall be provided on all officers of the corporation, partners, and managers.
 1. Any party required to register pursuant to either the Illinois Liquor Control Act or this Chapter, shall submit their fingerprints to the Rock Island Police Department and submit the required, nonrefundable processing fee for the purpose of conducting a criminal history check.
 - b. The name, address, and telephone number of the location which is to be licensed.
 - c. The type of license and any options requested.
 - d. If the applicant is a corporation, the date and place of incorporation.
 - e. The length of time the business or corporation has been engaged in the sale of alcoholic liquor.
 - f. The name and address of the landlord if the proposed location is not owned by the applicant, and a copy of any lease for the proposed licensed premises.
 - g. A statement that the proposed location is not located within one hundred feet (100') of any church, school, hospital, home for the aged or indigent persons, or for veterans, their wives or children, or any military or naval base.
- (2) *Application Fee*: All applications for initial licensing shall be accompanied by a one thousand dollar (\$1,000.00) nonrefundable application fee.
- (3) *Affidavit, signed*: All applicants shall sign an affidavit stating that the statements made in the application form are true and that any untruths or omissions shall be grounds for revocation of a license. The affidavit shall further state that the applicant agrees to observe all laws of the United States, the state and the city in the conduct of their business.
- (4) *Proof of Dram Shop Insurance*: All applicants shall show evidence of dram shop liability insurance or other proof of financial responsibility satisfactory to the Local Liquor Control Commissioner prior to issuance/renewal of any license.

(5) *Private Clubs; Supplemental Information:* All applicants for licensing under the provisions of this chapter herein defined as a "private club"; shall also submit the following application materials:

- a. A list of all club officers and their addresses for the preceding three (3) years. Whenever such officers shall change, a revised list shall be forwarded to the Local Liquor Control Commissioner within ten (10) days.
- b. A copy of the articles of incorporation and bylaws if the applicant is a corporation, or articles of association, or bylaws, if the applicant is an association.

Sec. 3-7 Application Review:

(a) *Right of Entry and Inspection:* The right of entry and inspection of any licensed premises by any officer or agent of any department of the city shall be a condition upon which every license hereunder shall be issued and the acceptance of any license issued hereunder.

(b) *Review and Investigation:* All applications for licensing hereunder shall be reviewed and investigated by the Local Liquor Control Commissioner and/or its designee.

(1) If upon investigation the Local Liquor Control Commissioner is satisfied that the information contained therein is true and that the applicant has complied with all the requirements of the state and the city, and the Commissioner determines the issuance of the license is in the public's best interests and will not adversely affect or have a substantial impact upon the public health, safety or welfare, then the Commissioner shall approve the application.

(c) *Criminal Convictions:* The Commissioner, upon a finding that an applicant for a license was convicted of a felony or a violation of any federal or State law concerning the manufacture, possession or sale of alcoholic liquor, shall consider any evidence of rehabilitation and mitigating factors contained in the applicant's record including any of the following factors and evidence, to determine if the conviction will impair the ability of the applicant to engage in the position for which the license is sought:

- (1) The lack of direct relation of the offense for which the applicant was convicted too the duties, functions and responsibilities of the position for which the license is sought;
- (2) Whether eight (8) years since a felony conviction or five (5) years since release from confinement for the conviction, whichever is later, have passed without a subsequent conviction;
- (3) If the applicant was previously licensed or employed in this State or other states or jurisdictions, then the lack of prior misconduct arising from or related to the licensed position or position of employment;
- (4) The age of the person at the time of the criminal offense;

- (5) Successful completion of sentence;
- (6) Evidence of the applicant's present fitness and professional character;
- (7) Evidence of rehabilitation or rehabilitative effort during or after incarceration, or during or after a term of supervision, including, but not limited to, a certificate of good conduct under Section 5-5.5-25 (730 ILCS 5/5-5.5-25) of the Unified Code of Corrections or a certificate of relief from disabilities under Section 5-5.5-10 (730 ILCS 5/5-5.5-10) of the Unified Code of Corrections; and
- (8) Any other mitigating factors that contribute to the person's potential and current ability to perform the duties and responsibilities of the position for which a license or employment is sought.

(d) *Denial of License:*

(1) The Local Liquor Control Commissioner is vested with the power to refuse the issuance of a license if, after investigation it is determined upon a finding of good cause that the issuance of the license would not be in the public's best interest.

(2) If the Commissioner refuses to issue a license to an applicant, then the Commissioner shall notify the applicant of the denial in writing with the following included in the notice of denial.

- a. A statement about the decision to refuse to issue a license;
- b. A list of any convictions that the Commissioner determined will impair the applicant's ability to engage in the position for which a license is sought;
- c. Any factor the Commissioner considered in determining that the issuance of the license was not in the public's best interest; and
- d. A summary of the appeal process or the earliest the applicant may reapply for a license, whichever is applicable.

(3) *Administrative Hearing:* Upon any denial of issuance or renewal, the licensee/applicant may request an administrative hearing before the ~~Local Liquor Control Commissioner~~ **City Council** to review such decision. Such hearing is a prerequisite to review by the State Liquor Commission. The hearing procedures in Sec. 3-12 of this chapter shall be followed.

(e) *Disclaimer.* It is the responsibility of the applicant and/or licensee to get both Local and State approval prior to operation.

Sec. 3-8. Licenses Generally:

(a) Generally: No person shall sell, barter, transport, deliver, solicit or receive orders for, keep or expose for sale, keep with intent to sell, or furnish any alcoholic liquor for sale at retail within the corporate limits of the city without first having obtained a valid liquor license from the same.

(b) *Shifting Devices*: The giving away of any alcoholic liquor or any other shift or device to evade the provisions of this chapter, shall be unlawful and shall be punishable as unlawful selling. The dispensing of wine by any church or religious organization for sacramental purposes shall, however, not be subject to the licensing provisions of this chapter.

(c) *Frequenting Unlicensed Premises*: It shall be unlawful for any person to frequent premises where alcoholic liquor is sold or offered for sale unless there is conspicuously displayed on the premises a liquor license issued by the city. Any person found to be frequenting unlicensed premises shall be subject to a fine of not less than seventy-five dollars (\$75.00) nor more than five hundred dollars (\$500.00).

(d) *Change of Location*: Any license issued hereunder shall embrace only one place of business and shall permit the sale of alcoholic liquor only in the premises described in the application and license. The location may be changed only upon written permission to make the change issued by the Local Liquor Control Commissioner.

(e) *Transfer of License*:

- (1) Except as provided in subparagraph (2), a license shall be purely a personal privilege, valid for not to exceed one calendar year, unless sooner revoked as provided in this chapter. It shall not constitute property, nor shall it be subject to attachment, garnishment or execution; nor shall it be alienable or transferable, voluntarily or involuntarily, or subject to being encumbered or hypothecated. Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee.
- (2) A person holding a license under this subchapter who desires to sell his or her place of business, together with the license, may do so provided:
 - a. The license must be surrendered to the city;
 - b. The name of the prospective purchaser must be furnished the Local Liquor Control Commissioner;
 - c. The prospective purchaser must demonstrate to the Local Liquor Control Commissioner that he or she meets all the requirements for a license under this subchapter
 - d. Upon the foregoing being fully complied with, a new license shall be issued to the purchaser for the unexpired term of the surrendered license; and
 - e. No refund shall be paid to the person surrendering the license. If the purchaser is refused the license, the license shall be returned to the original licensee.

(f) *Changes in Managers or Agents*: Changes in Managers or Agents: If during any licensing period the previously designated manager or agent is replaced, the licensee shall notify the Local Liquor Control Commissioner no later than ten (10) days following the appointment of a new manager or agent; and the manager or agent shall provide to

the Local Liquor Commissioner the information required under subsection (1) a of Sec. 3-6 of this Chapter for the purpose of investigating their eligibility to hold such position.

(g) *Licensing Period*: The local liquor commissioner shall have the right to grant retail liquor licenses for the selling at retail of alcoholic liquor for the period beginning on May 1 of any year and ending on April 30 of the next or succeeding year.

(h) *Semiannual Renewal Option*: Liquor licenses issued hereunder on a semiannual basis shall be subject to a fifty-dollar (\$50.00) handling fee to be paid with the regular license fee for the second six (6) month period of any licensing year.

(1) *Semiannual Renewal Option*: Liquor licenses issued hereunder on a semiannual basis shall be subject to a fifty-dollar (\$50.00) handling fee to be paid with the regular license fee for the second six (6) month period of any licensing year.

(i) *Renewal of Licenses*: All liquor licenses issued hereunder must be renewed annually. Applications for renewal must be received by the liquor commissioner at least thirty (30) days prior to the expiration date of the license. All requests for renewal shall be accompanied by an affidavit stating that the activities of the establishment have not deviated from the original application and classification of the license. Failure to meet the deadline for renewal may necessitate the filing of a new application by the licensee.

(1) *Investigation*: The Local Liquor Control Commissioner shall review the renewal application for any updates that require further investigation and shall issue the renewal unless the renewal application or further investigation identifies information prohibiting the issuance of a license pursuant to the municipal code or other reasons provided in this Chapter. Upon denial of any renewal, the Commissioner shall provide a written notice to the applicant stating the reasons for denial and opportunity for an administrative hearing to present evidence and have the decision reviewed.

(2) *Fees*: No license shall be renewed unless the licensee has paid the annual fee for the applicable classification of their license pursuant to this chapter, and any taxes, fees, assessments or penalties owed to the city or state in connection with the operation of any business conducted on the licensed premise by the licensee. No renewal shall be granted until the licensee has paid any outstanding food and beverage taxes owed to the City, water bills, judgments, fines, or any other amount outstanding and due to the City.

(j) *Payment of License Fees*: All license fees established hereunder shall be paid to the city collector prior to issuance of any license or the renewal of any license. License fees established hereunder shall be reduced in proportion to the number of full calendar months which have expired in the licensing period set forth in subsection (g) or (h) of this section; however, no license shall be issued for any term less than the balance of the unexpired license period.

Sec. 3-9 Hours of Operation:

(a) Hours of Operation: All licenses issued hereunder shall allow the licensee to be open Monday through Saturday from five o'clock (5:00) A.M. to one o'clock (1:00) A.M. and Sunday from seven o'clock (7:00) A.M. to one o'clock (1:00) A.M. Class F and G licenses may reopen one hour after closing, but the service of alcoholic beverages may only occur during the hours herein identified. The hours established herein shall be Central Standard Time, except when daylight saving time is in effect and then those hours shall be Central Daylight-Saving Time.

(b) Within the ~~B-2~~ (downtown business), no license holder shall offer for sale package liquor, or any alcohol for consumption off premises, before 5:00 p.m. This shall apply to all days of the week. Breweries and Restaurants within the B-2 zoning district, however, shall be exempt from this restriction.

Sec. 3.10. Types of Licenses and Fees:

Effective the 2024 licensing year, the following class of licenses shall be in full force and effect. A license previously issued, and subject to renewal, may be reclassified into the appropriate class by the applicant or the Local Liquor Control Commissioner. The Commissioner shall have the right to investigate, and determine the appropriate Class for each license holder.

(a) *Class A, Packaged Sales Only – Primary Business*: License shall be issued when the sale of alcoholic liquors is the primary business of the licensee. "Primary business" shall mean that (i) twenty five percent (25%) or more of the square footage of the store available for sales is dedicated to the displays or promotion of alcoholic liquors, or (ii) if fifty percent (50%) or more of its total gross revenue in any month is derived from the sale of alcohol. A license shall permit the retail sale of alcoholic liquor on the premises where sold, except that reasonable tasting/sampling of alcoholic liquor by patrons may be allowed on the licensed premises of establishments.

(1) The annual fee for a Class A licenses shall be one thousand five hundred dollars (\$1,500.00)

(2) Minors are not allowed in a Class A licensed premises.

(b) *Class B, packaged sales only - secondary business*: license shall be issued when (i) less than twenty five percent (25%) of the square footage of the store available for sales is dedicated to the displays or promotion of alcoholic liquors and (ii) less than fifty percent (50%) of the gross revenue in any month from the operation of the licensed premises is derived from the sale of alcohol. A license shall permit the retail sale of alcoholic liquor on the premises where sold, except that reasonable tasting/sampling of alcoholic liquor by patrons may be allowed on the licensed premises of establishments over ten thousand (10,000) square feet in size.

(1) The annual fee for a Class B licenses shall be one thousand five hundred dollars (\$1,500.00)

(c) *Class C, packaged sales only - beer and wine*: license shall be issued when less than twenty five percent (25%) of the square footage of the store available for sales is dedicated to the displays or promotion of alcoholic liquors, (ii) less than fifty percent (50%) of the gross revenue in any month from the operation of the licensed premises is derived from the sale of alcohol, and (iii) and the licensee sells only beer or wine. A license shall permit the retail sale of alcoholic liquor on the premises where sold, except that reasonable tasting/sampling of alcoholic liquor by patrons may be allowed on the licensed premises of establishments over ten thousand (10,000) square feet in size.

(1) The annual fee for a class C license shall be one thousand dollars (\$1,000.00).

(d) *Class D, tavern with packaged sales*: license shall permit the retail sale of alcoholic liquor in sealed packages for consumption off premises, as well as for consumption on the licensed premises.

(1) The annual fee for a class D license shall be one thousand five hundred dollars (\$1,500.00).

(2) Minors are not allowed in a class D licensed premises.

(e) *Class E, tavern*: License shall permit the retail sale of alcoholic liquor for consumption on the licensed premises.

(1) The annual fee for a class E license shall be one thousand five hundred dollars (\$1,500.00).

(2) A Class E Licensee may sell cocktails, mixed drinks, or single servings of wine placed in a retailer's sealed container or a manufacturer's original container for off-premises consumption, subject to 235 ILCS 5/6-28.8.

(3) Minors are not allowed in a class E licensed premises.

(f) *Class F, restaurant*: license shall permit the retail sale of alcoholic liquor for consumption on the premises where sold.

(1) Service of alcoholic liquor shall be only during the time that food is prepared on the premises and is available to be served, a full menu is in effect, and a cook or chef, whose primary duties shall not include bartending or the service of alcoholic liquor, is in attendance.

(2) A Class F licensee may sell cocktails, mixed drinks, or single servings of wine placed in a retailer's sealed container or a manufacturer's original container, for off-premises consumption, subject to 235 ILCS 5/6-28.8

(3) Minors may be allowed on premises licensed as a class F license pursuant to this section for the purposes other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.

(4) The annual fee for a Class F license shall be one thousand one hundred dollars (\$1,100.00).

(g) *Class G, restaurant – wine and beer only*: Licensee meets all the requirements of a Class F license except that the restaurant serves only wine and beer.

- (1) Service of wine and beer shall be only during the time that food is prepared on the premises and is available to be served, a menu is in effect, and a cook or chef, whose primary duties shall not include bartending or the service of alcoholic liquor, is in attendance.
- (2) Minors may be allowed on premises licensed as a class G license pursuant to this section for the purposes other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.
- (3) The annual fee for a Class G license shall be seven hundred dollars (\$700.00).

(h) *Class H, Consumption on Premises - incidental purpose*: License shall permit the retail sale of alcoholic liquor for consumption only on the premises where sold, and not for resale in any form. The primary business of the establishment shall not be for the sale of alcohol. This includes but is not limited to, live theaters, performing arts centers, movie theaters, bowling centers, recreational centers, and any private or public state-chartered college or university.

- (1) Minors may be allowed on premises licensed as a class H license pursuant to this section for the purposes other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.
- (2) The annual fee for a class H license shall be one thousand one hundred dollars (\$1,100.00).

(i) *Class I, Hotel/Motel*: license shall permit the retail sale of alcoholic liquor for consumption on the premises whether for private events or public consumption in a tavern, lounge area, or banquet room only, and not for resale in any form to other portions of a premises which meet the definition of a hotel as defined in Sec. 3-1 of this chapter.

- (1) Minors may be allowed on premises licensed as a class I license pursuant to this section for the purposes other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.
- (2) The annual fee for a Class I license shall be one thousand one hundred dollars (\$1,100.00).

(j) *Class J Banquet Facilities*: license shall permit the retail sale of alcoholic liquor for consumption only on the premises where sold and not for resale in any form to premises which meet the definition of a hotel as defined in section 3-1 of this Chapter.

- (1) Sales for consumption on the premises used exclusively for private functions: Hors d'oeuvres, meals or other foods from the licensee or a licensed food establishment must be served at every private function when alcohol is being served.

- (2) Minors may be allowed on premises licensed as a Class J license pursuant to this section for the purpose other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.
- (3) The annual fee for a Class J license shall be one thousand one hundred dollars (\$1,100.00).

(k) *Class K, private clubs/fraternal organizations:* license shall permit the retail sale of alcoholic liquor for consumption on the licensed premises, as well as other retail sales of packaged alcoholic liquor for consumption off the licensed premises for an organization that meets the definition of private club as defined in Sec. 3-1 of this chapter.

- (1) Packaged alcoholic liquor sold for off premises consumption shall not comprise greater than fifty percent (50%) of the total annual sales of all alcoholic liquor for said licensee.
- (2) Minors may be allowed on premises licensed as a class K license pursuant to this section for the purposes other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.
- (3) The annual fee for a Class K license shall be one thousand one hundred dollars (\$1,100.00).

(l) *Class L, city owned facilities:* license shall permit the retail sale of beer, wine and distilled spirits at city owned facilities and also permits the sale of beer and wine at identified facilities operated or maintained by the City.

- (1) May include the use of fifty milliliter (50 ml) bottles (typically referred to as airline bottles) to pour and serve mixed drinks at city owned golf courses.
- (2) This license shall not allow the retail sale of beer, wine or distilled spirits for consumption off the licensed premises of city owned property, to include golf courses and any other designated park facilities.
- (3) This license shall only be in effect during regular business hours or during authorized events.
- (4) The sale of alcoholic beverages at the Sunset Marina shall be controlled by the provisions of this chapter, except that the Local Liquor Control Commissioner shall have the discretion to prorate the license fee for those premises for the period of time during the license year that the premises are open for business.
- (5) Minors may be allowed on premises licensed as a Class L license pursuant to this section for purposes other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.
- (6) The annual fee for a class L license shall be two hundred and seventy-five dollars (\$275.00).

(m) *Class M, Caterer's license:* License shall permit restaurants or caterer retailers, as defined in Sec. 3-1 of this Chapter, whether located inside or outside of the City of Rock

Island, to cater food and/or alcoholic beverages at catering locations within the City of Rock Island.

- (1) Caterers and Restaurants serving food shall have a valid City of Rock Island food license.
 - (2) The hours that alcohol may be served or sold, unless a variance is granted by the liquor commissioner, is Sunday from seven o'clock (7:00) A.M. to one o'clock (1:00) A.M. the next day and Monday through Saturday from six o'clock (6:00) A.M. to one o'clock (1:00) A.M. the next day.
 - (3) At least thirty (30) days prior to the private function's scheduled date, the licensee must advise in writing the liquor commissioner of the date, times and location of the event.
 - (4) Prior to the issuance of this license the licensee must provide verification to the liquor commissioner that its dram shop insurance covers catering events and locations.
 - (5) Minors may be allowed on premises licensed as a class L license pursuant to this section for the purposes other than the purchase or consumption of alcoholic liquors; however, no minor may be allowed to sit at a bar.
 - (6) The annual fee for a Class M license shall be three hundred and fifty dollars (\$350.00) for caterers and restaurants located within the City of Rock Island, and seven hundred and fifty dollars (\$750.00) for caterers and restaurants located outside the City of Rock Island.
 - (7) The requirement that the licensee shall live within 35 miles of 1528 3rd Avenue, Rock Island, IL, in Sec. 3-4 of this Chapter shall not apply to those seeking a Caterer's license for an establishment outside of the City of Rock Island.
- (n) *Class N, bring your own beverage (BYOB)*: which shall authorize the consumption of beer and wine only that is brought onto the licensed premises of a business, restaurant, or craft brewery.
- (1) Class N licenses shall be issued subject to the applicant's compliance with all the following conditions:
 - a. Patrons may bring onto the premises no more than seventy-two (72) ounces of unopened beer and/or no more than seven hundred and fifty (750) milliliters of unopened wine per two patrons over the age of twenty-one (21).
 - b. This license shall permit beer or wine to be consumed only in conjunction with the purchase and consumption of a meal served in a manner that complies with City codes and regulations, or when a patron is receiving services such as at cosmetic facilities, spas, art studios, or other live entertainment establishments.

- c. All employees performing corkage, pouring, or serving duties must receive all training required of a licensee.
 - d. The licensee may charge a corkage fee.
 - e. The licensee shall not permit any customer to leave the premises with any open beer container or any open wine container other than wine secured in compliance with the requirements of section 6-33 of the State Liquor Control Act (235 ILCS 5/6-33).
 - f. The annual fee for such license shall be two hundred and fifty dollars (\$250.00).
- (2) No liquor license shall be issued to any fast food or convenience-type store, establishment or facility.
- (3) Video gaming is prohibited in businesses that possesses a Class 'N' license.
- (4) Class N licensees shall not retain any alcoholic beverage on the premises after the patron who brought it has departed.
- (o) – (r) *Reserved.*
- (S) *Special Event Liquor License:* Authorizes the sale of alcohol at an approved designated site for special events, including festivals, markets, food truck events, and other approved events.
- (1) The following special event liquor licenses are available for the purpose of special events on city owned properties:
- a. *Parks and Recreation Department Operated Property or Facility:* Upon the approval, first by the Parks and Recreation Director or their designee, and then by the Local Liquor Control Commissioner, a “special event liquor license” may be granted to an approved Rock Island license holder to sell alcohol for special events at any property or facility operated by the parks and recreation department.
 - b. *City Properties Not Under the Jurisdiction of The Parks and Recreation Department:* Upon the approval of the Local Liquor Control Commissioner, a “special event liquor license” may be granted to an approved Rock Island license holder to sell alcoholic liquor at any designated city owned location.
 - c. Upon the approval by the Local Liquor Control Commissioner, a license holder may be granted a “special event liquor license” to transfer a portion of its alcoholic inventory from its licensed premises to a designated site within the city for a special event.
- (2) A special event liquor license may be issued for the purpose of special events not on City owned properties. The property owner is responsible for providing proof of dram shop insurance for the site.

- (3) The special event liquor license holder may invite other retailers or caterers to serve alcohol at the special event, without the invitees applying for a separate caterer's license.
- (4) A special event liquor license cannot exceed three (3) days in duration and days must be consecutive.
- (5) The area designated where the alcohol sales are to take place must be located within a demarcated area, with all appropriate safeguards to control the sales, age requirements, and safety indicated.
- (6) For events that are to be for one day or less in duration, the fee shall be fifty dollars (\$50.00) per event/location
- (7) For events that are to be for two (2) or three (3) consecutive days, the fee shall be one hundred dollars (\$100.00) per event/location.
- (8) A Class L license holder may apply for a special event license for a single themed event, which would be characterized by an event with the same theme and at the same location, but may run nonconsecutive days for up to fifteen (15) days in duration, or additional days upon the Commissioner's approval.
- (9) The fee for a single themed event shall be one hundred dollars (\$100.00) per event. After receiving prior approval by the appropriate policy making board and/or property owners, all special use permit liquor license applications must be received by the Local Liquor Control Commissioner's office no later than twenty-one (21) days in advance of the first day of the scheduled event.
- (10) Said applications shall include, but are not limited to, the following information:
 - a. Name and contact information of applicant/liquor license holder for the event;
 - b. A description of the event;
 - c. The date(s) and time(s) that the event will be held;
 - d. The address and location of the event;
 - e. The proposed area(s) inside of the designated location where the alcohol sales are to occur;
 - f. The name/type of event being proposed;
 - g. Submission of proof of dram shop insurance to the maximum limit that has been secured for this event, naming, where applicable, the city of Rock Island, Illinois, as an additional insured;
 - h. Proof of approval by the policy board or property owner that operates the property or facility.

(t) *Class T, Temporary License*: Upon approval by the Local Liquor Control Commissioner, A Class T or temporary license to sell alcoholic liquor at retail may be granted to organized clubs, societies, associations, fraternal organizations, duly constituted churches or other not for profit organizations. A temporary license may be issued pursuant to this subsection for one day, two (2) consecutive days, or three (3) consecutive days. The license shall specify on its face the duration.

- (1) No organization shall be issued more than one temporary license during any thirty (30) day period. This restriction may be waived by the Commissioner, and, if so waived, the fee for such additional temporary license shall be one hundred dollars (\$100.00) per day.
- (2) All applications for temporary licenses must be received by the Commissioner at least thirty (30) days prior to the dates being requested.
- (3) All applicants for temporary licenses shall show evidence of dram shop liability insurance or other proof of financial responsibility prior to issuance of such license.
- (4) The fee for a Class T license shall be twenty-five dollars (\$25.00) per day.

(u) If any premises, which initially applies for and is licensed, later wishes to reclassify the license to another class of license, it shall be considered by the Local Liquor Control Commissioner and may be treated as a new license application, and all application procedures contained in this chapter may apply.

Sec. 3-11. Supplemental License Options and Fees.

(a) License Options; Generally: Upon approval of the liquor commissioner, License holders may apply for supplemental license options. All supplemental license options shall be issued on the same qualifications, terms and conditions required for the original license.

(1) Extended Hours Option:

- a. Extended Hours Two O'clock A.M. Option: All Class D, E, F, G, and K liquor license holders may apply for an "extended hour two o'clock (2:00) A.M. license option". As of April 30, 2013, the license holders in classifications who currently have this option available will still be able to retain it, even though their classification may have changed. A holder of this license may be open all days except Sunday from five o'clock (5:00) A.M. to two o'clock (2:00) A.M. on the following day and on Sundays from seven o'clock (7:00) A.M. to two o'clock (2:00) A.M. on the following Monday. The annual fee for the "extended hours two o'clock (2:00) A.M. option" shall be five dollars (\$500.00).
- b. *Recording System/ID Scanners*:
 2. Effective the 2025 license year, all liquor license holders with an extended hours option shall be required to install and maintain a functioning recording system both inside and outside of the

licensed premises. Said videos shall be maintained in proper working order and be made available for viewing by all law enforcement personnel.

3. Effective the 2025 license year, all Class D and E liquor license holders with an extended hours option shall be required to implement and require the use of identification (ID) scanners prior to any entry at and after 10:00 PM. License holders that had a valid extended license for the year 2023 are exempt from this requirement. This exemption is non-transferrable to any future license holders on the premises.

4. Failure to maintain a functioning recording system and ID Scanner shall result in the liquor license being suspended until such recording system and ID Scanner are in working order.

(2) *License Options, Live Entertainment - Limited:* All class D, E, F, G, H, I, J, K, and L license holders may apply for a “Live Entertainment – Limited, License Option.” The option shall permit the licensed establishment to have live entertainment on Friday and Saturday nights of every week. The annual fee for the live entertainment - limited option shall be two hundred twenty dollars (\$220.00).

(3) *License Options, Live Entertainment - Continuous:* All Class D, E, F, G, and K license holders may apply for a “Live Entertainment – Continuous Option.” The option shall permit the licensed establishment to have live entertainment seven (7) days per week. The annual fee for the live entertainment - continuous option shall be four hundred forty dollars (\$440.00).

(4) *Amusement Features Permitted:* The entertainment authorized in subsections (a)(2) and (a)(3) of this section shall permit any amusement feature including music, vaudeville, comedy, singing, acting, dancing or contests, and disc jockey, whether by personal performance or instrumental device.

a. It shall be cause for revocation or suspension as herein provided if the licensee, his manager or agent, shall allow any live person to appear or have reasonable cause to believe that any live person shall appear in any licensed premises in a state of nudity to provide entertainment, to provide service, to act as hostess, manager or owner, or to serve as an employee in any capacity.

b. For the purposes of this subsection, the term “nudity” shall mean the showing of the human male or female genitalia, pubic area or buttocks, or the human female breast, including the nipple or any portion below the nipple with less than a full opaque covering.

(5) *License Options, Outdoor Events:* License Options; Outdoor Events: Upon approval of the local liquor commissioner and the city council, holders of class

D, E, F, G, H, I, J, K and L licenses shall be allowed to conduct outdoor events provided that the following conditions are met:

- a. The local liquor commissioner receives a written request at least fifteen (15) days prior to the planned event.
- b. The event is to be held on property owned by the licensee, and adequate measures are provided to secure the outdoor area where the event will take place so as to prevent access by minors.
- c. Outdoor musical entertainment, if provided, and sound amplifying equipment utilized shall be kept at a decibel level which does not unduly disturb the peace and quiet of the surrounding neighborhood.
- d. Outdoor musical entertainment, if provided, shall cease at ten o'clock (10:00) P.M. unless specifically extended upon approval of the event. Such extensions shall be granted based upon consideration of the character of the surrounding neighborhood and/or presentation of other information showing lack of objection from surrounding property owners.
- e. The fee for an Outdoor Events Option shall be \$50.00 for each day for which the Option is to be used.

(6) License Options, Caterer's Retail License Option:

- a. A person, corporation, or business entity who holds a valid City of Rock Island liquor license, and who would otherwise meet the qualifications for a class M Caterer's License, may apply for the Caterer's Retail License Option for no additional fee.
- b. All requirements of a Class M license shall be followed for these option holders.

(7) License Option, Outdoor Service: Upon application and approval by the Local Liquor Control Commissioner, a Licensee may serve alcoholic beverages outside of an enclosed building for no additional fee, so long as the following conditions are met:

- a. All activities occur on the licensed property, or on City owned property or right-of-way which immediately abuts the licensed premises if approved by City Council;
- b. No glass containers are used on City owned property or right-of way;
- c. The outdoor use on public property shall not exceed 12:00 a.m.;
- d. Any sound equipment or stereo system is kept at a reasonable volume and shall not be audible from adjoining properties; and
- e. At least one (1) employee must frequent the outside premises to monitor the activities of the patrons;

- f. The outdoor area (except for public property or right-of-way) is either on a patio connected to the building; or is fenced in by a combination of the building exterior wall(s) and a permanent fence of at least six feet (6') in height for taverns, and four feet (4') in height for all restaurants;
- g. No access to the outdoor portion of the licensed premises shall be permitted except through the permanent structure of the licensed premises; and
- h. Any outdoor use on public right-of-way or public property shall require proof of insurance on behalf of the City as authorized by the Commissioner;

Sec. 3-12. Limitations on Certain Licenses:

(a) The following Classes have limits as to how many licenses may be issued:

- (1) No more than one (1) Class A Licenses shall be issued.
- (2) No more than twenty (20) Class B Licenses shall be issued.
- (3) No more than three (3) Class C Licenses.
- (4) No more than one (1) Class D Licenses shall be issued.
- (5) No more than eighteen (18) Class E Licenses shall be issued.

(b) *Classes with Restrictions:* The restriction on the number of licenses shall not limit the right to the renewal of any existing license nor to the issuance of a license to the purchaser of an established licensed business as a going concern, but as licenses are revoked, expire without renewal, or for any other reason cease to exist, then the total number of liquor licenses in that class will be reduced until the cap on the class is met.

(c) *Exception to Limits:* ~~The Commissioner,~~ **City Council** may, ~~in his~~ **at their** discretion, grant the creation of an additional license in a Class with a restriction on size that has already been met, if, it is found that the creation of such license is necessary for the public convenience of the residents of Rock Island and it is in the best interest of the City of Rock Island. In deciding whether to issue a license under this exception, the ~~Mayor~~ **City Council** shall consider the following non-exhaustive list of factors:

- (1) The Class of liquor license applied for;
- (2) Whether most of the establishment's anticipated gross revenue will be from sale of alcohol or other resources;
- (3) The character and nature of the proposed establishment;
- (4) The general design, layout and contents of the proposed establishment;
- (5) The location of the proposed establishment and the probable impact of a liquor establishment at that location upon the surrounding neighborhood or the City as a whole;

- (6) The extent to which other businesses are licensed to sell alcoholic beverages at retail in the area under consideration;
- (7) The probable demand for the proposed liquor establishment in the City;
- (8) The financial responsibility of the applicant;
- (9) Whether the applicant, or (if the applicant is a partnership or corporation) any partner, officer or director of the applicant has ever held a liquor license and his or her performance as a licensee;
- (10) Whether the applicant intends to furnish live entertainment in the establishment, and if so, the nature of such entertainment; and
- (11) Whether the premises comply with all pertinent health and safety codes applicable within the City;

Sec. 3-13 Single Containers:

(a) It is unlawful for a holder of a Class A, B, C, D or E liquor license to offer for sale or to sell at retail any of the following in its original packaging for off-premises consumption:

- (1) A single container of beer or malt beverage if the volume of the container is less than forty-eight (48) ounces (or approximately 1.42 liters) unless said container is either part of a purchase of multiple containers of beer or malt beverage for which the aggregate total volume purchased is no less than forty-eight (48) ounces (or approximately 1.42 liters); or alternatively, for which the aggregate cost of the container or containers of beer or malt beverage purchased is no less than ten dollars (\$10.00) exclusive of taxes and after the application of all coupons, discounts and rebates.
- (2) A single container of wine if the volume of the container is less than twenty (20) fluid ounces (or approximately .62 liters) unless said container is part of a purchase of multiple containers of wine for which the aggregate total volume purchased is no less than twenty-four (24) ounces (or .748 liters).
- (3) A single container of alcoholic liquor, other than beer, malt beverage, or wine, if the volume of the container is less than six and eight-tenths (6.8) ounces (or .200 liters). (Ord. 056-2020, 10-12-2020).
- (4) This provision does not apply to those authorized to sell cocktails, mixed drinks, or single servings of wine placed in a retailer's sealed container or a manufacturer's original container, for off-premises consumption, subject to 235 ILCS 5/6-28.8

Sec. 3-14. Minors:

- (a) *Definition:* As defined in section 3-1 of this chapter, a “minor” shall mean any person under the age of twenty-one (21) years.
- (b) *Sale to Minors Prohibited:* It shall be unlawful for any person licensed under the provisions of this chapter, or any agent thereof, to give, sell, or deliver any alcoholic liquor to any minor.
- (c) *Purchase and Consumption by Minors Prohibited:* It shall be unlawful for any minor to purchase or accept a gift of alcoholic liquor or to possess or consume any alcoholic liquor.
- (d) *Proof of Age Required:* If a licensee pursuant to this chapter or agent thereof shall believe that a sale or delivery of alcoholic liquor is prohibited because of the minority of the prospective recipient, he or she shall before making such sale or delivery, demand presentation of some form of acceptable identification containing proof of age. The acceptance must be made in reasonable reliance that the person presenting the identification is in fact of legal age and the same person pictured on the ID. The following types of identification are acceptable forms of identification for purposes of entering a licensed establishment and/or purchasing or obtaining alcoholic liquor: vehicle operator’s license; state photo identification card for nondrivers; passport or visa.
- (e) *Proof of Age; Refusal to Produce:* No person when on premises licensed under this chapter shall refuse to show proof of his or her age when asked to do so by the licensee or agent thereof. Any person who fails to produce positive proof of age when so requested shall immediately be advised to leave the licensed premises.
- (f) *Falsification of Proof of Age Prohibited:* With respect to any identifying document containing proof of age issued by a public officer in the performance of official duties, no person shall:
- (1) Alter or deface such identifying document; or
 - (2) Present identifying documents belonging to another person as their own; or
 - (3) Carry or use a false or forged identification document; or
 - (4) Obtain any document establishing identity by means of false information.
- (g) *Employment of persons aged eighteen (18) to twenty (20) years old. Minors Prohibited:* No minor shall be employed by a licensee, except for the purpose of preparing or serving food, providing entertainment and/or providing maintenance or cleanup services. At no time shall any minor tend any bar or pour, mix, or draw any alcoholic liquor in any premises licensed under the provisions of this chapter except persons who are eighteen (18), nineteen (19) or twenty (20) years old who are acting in pursuance of their employment.
- (h) *Compliance Not A Defense:* No licensee or any agent thereof shall raise as a defense to this section his or her compliance with subsection (d) of this section. However, such

fact shall be considered by the Local Liquor Control Commissioner in mitigation of the finding of guilt for violation of this section.

(i) *Consumption by Minor; Exclusion:* Nothing in this section shall preclude the consumption by a minor of alcoholic liquor in the performance of religious services or under direct supervision of the parents or parent of such minor in the privacy of a home.

(j) *Solicitation of An Individual to Purchase Alcohol by A Person Under Twenty-One:* No person shall solicit any individual to purchase alcohol for possession or consumption by any person under the age of twenty-one (21).

(k) *Violation; Penalty:* The minimum fine for a violation of the provisions of this section shall be one hundred fifty dollars (\$150.00). In the event a person is accused of a violation and does not wish to contest the allegation prior to the time a complaint is issued for the violation, then the person so accused may pay to the city, at police headquarters, a penalty in the sum of one hundred fifty dollars (\$150.00) for and in full satisfaction of the violation.

Sec. 3-15. Operation:

(a) *License Posted:* Every holder of a license issued pursuant to this chapter shall immediately post and keep posted while in force, in a conspicuous location on the premises, the license so issued. Whenever such license is lost or destroyed, a duplicate thereof shall be issued by the local liquor commissioner upon application by the licensee, who shall also make a verified statement of loss or destruction. A twenty-five-dollar (\$25.00) processing fee shall be charged for issuance of any duplicate license.

(b) *Compliance with Health and Safety Codes:* All premises licensed hereunder shall at all times be kept in a clean, orderly and sanitary condition and shall comply with all building and safety codes so established by the city, county and state.

(c) *Occupancy Load:* The established occupant load of any licensed premises shall not exceed the posted capacity at any time.

(d) *Accessibility:* During the hours of operation applicable to the class of license held by the licensee, the doors to any licensed premises shall remain unlocked unless such premises are closed for business. At no time shall entrances to a licensed premise be locked when any patrons of said establishment are present, except that doors may be locked fifteen (15) minutes prior to closing time where exits are arranged so as to be readily opened from the side from which egress is to be made, i.e., equipped with panic bar exit.

(e) *View of Premises:* No licensee hereunder or agent thereof shall willfully obscure or in any manner obstruct any door or window of any licensed premises with any screen, blind, curtain, partition or other object which would prevent clear view into the licensed premises.

(f) *Exceptions:* The provisions of subsection (e) of this section shall apply to all premises upon which the sale of alcoholic liquor for consumption upon the premises is

licensed, provided that those provisions shall not apply to restaurants, hotels or other places where the sale of alcoholic liquor is not the primary business.

(g) *Closing Time*: At the closing time applicable to the class of license held by any licensee hereunder, the selling, dispensing and serving of all alcoholic liquor shall cease. The licensee, or agent thereof, shall from such closing time have a period of time not to exceed fifteen (15) minutes in which to clear the premises of all persons other than bona fide employees of the licensed establishment who are engaged in cleanup activities. If any law enforcement officer of the city shall believe that any person remaining in any licensed premises after closing time is not a bona fide employee engaged in cleanup activities, said officer may demand evidence documenting said employment. It shall be the responsibility of the licensee or any agent or employee thereof to produce proof of bona fide employment.

(h) *Telephone Required*: All establishments licensed under the provisions of this chapter shall have on their premises at least one operational telephone. All licensees or agents thereof shall telephone the police department if asked to do so or if any violation of the law occurs on the licensed premises. No licensee or his agents or employees shall withhold information or fail to aid police in their investigation.

(i) *Gambling Devices*: No gambling device or other gambling paraphernalia shall be kept or used for the purpose of gambling in any location licensed under the provisions of this chapter; provided, however, the prohibitions provided for in this chapter and any other chapter of this code that may reference or govern gambling or gambling devices shall not preclude any activity or device permitted under the laws of the State of Illinois, so long as the device or paraphernalia complies with all requirements under the laws of the State of Illinois, and in addition thereto, complies with all requirements of this and any other ordinance of the city of Rock Island, Illinois, related to such gambling device or other gambling paraphernalia.

(j) *Delivery*: No licensee, or agent thereof, shall order to receive the delivery of any alcoholic liquor on Sunday at the premises so licensed or at any other premises.

(k) *Employment of Felon*: No licensee or agent thereof shall employ or permit to be employed any person who has been convicted of a felony within fifteen (15) years prior to his or her employment as a manager or bartender in any premises licensed under this chapter. However, any person seeking employment as a bartender who has been convicted as a felon within the last fifteen (15) years, may, by application submitted to the liquor commissioner, seek a hearing before the liquor commissioner on the question as to whether the applicant has been sufficiently rehabilitated to warrant the public trust to allow said applicant to be employed as a bartender before the fifteen (15) year period since his or her felony conviction has passed. After said application has been submitted, the liquor commissioner may direct the police department to conduct a full investigation and then schedule a hearing before the liquor commissioner on the issue. At said hearing, the applicant may appear with or without counsel and present evidence as to why his or her request should be granted.

(l) *Sale to Certain Persons Prohibited*: No licensee hereunder or agent thereof shall sell, give or deliver any alcoholic liquor to any intoxicated person or to any person he or

she knows to be under legal disability or in need of mental treatment. For the purposes of this section, "legally disabled" shall mean the same as "judged incompetent".

(m) *Indecency/Obscenity Prohibited*: No licensee hereunder shall allow any person to engage in any act of public indecency or obscenity upon any licensed premises. For the purpose of this section, "indecency" shall mean the same as the definition contained in 720 Illinois Compiled Statutes 5/11-9; and "obscenity" shall mean the same as the definition contained in 720 Illinois Compiled Statutes 5/11-20.

(n) *Prostitution/Pandering Prohibited*: No licensee hereunder shall allow any person to solicit another for the purpose of prostitution upon any licensed premises; nor shall any licensee hereunder, or agent thereof, arrange or offer to arrange for money or anything of value a situation in which a person may practice prostitution.

(o) *Warning Signs to be Posted*: Every licensed establishment within the city, where alcoholic liquor is sold, shall display in a prominent place near to and clearly visible at all points of entry a printed warning which shall read as follows:

WARNING

Persons under 21 are, by city ordinance, subject to a fine up to \$500.00 for consuming or possessing alcohol or for misrepresenting their age in order to obtain or purchase alcohol. Only the following are acceptable proof of identification: Current Vehicle Operator's License, Current State Photo Identification Card, and Current Passport.

(p) *Loitering/Disorderly Conduct*: No licensee hereunder shall allow any loitering, gathering of unruly individuals or crowds or any unlawful or dangerous behavior whether in the premises or in any parking lot or other adjacent area serving the premises; and the licensee shall have primary responsibility for hiring such security personnel and taking other appropriate measures to observe compliance with this subsection. In the event a violation of law has taken place, the licensee or his agents shall immediately notify the police department.

(q) *Sales Of Glass Bottles Of Beer Over Twelve Ounces*: No licensee or agent thereof shall sell at retail "beer", as defined in section 3-1 of this chapter, in glass bottles or glass containers having a liquid content of more than twelve (12) ounces, for consumption off the licensed premises, provided however, a licensee or agent of a business possessing a class A liquor license whose primary sales of alcoholic beverages are eighty five percent (85%) of their sales, may sell imported or micro brewed beer at room temperature in glass bottles or glass containers having a liquid content of more than twelve (12) ounces but less than thirty (30) ounces for consumption off the licensed premises. This prohibition does not prevent a holder of a Class D license, or other craft brewer, from offering for sale growlers or crows for consumption off the licensed premise.

(r) *Illinois Liquor Control Act*: No licensee or agent thereof shall violate any provision of the Illinois Liquor Control Act, or any provisions of this Chapter or other City of Rock Island Ordinance.

Sec. 3-16. Remedies for Violation

(a) Any violation of the provisions of this chapter, except as otherwise provided, shall be punishable by a minimum fine of two hundred dollars (\$200.00). In the event any person is accused of a violation hereof and does not wish to contest the allegation prior to the time a complaint is issued for the violation, that person so accused may pay to the city at police headquarters a penalty in the sum of one hundred dollars (\$100.00) for and in full satisfaction of said violation.

These fines are in addition to administrative provisions for suspension, revocation or forfeiture of a license issued pursuant to this chapter; and payment of such fine shall not constitute an admission of guilt or innocence for purposes of such administrative proceedings for suspension, revocation or forfeiture.

(b) The Local Liquor Control Commissioner may revoke or suspend any license issued by them if they determine that the licensee has violated any of the provisions of this chapter or of the Illinois Liquor Control Act. In the case of a suspension, the suspension shall not exceed thirty (30) days. During such period of suspension, no alcoholic liquor shall be sold, dispensed or consumed on the licensed premises. In addition to or in lieu of suspension or revocation, the Commissioner may levy a fine on the licensee for such violations. The fine imposed shall not exceed one thousand dollars (\$1,000.00) for each violation; each day on which a violation continues shall constitute a separate violation. Not more than ten thousand dollars (\$10,000.00) in fines may be imposed against any licensee during the period of his/her license for violations under this Chapter.

If the Commissioner determines that a letter of reprimand is warranted or the license shall be suspended or revoked, it shall issue a written order within five (5) business days after the hearing, stating the reasons for the determination, and shall cause a copy of such order to be served upon the licensee within ten (10) days. In the event a fine is imposed, the order shall specify the date by which the fine shall be paid. If the fine is not paid by the specified date, the license shall be suspended for a stated period of time.

(c) Upon receipt of a complaint being made of a violation of the Illinois Liquor Control Act or of this Chapter, the Commissioner shall set the matter for hearing and shall serve notice upon the licensee of the time and place of such hearing and of the particular charge. Notice as herein required shall be by registered mail or by leaving a copy of the notice at the licensed place of business at least three (3) days prior to the date set for hearing. Such hearings shall be open to the public and written minutes of all proceedings shall be maintained.

(d) Emergency Closings:

- (1) In instances where the Local Liquor Control Commissioner has reason to believe that continued operation of a licensed establishment will immediately threaten the welfare of the community, the Commissioner, or if the commissioner is unavailable, the acting mayor may, upon issuance of a written order stating the reason for such conclusion and without notice, order the licensed premises closed for not more than seven (7) days during which time a hearing shall be held. When a licensee is engaged in the conduct of

another business or businesses upon the licensed premises, such order shall not be applicable to such other business or businesses.

(2) The chief of police may order, in his discretion, a licensed premise to be closed without hearing:

- a. For a period of 24 hours, if the premises constitute a crime scene and such closing could prevent the loss or destruction of evidence and facilitate a police investigation, or if the premises were the scene of a violent disturbance involving injury or threat to citizens or the use of firearms.
- b. Such closing, and the reasons therefor, will be documented by the chief of police.

(e) Licenses granted under the provisions of this chapter may be revoked by the Local Liquor Control Commissioner for any violation of the provisions of this chapter, or of the Illinois Liquor Control Act, including, but not limited to, the following:

- (1) Conviction of the licensee of any felony.
- (2) Conviction of the licensee for any violation of the law relating to the regulation of the sale of alcoholic liquor.
- (3) Conviction of the licensee for any violation of the law relating to the possession and/or sale of any controlled substance upon the licensed premises.
- (4) The willful making of any false or fraudulent statement by the licensee in an application for any license described herein.
- (5) All proceedings for the revocation of a license shall follow the procedures described in subsection (c) of this section.

(f) Payment and collection of any tax or money owed to the City may be enforced by action in any court of competent jurisdiction and failure to pay may be the cause for the suspension of any liquor license until payment is made, in addition to any other penalties in this chapter.

(g) Any violation of this chapter and/or of the Illinois Liquor Control Act, by any licensee, manager, agent, officer, director or employee shall be the sole responsibility of the licensee regardless of whether the unlawful act or omission occurred without the licensee's knowledge.

Sec. 3-12. Hearing Procedures:

(a) *Notice of Hearing:* Upon receipt of a complaint being made of a violation of the Illinois Liquor Control Act or of this chapter, or a request for review for the denial or refusal to renew a liquor license, the Commissioner shall set the matter for hearing and shall serve notice upon the licensee/applicant of the time and place of such hearing and of the particular charge. Notice as herein required shall be by registered mail or by

leaving a copy of the notice at the licensed place of business at least three (3) days prior to the date set for hearing. Such hearings shall be open to the public, and written minutes of all proceedings shall be maintained.

(b) *Witnesses*: Witnesses shall be sworn; but in all respects, hearings shall be informal, and the strict rules of evidence shall not apply.

(c) *Record of Proceedings*: A complete record of all evidence, testimony and comments before the Commissioner shall be taken by a certified court reporter or certified shorthand reporter. If a Court Reporter is unavailable, both parties may agree to proceed to hearing and rely upon a contemporaneous audio or video recording of the hearing that shall be transcribed after the fact by a certified court reporter.

(d) *Review of Proceedings*: Review of the proceedings before the Local Liquor Control Commissioner shall be limited to a review of the official record of the proceedings. No new or additional evidence shall be admitted or considered.

(e) *Initial Cost*: An hourly fee for the certified court or shorthand reporter at attendance at the formal hearings before the local license control commissioner shall be paid by the city.

(f) *Costs of Preparation, Transcription of Record*: All costs of preparing and transcribing an official record on appeal to the State Liquor Control Commission shall be borne by the Licensee or applicant requesting a review of the official proceedings.

(g) *Hearing Officer*: The hearing shall be presided over by a Hearing Officer. The Hearing Officer shall have the right to place witnesses under oath, to rule on objections, and to conduct the evidentiary hearing in an efficient manner. Notwithstanding the above, the Local Liquor Control Commissioner is the sole decision-maker in issuing a final decision.

Sec. 3-13. Abatement of place used in violation:

(a) Every parcel, building, or place whatsoever, wherein there shall be conducted any unlawful distribution or sale of any alcoholic liquor, or whereon or wherein there shall be kept, stored, concealed, or allowed any alcoholic liquor intended for illegal sale or to be sold, disposed of, or in any other manner used in violation of any of the provisions of this chapter, or a place used for purposes of lewdness, assignation, or prostitution, or premises which is detrimental to the peace and well-being of the neighborhood is declared to be a public nuisance and shall be abated and may be enjoined as provided by the laws of this state, and by this Code, for the abatement of public nuisances.

Sec. 3-14. Amendments:

(a) This chapter may be amended; and all licenses issued hereunder are issued subject to the amendments.

(b) If a licensee cannot, or does not choose to, meet any additional requirements imposed by the amendment, he or she may surrender his or her license to the city.

Memorandum



To: Rock Island City Council
From: Leslie Day, City Attorney
Subject: Report from the City Attorney regarding amending Chapter 2, Article II, Section 2-40, "Conduct at Council Meetings" by repealing said section in its entirety and replacing it with a new section entitled "Public Participation." (First Reading)

Motion: Motion to consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The City of Rock Island adopted guidelines for public comment in 2019. Those guidelines were never codified and have only been a policy that the City follows. The Public Access Counselor issued a binding opinion in 2019, that states that all public comment rules should be clearly established and recorded. See Ill. Att'y Gen. Pub. Acc. Op. No-19-002. (2019).

Staff believe it is necessary to implement public participation guidelines into the City's Code of Ordinances so that the City Council, and all subsidiary boards and commissions, have an understanding as to how to maximize public participation while balancing the need to conduct city business.

The new Public Participation Ordinance will replace the City's current "Conduct at Council Meetings" Ordinance. It will allow for a thirty-minute public comment period during all meetings, and require general rules and guidelines for those that wish to speak and attend any public meeting. The new ordinance better reflects the practice of other municipalities throughout the State.

Previous Council Action (if any):

The City adopted general guidelines in 2019, but those were never codified.

Budget Impact:

None.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Consider, suspend the rules, and pass the Ordinance.

Submitted by: Samantha Gange, City Clerk

Approved by:

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, SECTION 2-40, “CONDUCT AT COUNCIL MEETINGS,” BY REPEALING SECTION 2-40 IN ITS ENTIRETY AND ENACTING A NEW SECTION 2-40, ENTITLED “PUBLIC PARTICIPATION.”

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City of Rock Island is a home rule unit of government pursuant to Article VII, Section 6(a) of the Illinois Constitution and, pursuant to the provisions of said Section 6 of Article VII, may exercise any power or perform any function pertaining to its government and affairs; and

WHEREAS, City staff has reviewed Chapter 2, Article II, Section 2-40, “CONDUCT AT COUNCIL MEETINGS” of the Rock Island Code of Ordinances, and desires to make changes to the Code to better reflect City Council goals for the City of Rock Island;

NOW, THEREFORE, be it ordained, by the CITY OF ROCK ISLAND, ILLINOLIS as follows:

Section 1. That Chapter 2, Article II, Section 2-40, “CONDUCT AT COUNCIL MEETINGS” of the Rock Island Code of Ordinances is amended by repealing Section 2-40 in its entirety and enacting a new Section 2-40, entitled “PUBLIC PARTICIPATION”, as attached to this Ordinance;

Section 2. Repeal of Conflicting Provisions. All ordinances, resolutions, and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 3 Severability. If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 4. The clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____
CITY CLERK

CHAPTER II

ARTICLE II

Sec. 2-40. Public Participation:

1. Members of the Public shall be allowed to address public officials at any regular or special meeting of a public body of the City under the rules set forth herein. Public participation shall be permitted during the following portions of the meeting which is open to the public:
 - a. Public Comment;
 - b. Public Hearing; and
 - c. Invited speakers.
2. A public comment period not to exceed thirty (30) minutes shall be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, study sessions, and special meetings of the City Council.
 - a. Anyone desiring to address the public body shall sign-in at least five minutes before the start time of the meeting. The speaker must include their name, address, contact information, and topic they will be discussing.
 - b. Comments are limited to three minutes per speaker. A speaker can not give their allotted minutes to another speaker to increase that person's allotted time. Individuals providing public comment shall do so from the designated podium, and should not approach the Board, Commission, City Council, or City Staff. Speakers will begin their statement by first stating their name for the record.
 - c. Groups of residents should, whenever possible, consolidate their comments and avoid repetition through the use of representative speakers.
 - d. Public Comment is not intended to require Board, Commission, Committee, City Council, or City Staff members to provide any answer to the speaker. Discussions between speakers and members of the audience will not be allowed.
 - e. All items must pertain to city business. All speakers shall comply with this section and rulings of the presiding officer. Speakers must be called upon by the presiding officer prior to addressing the public body.
 - f. Speakers will be well-mannered in their language and presentation.
 - g. The presiding officer may impose reasonable limitations on public participation at public meetings, such as barring repetitious, irrelevant, immaterial, or inappropriate comments or testimony.

3. Members of the audience shall refrain from applauding, cheering, or booing during or at the conclusion of remarks made by any speaker, staff member, board member or presiding officer.
4. It shall be unlawful for any person to by his conduct interfere with the orderly conduct of a city council meeting after first being warned that his conduct is disrupting the assembly and is given the opportunity to cease and yet fails to do so. If a member of the public continues to disrupt the meeting after being warned, they shall be removed from the meeting.
5. It shall be unlawful for any person to use or possess any bullhorn or similar sound amplification equipment in the city council chambers other than the equipment utilized by the city or by members of the regular news media in the course of the news reporting functions.
6. Any person violating the provisions of this section shall be subject to a fine of not less than twenty five dollars (\$25.00) nor more than five hundred dollars (\$500.00). (Ord. 94-49, 5-23-1994)
7. The above rules shall generally apply to public hearings and meetings of the City Council of Rock Island, and all subsidiary boards, commissions, and committees of the City of Rock Island.

Memorandum



To: Rock Island City Council
From: Samantha Gange, City Clerk
Subject: Report from the City Clerk's Office regarding an ordinance repealing Chapter 8, Article XIIA "Horse-Drawn Carriages and Vehicles" in its entirety. (First Reading)

Motion: Motion to consider repealing the ordinance.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

With the implementation of the new software (Tyler EPL Licenses and Permits), the Clerk's Office is reviewing all permits and licenses in an effort to ensure they are current, relevant and meet the needs of residents and stakeholders in the City of Rock Island. This permit has not been issued since 2011 and the City Clerk does not anticipate ever issuing a permit for horse-drawn carriages or vehicles in the foreseeable future. In the rare case that a horse-drawn carriage is requested for a special event, the City Clerk's Office will be able to capture the request in the new event application that is in the process of being developed.

Previous Council Action (if any):

The City Council last made changes to this ordinance in 1992.

Budget Impact:

None - Revenue has not been collected for this permit since 2011.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council consider repealing this ordinance.

Submitted by: Samantha Gange, City Clerk

Approved by: Leslie Day, City Attorney

ORDINANCE NO. -2025

AN ORDINANCE REPEALING CHAPTER 8 ARTICLE XIIA “HORSE-DRAWN CARRIAGES AND VEHICLES,” OF THE ROCK ISLAND CODE OF ORDINANCES, BY REPEALING ARTICLE XIIA IN ITS ENTIRETY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the City of Rock Island is a home rule unit of government pursuant to Article VII, Section 6(a) of the Illinois Constitution and, pursuant to the provisions of said Section 6 of Article VII, may exercise any power or perform any function pertaining to its government and affairs; and

WHEREAS, City staff has reviewed Chapter 8, Article XIIA of the Rock Island Code of Ordinances, and desires to repeal this portion of the Code in effort to ensure all permits and license are current, relevant and meet the needs of residents and stakeholders; and

NOW, THEREFORE, be it ordained, by the CITY OF ROCK ISLAND, ILLINOLIS as follows:

Section 1. That Chapter 8, Article XIIA,” of the Rock Island Code of Ordinances is repealed in its entirety, as attached to this Ordinance;

Section 2. Repeal of Conflicting Provisions. All ordinances, resolutions, and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 3 Severability. If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 4. The clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

AYES:

APPROVED:

ATTEST:

CITY CLERK

NAYS:

ABSENT:

~~ARTICLE XIA. HORSE-DRAWN CARRIAGES AND VEHICLES~~

~~Sec. 8-411. Definitions.~~

~~—(a) Horse-drawn carriage and vehicle means any vehicle which is operated or pulled by a horse which may be hired for the transportation of passengers and which is operated within the city limits.~~

~~—(b) City means the City of Rock Island, Illinois.~~

~~—(c) Coach operator's license means a license granted by the city to a person, authorizing that person to operate a horse-drawn vehicle upon the streets of the city.~~

~~—(d) Open stand means a public place alongside the curb of a street or elsewhere in the city, which has designated as reserved exclusively for the use of horse-drawn carriages and vehicles.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-412. License required.~~

~~The operation of any horse-drawn vehicle upon the streets of the city for the purpose of transporting persons for hire or as a contractual service is a violation of this article unless operated in accordance with valid licenses issued pursuant to this article.~~

~~The city clerk is authorized to issue licenses pursuant to this article as follows: Horse-drawn carriage business, vehicle licenses and coach operator's licenses.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-413. Application for license.~~

~~Applications for horse-drawn carriage business licenses shall be made to the city clerk on forms provided by the city clerk. In addition to other information required by this article, the application shall contain the following information:~~

~~—(a) The name and address of the applicant.~~

~~—(b) The applicant's work or corporate history for the past five (5) years. If the applicant is a corporation, the information shall also be given for the chief administrative officer who will be in charge of the Rock Island operations. The corporation shall list all its officers and all other businesses operated by the corporation. If the corporation is a foreign corporation, a copy of the certificate to do business in the state shall be provided.~~

~~—(c) A list of all felony and misdemeanor convictions including traffic violations by the applicant for the past ten (10) years. If the applicant is a corporation, such information shall be given for the chief administrative officer in charge of Rock Island operations.~~

~~—(d) The number of carriages to be operated pursuant to the license, and the seating capacity, manufacturer, and scale drawing or photograph of each carriage.~~

~~—(e) A proposed route and operations schedule for the business.~~

~~—(f)— A schedule of rates and charges to be made to passengers, which rates shall not be changed without ten (10) days' prior notice to the city clerk.~~

~~The application shall be verified under oath and include a written agreement by the applicant to operate the business, if licensed, strictly in accordance with this article, and indemnify and hold harmless the city for all judgments, liens and expenses arising out of the operations permitted by the license.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-414. Carriage route and operations schedule.~~

~~—(a)— Horse-drawn carriage businesses shall operate only upon routes and pursuant to schedules approved as provided in this section. The route and operations schedule filed with the city clerk shall contain the following:~~

~~—(1)— A map of the routes on which the carriages will operate.~~

~~—(2)— A schedule of hours of operations.~~

~~—(3)— The location of the site or sites to be used for off-street storage, stabling and loading of carriages and horses.~~

~~—(b)— The city clerk shall refer all route and operations schedules to the traffic engineering committee for review. The traffic engineering committee shall recommend to the city council such routes and schedules that represent safe and appropriate use of city streets. The traffic engineering committee shall also review and recommend to the city council any temporary variances from the established routes for special purposes. Requests for route variance shall be made no less than fourteen (14) days prior to the effective date of the requested variance.~~

~~—(c)— Any route and operations schedule approval shall be subject to the right of the chief of police to prohibit the use of any route at certain times, when such operation would be inconsistent with other special events or public safety requirements, by giving forty-eight (48) hours' notice of such prohibition.~~

~~—(d)— Any request for a variance from the route and operations schedules because of a special event or celebration must be approved by the city clerk and the chief of police. Such a request must be submitted to the city clerk's office at least four (4) days prior to the date of the event.~~

~~(Ord. No. 92-23, § 1, 2-3-92; Ord. No. 93-90, § 1, 10-25-93)~~

~~Sec. 8-415. Open stands.~~

~~—(a)— The traffic engineering committee shall recommend to the city council the establishment of open stands in such place or places upon the streets of the city for the use of horse-drawn carriages and vehicles operated in the city. The establishment of such stands shall take into consideration the need for such stands by the business, the convenience of the general public, and considerations of the abutting property or business owner. The number of carriages and vehicles that may occupy any open stand shall be limited to the number that may safely occupy the space.~~

~~—(b)— Open stands shall be used by the different drivers on a first-come first-served basis. The driver shall pull into the open stand from the rear and shall advance forward as the carriages and vehicles ahead pull off. Drivers shall stay in their carriage and vehicle; they shall not engage in loud or boisterous talk while at an open stand. Nothing in this article shall be~~

~~construed as preventing a passenger from boarding the carriage of his/her choice that is parked at open stands.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-415.1. Operation of horse-drawn carriage businesses.~~

~~Horse-drawn carriage businesses shall be operated only in accordance with the regulations given in this section.~~

~~—(a) A copy of the horse-drawn carriage license shall be displayed in all carriages used in such business. The city clerk upon issuance of the license shall issue that number of duplicates as requested in the application identifying each carriage identified in the application.~~

~~—(b) Each carriage used in such business shall have a valid horse-drawn carriage license issued pursuant to this article.~~

~~—(c) Each carriage shall be operated by the holder of a valid coach operator's license issued pursuant to this article, who shall have such license on his/her person at all times when operating such vehicle.~~

~~—(d) When carrying persons for hire or by contract, the vehicle shall be operated only upon the approved routes.~~

~~—(e) Horse-drawn carriages shall pick up and discharge passengers only upon the curb lane, while lawfully parked at designated stands.~~

~~—(f) Horse-drawn vehicles, when in motion, shall be operated only in the curb-most traffic lane on any public street; and the driver shall obey all applicable state and local traffic laws, ordinances and regulations.~~

~~—(g) No horse-drawn vehicle shall be operated on a public street unless a valid liability insurance policy as specified in this article is on file with the city clerk.~~

~~—(h) It shall be the duty of the driver of a carriage to inform any person hiring the carriage of all the rates and charges before any service is rendered, which shall be the same as those on file with the city clerk.~~

~~—(i) Drivers shall carry rate cards and exhibit them on demand. Rate cards shall also be affixed to the carriage in a prominent location so as to advise prospective clientele of the rates and fares. Rate cards shall bear the name and business address of the license holder and a complete schedule of rates and fares. It shall be the responsibility of the owner to provide rate cards to all drivers and affix same to the carriages.~~

~~—(j) Horse-drawn carriage owners and operators shall maintain their horses in good health, abiding by the rules of good animal husbandry. This shall include an annual health examination of each animal by a veterinarian of equine medicine licensed by the State of Illinois or Iowa. A copy of this examination shall be submitted to the city clerk to be placed on file with the permit application. All horses shall be of sufficient size so as to allow for pulling loads well within the capacity of the animal.~~

~~—(k) Occupancy of a horse-drawn carriage shall not exceed the rated seating capacity of the vehicle.~~

- ~~—(l) No passenger shall be allowed to ride on any part of the vehicle when in motion except seated inside the vehicle.~~
- ~~—(m) Drivers shall not solicit patronage in a loud tone of voice or in any manner to annoy or obstruct the movement of a person, or follow any person for the purpose of soliciting patronage.~~
- ~~—(n) Drivers are prohibited from smoking while carrying passengers.~~
- ~~—(o) No person may drink any alcoholic liquor while such person is operating a horse-drawn carriage.~~
- ~~—(p) All horses shall wear the proper type of horseshoe when necessary for the road and route conditions to keep from damaging the pavement. Any form of cleated horseshoe is prohibited on public streets.~~
- ~~—(q) Each animal pulling a carriage on the city streets shall be equipped with manure-catching devices to hold manure until the operator is able to place it in a standard wire-tie plastic bag which he/she shall carry with him/her for permanent disposal when he/she returns to his/her base of operations.~~
- ~~—(r) Each carriage shall be equipped with a chemical to be poured over horse urine by drivers so as to break down and eliminate accumulated agents and odor.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-415.2. Insurance.~~

~~Before any permit for a horse-drawn vehicle shall be issued, the owner shall file with the city clerk an insurance policy issued by an insurance company licensed to do business in this state, providing insurance coverage for each and every horse-drawn vehicle owned, operated or leased by the applicant with a minimum of one hundred thousand dollars (\$100,000.00) for the injury or death of any one (1) person; and three hundred thousand dollars (\$300,000.00) for the injury or death of any number of persons in any one (1) accident; and fifty thousand dollars (\$50,000.00) for property damage resulting from any one (1) accident, regardless of whether the horse-drawn vehicle was being driven by the owner, his/her agent, employee, lessee or permittee.~~

~~The policy shall contain a provision requiring the city to be named as an additional insured for the sole purpose of the city being notified by the insurance company of any cancellation, termination, or expiration of the policy thirty (30) days prior to that event. The cancellation or other termination of any insurance policy issued for or in compliance with the provisions of this section shall automatically terminate any license issued for the horse-drawn vehicle covered by such insurance policy unless another policy complying with the provisions of this section shall be provided and in full force and effect at the time of such cancellation or termination.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-415.3. Issuance of license.~~

~~Upon receipt of a completed application for a horse-drawn carriage business license, approval of the route and operations schedule, filing of insurance as required, and payment of the application and license fees, the city clerk shall issue a horse-drawn carriage business license to the applicant.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

Sec. 8-415.4. Horse-drawn carriages of vehicles.

~~—(a) No horse-drawn vehicle shall be operated upon the streets of the city for the transporting persons for hire or by contract unless licensed by the city clerk.~~

~~—(b) Only vehicles constructed and equipped as follows may be licensed:~~

~~—(1) Carriages which have no less than 1 1/4-inch spoked wheels with a rubber covering thick enough to protect the streets from damage and to keep noise to a minimum.~~

~~—(2) All carriages will be equipped with brakes taillights, brake lights and turn signals on the rear of the vehicle.~~

~~—(3) Carriages will be equipped with front lights on both sides that will emit light to the front and side that will be visible from a distance of five hundred (500) feet.~~

~~—(4) Each carriage will be equipped with a device to catch horse manure from falling to the pavement.~~

~~—(5) Each carriage will be equipped with a chemical to be poured over horse urine by drivers so as to break down and eliminate accumulated agents and odor.~~

~~—(6) Each carriage will be equipped with a slow-moving vehicle sign approved by the state and attached to the rear of the vehicle.~~

~~—(c) Upon application by the owner and after inspection determines that the vehicle complies with the requirements of this section, the city clerk shall issue horse-drawn vehicle licenses for such vehicles upon payment of the fees as specified in this article.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

Sec. 8-415.5. Coach operator's license.

~~—(a) No person shall drive a horse-drawn vehicle carrying persons, for hire or by contract, unless he/she is the holder of a valid coach operator's license issued pursuant to this section.~~

~~—(b) The application for a coach operator's license shall be made under oath to the city clerk and shall verify or establish that the applicant:~~

~~—(1) Possess a valid, current operator's license issued by the state.~~

~~—(2) Is at least eighteen (18) years of age.~~

~~—(3) Is free of defective vision, defective hearing, and any other infirmities that would render him/her unfit for safe operation of a public vehicle.~~

~~—(4) Is free of alcohol or drug addiction.~~

~~—(5) Has not within the ten (10) years immediately preceding his/her application been convicted of any felony, operating a motor vehicle while under the influence of alcohol or a drug, or any misdemeanor involving cruelty to animals.~~

~~—(6) Has not received more than three (3) moving traffic violations in the immediately preceding twelve (12) months or five (5) moving traffic violations in the immediately preceding twenty-four (24) months of application.~~

~~—(7) Has delivered to the city clerk a certificate signed by the horse-drawn carriage licensee or other sufficient evidence that such person is qualified to operate a carriage.~~

~~—(c) Upon approval of the application and payment of the necessary fee, the city clerk shall issue a coach operator's license to the applicant.~~

~~—(d) Any person not having been duly issued a coach operator's license or a person whose license as such driver has been revoked, any person whose license has been suspended, or an person who has had his/her state driver's license suspended or revoked (even if he/she has restricted driver's permit), and who during the time of such suspension or revocation drives a horse-drawn vehicle upon the streets shall, upon conviction thereof, be guilty of a simple misdemeanor.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-415.6. Denial, suspension or revocation.~~

~~—(a) Any violation of this article by the holder of a license issued hereunder shall be grounds for suspension or revocation of the license by the city clerk.~~

~~—(b) Any denial of license application may be appealed within fourteen (14) days to the city council.~~

~~(Ord. No. 92-23, § 1, 2-3-92)~~

~~Sec. 8-415.7. Annual license fees.~~

~~The annual fee for a horse-drawn carriage business license shall be fifty dollars (\$50.00) for the business and one (1) carriage. Each additional carriage shall be licensed for fifty dollars (\$50.00). A coach operator's license shall be issued for an annual fee of ten dollars (\$10.00).~~

REPEALED (Ord. No. 92-23, § 1, 2-3-92)

Memorandum



To: Rock Island City Council

From: Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding an Ordinance establishing a public hearing date on the proposed amendments to the existing Parkway/I-280 Casino Tax Increment Financing (TIF) Redevelopment Plan and Project Area. (First Reading)

Motion: Motion to consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The City previously held a public hearing regarding amendments to the existing Parkway/I-280 TIF on March 17th. At that hearing, the Big Island River Conservancy District raised concerns about proper notifications having been made. Staff note that the two properties in question that are within Conservancy District are City-owned and no private property owners will be directly affected. Still, out of an abundance of caution, staff recommend restarting the notification process to ensure that all possible taxing bodies and other entities are thoroughly notified. Staff also recommend proceeding with the expanded TIF boundary as originally proposed.

The new hearing date must be set by an ordinance, herein attached. The hearing date is proposed to take place on June 4th at 5:30 pm. The hearing will be conducted by Moran Economic Development and does not require a formal meeting of the City Council. Members of the Council may attend, however.

Previous Council Action (if any):

The City Council previously initiated the process for amending the existing Parkway/I-280 Casino TIF district.

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council consider, suspend the rules, and pass the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

ORDINANCE NO. _____

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH PROPOSED AMENDMENTS TO THE PARKWAY/I-280 CASINO REDEVELOPMENT PLAN FOR PARKWAY/I-280 CASINO REDEVELOPMENT PROJECT AREA OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, AND RELATED MATTERS

WHEREAS, pursuant to a series of Ordinances 107-2004, 108-2004, 109-2004, adopted November 22, 2004 (the “**TIF Ordinances**”) in connection with the Parkway/I-280 Casino Redevelopment Project Area (the “**Redevelopment Project Area**”), the Mayor and City Council of the City of Rock Island adopted the Parkway/I-280 Casino Tax Increment Financing and Project Area Redevelopment Plan (the “**Redevelopment Plan**”), designated the Redevelopment Project Area and authorized tax increment finance (“**TIF**”) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the “**TIF Act**”); and

WHEREAS, the Corporate Authorities of the Municipality have determined that it is advisable for the Municipality to amend the Redevelopment Plan, which such amendments include, but are not limited to, substantially affecting the general land uses proposed in the Redevelopment Plan, substantially changing the nature of the Redevelopment Projects, providing additions to and increases in the estimated redevelopment project costs, and establishing a new date of completion of the Redevelopment Projects and retirement of obligations issued to finance Redevelopment Projects, if any (collectively, the “**Amended Redevelopment Plan**”), in accordance with the applicable provisions of Section 11-74.4-5(c) of the TIF Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Amended Redevelopment Plan, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Amended Redevelopment Plan; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Amended Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the Redevelopment Project, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto; and

B. that the proposed Amended Redevelopment Project Area includes amendments that are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the further redevelopment of the Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts.

C. that the Amended Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a "redevelopment project area" as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Amended Redevelopment Project Area. The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Amended Redevelopment Plan. The time, date and place of such public hearing is hereby fixed to be at **5:30 p.m. on Wednesday, June 4, 2025**, at City Hall, 1528 Third Avenue, Rock Island, IL.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication and by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area, to all taxing districts that have taxable property included within the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity, each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Proposed Amended Redevelopment Plan. The proposed Amended Redevelopment Plan was placed on file with the City Clerk on January 14, 2025, and such document has been and has continued to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Amended Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district; and (ii) give or cause to be given notice of the availability of the proposed Amended Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan and submit any recommendation or report on the proposed approval of the Amended Redevelopment Plan within thirty (30) days after the convening of such joint review board. The first meeting of such

joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to the taxing districts as specified under and pursuant to the Act at City Hall, 1528 Third Avenue, Rock Island, IL. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the City of Rock Island, Rock Island County, Illinois, at a regular meeting of said Corporate Authorities on the 14th day of April, 2025, upon a roll call vote as follows:

"Ayes" _____

"Nays" _____

"Absent" _____

PASSED this _____ day of _____, 2025.

City Clerk

APPROVED this _____ day of _____, 2025.

Mayor

STATE OF ILLINOIS)
COUNTY OF ROCK ISLAND) SS.
CITY OF ROCK ISLAND)

CERTIFICATION OF ORDINANCE

I, Samantha Gange, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Rock Island, Rock Island County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on April 14, 2025, insofar as same relates to the adoption of Ordinance No. _____, entitled:

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH PROPOSED AMENDMENTS TO THE PARKWAY/I-280 CASINO REDEVELOPMENT PLAN FOR PARKWAY/I-280 CASINO REDEVELOPMENT PROJECT AREA OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, AND RELATED MATTERS

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Rock Island, Rock Island County, Illinois, this 14th day of April, 2025.

(SEAL)

City Clerk

EXHIBIT A BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN SECTIONS 16, 17, 20, 21, 22, 23, 27, AND 28 IN TOWNSHIP 17 NORTH RANGE 2 WEST OF THE FOURTH PRINCIPAL MERIDIAN IN ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ROCK ISLAND COUNTY SUPERVISOR OF ASSESSMENTS (HEREINAFTER REFERRED TO AS "ASSESSOR'S PARCEL") WITH PIN 16-22-400-005, RECORDED AS DOCUMENT NUMBER 202121700, SUPERVISOR OF ASSESSMENT'S MAP LOT 404 SHEET 25, AND POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 321 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 78TH AVENUE WEST; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 982 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-27-200-006, RECORDED AS DOCUMENT NUMBER 202310602, SUPERVISOR OF ASSESSMENT'S MAP LOT 206 SHEET 41B; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 49 FEET TO THE NORTHEAST CORNER OF LOT 1 IN THE BLACKHAWK SECOND SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-27-201-002; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 287 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 16-27-200-005, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 205 SHEET 41B AND LOT 201-1; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 49 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,400 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-27-100-011, RECORDED AS DOCUMENT NUMBER 202104397, SUPERVISOR OF ASSESSMENT'S MAP LOT 109 SHEET 41A; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,713 FEET TO THE SOUTHEAST CORNER OF THE EAST 690 FEET OF LOT 5 IN THE TURKEY HOLLOW 2ND PARK 3RD ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-27-102-001; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 690 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 584 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 16-27-100-003, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 102-1 SHEET 41A; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 613 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,148 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 6,715 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 16-20-400-001, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 401 SHEET 23; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE A DISTANCE OF APPROXIMATELY 2,688 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 645 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-20-200-001, RECORDED AS DOCUMENT NUMBER 202402188, SUPERVISOR OF ASSESSMENT'S MAP LOT 201 SHEET 23; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,634 FEET TO THE SOUTH LINE OF SECTION 17 IN SAID TOWNSHIP; THENCE WESTERLY ALONG SAID SOUTH SECTION LINE A DISTANCE OF APPROXIMATELY 483 FEET TO THE WESTERNMOST NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-20-200-004, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 202 SHEET 23; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 577 FEET TO THE NORTHERNMOST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,184 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-20-200-003 RECORDED AS DOCUMENT NUMBER 201605384, SUPERVISOR OF ASSESSMENT'S MAP LOT 203 SHEET 23; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,427 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 92; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 750 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-21-100-003, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 105 SHEET 24; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,023 FEET TO THE EAST LINE OF SECTION 20 IN SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 1,987 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF APPROXIMATELY 20 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-17-400-004, RECORDED AS DOCUMENT NUMBER 201605384, SUPERVISOR OF ASSESSMENT'S MAP LOT 404 SHEET 20; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,184 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 16-17-400-005, RECORDED AS DOCUMENT NUMBER 202302783, SUPERVISOR OF ASSESSMENT'S MAP LOT 405 SHEET 20; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,109 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 16-17-200-008, RECORDED AS DOCUMENT NUMBER 202302783, SUPERVISOR OF ASSESSMENT'S MAP LOT 207 SHEET 20; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 1,372 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-17-400-002, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 402 SHEET 20; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,673 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-17-400-001, RECORDED AS DOCUMENT NUMBER 202302783, SUPERVISOR OF ASSESSMENT'S MAP LOT 401 SHEET 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,194 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-17-200-007, RECORDED AS DOCUMENT NUMBER 202302783, SUPERVISOR OF ASSESSMENT'S MAP LOT 209 SHEET 20; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,296 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-17-200-006, RECORDED AS DOCUMENT NUMBER 202302783, SUPERVISOR OF ASSESSMENT'S MAP LOT 206 SHEET 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 318 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,471 FEET TO THE EAST LINE OF SECTION 17 IN SAID TOWNSHIP; THENCE SOUTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 358 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-16-100-001, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 101 SHEET 19; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 953 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 280; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY

2,548 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 92; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,689 FEET; THENCE SOUTHEASTERLY A DISTANCE OF APPROXIMATELY 300 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID ROADWAY, ALSO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 16-16-200-004, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOTS 204-206 AND 208 SHEET 19; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 306 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 16 FEET TO THE NORTHEAST CORNER OF LOT 39 IN THE SECOND LEVEL RIDGE ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-201-001, RECORDED AS DOCUMENT NUMBER 201620325; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 281 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 53RD AVENUE WEST; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 16 FEET TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN THE GEORGE LANGES REPLAT SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-202-001, RECORDED AS DOCUMENT NUMBER 201012135; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 1,300 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 56TH AVENUE WEST; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 38 FEET TO THE NORTHWEST CORNER OF LOT 1 IN THE VOSS SUBDIVISION NUMBER 2, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-404-001, RECORDED AS DOCUMENT NUMBER 201125565; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 195 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 214 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-404-002, RECORDED AS DOCUMENT NUMBER 202408753; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 35 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN THE CHURCH SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-401-001, RECORDED AS DOCUMENT NUMBER 201815211; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 532 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN THE VOSS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-402-002, RECORDED AS DOCUMENT NUMBER 202009128; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 241 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 56TH AVENUE NORTH; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 50 TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN THE VOSS SUBDIVISION NUMBER 3, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-405-002; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 242 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE WEST LINE OF LOT 3 IN THE FUESSELS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-406-003, RECORDED AS DOCUMENT NUMBER 202204962; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 375 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN THE VOSS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-407-001; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 272 FEET TO THE EAST RIGHT-OF-WAY LINE OF 27TH STREET WEST; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,069 FEET TO THE SOUTH LINE OF SECTION 15 IN SAID TOWNSHIP; THENCE WESTERLY ALONG SAID SOUTH SECTION LINE A DISTANCE OF APPROXIMATELY 192 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-21-200-003, RECORDED AS DOCUMENT NUMBER 200821052, SUPERVISOR OF ASSESSMENT'S MAP LOT 203 SHEET 24; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 280; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,707 FEET TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 16-22-100-005, RECORDED AS DOCUMENT NUMBER 202304543, SUPERVISOR OF ASSESSMENT'S MAP LOT 105 SHEET 25; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 1,802 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,390 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,135 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,939 FEET TO THE SOUTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-22-200-009, RECORDED AS DOCUMENT NUMBER 201808792, SUPERVISOR OF ASSESSMENT'S MAP LOT 207 SHEET 26; THENCE SOUTHWESTERLY A DISTANCE OF APPROXIMATELY 299 FEET TO THE EASTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-22-400-001, RECORDED AS DOCUMENT NUMBER 201712996, SUPERVISOR OF ASSESSMENT'S MAP LOT 401 SHEET 25; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 16-22-300-001, RECORDED AS DOCUMENT NUMBER 202302783, SUPERVISOR OF ASSESSMENT'S MAP LOT 301 SHEET 25, A DISTANCE OF APPROXIMATELY 4,735 FEET TO THE WEST LINE OF SECTION 22 IN SAID TOWNSHIP; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE A DISTANCE OF APPROXIMATELY 256 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-22-300-003, RECORDED AS DOCUMENT NUMBER 201221884, SUPERVISOR OF ASSESSMENT'S MAP LOT 305 SHEET 25; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND NORTHEASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 16-22-401-006, RECORDED AS DOCUMENT NUMBER 202102279, SUPERVISOR OF ASSESSMENT'S MAP LOT 405 SHEET 25, A DISTANCE OF APPROXIMATELY 5,159 FEET TO THE NORTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-22-401-002, RECORDED AS DOCUMENT NUMBER 202311440, SUPERVISOR OF ASSESSMENT'S MAP LOT 407 SHEET 25; THENCE NORTHEASTERLY A DISTANCE OF APPROXIMATELY 326 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 264 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 16-23-300-001, RECORDED IN SUPERVISOR OF ASSESSMENT'S MAP LOT 37 SHEET 29; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 397 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 280; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 53 FEET TO THE EAST RIGHT-OF-WAY LINE OF 13TH STREET WEST; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,872 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 16-22-400-005, RECORDED AS DOCUMENT NUMBER 202121700, SUPERVISOR OF ASSESSMENT'S MAP LOT 404 SHEET 25; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 302 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 1,746 ACRES, MORE OR LESS.

EXCEPTING THEREIN: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 56TH AVENUE WEST AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 92, AND POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 244 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 16-16-400-001, RECORDED AS DOCUMENT NUMBER 202308622, SUPERVISOR OF ASSESSMENT'S MAP LOT 413 SHEET 19; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 62 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 223 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 162 FEET TO SAID EAST RIGHT-OF-WAY LINE, AND POINT OF BEGINNING.

ALSO EXCEPTING THEREIN: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN THE DENNIS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 16-16-403-001, RECORDED AS DOCUMENT NUMBER 201809436, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF 56TH AVENUE WEST, AND POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 271 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 166 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 270 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 166 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL, AND POINT OF BEGINNING.

DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED SOURCED FROM THE ROCK ISLAND COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2025.

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 500 9th Avenue for \$350 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Kriselia Miburo of 1028 3rd Avenue & Emmanuel Faustin of 1430 11th Street A, Moline, IL 61265 have applied to purchase 500 9th Avenue (PIN 0734420008) from the City for \$350.00 plus closing costs. The property was acquired by the City in 1993 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$120.00. The subject property is approximately 3,468 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase City revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 500 9th Avenue to Kriselia Miburo & Emmanuel Faustin for \$350.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 0734420008, Parcel 092809



City owned Property - 500 9th Avenue



Parcels



0 10 20 30 40
Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 500 9TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Kriselia Miburo 1028 3rd Avenue Rock Island, IL 61201 Emmanuel Faustin 1430 11th Street A Moline, IL 61265
D. Address of Property Legal Description	500 9th Avenue PIN 0734420008 The Westerly 24 feet of Lot 4 and the Easterly 10 feet of Lot 5 in Block 6 of Bailey Davenport's 2 nd Addition to the City of Rock Island, Rock Island County, Illinois
E. Purchase Price Earnest Money	\$350.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 500 9TH AVENUE

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Kriselia Miburo & Emmanuel Faustin, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of three hundred fifty dollars and zero cents (\$350.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$350.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 500 9TH AVENUE

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and
3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 500 9TH AVENUE

the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Kriselia Miburo
1028 3rd Avenue
Rock Island, IL 61201

Copy To

Emmanuel Faustin
1430 11th Street A
Moline, IL 61265

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

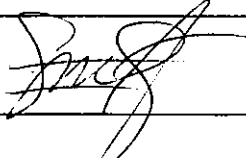
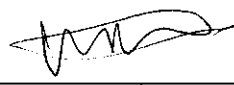
Name

Kriselia Miburo & Emmanuel Faustin

City of Rock Island

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 500 9TH AVENUE

Signature

Date

3.26.25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Kriselia Miburo of 1028 3rd Avenue & Emmanuel Faustin of 1430 11th Street A, Moline, IL 61265 have applied to purchase 500 9th Avenue (PIN 0734420008) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 500 9th Avenue

PIN 0734420008

Legal Description:

The Westerly 24 feet of Lot 4 and the Easterly 10 feet of Lot 5 in Block 6 of
Bailey Davenport's 2nd Addition to the City of Rock Island, Rock Island
County, Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Kriselia Miburo & Emmanuel Faustin, for the sum of \$350.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved:

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 510 14th Avenue for \$525 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Niyuhire Denise of 2013 34th Avenue has applied to purchase 510 14th Avenue (PIN 1603227003) from the City for \$525.00 plus closing costs. The property was acquired by the City in 2018 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$200.00. The subject property is approximately 5,250 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1-Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase

city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 510 14th Avenue to Niyuhire Denise for \$525.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1603227003, Parcel 097605

 City Owned Property - 510 14th Avenue
 Parcels



0 510 20 30 40 50
 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 510 14TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Niyuhire Denise 2013 34th Avenue
D. Address of Property Legal Description	510 14th Avenue PIN 1603227003 Lot 4 in Block 2 of WOODIN'S THIRD ADDITION to the City of Rock Island, situated in the County of Rock Island and State of Illinois
E. Purchase Price Earnest Money	\$525.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Niyuhire Denise, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 510 14TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of five hundred twenty-five dollars and zero cents (\$525.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$525.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 510 14TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 510 14TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Niyuhire Denise
2013 34th Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

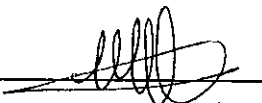
Name

Niyuhire Denise

City of Rock Island

Signature

Date


~~##~~ 4/1/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Niyuhire Denise of 2013 34th Avenue has applied to purchase 510 14th Avenue (PIN 1603227003) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 510 14th Avenue
PIN 1603227003

Legal Description:

Lot 4 in Block 2 of WOODIN'S THIRD ADDITION to the City of Rock Island,
situated in the County of Rock Island and the State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Niyuhire Denise, for the sum of \$525.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 512 9th Avenue for \$325 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Halima Harerimana of 2215 17th Avenue has applied to purchase 512 9th Avenue (PIN 0734420011) from the City for \$325.00 plus closing costs. The property was acquired by the City in 2003 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$290.00. The subject property is approximately 3,243.6 square feet and zoned R2 (Two-Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 512 9th Avenue to Halima Harerimana for \$325.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 0734420011, Parcel 092807

 512 9th Avenue



0 10 20 40 60 80 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 512 9TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Halima Harerimana 2215 17th Avenue
D. Address of Property Legal Description	512 9th Avenue PIN 0734420011 The West ½ of Lot 2 Block 6 of BAILEY DAVENPORTS SECOND ADDITION to Rock Island, as recorded in Plat Book and Page "34" - 594, TOWNSHIP OF ROCK ISLAND, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$325.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Halima Harerimana, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 512 9TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of three hundred twenty-five dollars and zero cents (\$325.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$325.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 512 9TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 512 9TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Halima Harerimana
2215 17th Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

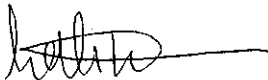
Executed by Seller:

Name

Halima Harerimana

City of Rock Island

Signature



Date

3/18/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Halima Harerimana of 2215 17th Avenue has applied to purchase 512 9th Avenue (PIN 0734420011) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 512 9th Avenue
PIN 0734420011

Legal Description:

The West ½ of Lot 2 Block 6 of BAILEY DAVENPORTS SECOND ADDITION to Rock Island, as recorded in Plat Book and Page "34" - 594, TOWNSHIP OF ROCK ISLAND, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Halima Harerimana, for the sum of \$325.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 518 14th Avenue for \$554 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Fidele Kabura & Sylvie Mukezimana of 912 44th Street have applied to purchase 518 14th Avenue (PIN 1603227006) from the City for \$554.00 plus closing costs. The property was acquired by the City in 2020 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$170. The subject property is approximately 5,537.5 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand the strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 518 14th Avenue to Fidele Kabura & Sylvie Mukezimana for \$554.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1603227006, Parcel 097602

 City Owned Property-518 14th Avenue
 Parcels



0 10 20 40 60 80 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 518 14TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Fidele Kabura & Sylvie Mukezimana 912 44th Street
D. Address of Property Legal Description	518 14th Avenue PIN 1603227006 Lot 1 in Block 2 in that part of the City of Rock Island known as and called Woodin's Third Addition to the City of Rock Island, situated in the County of Rock Island and State of Illinois.
E. Purchase Price Earnest Money	\$554.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Fidele Kabura & Sylvie Mukezimana, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

P: KE S: SM
S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 518 14TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of five hundred fifty-four dollars and zero cents (\$554.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$554.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

P: 1/17 S: 3:17
S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 518 14TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 518 14TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Fidele Kabura & Sylvie Mukezimana
912 44th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

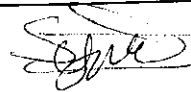
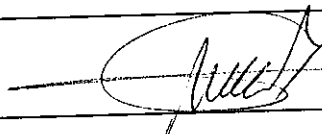
APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:**Executed by Seller:****Name**

Fidele Kabura & Sylvie Mukezimana

City of Rock Island

Signature**Date**

4/02/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Fidele Kabura & Sylvie Mukezimana of 912 44th Street have applied to purchase 518 14th Avenue (PIN 1603227006) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 518 14th Avenue

PIN 1603227006

Legal Description:

Lot 1 in Block 2 in that part of the City of Rock Island known as and called Woodin's Third Addition to the City of Rock Island, situated in the County of Rock Island, and State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Fidele Kabura & Sylvie Mukezimana, for the sum of \$554.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved:

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 525 5th Street for \$1,104 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Fidele Kabura & Sylvie Mukezimana of 912 44th Street have applied to purchase 525 5th Street (PIN 0734404019) from the City for \$1,104.00 plus closing costs. The property was acquired by the City in 2017 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$350.00. The subject property is approximately 11,040 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4- Expand and strengthen tax base and increase

city revenues; Action- Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 525 5th Street to Fidele Kabura & Sylvie Mukezimana for \$1,104.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



City of Rock Island
525 5th Street
Parcel #092089
PIN #0734404019
11,040 Sq. Ft.

Location Map

PIN 0734404019, Parcel 092089

-  Parcels
-  City Owned Property-525 5th Street



0 12.525 50 75 100 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 525 5TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Fidele Kabura & Sylvie Mukezimana 912 44th Street
D. Address of Property Legal Description	525 5th Street PIN 0734404019 Lot 10 and the Southerly ½ of Lot 7 in Block 48 of CHICAGO OR LOWER ADDITION to the City of Rock Island, according to the Plat thereof recorded in Book of Plats 14 at pages 6 and 7 and book 144 at page 138, situated in the County of Rock Island and State of Illinois.
E. Purchase Price Earnest Money	\$1,104.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Fidele Kabura & Sylvie Mukezimana, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 525 5TH STREET

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of one thousand one hundred four dollars and zero cents (\$1,104.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$1,104.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 525 5TH STREET

2. Revenue stamps and recording of any releases; and
3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 525 5TH STREET

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Fidele Kabura & Sylvie Mukezimana
912 44th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

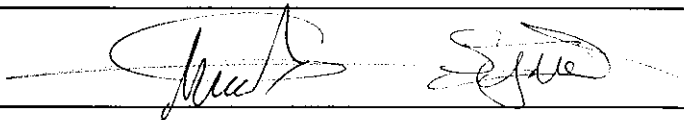
Executed by Seller:

Name

Fidele Kabura & Sylvie Mukezimana

City of Rock Island

Signature



Date

3/26/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Fidele Kabura & Sylvie Mukezimana of 912 44th Street have applied to purchase 525 5th Street (PIN 0734404019) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 525 5th Street

PIN 0734404019

Legal Description:

The Southerly ½ of Lot 7 in Block 48 of CHICAGO OR LOWER ADDITION to the City of Rock Island, according to the Plat thereof recorded in Book of Plats 14 at pages 6 and 7, and book 144 at page 138, situated in the County of Rock Island and State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Fidele Kabura & Sylvie Mukezimana, for the sum of \$1,104.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved:

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 624 7th Street for \$880 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Emmanuel Faustin of 1430 11th Street A, Moline, IL 61265 has applied to purchase 624 7th Street (PIN 0734431010) from the City for \$880.00 plus closing costs. The property was acquired by the City in 2010 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$275. The subject property is approximately 8,800 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand the strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 624 7th Street to Emmanuel Faustin for \$880.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 0734431010, Parcel 092171-1

-  City Owned Property-624 7th Street
-  Parcels



0 12.525 50 75 100 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 624 7TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Emmanuel Faustin 1430 11th Street A Moline, IL 61265
D. Address of Property Legal Description	624 7th Street PIN 0734431010 The North 48 feet of Lot 8 and the South Half of Lot 5 in Block 60 of Chicago or Lower Addition to the City of Rock Island, Township of Rock Island.
E. Purchase Price Earnest Money	\$880.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Emmanuel Faustin , ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 624 7TH STREET

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of eight hundred eighty dollars and zero cents (\$880.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$880.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 624 7TH STREET

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 624 7TH STREET

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Emmanuel Faustin
1430 11th Street A
Moline, IL 61265

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

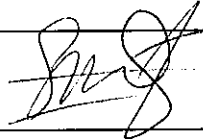
Executed by Purchaser:

Executed by Seller:

Name Emmanuel Faustin

City of Rock Island

Signature



Date

3.26.25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Emmanuel Faustin of 1430 11th Street A, Moline, IL 61265 has applied to purchase 627 7th Street (PIN 0734431010) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 624 7th Street

PIN 0734431010

Legal Description:

The North 48 feet of Lot 8 and the South Half of Lot 5 in Block 60 of Chicago or Lower Addition to the City of Rock Island, Township of Rock Island.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Emmanuel Faustin, for the sum of \$880.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 715 12th Avenue for \$372 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Bahati Venasiya of 645 14th Avenue has applied to purchase 715 12th Avenue (PIN 1603218004) from the City for \$372.00 plus closing costs. The property was acquired by the City in 2014 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$150.00. The subject property is approximately 3,720 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase

city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Department recommends that the City Council approve the sale of 715 12th Avenue to Bahati Venasiya for \$372.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1603218003, Parcel 093847

 City Owned Property - 715 12th Avenue
 Parcels



0 10 20 40 60 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 715 12TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Bahati Venasiya 645 14th Avenue
D. Address of Property Legal Description	715 12th Avenue PIN 1603218004 The East 31 feet of Lot 4 in "HEIDEMANN'S ADDITION" to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$372.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Bahati Venasiya, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 715 12TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of three hundred seventy-two dollars and zero cents (\$372.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$372.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 715 12TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 715 12TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Bahati Venasiya
645 14th Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

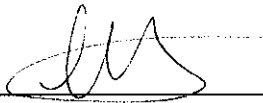
Executed by Purchaser:

Executed by Seller:

Name Bahati Venasiya

City of Rock Island

Signature



Date

4-01/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Bahati Venasiya of 645 14th Avenue has applied to purchase 715 12th Avenue (PIN 1603218004) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 715 12th Avenue
PIN 1603218004

Legal Description:

The East 31 feet of Lot 4 in "HEIDEMANN'S ADDITION" to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Bahati Venasiya, for the sum of \$372.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 800 11th Avenue for \$317 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Fanuel Ninteretse of 720 9th Street has applied to purchase 800 11th Avenue (PIN 1603217006) from the City for \$317.00 plus closing costs. The property was acquired by the City in 2014 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$100.00. The subject property is approximately 3,172 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4- Expand and strengthen tax base and increase

city revenues; Action- Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 800 11th Avenue to Fanuel Ninteretse \$317.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1603217006, Parcel 092945

 Parcels

 City Owned Property-800 11th Avenue

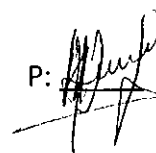


0 10 20 40 60
Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 800 11TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Fanuel Ninteretse 720 9th Street
D. Address of Property Legal Description	800 11th Avenue PIN 1603217006 The North 65 feet of Lot 6 in Block 10 of "Bailey Davenport's Fourth Addition" to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$317.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Fanuel Ninteretse, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.



AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 800 11TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of three hundred seventeen dollars and zero cents (\$317.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$317.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 800 11TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

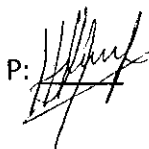
DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

P: 

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 800 11TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Fanuel Ninteretse
720 9th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

Name Fanuel Ninteretse

City of Rock Island

Signature Ninteretse Fanuel

Date 3/25/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Fanuel Ninteretse of 720 9th Street has applied to purchase 800 11th Avenue (PIN 1603217006) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 800 11th Avenue
PIN 1603217006

Legal Description:

The North 65 feet of Lot 6 in Block 10 of "Bailey Davenport's Fourth Addition" to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Fanuel Ninteretse, for the sum of \$317.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 815 12th Avenue for \$378 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Modeste Nahabandi of 720 9th Street Apt 5 has applied to purchase 815 12th Avenue (PIN 1603218011) from the City for \$378.00 plus closing costs. The property was acquired by the City in 1973 via tax auction. This vacant land will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$125.00. The subject property is approximately 3,780 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4- Expand and strengthen tax base and increase

city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 815 12th Avenue to Modeste Nahabandi for \$378.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1603218011, Parcel 093854

 City Owned Property - 815 12th Avenue
 Parcels



0 10 20 30 40 50
 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 815 12TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Modeste Nahabandi 720 9th Street Apt #5
D. Address of Property Legal Description	815 12th Avenue PIN 1603218011 The East 31.50 feet of Lot 9 in Heidemann's Addition to the City of Rock Island, situated in the City of Rock Island, County of Rock Island, and State of Illinois.
E. Purchase Price Earnest Money	\$378.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Modeste Nahabandi, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 815 12TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of three hundred seventy-eight dollars and zero cents (\$378.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$378.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 815 12TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 815 12TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Modeste Nahabandi
720 9th Street Apt 5
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

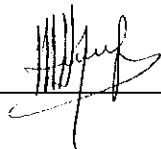
APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:**Executed by Seller:****Name**

Modeste Nahabandi

City of Rock Island

Signature**Date**

4. 2. 25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Modeste Nahabandi of 720 9th Street Apt 5 has applied to purchase 815 12th Avenue (PIN 1603218011) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 815 12th Avenue
PIN 1603218011

Legal Description:

The East 31.50 feet of Lot 9 in Heidemann's Addition to the City of Rock Island, situated in the City of Rock Island, County of Rock Island and State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Modeste Nahabandi, for the sum of \$378.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 901 11th Avenue for \$365 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Simbatohana Susan of 1307 3rd Street has applied to purchase 901 11th Avenue (PIN 1602101005) from the City for \$365.00 plus closing costs. The property was acquired by the City in 2012 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$150.00. The subject property is approximately 3,650 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase

city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 901 11th Avenue to Simbatohana Susan for \$365.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1602101005, Parcel 092935



City Owned Property - 901 11th Avenue



Parcels



0 10 20 40 60 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 901 11TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Simbatohana Susan 1307 3rd Street
D. Address of Property Legal Description	901 11th Avenue PIN 1602101005 The West 36 feet of Lots 8 and 9 in Block 6 of BAILEY DAVENPORT'S FOURTH ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$365.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Simbatohana Susan, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 901 11TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of three hundred sixty-five dollars and zero cents (\$365.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$365.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 901 11TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 901 11TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Simbatohana Susan
1307 3rd Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

Name

Simbatohana Susan

City of Rock Island

Signature



Date

03 04/01/2025

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Simbatohana Susan of 1307 3rd Street has applied to purchase 901 11th Avenue (PIN 1602101005) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 901 11th Avenue
PIN 1602101005

Legal Description:

The West 36 feet of Lots 8 and 9 in Block 6 of BAILEY DAVENPORT'S FOURTH
ADDITION to the City of Rock Island, Township of Rock Island, County of Rock
Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Simbatohana Susan, for the sum of \$365.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 917 11th Avenue for \$660 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Fidele Kabura & Sylvie Mukezimana of 912 44th Street have applied to purchase 917 11th Avenue (PIN 1602101012) from the City for \$660.00 plus closing costs. The property was acquired by the City in 2016 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$210. The subject property is approximately 6,600 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strength tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 917 11th Avenue to Fidele Kabura & Sylvie Mukezimana for \$660.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1602101012, Parcel 092936

-  City Owned Property-917 11th Avenue
-  Parcels



0 10 20 40 60 80 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 917 11TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Fidele Kabura & Sylvie Mukezimana 912 44th Street
D. Address of Property Legal Description	917 11th Avenue PIN 1602101012 Lot 10 in Block 6 of BAILEY DAVENPORTS 4TH ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$660.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Fidele Kabura & Sylvie Mukezimana, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

P: K F S.M S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 917 11TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of six hundred sixty dollars and zero cents (\$660.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$660.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

P: K F S M S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 917 11TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

P: K F S: M
S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 917 11TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Fidele Kabura & Sylvie Mukezimana
912 44th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

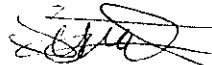
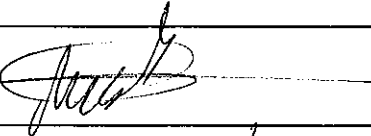
APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:**Executed by Seller:****Name**

Fidele Kabura & Sylvie Mukezimana

City of Rock Island

Signature**Date**

4/02/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Fidele Kabura & Sylvie Mukezimana of 912 44th Street have applied to purchase 917 11th Avenue (PIN 1602101012) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 917 11th Avenue

PIN 1602101012

Legal Description:

Lot 10 in Block 6 of BAILEY DAVEPORTS 4TH ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Fidele Kabura & Sylvie Mukezimana, for the sum of \$660.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 1040 16th Street for \$1 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Alison Darnell of 1036 16th Street has applied to purchase 1040 16th Street (PIN 1602201020) from the City for \$1.00 plus closing costs. The property was acquired by the City in 2011 via tax auction. This vacant property will be an extension to the current property. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$150.00. The subject property is approximately 4,600 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1 - Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase

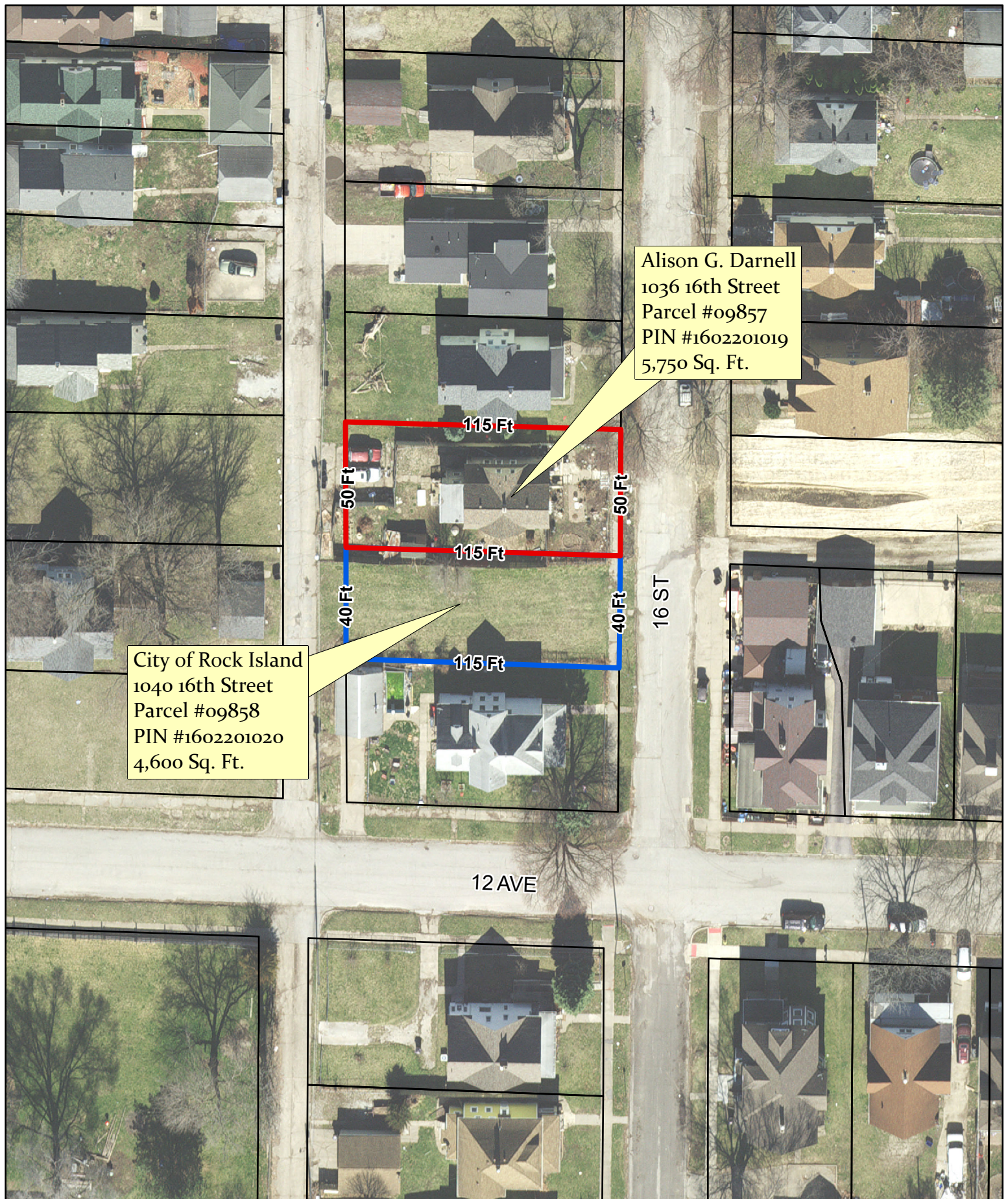
city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 1040 16th Street to NAME for \$1.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1602201020, Parcel 09858

- ▮ City Owned Property - 1040 16th Street
- ▮ Potential Buyer - 1036 16th Street
- Parcels

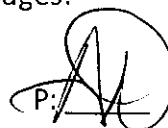


0 510 20 30 40
Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1040 16TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Alison Darnell 1036 16th Street
D. Address of Property Legal Description	1040 16th Street PIN 1602201020 The North 40 feet of Lot 9 in Block 5 of BLACKHAWK ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, Sate of Illinois.
E. Purchase Price Earnest Money	\$1.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Alison Darnell, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

P: 

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1040 16TH STREET

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of one dollar and zero cents (\$1.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$1.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

P: 

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1040 16TH STREET

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

P: 

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1040 16TH STREET

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Alison Darnell
1036 16th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

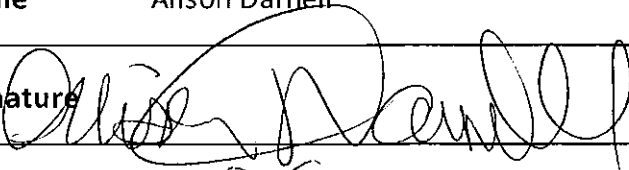
Executed by Seller:

Name

Alison Darnell

City of Rock Island

Signature



Date

3-13-25



S: _____

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Alison Darnell of 1036 16th Street has applied to purchase 1040 16th Street (PIN 1602201020) from the City. This vacant lot will be an expansion to the current property.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 1040 16th Street

PIN 1602201020

Legal Description:

The North 40 feet of Lot 9 in Block 5 of BLACKHAWK ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Alison Darnell, for the sum of \$1.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 1100 6th Street for \$686 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Major Nettles of 606 14th Avenue has applied to purchase 1100 6th Street (PIN 1603215005) from the City for \$686.00 plus closing costs. The property was acquired by the City in 2018 via tax auction. This vacant lot will be used for a personal enclosed flower garden. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$220.00. The subject property is approximately 6,864 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1 - Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 1100 6th Street to Major Nettles for \$686.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1603215005, Parcel 097550-A

 City Owned Property - 1100 6th Street
 Parcels



0 10 20 40 60 80 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Major Nettles 606 14th Avenue
D. Address of Property Legal Description	1100 6th Street PIN 1603215005 The North 80 feet of Lots 1 and 2 in Block 1 of WOODIN'S ADDITION to the City of Rock Island, situated in the County of Rock Island and State of Illinois.
E. Purchase Price Earnest Money	\$686.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Major Nettles, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of six hundred eighty-six dollars and zero cents (\$686.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$686.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

P: 

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Major Nettles
606 14th Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

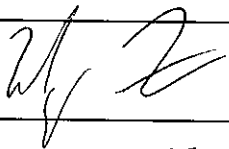
Executed by Seller:

Name

Major Nettles

City of Rock Island

Signature



Date

4-1-25

P:  S: _____

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Major Nettles of 606 14th Avenue has applied to purchase 1100 6th Street (PIN 1603215005) from the City. This vacant lot will be used for a personal enclosed flower garden.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 1100 6th Street

PIN 1603215005

Legal Description:

The North 80 feet of Lots 1 and 2 in Block 1 of WOODIN'S ADDITION to the City of Rock Island, situated in the County of Rock Island and State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Major Nettles, for the sum of \$686.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 1404 5 1/2 Avenue for \$280 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Shaun Walker and Faith Walker of 1406 5 1/2 Avenue have applied to purchase 1404 5 1/2 Avenue (PIN 0735128003) from the City for \$280.00 plus closing costs. The property was acquired by the City in 2014 via tax auction. This vacant lot will be an expansion to their current property. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$100.00. The subject property is approximately 2,600 square feet and zoned R2 (Two-Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1 - Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 1404 5 ½ Avenue to Shaun Walker and Faith Walker for \$280.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1603215005, Parcel 097550-A

 City Owned Property - 1100 6th Street
 Parcels



0 10 20 40 60 80 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Major Nettles 606 14th Avenue
D. Address of Property Legal Description	1100 6th Street PIN 1603215005 The North 80 feet of Lots 1 and 2 in Block 1 of WOODIN'S ADDITION to the City of Rock Island, situated in the County of Rock Island and State of Illinois.
E. Purchase Price Earnest Money	\$686.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Major Nettles, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of six hundred eighty-six dollars and zero cents (\$686.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$686.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

P: 

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1100 6TH STREET

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Major Nettles
606 14th Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

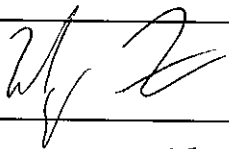
Executed by Seller:

Name

Major Nettles

City of Rock Island

Signature



Date

4-1-25

P:  S: _____

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Major Nettles of 606 14th Avenue has applied to purchase 1100 6th Street (PIN 1603215005) from the City. This vacant lot will be used for a personal enclosed flower garden.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 1100 6th Street

PIN 1603215005

Legal Description:

The North 80 feet of Lots 1 and 2 in Block 1 of WOODIN'S ADDITION to the City of Rock Island, situated in the County of Rock Island and State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Major Nettles, for the sum of \$686.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 1129 10th Avenue for \$625 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Niyanzima Lea & Nsabimana Janvier of 1622 28th Street have applied to purchase 1129 10th Avenue (PIN 0734464018) from the City for \$625.00 plus closing costs. The property was acquired by the City in 2010 via tax auction. This vacant lot will be used for gardening. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$200.00. The subject property is approximately 6,250 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1 - Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 1129 10th Avenue to Niyanzima Lea & Nsabimana Janvier for \$625.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



City of Rock Island
1129 10th Avenue
Parcel #092911
PIN #0734464018
6,250 Sq. Ft.

Location Map

PIN 0734464018, Parcel 092911



City Owned Property - 1129 10th Avenue



Parcels



0 10 20 40 60 80
Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1129 10TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Niyanzima Lea & Nsabimana Janvier 1622 28th Street
D. Address of Property Legal Description	1129 10th Avenue PIN 0734464018 Lot 13 Block 3 of Bailey Davenport's Fourth Addition to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$625.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Niyanzima Lea & Nsabimana Janvier, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1129 10TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of six hundred twenty-five dollars and zero cents (\$625.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$625.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1129 10TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1129 10TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Niyanzima Lea & Nsabimana Janvier
1622 28th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

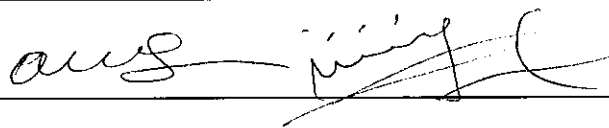
Executed by Seller:

Name

Niyanzima Lea & Nsabimana Janvier

City of Rock Island

Signature



Date

04/03/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Niyanzima Lea & Nsabimana Janvier of 1622 28th Street have applied to purchase 1129 10th Avenue (PIN 0734464018) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 1129 10th Avenue

PIN 0734464018

Legal Description:

Lot 13 Block 3 of Bailey Davenport's Fourth Addition to the City of Rock Island,
Township of Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Niyanzima Lea & Nsabimana Janvier, for the sum of \$625.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 916 7th Street for \$705 plus closing costs. (First Reading).

Date: April 14, 2025

Introduction and Background Information:

Sophie Harerimana of 454 15 ½ Avenue has applied to purchase 916 7th Street (PIN 1603212006) from the City for \$705.00 plus closing costs. The property was acquired by the City in 2011 via tax auction. This vacant lot will be used for gardening. The subject property is approximately 7,050 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1 - Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 916 7th Street to Sophie Harerimana for \$705.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



City of Rock Island
916 7th Street
Parcel #092829
PIN #1603212006
7,050 Sq. Ft.

117.5
60 Ft
117.5Ft
60 Ft

Location Map

PIN 1603212006, Parcel 092829

 City Owned Property - 916 7th Street
 Parcels



051020304050
 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 916 7TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Sophie Harerimana 454 15 ½ Avenue
D. Address of Property Legal Description	916 7th Street PIN 1603212006 Lot 1 in Block 3 of Bailey Davenport's Third Addition to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$705.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Sophie Harerimana & Modeste Nahabandi, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 916 7TH STREET

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of seven hundred five dollars and zero cents (\$705.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$705.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 916 7TH STREET

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 916 7TH STREET

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Sophie Harerimana
454 15 ½ Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

Name

Sophie Harerimana

City of Rock Island

Signature



Date

4-3-25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Sophie Harerimana of 454 15 ½ Avenue has applied to purchase 916 7th Street (PIN 1603212006) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 916 7th Street

PIN 1603212006

Legal Description:

Lot 1 in Block 3 of Bailey Davenport's Third Addition to the City of Rock Island,
Township of Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Sophie Harerimana, for the sum of \$705.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-Owned Property at 1929 9th Street for \$1,016 plus closing costs. (First Reading).

Motion: Motion to approve the sales; authorize the City Manager to execute the agreements; and consider, suspend the rules, and pass ordinances f through v.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Esterine Nahimana of 1312 4 ½ Street has applied to purchase 1929 9th Street (PIN 1602304017) from the City for \$1,016.00 plus closing costs. The property was acquired by the City in 2004 via tax auction. This vacant lot will be used for gardening. The subject property is approximately 10,160 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

N/A

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1 - Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 1929 9th Street to Esterine Nahimana for \$1,016.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider the ordinance.

Submitted by: Melissa Holderfield, Administrative Assistant

Approved by:



Location Map

PIN 1602304017, Parcel 103534

-  Parcels
-  1929 9th Street



0 5 10 20 30 40 50
Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1929 9TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Esterine Nahimana 1312 4 ½ Street
D. Address of Property Legal Description	1929 9th Street PIN 1602304017 Lot 9 Block 3 of SMALLEY'S FIRST SUBDIVISION, OF LOT 5 in the Southwest Quarter of Section 2, Township 17 North, Range 2 West of the Fourth Principal Meridian, TOWNSHIP OF SOUTH ROCK ISLAND, County of Rock Island, State of Illinois. Lot 10, Block 3, Smalley's 1st Subdivision of Lot 5 in the Southwest Quarter of Section 2, Township 17 North, Range 2 West, of the 3rd Principal Meridian.
E. Purchase Price Earnest Money	\$1,016.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1929 9TH STREET

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Esterine Nahimana, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of one thousand sixteen dollars and zero cents (\$1,016.00) to be paid as follows:

\$1,016.00	CASH PAYMENT at the time of closing.
------------	--------------------------------------

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1929 9TH STREET

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and
3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1929 9TH STREET

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Esterine Nahimana
1312 4 ½ Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

Name

Esterine Nahimana

City of Rock Island

Signature

EN

Date

03-20-2025

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND,
ILLINOIS:

Section One: Esterine Nahimana of 1312 4 ½ Street has applied to purchase 1929 9th Street (PIN 1602304017) from the City. This vacant lot will be used for gardening.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 1929 9th Street
PIN 1602304017

Legal Description:

Lot 9 Block 3 of SMALLEY'S FIRST SUBDIVISION OF LOT 5 in the Southwest Quarter of Section 2, Township 17 North, Range 2 West of the Fourth Principal Meridian, TOWNSHIP OF SOUTH ROCK ISLAND, County of Rock Island, State of Illinois.

Lot 10, Block 3, Smalley's 1st Subdivision of Lot 5 in the Southwest Quarter of Section 2, Township 17 North, Range 2 West, of the 3rd Principal Meridian.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Esterine Nahimana, for the sum of \$1,016.00, plus closing costs.

Section Five: All ordinances and part of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____
City Clerk

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Director
Subject: Report from the Finance Department proposing an ordinance adding a new section 2-161 ("Collection Fees and Costs") to Article V, Division 1 ("Finance Generally") of the Municipal Code for the City of Rock Island, Illinois. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The City recently issued an RFP for Collection Services to assist with collections related to Commercial Industrial Revolving Loan Fund (CIRLF) loans, parking tickets, outstanding MUNICES fines and other billable services the City provides. As part of this process, the selected vendor, Municipal Collections of America, Inc (MCOA), recommended the adoption of an ordinance adding a new section to the Municipal Code allowing the City to pass private collection agent fees along to offenders as permitted under Section 1-2-1 of the Illinois Municipal Code, 65 ILCS 5/1-2-1.

The Section reads in part:

"The municipal attorney of the municipality in which the fine or penalty was imposed may retain attorneys and private collection agents for the purpose of collecting any default in payment of any fine or penalty or installment of that fine or penalty. Any fees or costs incurred by the municipality with respect to attorneys or private collection agents retained by the municipal attorney under this Section shall be charged to the offender."

The proposed ordinance allows for the addition of a 35% collection fee. As part of the agreement with Municipal Collections of America, Inc, which is also included on the agenda, the collection fee will be retained by them and the entirety of the debt collected will be forwarded to the City. This allows the City to collect 100% of the outstanding debt. Any collection efforts MCOA makes on behalf of the City that is determined to be ineligible for participation in the fee structured under 65 ILCS 5/1-2-1- would be charged at 25% commission of the amount recovered.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff

input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

City Council approve the ordinance adding a new section 2-161 ("Collection Fees and Costs") to Article V, Division 1 ("Finance Generally") of the Municipal Code for the City of Rock Island, Illinois on first reading.

Submitted by: Jessica Sager, Finance Director

Approved by:

ORDINANCE NO. 2025 - ____

AN ORDINANCE ADDING A NEW SECTION 2-161 ("COLLECTION FEES AND COSTS") TO ARTICLE V, DIVISION 1 ("FINANCE GENERALLY") OF THE MUNICIPAL CODE FOR THE CITY OF ROCK ISLAND, ILLINOIS

WHEREAS, Section 1-2-1 of the Illinois Municipal Code, 65 ILCS 5/1-2-1, permits municipalities to retain attorneys and private collection agents for the purpose of collecting any default in fine or penalty or installment of that fine or penalty and to charge any fees or costs incurred by the municipality with respect to attorneys or private collection agents retained by the municipality to the offender; and

WHEREAS, the Mayor and City Council for the City of Rock Island ("City") have determined to add a new Section 2-161 ("Costs of Collection" to Article V, Division 1 ("Finance Generally") to the Municipal Code of the City of Rock Island, Illinois to allow for the City to charge any fees or costs incurred by the City with respect to attorneys or private collection agents retained by the City to the offender pursuant to Section 1-2-1 of the Illinois Municipal Code, 65 ILCS 5/1-2-1, and the City's home rule powers.

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Rock Island, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals incorporated. The above recitals are incorporated herein as though fully set forth.

Section 2. Municipal Code Amended. A new Section 2-161 ("Collection Fees and Costs") is added to Article V, Division 1 ("Finance Generally") of the Municipal Code for the City of Rock Island, Illinois to read as follows:

Sec. 2-161. Collection fees and costs.

In the event a fine or penalty is assessed pursuant any provision of this Code, a default in the payment of a fine or penalty or any installment of a fine or penalty may be collected by any means authorized for the collection of monetary judgments. The City and the City attorney or the finance director or their designees may retain attorneys and private collection agents for the purpose of collecting any default in payment of any fine or penalty imposed by this Code, or any installment of a fine or penalty. The City shall add a 35% cost of collections to any outstanding balance that requires the City to retain the services of a collection agency. This 35% cost includes any default in a fine or penalty or any installment of a fine or penalty that was previously referred to an attorney or private collection agency and the payment of which remains outstanding.

Section 3. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its passage and publication as provided by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____
CITY CLERK

(65 ILCS 5/Art. 1 Div. 2 heading)
DIVISION 2. ORDINANCES

(65 ILCS 5/1-2-1) (from Ch. 24, par. 1-2-1)

Sec. 1-2-1. The corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper. No fine or penalty, however, except civil penalties provided for failure to make returns or to pay any taxes levied by the municipality shall exceed \$750 and no imprisonment authorized in Section 1-2-9 for failure to pay any fine, penalty or cost shall exceed 6 months for one offense.

A penalty imposed for violation of an ordinance may include, or consist of, a requirement that the defendant do one or both of the following:

(1) Complete an education program, except that a holder of a valid commercial driver's license who commits a vehicle weight or size restriction violation shall not be required to complete an education program under this Section.

(2) Perform some reasonable public service work such as but not limited to the picking up of litter in public parks or along public highways or the maintenance of public facilities.

A default in the payment of a fine or penalty or any installment of a fine or penalty may be collected by any means authorized for the collection of monetary judgments. The municipal attorney of the municipality in which the fine or penalty was imposed may retain attorneys and private collection agents for the purpose of collecting any default in payment of any fine or penalty or installment of that fine or penalty. Any fees or costs incurred by the municipality with respect to attorneys or private collection agents retained by the municipal attorney under this Section shall be charged to the offender.

A low-income individual required to complete an education program under this Section who provides proof of eligibility for the federal earned income tax credit under Section 32 of the Internal Revenue Code or the Illinois earned income tax credit under Section 212 of the Illinois Income Tax Act shall not be required to pay any fee for participating in a required education program.

(Source: P.A. 95-389, eff. 1-1-08; 96-288, eff. 8-11-09.)

Memorandum



To: Rock Island City Council

From: Amanda Torres, Deputy Clerk, Daniel Gleason, Special Event & Fundraising Manager

Subject: Report from the Parks & Recreation Department and City Clerk's Office regarding a Highway Resolution for the closure of 1st Avenue between 17th and 20th Streets on Thursday, July 3, 2025 from 10 a.m. to 11:59 p.m., along with a rain date of Friday, July 4, 2025, for the annual Red, White & Boom fireworks display and concert at Schwiebert Riverfront Park; and, if postponed due to flooding, the event will be rescheduled to Saturday, September 27, 2025, with a rain date of Sunday, September 28, 2025.

Motion: Motion to adopt the Resolution.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Background:

The Red, White and Boom Event which is spearheaded by Downtown Davenport, has provided fireworks over the Mississippi River. Rock Island Parks and Recreation Staff have attended their meetings with the intent of coordinating activities between the two sides of the river. The Committee has agreed to set July 3rd as the continual date for the fireworks, with July 4th being reserved in case of rain. The flood date for the event is in September.

Event:

The event has grown on the Rock Island side to include music, kids' entertainment, food booths, a beer garden, and much more. The crowd has expanded from a couple of thousand to approximately 20,000 or more in the park and along the levy. This has required us to close 1st Avenue to provide a safe crossing and hire security staff to monitor drinking and fireworks in the park.

Set up for the event begins the day before in the park, and continues through most of the morning on the 3rd of July. The park officially opens at 5:00 p.m. and entertainment runs until 9:30 p.m. when the fireworks are to be displayed.

The rain date is set for July 4th. The activities would be somewhat diminished as most of our vendors are booked for other locations on the 4th of July. The flood date is the 4th weekend in

September.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Staff requests approval of closing 1st Avenue from 17th Street to 20th Street on July 3, or the 4th if storms impact the event starting at 10:00am-11:59pm. Staff also recommends the closing of 1st Avenue between 17th and 20th Street in September if flooding impacts the traditional July 3rd or 4th events.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:



Report

To: City Manager, Mayor and City Council
From: Daniel Gleason, Rock Island Parks & Recreation
Subject: Red White and Boom!
Date: 3/18/2025

Background:

The Red, White and Boom Event which is spearheaded by Downtown Davenport, has provided fireworks over the Mississippi River. Rock Island Parks and Recreation Staff have attended their meetings with the intent of coordinating activities between the two sides of the River. The Committee has agreed to set July 3rd as the continual date for the fireworks, with July 4th being reserved in case of rain. The Flood date for the event is in September.

Event:

The event has grown on the Rock Island side to include music, kids' entertainment, food booths, a beer garden, and much more. The Crowd has expanded from a couple of thousand to approximately 20,000 or more in the park and along the levy. This has required us to close 1st Avenue to provide a safe crossing and hire security staff to monitor drinking and fireworks in the park.

Set up for the event begins the day before in the park, and continues through most of the morning on the 3rd of July. The park officially opens at 5:00 p.m. and entertainment runs until 9:30 when the fireworks are to be displayed.

Our rain date is set for July 4th. The activities would be somewhat diminished as most of our vendors are booked for other locations on the 4th of July. The Flood date is the 4th weekend in September.

Recommendation:

Staff requests approval of closing 1st Avenue from 17th Street to 20th Street on July 3, or the 4th if storms impact the event starting at 10:00am-11:59pm. Staff also recommends the closing of 1st Avenue between 17th and 20th Street in September if flooding impacts the traditional July 3rd or 4th events.

Included is the resolution to be passed for the Department of Transportation.

RESOLUTION NO.

H I G H W A Y R E S O L U T I O N

WHEREAS, the Rock Island Park and Recreation Board is sponsoring a Fireworks Display and Concert at Riverfront Park in the CITY of ROCK ISLAND which event constitutes a public purpose; and,

WHEREAS, this Fireworks Display will include the use of pyrotechnics as a part of the event; and,

WHEREAS, there will be a children's area with games and attractions; and,

WHEREAS, there will be a musical concert at the stage area of the park: and

WHEREAS, there will be a large number of people crossing the avenue to obtain access to the park area;

NOW THEREFORE, BE IT RESOLVED by the CITY COUNCIL of the CITY of ROCK ISLAND that permission to close off IL 92 (1st Avenue) from 17th Street to 20th Street as above designated, be requested of the Department of Transportation.

BE IT FURTHER RESOLVED that this closure shall occur during the approximate time period between 10:00 A.M. and 11:59 P.M. on Thursday, July 3, 2025.

BE IT FURTHER RESOLVED that if there is inclement weather prohibiting the fireworks display on July 3, this closure shall occur during the approximate time period between 10:00 A.M. and 11:59 P.M. on Friday, July 4, 2025.

BE IT FURTHER RESOLVED that if there is a flood prohibiting the fireworks display on July 3 and July 4, this closure shall occur during the approximate time period between 10:00 A.M. and 11:59 P.M. on Saturday, September 27, 2025.

BE IT FURTHER RESOLVED that if there is inclement weather prohibiting the fireworks display on September 27, this closure shall occur during the approximate time period between **10:00 A.M. and 11:59 P.M. on Sunday, September 28, 2025.**

BE IT FURTHER RESOLVED that this closure is for the public purpose of **conducting a FIREWORK DISPLAY adjacent to Schwiebert Riverfront Park.**

BE IT FURTHER RESOLVED that traffic from that closed portion of highway shall be detoured over routes with an all-weather surface that can accept the anticipated traffic, which will be maintained to the satisfaction of the Department and which is conspicuously marked for the benefit of traffic diverted from the State Highway. The detour route shall be as follows: **West bound traffic: South on 20th Street to 4^h Avenue, West on 4th Avenue to 15th Street, North on 15th Street to 2nd Avenue, East on 2nd Avenue to 16th Street, North on 16th Street to 1st Avenue/Rt. 92. East Bound Traffic: South on 16th Street to 5th Avenue, East on 5th Avenue to 20th Street to 1st Avenue/Rt. 92.**

BE IT FURTHER RESOLVED that, the **City of Rock Island** assumes full responsibility for the direction, protection, and regulation of the traffic during the time the detour is in effect.

BE IT FURTHER RESOLVED, that police officers or authorized flaggers shall, at the expense of the **City of Rock Island**, be positioned at each end of the closed section and at other points (such as intersections) as may be necessary to assist in directing traffic through the detour.

BE IT FURTHER RESOLVED, that police officers, flaggers, and officials shall permit emergency vehicles in emergency situations to pass through the closed area as swiftly as is safe for all concerned.

BE IT FURTHER RESOLVED, that all debris shall be removed by the City of Rock Island prior to reopening the State Highway.

BE IT FURTHER RESOLVED, that such signs, flags, barricades, etc., shall be used by the City of Rock Island as may be approved by the Illinois Department of Transportation. These items shall be provided by the City of Rock Island.

BE IT FURTHER RESOLVED, that the closure and detour shall be marked according to the Illinois Manual on Uniform Traffic Control Devices.

BE IT FURTHER RESOLVED, that the City of Rock Island hereby agrees to assume all liabilities and pay all claims for any damage which shall be occasioned by the closing described above.

BE IT FURTHER RESOLVED, that the City of Rock Island shall provide a comprehensive general liability insurance policy or an additional insured endorsement in the amount of **\$1,000,000 per person and \$2,000,000 aggregate** which has the Illinois Department of Transportation and its officials, employees, and agents as insured and which protects them from all claims arising from the requested road closing.

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the Department of Transportation to serve as a formal request for the permission sought in this Resolution and to operate as part of the conditions of said permission.

ADOPTED by the CITY COUNCIL of the CITY of ROCK ISLAND this ____ day of _____ 2025,
A.D.

City Clerk

APPROVED by the CITY COUNCIL of the CITY of ROCK ISLAND this ____day of _____,
2025 A.D.

Mayor

Attest: _____
City Clerk

ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

03/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services LLC 1 Kone Court, Suite 202 Moline, IL 61625 309 764-9666	CONTACT NAME: Deborah Solomon PHONE (A/C, No, Ext): 312 442-7317 FAX (A/C, No): E-MAIL ADDRESS: deborah.solomon@usi.com																					
INSURED City of Rock Island 1528 Third Avenue Rock Island, IL 61201	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> <tr> <td>INSURER A : Illinois Counties Risk Management Trust</td><td></td><td>NONAIIC</td></tr> <tr> <td>INSURER B :</td><td></td><td></td></tr> <tr> <td>INSURER C :</td><td></td><td></td></tr> <tr> <td>INSURER D :</td><td></td><td></td></tr> <tr> <td>INSURER E :</td><td></td><td></td></tr> <tr> <td>INSURER F :</td><td></td><td></td></tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : Illinois Counties Risk Management Trust		NONAIIC	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
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INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ BI/PD Ded:150000 GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			P41001344242501	12/01/2024	12/01/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$EXCLUDED PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/OP AGG \$1,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ Comp/Coll			P41001344242501	12/01/2024	12/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ deductible \$25,000
A	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☒ CLAIMS-MADE DED RETENTION \$			P41001344242501	12/01/2024	12/01/2025	EACH OCCURRENCE \$4,000,000 AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y / N ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	P41001344242501	12/01/2024	12/01/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$5,000,000 E.L. DISEASE - EA EMPLOYEE \$5,000,000 E.L. DISEASE - POLICY LIMIT \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ILLINOIS COUNTIES RISK MANAGEMENT TRUST PROVIDES EXCESS INSURANCE IN EXCESS OF THE CITY OF ROCK ISLAND'S SELF INSURED RETENTION: GENERAL LIABILITY & AUTOMOBILE LIABILITY \$150,000

RE: Road Closure for Red White and Boom Event - Schwiebert Riverfront Park - July 3, 2025.

The General Liability policy includes an automatic Additional Insured endorsement that provides Additional Insured status to the Certificate Holder only when there is a written contract that requires such status, and only with regard to work performed by or on behalf of the named insured.

CERTIFICATE HOLDER**CANCELLATION**

Illinois Department of Transportation 2300 S Dirksen Parkway Springfield, IL 62764	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
203	TIF #3 North 11th Street	113	3rd Ward
204	TIF #4 Jumer's Casino Rock Island	114	4th Ward
205	TIF #5 Columbia Park	115	5th Ward
207	Community/Economic Development	116	6th Ward
208	TIF #6 The Locks	117	7th Ward
209	TIF #7 Watchtower	118	Mayor
210	Public Benefit	119	Mayor & Council Administration
211	Martin Luther King Center	122	General Administration
212	MLK Facility Improvement	123	Legal Services
213	TIF #8 1st Street	131	City Clerk
214	TIF #9 Century Woods	155	Human Resources Administration
215	TIF #10 Heather Ridge	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
248	ARPA Fund	356	Martin Luther King Jr Community Center
249	Downtown Infrastructure Pass Thru	411	Police Administration
251	Public Library	412	Field Operations Bureau
271	Honor Guard Contributions	413	Criminal Investigation Bureau
272	DARE	414	Administration/Technical Services Bureau
273	Police Contributions	415	Tactical Operations
274	Elderly Service Contributions	451	Fire Administration November 5, 2021 through
275	RI Auxiliary Police	452	Fire Emergency Services
276	RI Labor Day Parade	453	Fire Protective Inspect
277	ESO Christmas Tour	454	Ambulance
278	Adopt A School	611	Public Works Administration
279	Fire Donations	612	Motor Vehicle Parking System
282	Lead Grant	613	Water Meter Services
301	Capital Improvements	615	Engineering
302	Capital Improvements - Streets	616	Municipal Services
303	Street Improvement Fee	617	Fleet Services
405	Debt Service	618	Utilities Service
501	Water Operation & Maintenance	619	Utilities Maintenance
502	Water Capital 2010A BAB'S	711	Library Administration
506	Wastewater Operations & Maintenance	712	Library Info Services
507	Stormwater Utility	713	Library Circulation
508	Wastewater Capital 2010A BAB'S	714	Library Extension
510	Solid Waste	811	Park/Recreation Administration
511	Centennial Bridge	813	Recreation
541	Sunset Marina	818	Whitewater Aquatic Center
555	Parks & Recreation	819	Schwiebert Riverfront Park
581	CDBG Loan Programs	822	Parks
582	State Affordable Housing	834	Highland Golf Maintenance
583	Community/Economic Development Loans	835	Highland Clubhouse
584	CIRLF Loan Fund	846	Golf Pro Shop
585	MPF Endowment Loans	854	Saukie Golf Maintenance
586	Brownfield Revolving Loan Fund	855	Saukie Clubhouse
595	Public Housing	867	RIFAC
601	Fleet Services	891	Donations P/R Admin
602	Fleet Amortization	892	Donations Parks
606	Engineering	893	Donations Recreation Programs
609	Hydroelectric Plant	894	Donations Golf Maintenance
621	Self-Insurance	895	Donations Highland/Saukie Clubhouse
626	Employee Health Plan	896	Donations Golf Pro Shop
701	Fire Pension	897	Donations RIFAC
706	Police Pension	898	Donations Longview Aquatic Center
711	Cafeteria Plan	899	Donations Riverfront Park
901	MLK Activity	910	Police Fire Commission
904	IL CJIA	920	Fire Pension
905	IL DCFS	930	Police Pension
906	Dept of Human Services	940	Cafeteria Plan

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	1
PRINT BY	:	CHECK DATE
SORT OPTION	:	CHECK #
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	03/14/25
ENDING CHECK DATE	:	03/21/25
ORG NAME FOR EXTRACT FILE	:	ap032125
FILE NAME	:	SAV\BANKCHECK_032425_101104

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/14/25 - 03/21/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	51605	\$135.91 135.91	03/20/25 251-0000000	18750 -48601-0000000		0 ANNA CAMPBELL Jury Duty Milage Reimbursement	22401MCTC25	T	CLEARED
1	51606	\$318.75 76.20 91.58 30.31 120.66	03/20/25 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000	15725 -0000000 -0000000 -0000000		0 ARNOLD MOTOR SUPPLY LLP FLEET-2025-0000492 FLEET-2025-0000507 FLEET-2025-0000507 FLEET-2025-0000507	50NV363149 50NV363418	T	CLEARED
1	51607	\$2414.90 2414.90	03/20/25 101-617375-53804-0000000	00308 -0000000		0 BRANDT CONSTRUCTION CO remove/replace end post	111454	T	CLEARED
1	51608	\$1576.16 1576.16	03/20/25 101-256081-52406-0000000	17662 -0000000		2 CMS COMMUNICATIONS INC ARUBA SWITCHES-MLK/FIRE3/OTHER	2501058-IN	T	CLEARED
1	51609	\$120.00 120.00	03/20/25 601-617364-52305-0000000	00468 -0000000		0 CRAWFORD HEATING & COOLING INC Steel shelving for #5558	0013082	T	CLEARED
1	51610	\$31227.87 31227.87	03/20/25 626-157141-53602-0000000	14239 -0000000		0 CVS PHARMACY INC CVS 03/08/25 - 03/15/25	54361473	T	CLEARED
1	51611	\$33193.70 32178.00 1015.70	03/20/25 506-618341-53804-0000000 506-618041-53301-0000000	08759 -0000000 -0000000		2 ELECTRIC PUMP INC Pump repair freight/delivery charges	028248 028248 1	T	CLEARED
1	51612	\$720.00 720.00	03/20/25 626-157141-53104-0000000	14735 -0000000		1 EXTEND HEALTH HRA Service - Mar.2025	152840084157	T	CLEARED
1	51613	\$791.52 791.52	03/20/25 601-617364-51402-0000000	16141 -0000000		0 FIRST AID CORP Black nitrile gloves	PSI768701	T	CLEARED
1	51614	\$19343.58 14507.69 4835.89	03/20/25 626-157141-53112-0520000 621-157131-53602-0520000	15343 -0520000 -0520000		0 GENESIS HEALTH SYSTEM 75 EE FEB' 25 WC FEB'	223224	T	CLEARED
1	51615	\$44.99 166.99 122.00-	03/20/25 601-617364-52305-0000000 601-617364-52305-0000000	00672 -0000000 -0000000		1 GENUINE PARTS COMPANY INC. Brake parts for #2395 Credit/returned brake rotors	188022A 188111	T	CLEARED
1	51616	\$169.00 84.50 84.50	03/20/25 251-711401-53822-0000000 251-711401-53822-0000000	18091 -0000000 -0000000		0 GLOBAL SECURITY SERVICES-IA FIRE ALARM PANEL SERVICE SOUTH DOOR SERVICE & REPAIR	IA55583 IA55586	T	CLEARED
1	51617	\$6403.11 6403.11	03/20/25 501-618121-52404-0000000	00390 -0000000		0 HACH COMPANY ktotu5200	14404954	T	CLEARED
1	51618	\$1398.15 620.83 777.32	03/20/25 506-619346-52306-0000000 507-619348-52306-0000000	15606 -0000000 -0000000		0 HAHN READY MIX 4312 28 AV 18 AV - 46 ST	469047 469109	T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/14/25 - 03/21/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	51619	\$921.25 921.25	03/20/25 555-867562-52218-0000000	06030		0 HAWKINS INC azone	7008148	T	CLEARED
1	51620	\$1350.00 1350.00	03/20/25 101-611041-53102-0000000	16556		0 IMEG CORP Prof serv thru 12/15/24	24000155.03-3	T	CLEARED
1	51621	\$22.50 22.50	03/20/25 101-617111-52301-0000000	13512		0 INTERNATIONAL TECHNOLOGY & SECURITY LTD key copies	62125	T	CLEARED
1	51622	\$611.98 214.18 107.09 290.71	03/20/25 101-256081-52406-0000000 606-615091-52103-0000000 101-256081-52406-0000000	16057		1 ITSAVVY LLC 2 WEBCAMS SHARED WEBCAM PD ROLL CALL LAPTOP WARRANTY	01556652 01556056	T	CLEARED
1	51623	\$741.37 741.37	03/20/25 101-451291-53801-0000000	14515		0 JOHNSON CONTROLS Replacing display panel	1-135403454958	T	CLEARED
1	51624	\$155.90 100.80 55.10	03/20/25 501-618352-53804-0000000 501-618352-53902-0000000	00488		0 K & S H2O INC di exchange service DI rental 3/1 to 3/31/25	0544170 0543985	T	CLEARED
1	51625	\$21380.95 21380.95	03/20/25 506-618341-53804-0000000	16049		1 KRAFT POWER CORPORATION Repair of wet weather treatmen	MISAINV197487	T	CLEARED
1	51626	\$83.24 83.24	03/20/25 601-617364-52305-0000000	00795		1 LINDE GAS & EQUIPMENT INC Nozzles, flap wheels #6628	48520628A	T	CLEARED
1	51627	\$325.50 325.50	03/20/25 101-616301-52301-0000000	00434		0 LOGAN CONTRACTORS SUPPLY INC electronic level	E72967	T	CLEARED
1	51628	\$30.00 30.00	03/20/25 251-711041-53401-0000000	15000		0 MAKING FRIENDS WELCOME SERVICE INC FEB 2025 MAKING FRIENDS VISITS	13853	T	CLEARED
1	51629	\$1103.13 1103.13	03/20/25 555-822601-53806-0000472	15622		0 MANATT'S INC pvs1 f25	5160449	T	CLEARED
1	51630	\$65.99 65.99	03/20/25 601-617364-53804-0000000	18840		0 MAUPIN ENTERPRISES LLC FLEET-2025-0000511	INV-602771	T	CLEARED
1	51631	\$46023.73 46023.73	03/20/25 501-613358-52303-6539000	18367		0 MCCLINTOCK PLUMBING INC Water meter replacement progra	2069	T	CLEARED
1	51632	\$15246.26 15246.26	03/20/25 507-619348-53806-0000000	17063		0 MCCLINTOCK TRUCKING & EXCAVATING INC emerg stormwater 2539 21 AVE	2054	T	CLEARED
1	51633	\$9971.34 84.79 33.35 2987.39 125.97	03/20/25 101-312801-53703-0000000 101-414226-53703-0000000 501-618352-53703-0000000 101-612381-53703-0000000	00560		0 MIDAMERICAN ENERGY CO 1723 2nd Ave Lighting 3601 15TH AV SIREN Clarification Bldg elec 17 St Parking lot elec	564189836 564082971 00430-04038-0225 14730-73609-0225	T	CLEARED

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		749.58	501-619356-53703-00000000			Head House bldg elec	17070-13009-0225		
		4391.71	501-618352-53703-00000000			Water Treatment Plant elec	17331-65002-0225		
		1598.55	101-617371-53703-00000000			T/Signal elec	36041-26008-0225		
1	51634	\$249.95 249.95	03/20/25 101-451291-53801-00000000	17748		1 MIDWEST DOORS LLC Replaced operator arm	64839	T	CLEARED
1	51635	\$1429.50 1429.50	03/20/25 101-155041-53203-00000000	02440		0 MIDWEST MAILWORKS INC Midwest Mailworks 02/24-02/28	254096	T	CLEARED
1	51636	\$10740.64 10740.64	03/20/25 501-619356-53806-00000000	06540		0 MILLER TRUCKING & EXCAVATING Emerg watermain 556 30 ST	124078	T	CLEARED
1	51637	\$108.18 108.18	03/20/25 601-617364-52305-00000000	04242		0 OREILLY AUTOMOTIVE STORES INC FLEET-2025-0000498	0753-106896	T	CLEARED
1	51638	\$605.14 434.96 49.82 18.12 102.24	03/20/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	18027		0 PARTS AUTHORITY LLC FLEET-2025-0000486 FLEET-2025-0000508 FLEET-2025-0000509 FLEET-2025-0000487	441-343293 441-343611 441-343655 442-322451	T	CLEARED
1	51639	\$522.60 10.04 18.59 10.04 18.59 10.04 18.59 10.04 18.59 38.85 63.17 38.85 63.17 38.85 63.17 38.85 63.17	03/20/25 501-618121-53822-00000000 501-618121-53901-00000000 501-618121-53822-00000000 501-618121-53901-00000000 501-618121-53822-00000000 501-618121-53901-00000000 501-618121-53822-00000000 501-618121-53901-00000000 501-618121-53822-00000000 501-618352-53822-00000000 501-618352-53901-00000000 501-618352-53822-00000000 501-618352-53901-00000000 501-618352-53822-00000000 501-618352-53901-00000000 501-618352-53822-00000000	04257		0 PHELPS UNIFORM SPECIALISTS INC mats/etc uniforms mats/etc uniforms mats/etc uniforms mats/etc uniforms mats/etc uniforms mats/etc uniforms mats/etc uniforms mats/etc uniforms	1996737-00 2000280-00 2003764-00 2007269-00 1998284-00 2001766-00 2005292-00 2008800-00	T	CLEARED
1	51640	\$217.62 82.02 64.05 71.55	03/20/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00775		0 PLANT EQUIPMENT CO INC FLEET-2025-0000504 FLEET-2025-0000506 FLEET-2025-0000506	866622-000 866793-000	T	CLEARED
1	51641	\$299.04 89.09 22.69 187.26	03/20/25 101-412206-51401-00000000 101-412206-51401-00000000 601-617364-52305-00000000	00728		0 RAY OHERRON COMPANY INC PAULEY PANTS SERRA NAME TAG FLEET-2025-0000489	2399723 2387601 2398971	T	CLEARED

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1	51642	\$683.80 411.52 272.28	03/20/25 101-617121-52304-00000000 101-617120-52304-00000000	00899		0 REPUBLIC ELECTRIC COMPANY LLC supplies supplies	6275715-00 6275857-00	T	CLEARED
1	51643	\$1079.91 446.16 633.75	03/20/25 101-616307-52209-00000000 601-617364-52202-00000000	01409		0 RILCO INC salt,ice remover winter melt FLEET-2025-0000499	551568 550864	T	CLEARED
1	51644	\$1116.65 282.93 833.72	03/20/25 501-619356-52306-00000000 507-619348-52306-00000000	00607		0 RIVERSTONE GROUP INC cmc, cmc 2"solid,cmc 4" fa6	2706 1364465	T	CLEARED
1	51645	\$30.00 30.00	03/20/25 601-617362-53705-00000000	00998		0 SAFETY KLEEN CORPORATION Used Oil recovery fee	96719687	T	CLEARED
1	51646	\$1890.00 1890.00	03/20/25 101-616321-53802-00000000	18388		1 SHAWNEE MISSION TREE SERVICE INC 4236 9 ST tree removal	170449 a	T	CLEARED
1	51647	\$79.00 79.00	03/20/25 211-356941-52206-00000000	01058		0 TERMINIX INTERNATIONAL MLK MAR 2025 PEST CONTROL	75072130	T	CLEARED
1	51648	\$240.00 240.00	03/20/25 901-356921-52101-6525041	05600		0 TRANSITIONS NFP WER ACTION BOOKS	20250317	T	CLEARED
1	51649	\$4743.41 4743.41	03/20/25 501-618352-52217-00000000	08460		0 UNITED STATE ALUMINATE COMPANY INC liquid alum	910157150	T	CLEARED
1	51650	\$102.50 102.50	03/20/25 101-616321-52202-00000000	12965		0 VAN WALL EQUIPMENT INC back plate, fan grill	6488451	T	CLEARED
1	51651	\$374.13 19.77 29.98 35.65 59.69 87.89 19.80 28.96 34.46 45.33 12.60	03/20/25 555-867564-52301-00000000 101-616601-52301-00000000 555-867564-52301-00000000 555-867564-52303-00000000 501-619356-52303-00000000 501-619356-52301-00000000 501-619356-52303-00000000 501-618121-52206-00000000 501-618121-52305-00000000 601-617364-52305-00000000	00146		0 VOTUBEK INVESTMENTS brass rd swivel quick xl duopower/kit scour pad,wht liq rubber, brus snap links,connectors etc supplies plastic tubing ball valve, elbow supplies supplies FLEET-2025-0000488	A116532 A117165 B722627 B722939 A117129 B722612 B723069 A116825 B722473	T	CLEARED
1	51652	\$5126.50 311.50 1538.50 1437.00 1839.50	03/20/25 101-123041-53101-00000000 101-123041-53101-00000000 101-123041-53101-00000000 101-123041-53101-00000000	02053		0 WRIGHT LAW OFFICES, P.C. Professional Services INV Proffessional Services INV #2 Professional Services INV #3 Proffesional Services #4	72940 72936 72939 72941	T	CLEARED
1	51653	\$300.00 300.00	03/20/25 901-356911-53112-6548000	15029		0 YOLANDA JEFFERSON MLK ANNIVERSARY CATERING	021	T	CLEARED

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1	51654	\$265.20 335.44 70.24-	03/20/25 601-617364-52305-00000000 601-617364-52305-00000000	16947		0 ZURCHER TIRE INC Tire for #8934 Credit/tire charges	5402370790A 5402372734	T	CLEARED
1	51655	\$19638.88 19638.88	03/21/25 701-000000-10121-00000000	18099		0 BMO HARRIS - FIRE PENSION PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51656	\$23697.00 23697.00	03/21/25 706-000000-10121-00000000	19082		0 CHARLES SCHWAB & CO INC PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51657	\$142.14 142.14	03/21/25 051-000000-21403-00000000	17262		0 FIRE UNION SUPPORT FUND PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51658	\$14271.61 14271.61	03/21/25 051-000000-21403-00000000	05125		0 GAS & ELECTRIC CREDIT UNION PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51659	\$1755.00 1755.00	03/21/25 051-000000-21403-00000000	01839		0 ILLINOIS FOP LABOR COUNCIL PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51660	\$196.00 196.00	03/21/25 051-000000-21403-00000000	08643		0 POLICE BENEVOLENT PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51661	\$16.00 16.00	03/21/25 051-000000-21403-00000000	15528		0 RIPD COMMAND OFFICERS ASSOC PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51662	\$359.29 359.29	03/21/25 051-000000-21403-00000000	02347		0 U A W LOCAL 2282 PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	51663	\$234.68 234.68	03/21/25 051-000000-21403-00000000	00802		0 UNITED WAY OF THE QUAD CITIES PAYROLL FOR - 032125	032125 PAYROLL	T	CLEARED
1	181198	\$1650.00 150.00 1500.00	03/20/25 242-313851-55220-6215244 242-313851-55220-6215244	18831		0 ANTHONY C BRADLEY 1330 7th Street 924 44th Street	14206 14097	S	OUTSTANDING
1	181199	\$453.05 453.05	03/20/25 101-000000-44114-00000000	19100		0 CHELSEA THODE Amb Refund - C. Thode	RI-RIFD202400597	S	OUTSTANDING
1	181200	\$100.59 100.59	03/20/25 101-452271-52305-00000000	16096		0 DUO-SAFETY LADDER CORPORATION Lock assembly	495774-000	S	OUTSTANDING
1	181201	\$1000.00 1000.00	03/20/25 901-356911-53112-6548000	17195		0 HEATHER WHITE 2024 IMPACT REPORT MLK	1621	S	OUTSTANDING
1	181202	\$3511.00 3511.00	03/20/25 101-000000-41204-00000000	01104		0 HY-VEE FOOD STORES Gas Tax Refund	01-2024	S	OUTSTANDING
1	181203	\$114.23 114.23	03/20/25 101-000000-44114-00000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - J. McLaughlin	RI-RIFD202405699	S	OUTSTANDING

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1	181204	\$280.00 280.00	03/20/25 101-000000-44114-0000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - C. Donovan	RI-RIFD202405725	S	OUTSTANDING
1	181205	\$455.34 455.34	03/20/25 101-000000-44114-0000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - W. Sowell	RI-RIFD202406310	S	OUTSTANDING
1	181206	\$455.34 455.34	03/20/25 101-000000-44114-0000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - L. Jenkins	RI-RIFD202406313	S	OUTSTANDING
1	181207	\$455.34 455.34	03/20/25 101-000000-44114-0000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - C. Allen	RI-RIFD202406373	S	OUTSTANDING
1	181208	\$540.71 540.71	03/20/25 101-000000-44114-0000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - J. Zirbes	RI-RIFD202406525.	S	OUTSTANDING
1	181209	\$564.23 564.23	03/20/25 101-000000-44114-0000000	01918		1 ILLINOIS DEPT OF PUBLIC AID Amb Refund - Z. Burke	RI-RIFD202407388	S	OUTSTANDING
1	181210	\$60.00 60.00	03/20/25 101-451041-51502-0000000	18542		0 ILLINOIS FIRE SERVICE ADMIN Membership Dues	PROFESSIONALS 2025memdues	S	OUTSTANDING
1	181211	\$125.00 125.00	03/20/25 101-000000-41204-0000000	00560		2 MIDAMERICAN ENERGY CO Gas Tax Refund	02-2025	S	OUTSTANDING
1	181212	\$1679.00 1679.00	03/20/25 242-312801-54101-6396244	18907		0 NARRATIVES QC, NFP February 2025 Reimbursement	FebCY25Reimburse	S	OUTSTANDING
1	181213	\$9788.00 7814.81 1973.19	03/20/25 242-313851-55220-6215310 242-313851-55220-6215210	06858		0 NORTHWEST MECHANICAL INC. M.Mojica 924 44th Street M.Mojica 924 44th Street	71321	S	OUTSTANDING
1	181214	\$215.00 45.00 170.00	03/20/25 101-411041-51401-0000000 101-413215-51405-0000000	08643		0 POLICE BENEVOLENT MORRIS PINK BADGE MEIRESONNE & SERRA BADGES	2025 PINK BADGE	S	OUTSTANDING
1	181215	\$3027.44 2427.44 600.00	03/20/25 626-157141-53112-0000000 626-157141-53112-0000000	18167		0 ASSUREDPARTNERS CAPITAL INC AssuredPartners March 25' AssuredPartners Milliman Fees	163835 163836	S	OUTSTANDING
1	181216	\$57.70 57.70	03/20/25 101-414226-53204-0000000	00010		1 AT & T CORP FEB CHARGES	FEB CHARGES	S	OUTSTANDING
1	181217	\$7319.50 7319.50	03/20/25 501-618352-52217-0000000	10250		0 BRENNTAG MID-SOUTH INC. chlorine	BMS867406	S	OUTSTANDING
1	181218	\$600.00 600.00	03/20/25 101-414223-51502-0000000	19060		0 BRETT TAYLOR BASIC NARCOTICS INV COURSE	031825	S	OUTSTANDING
1	181219	\$44.01	03/20/25	15674		0 CINTAS CORPORATION NO. 2		S	OUTSTANDING

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		44.01	211-356941-53801-00000000			MLK REPLACEMENT MATS	4223950491		
1	181220	\$765.00	03/20/25	01309		1 CITY OF DAVENPORT		S	OUTSTANDING
		255.00	303-616301-52306-00000000			hot mix	1337197		
		255.00	303-616301-52306-00000000			hot mix	1337193		
		255.00	303-616301-52306-00000000			hot mix	1337198		
1	181221	\$12.99	03/20/25	14396		0 CITY OF MOLINE-MOLINE PUBLIC LIBRARY		S	OUTSTANDING
		12.99	251-000000-44187-56460000			REIMB MPL LOST ITEM	20070002066958		
1	181222	\$1260.00	03/20/25	18434		0 EDGEWATER RESOURCES LLC		S	OUTSTANDING
		1260.00	541-617041-53112-0000297			Engineer/Design	5531		
1	181223	\$1000.00	03/20/25	18591		0 ERIKA UBEDA		S	OUTSTANDING
		1000.00	901-356911-53112-65480000			MLK ANNIVERSARY DECORATION	0350		
1	181224	\$94.20	03/20/25	00199		0 GIBSON LTD		S	OUTSTANDING
		94.20	601-617364-52305-00000000			Batteries for tools	289670		
1	181225	\$74.15	03/20/25	05440		0 GLORIA BURLINGAME		S	OUTSTANDING
		74.15	251-713451-53110-00000000			PROGRAM GUIDED ART CLASS	000003		
1	181226	\$982.61	03/20/25	15246		0 HANSON INDUSTRIAL INC		S	OUTSTANDING
		776.73	101-617114-53801-00000000			repair	558142		
		205.88	101-617114-52301-00000000			hose	558118		
1	181227	\$619.89	03/20/25	15517		0 HI-LINE ELECTRIC CO., INC.		S	OUTSTANDING
		13.30	601-617364-52305-00000000			FLEET-2025-0000502	3002416		
		18.00	601-617364-52305-00000000			FLEET-2025-0000502			
		18.00	601-617364-52305-00000000			FLEET-2025-0000502			
		18.10	601-617364-52305-00000000			FLEET-2025-0000502			
		38.76	601-617364-52305-00000000			FLEET-2025-0000502			
		18.90	601-617364-52305-00000000			FLEET-2025-0000502			
		94.68	601-617364-52305-00000000			FLEET-2025-0000502			
		13.00	601-617364-52305-00000000			FLEET-2025-0000503	3006227		
		16.50	601-617364-52305-00000000			FLEET-2025-0000503			
		14.00	601-617364-52305-00000000			FLEET-2025-0000503			
		11.00	601-617364-52305-00000000			FLEET-2025-0000503			
		17.50	601-617364-52305-00000000			FLEET-2025-0000503			
		15.72	601-617364-52305-00000000			FLEET-2025-0000503			
		17.00	601-617364-52305-00000000			FLEET-2025-0000503			
		23.00	601-617364-52305-00000000			FLEET-2025-0000503			
		18.24	601-617364-52305-00000000			FLEET-2025-0000503			
		40.25	601-617364-52305-00000000			FLEET-2025-0000503			
		19.00	601-617364-52305-00000000			FLEET-2025-0000503			
		9.84	601-617364-52305-00000000			FLEET-2025-0000503			
		16.00	601-617364-52305-00000000			FLEET-2025-0000503			
		26.00	601-617364-52305-00000000			FLEET-2025-0000503			
		16.00	601-617364-52305-00000000			FLEET-2025-0000503			
		57.40	601-617364-52305-00000000			FLEET-2025-0000501	3006228		

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		69.70	601-617364-52305-00000000			FLEET-2025-0000501			
1	181228	\$9114.88 9114.88	03/20/25 101-611041-53102-00000000	16977		0 HUTCHISON ENGINEERING INC Prof serv thru 12/31/25	2 5520.00	S	OUTSTANDING
1	181229	\$111.00 25.00 86.00	03/20/25 101-617114-53801-65060000 101-617112-53801-65060000	02308		0 IA IL TERMITE & PEST CTL INC additional services monthly pest control serv	8466984 8467045	S	OUTSTANDING
1	181230	\$9000.00 9000.00	03/20/25 101-617375-53905-00000000	04555		1 IA INTERSTATE RAILROAD CO LLC rent/lease 7/1/24 to 6/30/25	732883	S	OUTSTANDING
1	181231	\$800.00 800.00	03/20/25 101-411041-54402-00000000	02317		0 ILLINOIS ASSN OF CHIEFS OF POLICE ILEP ACCREDITATION-TIER 2 2025	19373	S	OUTSTANDING
1	181232	\$4095.00 4095.00	03/20/25 621-157133-53601-00000000	17569		2 ILLINOIS COUNTIES RISK MANAGEMENT Property and Liability Premium	S-INV005672	S	OUTSTANDING
1	181233	\$16.40 16.40	03/20/25 101-414223-51502-00000000	12972		0 ILLINOIS TOLLWAY MUEHLER TRAINING WI-TOLLS	VN5707349882	S	OUTSTANDING
1	181234	\$5288.53 5288.53	03/20/25 621-157133-53104-00000000	00986		5 ILLINOIS WORKERS COMPENSATION COMMISSION RAF/SIF 2024-2	RAF/SIF 2024-2	S	OUTSTANDING
1	181235	\$389.56 389.56	03/20/25 101-155102-53112-00000000	10783		0 INQUIREHIRE INC Inquirehire March 1-13	128541	S	OUTSTANDING
1	181236	\$170.00 170.00	03/20/25 905-356921-53112-0000540	18254		0 INTERPRENET LTD FAC INTERPRETER 02.11.25	152347	S	OUTSTANDING
1	181237	\$1352.00 927.00 425.00	03/20/25 901-356911-54102-6571031 901-356911-54102-6571031	01306		0 J L BRADY COMPANY WER ENERGY PROG 0 HARRIS WER ENER PROG A GARCIA	113058 113057	S	OUTSTANDING
1	181238	\$78.40 78.40	03/20/25 906-356921-53303-5323505	18850		0 JOANA PEREZ J PEREZ MILE. REIMB. 02.2025	18850-02282025	S	OUTSTANDING
1	181239	\$120.00 55.00 65.00	03/20/25 101-451293-53822-00000000 101-451295-53822-00000000	15672		0 KENNEYS PEST CONTROL INC St 3 March spray St 4 March spray	898141 898137	S	OUTSTANDING
1	181240	\$267.12 267.12	03/20/25 601-617364-52305-00000000	00816		1 MHC KENWORTH-QUAD CITIES Filters for stock	T01135600214147A	S	OUTSTANDING
1	181241	\$1314.40 1314.40	03/20/25 506-618343-53704-00000000	01781		0 MILLENNIUM WASTE INC February 2025 landfill charges	15129	S	OUTSTANDING
1	181242	\$2105.66 2105.66	03/20/25 101-451291-53801-00000000	18428		0 MODERN PIPING INC Inferred heater repair	19716	S	OUTSTANDING

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1	181252	\$18.00 18.00	03/20/25 501-619041-53301-00000000	00792		0 UNITED PARCEL SERVICE weekly service charge	0000643706105 a	S	OUTSTANDING
1	181253	\$20175.00 1575.00 6200.00 6200.00 6200.00	03/20/25 101-452271-51502-00000000 101-452271-51502-00000000 101-452271-51502-00000000 101-452271-51502-00000000	01344		6 UNIVERSITY OF ILLINOIS PAYMENT CENTER J Kelly CoFo IFSI Academy Brackney IFSI Academy Naab IFSI Academy Havemann	UFIWC038 UFIWC076 UFIWC077 UFIWC078	S	OUTSTANDING
1	181254	\$4386.00 4386.00	03/20/25 101-155133-53601-00000000	17517		1 USI INSURANCE SERVICE LLC Aviation Liability Coverage	5389828	S	OUTSTANDING
1	181255	\$2130.00 2130.00	03/20/25 101-414223-53904-00000000	00853		0 VILLAGE OF MILAN SHOOTING RANGE USE LICENSE 25	2025 LICENSE	S	OUTSTANDING
1	181256	\$279.94 224.95 54.99	03/20/25 507-616322-53802-00000000 101-616301-52301-00000000	17703		0 WHITE CAP LP 8x12 1/2 single straw net etrs 50lb bag tamms thin patch	50030508855 50030510753	S	OUTSTANDING
1	181257	\$217.10 217.10	03/20/25 506-618341-52205-00000000	04358		0 WOLSELEY INVESTMENTS INC-POLLARDWATER slude judge ultra 15ft smpl po	WW066770	S	OUTSTANDING
1	181258	\$151.01 151.01	03/21/25 051-000000-21403-00000000	15243		0 LEGAL SHIELD PAYROLL FOR - 032125	032125 PAYROLL	S	OUTSTANDING
1	181259	\$194.82 194.82	03/21/25 051-000000-21403-00000000	12148		30 BLITT AND GAINES, PC PAYROLL FOR - 032125	032125 PAYROLL	S	OUTSTANDING
1	181260	\$1454.95 1454.95	03/21/25 051-000000-21403-00000000	01834		0 POLICE & FIREMENS INSURANCE ASSN PAYROLL FOR - 032125	032125 PAYROLL	S	OUTSTANDING
1	181261	\$670.88 670.88	03/21/25 051-000000-21403-00000000	02275		0 ROCK ISLAND FITNESS AND ACTIVITY CENTER PAYROLL FOR - 032125	032125 PAYROLL	S	OUTSTANDING

TOTAL # OF ISSUED CHECKS: 64 TOTAL AMOUNT: 109,249.21

TOTAL # OF WIRES: 0 TOTAL AMOUNT: 0.00

TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS: 0 TOTAL AMOUNT: 0.00

TOTAL # OF ACH CHECKS: 59 TOTAL AMOUNT: 286,405.15

TOTAL # OF UNISSUED CHECKS: 0

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
051	PAYROLL CLEARING FUND	19,446.38	0.00
101	GENERAL FUND	79,190.95	0.00
211	M L KING CENTER	123.01	0.00
242	COMMDEVBLOCKGRANT CFDA 14.218	13,117.00	0.00
251	PUBLIC LIBRARY	458.34	0.00
303	STREET IMPROVEMENT FEE	765.00	0.00
501	WATER OPERATIONS/MAINTENANCE	84,554.94	0.00
506	WASTEWATER OPER & MAINTENANCE	56,726.98	0.00
507	STORMWATER UTILITY	17,082.25	0.00
510	SOLID WASTE	500.00	0.00
541	SUNSET MARINA	1,260.00	0.00
555	PARK & RECREATION	2,139.49	0.00
601	FLEET SERVICES	8,104.23	0.00
606	ENGINEERING	107.09	0.00
621	SELF-INSURANCE	14,219.42	0.00
626	EMPLOYEE HEALTH PLAN	49,483.00	0.00
701	FIRE PENSION	19,638.88	0.00
706	POLICE PENSION	23,697.00	0.00
901	MLK ACTIVITY	4,792.00	0.00
905	IL DCFS	170.00	0.00
906	DEPT OF HUMAN SERVICES	78.40	0.00
TOTAL -		=====	=====
		395,654.36	0.00



FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
203	TIF #3 North 11th Street	113	3rd Ward
204	TIF #4 Jumer's Casino Rock Island	114	4th Ward
205	TIF #5 Columbia Park	115	5th Ward
207	Community/Economic Development	116	6th Ward
208	TIF #6 The Locks	117	7th Ward
209	TIF #7 Watchtower	118	Mayor
210	Public Benefit	119	Mayor & Council Administration
211	Martin Luther King Center	122	General Administration
212	MLK Facility Improvement	123	Legal Services
213	TIF #8 1st Street	131	City Clerk
214	TIF #9 Century Woods	155	Human Resources Administration
215	TIF #10 Heather Ridge	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
248	ARPA Fund	356	Martin Luther King Jr Community Center
249	Downtown Infrastructure Pass Thru	411	Police Administration
251	Public Library	412	Field Operations Bureau
271	Honor Guard Contributions	413	Criminal Investigation Bureau
272	DARE	414	Administration/Technical Services Bureau
273	Police Contributions	415	Tactical Operations
274	Elderly Service Contributions	451	Fire Administration November 5, 2021 through
275	RI Auxiliary Police	452	Fire Emergency Services
276	RI Labor Day Parade	453	Fire Protective Inspect
277	ESO Christmas Tour	454	Ambulance
278	Adopt A School	611	Public Works Administration
279	Fire Donations	612	Motor Vehicle Parking System
282	Lead Grant	613	Water Meter Services
301	Capital Improvements	615	Engineering
302	Capital Improvements - Streets	616	Municipal Services
303	Street Improvement Fee	617	Fleet Services
405	Debt Service	618	Utilities Service
501	Water Operation & Maintenance	619	Utilities Maintenance
502	Water Capital 2010A BAB'S	711	Library Administration
506	Wastewater Operations & Maintenance	712	Library Info Services
507	Stormwater Utility	713	Library Circulation
508	Wastewater Capital 2010A BAB'S	714	Library Extension
510	Solid Waste	811	Park/Recreation Administration
511	Centennial Bridge	813	Recreation
541	Sunset Marina	818	Whitewater Aquatic Center
555	Parks & Recreation	819	Schwiebert Riverfront Park
581	CDBG Loan Programs	822	Parks
582	State Affordable Housing	834	Highland Golf Maintenance
583	Community/Economic Development Loans	835	Highland Clubhouse
584	CIRLF Loan Fund	846	Golf Pro Shop
585	MPF Endowment Loans	854	Saukie Golf Maintenance
586	Brownfield Revolving Loan Fund	855	Saukie Clubhouse
595	Public Housing	867	RIFAC
601	Fleet Services	891	Donations P/R Admin
602	Fleet Amortization	892	Donations Parks
606	Engineering	893	Donations Recreation Programs
609	Hydroelectric Plant	894	Donations Golf Maintenance
621	Self-Insurance	895	Donations Highland/Saukie Clubhouse
626	Employee Health Plan	896	Donations Golf Pro Shop
701	Fire Pension	897	Donations RIFAC
706	Police Pension	898	Donations Longview Aquatic Center
711	Cafeteria Plan	899	Donations Riverfront Park
901	MLK Activity	910	Police Fire Commission
904	IL CJIA	920	Fire Pension
905	IL DCFS	930	Police Pension
906	Dept of Human Services	940	Cafeteria Plan

REPORT PARAMETERS

ORGANIZATION : 010
BANK : 1
PRINT BY : CHECK DATE
SORT OPTION : CHECK #
PRINT DETAILS : Y
BEGINNING CHECK DATE : 03/24/25
ENDING CHECK DATE : 03/27/25
ORG NAME FOR EXTRACT FILE : ap032725
FILE NAME : SAV\BANKCHECK_032725_130835

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/24/25 - 03/27/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	51664	\$99.00 99.00	03/27/25 101-452271-52401-00000000	05299		0 AIR ONE EQUIPMENT INC Pike Pole	218810a	T	CLEARED
1	51665	\$1452.09 771.24 495.30 92.78 92.77	03/27/25 101-213064-53107-6138000 405-616316-53107-6138000 581-313851-53107-6217000 584-312801-53107-6221000	04665		0 AMERICAN BANK & TRUST CO Banking Service - February 202 Banking Service - February 202 Banking Service - February 202 Banking Service - February 202	2025-2	T	CLEARED
1	51666	\$53.37 9.05 9.20 4.61 53.58 32.00- 8.93	03/27/25 601-617364-52305-00000000 601-617364-52305-00000000 555-854701-52305-00000000 555-854701-52305-00000000 555-854701-52305-00000000 555-854701-52305-00000000	15725		0 ARNOLD MOTOR SUPPLY LLP FLEET-2025-0000562 Stikweld saukie safety pins saukie ball bearings saukie return core saukie ball bearings	50NV-365152 50NV364178 50NV365302 50NV365323 50CR053463 50NV365131	T	CLEARED
1	51667	\$13144.20 3588.90 4616.38 2056.31 586.50 2296.11	03/27/25 101-617111-53702-00000000 101-617120-53702-00000000 501-618352-53702-00000000 501-618352-53702-00000000 506-618341-53702-00000000	17608		1 ATHENA ENERGY SERVICES HOLDINGS LLC City Hall natural gas PD natural gas WTP 1 natural gas WTP2 natural gas WWTP natural gas	19784924	T	CLEARED
1	51668	\$229.00 229.00	03/27/25 101-617112-53801-00000000	04526		0 B & B DRAIN TECH QC INC Unplug large drain City Garage	191114	T	CLEARED
1	51669	\$112.00 26.00 26.00 60.00	03/27/25 555-822601-53801-00000000 555-813511-53801-00000000 555-813511-53801-00000000	18067		0 BCRGEHN INC chalet bug spray hauberg bug spray carriage house bug spray	153916 153917 153918	T	CLEARED
1	51670	\$1500.00 1500.00	03/27/25 101-616301-53902-00000000	14122		0 BI-STATE BARRICADE AND FLAGGING, INC ST Patricks day parade	9140	T	CLEARED
1	51671	\$17244.88 7429.72 9815.16	03/27/25 601-617364-52203-00000000 601-617364-52203-00000000	00297		0 BLICK & BLICK OIL INC 2800 Gals Gasohol 3299 Gals #2 LS Diesel	170426 170427	T	CLEARED
1	51672	\$170.97 135.65 35.32	03/27/25 601-617364-52305-00000000 601-617364-52305-00000000	00301		0 BONNELL INDUSTRIES INC FLEET-2025-0000561 FLEET-2025-0000561	0220802-IN	T	CLEARED
1	51673	\$1222.30 1222.30	03/27/25 101-454273-52214-00000000	10989		0 BOUND TREE MEDICAL LLC Medical supplies	85701907	T	CLEARED
1	51674	\$31447.12 15529.40 15917.72	03/27/25 501-619356-53806-00000000 507-619348-53806-00000000	00308		0 BRANDT CONSTRUCTION CO Emerg watermain repair 42 ST - Emerg manhole repiar 28 ST - 5	111430 111370	T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/24/25 - 03/27/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	51675	\$151.20 151.20	03/27/25 555-822611-52220-0000000	01200		0 C D FORD & SONS INC hort plants	PS-INV01183	T	CLEARED
1	51676	\$5497.22 445.48 445.48 445.48 445.48 445.48 445.48 1669.34 550.00 220.00 385.00	03/27/25 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000 506-618341-53801-0000000	00468		0 CRAWFORD HEATING & COOLING INC hvac hvac Commercial maint plan commercial maint plan hvac hvac repair Repairs Check munster unit on roof no heat	0005479 0005481 0005482 0015335 0017629 0019380 0019939 0020260 0020263 0020293	T	CLEARED
1	51677	\$32890.98 32890.98	03/27/25 626-157141-53602-0000000	14239		0 CVS PHARMACY INC CVS 03/16/25 - 03/23/25	54365683	T	CLEARED
1	51678	\$1278.44 1000.00 278.44	03/27/25 101-617374-53804-0000000 251-714404-53801-0000000	00514		0 DAVENPORT ELECTRIC CONTRACT COMPANY install video surv Mill/18 AV RIZ REPL 3 WATER DMG OUTLETS	56962 56906	T	CLEARED
1	51679	\$26815.49 2254.00 15731.51 450.80 796.66 2034.41 1267.98 450.80 500.54 1525.59 1352.40 450.80	03/27/25 101-314881-53905-0000000 101-412206-53905-0000000 101-414222-53905-0000000 101-452271-53905-0000000 101-616301-53905-0000000 101-617371-53905-0000000 242-313851-53905-6197255 251-711401-53905-0000000 501-619356-53905-0000000 555-813501-53905-0000000 555-822621-53905-0000000	17917		0 ENTERPRISE FM TRUST Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease Enterprise Lease	475558-030525	T	CLEARED
1	51680	\$128507.07 128507.07	03/27/25 555-855702-56201-6543967	11313		0 ESTES CONSTRUCTION suakie clubhouse construction	03-3045	T	CLEARED
1	51681	\$4424.17 4424.17	03/27/25 626-157141-53601-0000000	14271		1 FIDELITY SECURITY LIFE Avesis April 25'	3215290	T	CLEARED
1	51682	\$193.56 193.56	03/27/25 601-617364-52207-0000000	16141		0 FIRST AID CORP Surface cleaning towels	PSI770793	T	CLEARED
1	51683	\$395.00 395.00	03/27/25 251-711041-53204-0000000	15118		0 GENESEO COMMUNICATIONS INC BROADBAND SERV MAR 2025	10105424	T	CLEARED
1	51684	\$263.76 12.44 88.15	03/27/25 601-617364-52305-0000000 601-617364-52305-0000000	00672		1 GENUINE PARTS COMPANY INC. Air filters Filters for stock	188307A 188312A	T	CLEARED

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BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		163.17	601-617364-52305-00000000			Air filters for stock	188482A		
1	51685	\$8206.20 3933.90 4272.30	03/27/25 101-123041-53101-00000000 101-123041-53101-00000000	16513		0 GEOFFREY P CAMPBELL Geoffrey C DEC 24' Geoffrey C JAN 25'	DECEMBER2024 JANUARY 2025	T	CLEARED
1	51686	\$607.42 245.57 329.90 31.95	03/27/25 606-615091-52401-00000000 555-867564-52207-00000000 501-618352-52301-00000000	00365		0 GRAINGER chisel bit, hammer paper towel sheets master rebuild kit, toilet	9397463713 9435196820 9437396709	T	CLEARED
1	51687	\$403.03 15.35 387.68	03/27/25 501-618352-52205-00000000 501-618352-52205-00000000	04970		0 HD SUPPLY FACILITIES MAINTENANCE microscope slides supplies	INV00655143 INV00655113	T	CLEARED
1	51688	\$1558.00 324.00 1234.00	03/27/25 101-414229-53822-00000000 101-414229-53822-00000000	18092		0 HID GLOBAL CORPORATION 930158 MAINT CONTRACT DL READER, SIG PAD, SOFTWARE	13402022347 13402022346	T	CLEARED
1	51689	\$15663.50 15663.50	03/27/25 248-616311-53102-8703692	16556		0 IMEG CORP Prof Serv thru Jan 12, 2025	24000155.04-1	T	CLEARED
1	51690	\$1595.34 72.77 39.33 4.49 45.96 45.50 12.99 45.50 116.97 52.03 36.21 52.03 99.16 12.99 55.74 162.16 18.00 88.38 600.29 34.84	03/27/25 251-713451-54305-00000000 251-714403-54305-00000000 251-713471-54305-00000000 251-713451-54305-00000000 251-714403-54305-00000000 251-713471-54305-00000000 251-714404-54305-00000000 251-713451-54305-00000000 251-714403-54305-00000000 251-713471-54305-00000000 251-714404-54305-00000000 251-713451-54305-00000000 251-714403-54305-00000000 251-713471-54305-00000000 251-714404-54305-00000000 251-713451-54305-00000000 251-714403-54305-00000000 251-713471-54305-00000000 251-714403-54305-00000000 251-713451-54305-00000000 251-714403-54305-00000000	01518		0 INGRAM INDUSTRIES INC RIP BOOK RIS BOOK CR BOOK RIP BOOK RIS BOOK CR BOOK RIZ BOOK RIP BOOK RIS BOOK CR BOOK RIZ BOOK RIP BOOK CR J FND MEM CR BOOK RIP BOOK RIS BOOK RIP BOOK RIP BOOK RIS BOOK	86345297 86014029 86010798 85911667 86726115 87040983 87149571	T	CLEARED
1	51691	\$3300.00 3300.00	03/27/25 501-618352-53905-00000000	03109		0 JOHN ROBERT WESTPFAHL Annual land set-aside	2025-031	T	CLEARED
1	51692	\$2311.09 2311.09	03/27/25 251-711041-53801-6201000	14515		0 JOHNSON CONTROLS RIP GR FLR HEAT LINE REPLACED	1-135387380740	T	CLEARED
1	51693	\$37450.00	03/27/25	05544		0 JW SUMMY CONTRACTING CORP		T	CLEARED

010 CITY OF ROCK ISLAND
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DATE RANGE: 03/24/25 - 03/27/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		37450.00	207-312851-53806-0000328			N.Quick 1503 29 1/2 Street	N.Quick		
1	51694	\$314.23 314.23	03/27/25 555-834751-52305-0000000	15433		1 KIMBALL MIDWEST highland extractor, term, disc	103140446	T	CLEARED
1	51695	\$658.15 658.15	03/27/25 251-711401-53822-0000000	02914		1 KONE INC RIP ELEV MAINT MAR 2025	871621109	T	CLEARED
1	51696	\$10800.00 10800.00	03/27/25 506-618341-53804-0000000	16049		1 KRAFT POWER CORPORATION WWTS pump engine service	MISAINV197487.001	T	CLEARED
1	51697	\$7226.09 4801.28 2424.81	03/27/25 626-157141-53112-0520000 626-157141-53112-0520000	09539		0 LABORATORY CORP OF AMERICA, HOLDINGS LabCorp January 25' INV LabCorp February 25' INV	82542571 82845849	T	CLEARED
1	51698	\$32287.41 32287.41	03/27/25 506-619346-53806-2158000	00411		0 LANGMAN CONSTRUCTION INC Sewer repair IL 92 and 13 AVE	2405-03	T	CLEARED
1	51699	\$125.84 125.84	03/27/25 601-617364-53902-0000000	00795		1 LINDE GAS & EQUIPMENT INC Cylinder rental	48746623	T	CLEARED
1	51700	\$165.48 165.48	03/27/25 251-711041-52103-0000297	14679		0 LOGOPRO LLC COMFORT CARTS SUPPLIES	26479	T	CLEARED
1	51701	\$875.31 875.31	03/27/25 555-854701-52305-0000000	12959		0 M & M GOLF CARS LLC saukie shoe kit, hardware, del	22271	T	CLEARED
1	51702	\$1182.41 20.12 6.68 14.00 17.76 42.40 87.33 2.43 172.68 26.73 3.24 1.32 56.84 447.05 18.06 127.80 59.58 76.10 2.29	03/27/25 601-617364-52305-0000000	00482		0 MARTIN EQUIPMENT OF ILLINOIS INC FLEET-2025-0000528 FLEET-2025-0000528 FLEET-2025-0000530 FLEET-2025-0000530 FLEET-2025-0000530 FLEET-2025-0000530 FLEET-2025-0000532 FLEET-2025-0000532 FLEET-2025-0000532 FLEET-2025-0000532 FLEET-2025-0000532 FLEET-2025-0000532 FLEET-2025-0000534 FLEET-2025-0000553 FLEET-2025-0000553 FLEET-2025-0000553 FLEET-2025-0000553	871919 872198 872222 872368 873040	T	CLEARED
1	51703	\$110267.12 13740.16 15560.00	03/27/25 501-619359-53806-2526000 506-619359-53806-2564000	17063		0 MCCLINTOCK TRUCKING & EXCAVATING INC 1406 26 ST Inv 2128 3525 24 ST Inv 2097	2025-048	T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/24/25 - 03/27/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		11384.40	506-619359-53806-2564000			3432 31 AV Inv 2122			
		6716.18	501-619359-53806-2526000			524 6 ST Inv 2137	2025-049		
		17976.52	501-619359-53806-2526000			2323 38 ST Inv 2148			
		16013.01	506-619359-53806-2564000			815 23 ST Inv 2141			
		15267.55	506-619359-53806-2564000			2613 31 ST CT Inv 2147			
		13609.30	506-619359-53806-2564000			2218 31 ST Inv 2151			
1	51704	\$9765.00	03/27/25	15277		0 MD SOLUTIONS INC		T	CLEARED
		9765.00	101-616306-52306-0000000			square post's	0058704		
1	51705	\$459.22	03/27/25	00528		0 MENARD INC		T	CLEARED
		98.34	555-867564-52303-0000000			supplies	86453		
		163.97	101-617120-52301-0000000			3/4 hp garbage disposal	86469		
		97.01	555-834751-52301-0000000			highland funnel, markers	86194		
		99.90	555-834751-52304-0000000			highland 110W T12 42K HO			
1	51706	\$36978.10	03/27/25	00560		0 MIDAMERICAN ENERGY CO		T	CLEARED
		31.14	101-312801-53703-0000000			564158701 - 2300 3rd Ave Sign	564158701		
		138.03	251-714403-53703-0000000			RIS ELEC SERV MAR 2025	15571-06003-0325		
		1174.34	251-711401-53702-0000000			RIP GAS SERV MAR 2025	47810-60017-0325		
		898.42	251-711401-53703-0000000			RIP ELEC SERV MAR 2025	47600-60016-0325		
		33.14	101-414226-53703-0000000			9100 14TH ST W SIREN	564518850		
		33.49	101-414226-53703-0000000			7802 31ST ST W SIREN	564518773		
		96.28	101-414226-53703-0000000			3909 31ST AV SIREN	564563239		
		27.61	101-312801-53703-0000000			564527574 - 4199 46th Ave Sign	564527574		
		27.77	251-711401-53703-0000000			RIP ELEC LIGHTING MAR 2025	47390-60014-0325		
		107.93	501-618352-53703-0000000			RW Road Water Tower elec	04460-62020-0225		
		20.83	506-618341-53702-0000000			Dechlorination Bldg gas	10261-65009-0225		
		162.56	506-618341-53703-0000000			Dechlorination Bldg elec			
		22.56	506-618341-53702-0000000			Chlorination Bldg gas	23241-11004-0225		
		125.24	506-618341-53703-0000000			Chlorination Bldg elec			
		16402.49	101-617372-53703-0000000			2/25 Street Light charges	06691-58054-0225		
		5407.73	555-867564-53703-0000000			rifac elec	564552393		
		100.00	555-811041-53703-0000000			admin elec			
		136.64	555-855702-56502-6543000			saukie temp trail elec	564523536		
		1717.36	555-813511-53702-0000000			gas/hauberg	0435083009MAR25		
		372.33	555-818551-53702-0000000			gas/whitewater junction			
		664.41	555-854701-53702-0000000			gas/saukie			
		889.73	555-834751-53702-0000000			gas/highland springs			
		1375.51	555-822601-53702-0000000			gas/parks			
		849.11	555-819614-53703-0000000			elec/schwiebert			
		246.90	555-813511-53703-0000000			elec/hauberg			
		257.49	555-813521-53703-0000000			elec/complex			
		753.23	555-834751-53703-0000000			elec/highland springs			
		144.60	555-854701-53703-0000000			elec/saukie			
		3278.19	555-822601-53703-0000000			elec/parks			
		1483.04	555-818551-53703-0000000			elec/whitewater junction			
1	51707	\$24.74	03/27/25	17981		0 MIDWEST TAPE LLC		T	CLEARED
		24.74	251-713451-54305-0000000			RIP AV	506862106		

E	VENDOR #	ADDRS #	VENDOR #	DESCRIPTION
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BANK	CHECK #	CHECK AMT	CHECK DATE	VENDOR #	ADDRS #	VENDOR NAME		INVOICE #	TYPE	CHECK STATUS
WO #	#	AMOUNT	G/L ACCT #			DESCRIPTION			INV VEND	
1	51708	\$475.65 207.02 268.63	03/27/25 555-822601- 507-619348-	14928 53806-0000472 52306-0000000		0 MILL CREEK MINING INC ca6 CA 6, 2" clean		31700MB 31706MB	T	CLEARED
1	51709	\$12004.82 12004.82	03/27/25 506-619346-	06540 53806-2158000		0 MILLER TRUCKING & EXCAVATING Sewer repair 2451 26 ST		124088	T	CLEARED
1	51710	\$521.97 521.97	03/27/25 555-867566-	00386 53112-6317000		4 MOLINE PARKS AND RECREATION sweetheart dance 2/8/25		03112025	T	CLEARED
1	51711	\$308.34 308.34	03/27/25 555-834751-	12083 52305-0000000		0 MTI DISTRIBUTING INC highland bedknife, screw		1464777-00	T	CLEARED
1	51712	\$1301.56 5.82 35.36 38.48 80.12 84.24 134.04 6.56 77.12 51.32 25.04 36.90 1.02 532.84 181.22 6.88 4.60	03/27/25 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364- 601-617364-	00669 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000		0 MUTUAL WHEEL COMPANY INC FLEET-2025-0000565 FLEET-2025-0000565 FLEET-2025-0000565 FLEET-2025-0000565 FLEET-2025-0000565 FLEET-2025-0000565 FLEET-2025-0000565 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557 FLEET-2025-0000557		3892411 	T	CLEARED
1	51713	\$1621.79 5.09 1297.04 191.42- 88.15 422.93	03/27/25 555-835753- 555-835753- 555-835753- 555-855702- 555-855702-	12284 52509-0000000 52501-0000000 52501-0000000 52509-0000000 52501-0000000		0 MYERS COX CO highland can liners highland food 2024 credits saukie cups, spoons saukie food		600531 acct 327265 600539	T	CLEARED
1	51714	\$83.86 65.87 17.99	03/27/25 601-617364- 601-617362-	04242 52305-0000000 52401-0000000		0 OREILLY AUTOMOTIVE STORES INC FLEET-2025-0000545 Wash brush		0753-107749 0753-107937	T	CLEARED
1	51715	\$312.18 225.28 22.13 128.33- 64.77 128.33	03/27/25 601-617364- 601-617364- 601-617364- 601-617364- 601-617364-	18027 52305-0000000 52305-0000000 52305-0000000 52305-0000000 52305-0000000		0 PARTS AUTHORITY LLC FLEET-2025-0000536 FLEET-2025-0000549 Credit/brake caliper Trans filter Brake caliper (returned)		441-344126 441-344356 441-119382 441-344013A 441-344355	T	CLEARED

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1	51716	\$199.48	03/27/25	04257		0 PHELPS UNIFORM SPECIALISTS INC		T	CLEARED
		14.55	555-854701-53822-00000000			saukie towels	1998281		
		9.50	555-854701-53901-00000000			saukie laundry			
		14.55	555-854701-53822-00000000			saukie towels	2001762		
		9.50	555-854701-53901-00000000			saukie laundry			
		14.55	555-854701-53822-00000000			saukie towels	2005290		
		9.50	555-854701-53901-00000000			saukie laundry			
		14.55	555-854701-53822-00000000			saukie towels	2008796		
		9.50	555-854701-53901-00000000			saukie laundry			
		14.55	555-854701-53822-00000000			saukie towels	1984260		
		11.86	555-854701-53901-00000000			saukie laundry			
		14.55	555-854701-53822-00000000			saukie towels	1987793		
		11.86	555-854701-53901-00000000			saukie laundry			
		14.55	555-854701-53822-00000000			saukie towels	1991292		
		11.86	555-854701-53901-00000000			saukie laundry			
		14.55	555-854701-53822-00000000			saukie towels	1994760		
		9.50	555-854701-53901-00000000			saukie laundry			
1	51717	\$810.00	03/27/25	18657		0 QUAD CITIES CHAMBER OF COMMERCE INC		T	CLEARED
		810.00	207-312801-54101-6142000			Basic Membership	99264		
1	51718	\$37485.95	03/27/25	06729		0 RACOM CORPORATION		T	CLEARED
		37485.95	101-414226-53803-00000000			TERMINAL MAINTENANCE AGREEMENT	INV29487		
1	51719	\$1100.80	03/27/25	00728		0 RAY OHERRON COMPANY INC		T	CLEARED
		382.42	101-412206-51402-00000000			BERTELSEN ARMOR	2400190		
		382.42	101-412206-51402-0000760			BERTELSEN ARMOR			
		167.98	101-412206-51402-00000000			BERTELSEN CUMMERBUND	2400768		
		167.98	101-412206-51402-0000760			BERTELSEN CUMMERBUND			
1	51720	\$6578.00	03/27/25	17373		0 RIVER CITIES ENGINEERING INC		T	CLEARED
		6578.00	501-618352-53822-00000000			Scada work	20191		
1	51721	\$1603.19	03/27/25	00607		0 RIVERSTONE GROUP INC		T	CLEARED
		1020.00	501-619356-52306-00000000			cold mix	1366672		
		583.19	506-619346-52306-00000000			fa6	1366673		
1	51722	\$119.38	03/27/25	00992		0 SADLER POWER TRAIN INC		T	CLEARED
		119.38	601-617364-53804-00000000			FLEET-2025-0000547	0230116656.02		
1	51723	\$152.16	03/27/25	01034		0 SEXTON FORD		T	CLEARED
		165.09	601-617364-52305-00000000			Plates	25062		
		152.16	601-617364-52305-00000000			Plates for #2371	25096A		
		165.09-	601-617364-52305-00000000			Credit/returned plates	CM25062		
1	51724	\$1555.20	03/27/25	01174		0 STERN BEVERAGE INC		T	CLEARED
		764.10	555-835753-52503-00000000			highland beer	448758		
		791.10	555-855702-52503-00000000			saukie beer	448669		
1	51725	\$13.00	03/27/25	19104		0 TRAVIS MATLICK		T	CLEARED

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		13.00	601-617364-52203-00000000			Fuel for #586	77157		
1	51726	\$3928.00 3928.00	03/27/25 101-451292-53801-00000000	00638		0 TRI CITY ELECTRIC COMPANY electrical work for lighting	329791	T	CLEARED
1	51727	\$11640.00 1080.00 10560.00	03/27/25 101-256081-56405-0000297 101-256081-56405-0000297	18838		1 TYLER TECHNOLOGIES INC ERP REMOTE IMPLEMENTATION FEBRUARY IMPLEMENT-PHASE 3 & 4	045-509523 045-507247	T	CLEARED
1	51728	\$348.95 22.75 326.20	03/27/25 251-711041-53106-00000000 251-711041-53106-00000000	09557		0 UNIQUE MANAGEMENT SERVICES INC. FIN SERV COLLECT FEB 2025 FIN SERV COLLECT FEB 2025	6137339 6137338	T	CLEARED
1	51729	\$4774.06 4774.06	03/27/25 501-618352-52217-00000000	08460		0 UNITED STATE ALUMINATE COMPANY INC liquid alum	910154254 a	T	CLEARED
1	51730	\$192.74 6.99 12.99 30.57 3.99 16.48 17.58 44.85 34.30 92.97 24.99 92.97-	03/27/25 101-616601-52301-00000000 101-616601-52302-00000000 101-616601-52302-00000000 101-616601-52302-00000000 101-617120-52303-00000000 101-616601-52302-00000000 251-711401-52207-00000000 251-711401-52207-00000000 601-617364-52203-00000000 601-617364-52103-00000000 601-617364-52203-00000000	00146		0 VOTUBEK INVESTMENTS paracord cover dpwl pastic tray/paint roller cover sealant,tape rustop gloss blk REPL KEYS - ALL STAFF REPL KEYS - ALL STAFF Fuel oil for #9210 Walnut hookrail Credit/returned fuel oil	A117403 A117564 A117646 A117647 B723331 B723760 A118049 A118023 A118019 B723603 B724159	T	CLEARED
1	51731	\$1906.79 1410.19 496.60	03/27/25 555-835753-52502-00000000 555-855702-52502-00000000	17008		1 WP BEVERAGE LLC highland drinks saukie drinks	94302841 94303070	T	CLEARED
1	51732	\$1084.70 148.75 211.80 724.15	03/27/25 501-619356-52303-00000000 506-619346-52303-00000000 501-619356-52303-00000000	00945		0 ZIMMER & FRANCESCON INC 4" di tee mj 12" fernco coupling vcpv pvc tee/ plug	0175385-IN 0175403-IN 0175386-IN	T	CLEARED
1	181262	\$310.00 310.00	03/27/25 555-867566-53112-6342000	00101		0 AUGUSTANA COLLEGE spring break volleyball	P03242025	S	OUTSTANDING
1	181263	\$100.00 100.00	03/27/25 101-000000-42201-00000000	16377		0 CALDERON'S CONSTRUCTION OF RI INC Permit Refund B250147	B250147	S	OUTSTANDING
1	181264	\$2000.00 1000.00 1000.00	03/27/25 224-415216-53101-6552000 224-415216-53101-00000000	12200		0 CASH CASH CASH	ND 25-008 ND 25-007	S	OUTSTANDING
1	181265	\$134.07 134.07	03/27/25 207-312851-53806-0000328	04866		0 ENVIRONMENTAL HAZARDS SERVICES LLC 1503 29 1/2 Street	25-03-00331	S	OUTSTANDING

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1	181266	\$7900.00 7900.00	03/27/25 555-822611-52407-00000000	19097		1 HERITAGE TRACTOR LLC hort trade in	10838985	S	OUTSTANDING
1	181267	\$20.00 20.00	03/27/25 101-314881-51502-00000000	18958		0 HUNTER JAMES OHRT Feb25 Lunch Reimbursement	Feb Reimbursement	S	OUTSTANDING
1	181268	\$90.00 90.00	03/27/25 555-854701-54206-00000000	00164		0 ILLINOIS DEPARTMENT OF AGRICULTURE operator lic john lauer	Lauer CY 2025	S	OUTSTANDING
1	181269	\$580.00 580.00	03/27/25 584-312801-53806-00000000	17844		0 IOSSI CONSTRUCTION INC E.Atwater-976 25th Avenue	5135-1	S	OUTSTANDING
1	181270	\$448.46 448.46	03/27/25 101-413215-51405-00000000	17984		0 ACME SPORTS INC SHAPPARD RED LIGHT	101-35244	S	OUTSTANDING
1	181271	\$2499.98 1698.63 801.35	03/27/25 555-846721-52506-00000000 555-846721-52506-00000000	01181		3 ACUSHNET COMPANY proshop balls proshop merch gloves	919918376 919980423	S	OUTSTANDING
1	181272	\$1469.10 1163.40 305.70	03/27/25 555-834751-52212-00000000 555-854701-52212-00000000	16496		0 ADVANCED TURF SOLUTIONS INC highland cup setter, marker, r saukie cup setter, markers, ro	S01258050.2	S	OUTSTANDING
1	181273	\$3159.63 288.98 627.45 2243.20	03/27/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	19098		1 ASCENDANCE TRUCKS EASTERN IOWA LLC Pressure sensors/tube Valve assy EGR EGR Cooler kit, EBP sensor	XA353000554:01A XA353000554:02A XA353000669:01A	S	OUTSTANDING
1	181274	\$4.89 32.39 32.39- 4.89	03/27/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00109		0 AUTOZONE STORES LLC Spark plug #2407 (returned) Credit/spark plug Fuel filter for #9210	02623069421 02623075924 02623075925A	S	OUTSTANDING
1	181275	\$335.00 335.00	03/27/25 251-711041-53801-6201000	10260		0 BI-STATE MASONRY INC RIP EXT MASONRY RESTORATION	6294	S	OUTSTANDING
1	181276	\$5446.75 5446.75	03/27/25 207-312801-54101-6065000	00288		0 BI-STATE REGIONAL COMMISSION Member dues through 3/31/25	2305	S	OUTSTANDING
1	181277	\$22.00 22.00	03/27/25 251-000000-44187-00000000	14396		0 CITY OF MOLINE-MOLINE PUBLIC LIBRARY REIMB MPL LOST ITEM	20070002066701	S	OUTSTANDING
1	181278	\$307.20 307.20	03/27/25 601-617364-53822-00000000	13765		0 CLEAN SWEEP OF I & I LLC 2/25 Vehicle washes	103-2025-02	S	OUTSTANDING
1	181279	\$450.00 450.00	03/27/25 555-819615-53112-6139000	10039		0 CLOWN-A-ROUND INC. RWB face painting	2956	S	OUTSTANDING
1	181280	\$22.99	03/27/25	18212		0 COLONA DISTRICT LIBRARY		S	OUTSTANDING

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		22.99	251-000000-44187-00000000			REIMB COLONA LIB LOST ITEM	20070002023074		
1	181281	\$4431.00 1206.00 3225.00	03/27/25 251-711041-53801-6201000 251-711041-53801-6201000	18069		0 COMFORT TECHNOLOGY INC RIP BOILER MAINT & SERVICE RIP CHILLER MAINTENANCE	355003 355661	S	OUTSTANDING
1	181282	\$10.00 10.00	03/27/25 251-000000-44187-00000000	16257		0 DEKALB PUBLIC LIBRARY REIMB DEKALB PL BILLING FEE	20070002016912	S	OUTSTANDING
1	181283	\$634.07 634.07	03/27/25 207-312851-53806-0000328	04866		0 ENVIRONMENTAL HAZARDS SERVICES LLC 1503 29 1/2 Street #2	25-02-05239	S	OUTSTANDING
1	181284	\$558.82 558.82	03/27/25 501-618352-52205-00000000	02442		1 ENVIRONMENTAL RESOURCE ASSOCIATES potble water coliform microb	105473	S	OUTSTANDING
1	181285	\$1360.90 524.10 836.80	03/27/25 555-835753-52503-00000000 555-855702-52503-00000000	09929		0 EUCLID BEVERAGE OF GALESBURG highland beer saukie beer	W-4227444 W-4227366	S	OUTSTANDING
1	181286	\$1437.42 337.20 180.10 140.71 123.23 514.88 141.30	03/27/25 555-867564-52304-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00199		0 GIBSON LTD supplies FLEET-2025-0000558 FLEET-2025-0000558 FLEET-2025-0000558 FLEET-2025-0000558 3 tool batteries	1903502010414 289739 289804	S	OUTSTANDING
1	181287	\$1199.76 599.88 599.88	03/27/25 555-818551-53822-00000000 555-835753-53822-00000000	16204		0 GLOBAL WIRELESS LTD wwj sirius music annual bill highland sirius music annual b	2021573 2021572	S	OUTSTANDING
1	181288	\$9642.60 9642.60	03/27/25 507-619348-53102-2159000	18302		0 HDR ENGINEERING Prof services	1200704078	S	OUTSTANDING
1	181289	\$173.53 173.53	03/27/25 601-617364-52409-00000000	15517		0 HI-LINE ELECTRIC CO., INC. Wire storage rack	3023179	S	OUTSTANDING
1	181290	\$663.12 663.12	03/27/25 555-835753-52501-00000000	02905		0 HIGHLAND PACKING CO INC highland sandwiches	321932	S	OUTSTANDING
1	181291	\$925.81 706.17 219.64	03/27/25 555-846721-52506-00000000 555-846721-52506-00000000	01147		0 HORNUNGS PRO GOLF SALES INC proshop perf prints proshop martini tees	709176 709177	S	OUTSTANDING
1	181292	\$938.20 938.20	03/27/25 555-811041-54402-00000000	02411		0 ILLINOIS ASSOCIATION OF PARK DISTRICTS Rock Island Parks 2025 dues	Dues2025	S	OUTSTANDING
1	181293	\$31.94 25.65 6.29	03/27/25 251-000000-44187-00000000 251-000000-44187-00000000	03996		0 ILLINOIS SECRETARY OF STATE REIMB IL STATE LIB LOST ITEM REIMB IL STATE LIB LOST ITEM	3124 3123	S	OUTSTANDING

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1	181294	\$99.95 99.95	03/27/25 251-712421-54305-00000000	05321		0 INFORMATION TODAY INC MARKETING LIB SERV RENEWAL	4006530-R1	S	OUTSTANDING
1	181295	\$583.59 583.59	03/27/25 601-617364-53804-00000000	18989		0 IOWA HOSE COMPANY LLC FLEET-2025-0000551	CE-T00001763	S	OUTSTANDING
1	181296	\$4599.00 1500.00 3099.00	03/27/25 501-619121-52404-00000000 501-619356-52404-00000000	19061		0 JENDCO INC. probe probe	312465	S	OUTSTANDING
1	181297	\$1250.00 1250.00	03/27/25 555-855702-56201-6543967	05159		0 JOSEPH ARCHITECTURAL GROUP PC Saukie const arch services	204898	S	OUTSTANDING
1	181298	\$723.67 723.67	03/27/25 555-818551-53401-00000000	18218		0 LILLICRAP INC wwj signs	INV-2902	S	OUTSTANDING
1	181299	\$13635.00 7997.39 5637.61	03/27/25 101-617112-53801-00000000 101-617112-53801-00000000	01866		0 LONGS CARPET & INTERIORS install flooring flooring	28124 28133	S	OUTSTANDING
1	181300	\$73.00 73.00	03/27/25 101-123041-53101-00000000	19107		0 MARY MICHELE EGERT Court Reporter	032525	S	OUTSTANDING
1	181301	\$393.90 393.90	03/27/25 555-867564-53801-00000000	05685		0 MEDIACOM acct # 8384890010103896	RIFACMAR2025	S	OUTSTANDING
1	181302	\$289.00 289.00	03/27/25 101-451291-53801-00000000	18428		0 MODERN PIPING INC VFD repair	20433	S	OUTSTANDING
1	181303	\$2851.00 2851.00	03/27/25 101-617371-53804-00000000	14101		0 MSA PROFESSIONAL SERVICES INC 24 ST/great river trail head i	014015	S	OUTSTANDING
1	181304	\$1115.28 1115.28	03/27/25 101-616322-52306-00000000	19103		0 MUVZ, INC. 42" channelizer cone w/4 hi re	INV912120	S	OUTSTANDING
1	181305	\$1764.90 1764.90	03/27/25 555-818551-51401-00000000	18795		0 ORIGINAL WATERMEN INC wwj lifeguard suits	95061	S	OUTSTANDING
1	181306	\$871.00 871.00	03/27/25 251-714404-54305-00000000	10460		0 PLAYAWAY PRODUCTS LLC RIZ J AV	492887	S	OUTSTANDING
1	181307	\$991.47 991.47	03/27/25 555-854701-52212-00000000	01165		0 PRESTIGE FLAG saukie flags, dirt guard	749442	S	OUTSTANDING
1	181308	\$150.00 150.00	03/27/25 101-616601-53801-00000000	15523		0 QUAD CITY WINDOW CLEANING INC Graffiti removal Haymaker park	114641	S	OUTSTANDING
1	181309	\$5416.65 4609.03	03/27/25 601-617364-53804-00000000	18036		1 RDO TRUCK CENTER CO Repairs to #6628	4935VVA	S	OUTSTANDING

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		209.48	601-617364-52305-00000000			Door handle for #6628	62710VA		
		231.14	601-617364-52305-00000000			Switch for #6628	62711VA		
		367.00	601-617364-52305-00000000			Handle for #6628	62864VA		
1	181310	\$7657.63	03/27/25	14856		0 ROCK ISLAND COUNTY ETSB		S	OUTSTANDING
		45.29	101-452271-53205-00000000			309-230-1150	MARCH 2025		
		135.87	101-452271-53205-00000000			309-230-1881			
		135.89	501-618121-53205-00000000			309-230-6396			
		143.40	101-452271-53205-00000000			309-230-9422			
		135.87	101-452271-53205-00000000			309-230-9730			
		135.96	101-452271-53205-00000000			309-236-1393			
		135.87	101-454273-53205-00000000			309-429-1049			
		45.29	101-454273-53205-00000000			309-429-1051			
		135.87	555-822601-53205-00000000			309-429-3006			
		135.87	101-453282-53205-00000000			309-429-8161			
		135.87	101-452271-53205-00000000			309-520-3488			
		135.95	101-452271-53205-00000000			309-520-4262			
		135.89	101-412206-53205-00000000			309-781-4010			
		135.87	101-256081-53205-00000000			309-781-4523			
		135.91	101-412206-53205-00000000			309-781-7793			
		135.89	101-412206-53205-00000000			309-781-8099			
		135.89	101-412206-53205-00000000			309-781-8163			
		143.40	606-615091-53205-00000000			309-798-0316			
		143.40	606-615091-53205-00000000			309-798-0317			
		47.80	101-256081-53205-00000000			309-798-0318			
		135.99	101-412206-53205-00000000			309-798-1397			
		135.87	101-412206-53205-00000000			309-798-1434			
		139.25	101-412206-53205-00000000			309-798-1463			
		135.89	101-412206-53205-00000000			309-798-1482			
		135.87	101-412206-53205-00000000			309-798-1608			
		135.87	101-412206-53205-00000000			309-798-1744			
		135.97	101-412206-53205-00000000			309-798-1745			
		139.03	101-412206-53205-00000000			309-798-1747			
		135.91	101-412206-53205-00000000			309-798-1756			
		136.05	101-412206-53205-00000000			309-798-1789			
		136.76	101-412206-53205-00000000			309-798-1811			
		135.87	101-412206-53205-00000000			309-798-1819			
		135.95	101-412206-53205-00000000			309-798-1845			
		135.87	101-412206-53205-00000000			309-798-1853			
		139.84	101-412206-53205-00000000			309-798-1857			
		136.58	101-412206-53205-00000000			309-798-1893			
		135.87	101-412206-53205-00000000			309-798-1910			
		135.89	101-412206-53205-00000000			309-798-1912			
		135.87	101-412206-53205-00000000			309-798-1932			
		135.87	101-412206-53205-00000000			309-798-1944			
		135.87	101-412206-53205-00000000			309-798-3568			
		135.89	101-452271-53205-00000000			309-798-6857			
		135.87	101-452271-53205-00000000			309-798-7450			
		165.54	101-452271-53205-00000000			309-903-1047			
		160.69	101-452271-53205-00000000			309-903-1089			

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/24/25 - 03/27/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		160.69	101-452271-53205-0000000			309-903-1139			
		161.07	101-452271-53205-0000000			309-903-1161			
		143.40	506-618041-53204-0000000			309-948-4558			
		143.40	506-618041-53204-0000000			309-948-4572			
		86.03	506-618041-53204-0000000			309-948-4620			
		143.40	506-618041-53204-0000000			309-948-4677			
		130.52	506-618041-53204-0000000			309-948-4699			
		143.40	506-618041-53204-0000000			309-948-4726			
		104.44	506-618041-53204-0000000			309-948-4729			
		76.04	506-618041-53204-0000000			309-948-4736			
		143.44	506-618041-53204-0000000			309-948-4765			
		143.40	101-256081-53205-0000000			309-948-4807			
		143.42	506-618041-53204-0000000			309-948-4998			
1	181311	\$1200.00 1200.00	03/27/25 555-835753-53822-0000000	19105		0 SAGACITY GOLF TECHNOLOGIES INC highland/saukie mobile app	5231		S OUTSTANDING
1	181312	\$500.00 500.00	03/27/25 501-618041-53112-0000000	10920		0 STUARD & ASSOCIATES, INC 5 yr full load inspection	52952		S OUTSTANDING
1	181313	\$45.22 45.22	03/27/25 251-711401-53205-0000000	17308		0 T-MOBILE USA INC CELL SERV ML FEB 2025	968427943 030325		S OUTSTANDING
1	181314	\$717.07 182.89 475.50 58.68	03/27/25 555-846721-52506-0000000 555-846721-52506-0000000 555-846721-52506-0000000	11410		1 TAYLOR MADE GOLF COMPANY INC proshop gloves proshop hats/caps proshop caps	38154906 38144864 38154690		S OUTSTANDING
1	181315	\$3542.73 3542.73	03/27/25 251-714404-53904-6486000	06363		1 TWO RIVERS YMCA RIZ MARCH 2025 OCCUPANCY	1867		S OUTSTANDING
1	181316	\$91.63 91.63	03/27/25 501-619041-53301-0000000	00792		0 UNITED PARCEL SERVICE ups charges	0000643706115		S OUTSTANDING
1	181317	\$576102.00 25000.00 15000.00 15000.00 247203.00 273899.00	03/27/25 501-619356-53801-6532000 501-619356-53801-6528000 501-619356-53801-6529000 501-619356-53801-6533000 501-619356-53801-6531000	12584		0 UTILITY SERVICES CO., INC. Ridgewood Road water tower mai 38 ST watertower maint (sauken 14 ST water tower maintenance 24 ST watertower maintenance 37 ST water tower miantenance	618952 618953 618954 618955 618956		S OUTSTANDING
1	181318	\$36.01 36.01	03/27/25 251-713451-54305-0000000	11026		0 VERIZON WIRELESS NOTSPOT SERV FEB 2025	6107081357		S OUTSTANDING
1	181319	\$6000.00 6000.00	03/27/25 555-846721-52506-0000000	12720		0 WILICK CORP. DBA BURLINGTON GOLF proshop golf balls	5701		S OUTSTANDING

TOTAL # OF ISSUED CHECKS: 58

TOTAL AMOUNT: 678,006.94

010 CITY OF ROCK ISLAND

CHECK REGISTER

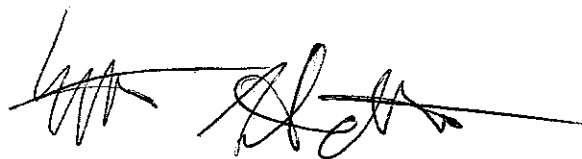
DATE RANGE: 03/24/25 - 03/27/25

BANK	CHECK #	CHECK AMT	CHECK DATE	VENDOR #	ADDRS #	VENDOR NAME		INVOICE #	TYPE	CHECK
WO #		AMOUNT	G/L ACCT #			DESCRIPTION			INV	STATUS

TOTAL # OF WIRES:				0	TOTAL AMOUNT:		0.00			
TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS:				0	TOTAL AMOUNT:		0.00			
TOTAL # OF ACH CHECKS:				69	TOTAL AMOUNT:		639,438.07			
TOTAL # OF UNISSUED CHECKS:				0						

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
101	GENERAL FUND	150,646.17	0.00
207	COMMUNITY/ECONOMIC DEVELOPMENT	44,474.89	0.00
224	STATE DRUG PREVENTION	2,000.00	0.00
242	COMMDEVBLOCKGRANT CFDA 14.218	450.80	0.00
248	AMERICAN RESCUE PLAN ACT (ARPA	15,663.50	0.00
251	PUBLIC LIBRARY	18,043.28	0.00
405	DEBT SERVICE	495.30	0.00
501	WATER OPERATIONS/MAINTENANCE	657,205.87	0.00
506	WASTEWATER OPER & MAINTENANCE	137,103.49	0.00
507	STORMWATER UTILITY	25,828.95	0.00
555	PARK & RECREATION	187,741.09	0.00
581	CDBG LOAN PROGRAMS	92.78	0.00
584	CIRLF LOAN FUND	672.77	0.00
601	FLEET SERVICES	31,952.51	0.00
606	ENGINEERING	532.37	0.00
626	EMPLOYEE HEALTH PLAN	44,541.24	0.00
TOTAL -		=====	=====
		1,317,445.01	0.00



FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
203	TIF #3 North 11th Street	113	3rd Ward
204	TIF #4 Jumer's Casino Rock Island	114	4th Ward
205	TIF #5 Columbia Park	115	5th Ward
207	Community/Economic Development	116	6th Ward
208	TIF #6 The Locks	117	7th Ward
209	TIF #7 Watchtower	118	Mayor
210	Public Benefit	119	Mayor & Council Administration
211	Martin Luther King Center	122	General Administration
212	MLK Facility Improvement	123	Legal Services
213	TIF #8 1st Street	131	City Clerk
214	TIF #9 Century Woods	155	Human Resources Administration
215	TIF #10 Heather Ridge	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
248	ARPA Fund	356	Martin Luther King Jr Community Center
249	Downtown Infrastructure Pass Thru	411	Police Administration
251	Public Library	412	Field Operations Bureau
271	Honor Guard Contributions	413	Criminal Investigation Bureau
272	DARE	414	Administration/Technical Services Bureau
273	Police Contributions	415	Tactical Operations
274	Elderly Service Contributions	451	Fire Administration November 5, 2021 through
275	RI Auxiliary Police	452	Fire Emergency Services
276	RI Labor Day Parade	453	Fire Protective Inspect
277	ESO Christmas Tour	454	Ambulance
278	Adopt A School	611	Public Works Administration
279	Fire Donations	612	Motor Vehicle Parking System
282	Lead Grant	613	Water Meter Services
301	Capital Improvements	615	Engineering
302	Capital Improvements - Streets	616	Municipal Services
303	Street Improvement Fee	617	Fleet Services
405	Debt Service	618	Utilities Service
501	Water Operation & Maintenance	619	Utilities Maintenance
502	Water Capital 2010A BAB'S	711	Library Administration
506	Wastewater Operations & Maintenance	712	Library Info Services
507	Stormwater Utility	713	Library Circulation
508	Wastewater Capital 2010A BAB'S	714	Library Extension
510	Solid Waste	811	Park/Recreation Administration
511	Centennial Bridge	813	Recreation
541	Sunset Marina	818	Whitewater Aquatic Center
555	Parks & Recreation	819	Schwiebert Riverfront Park
581	CDBG Loan Programs	822	Parks
582	State Affordable Housing	834	Highland Golf Maintenance
583	Community/Economic Development Loans	835	Highland Clubhouse
584	CIRLF Loan Fund	846	Golf Pro Shop
585	MPF Endowment Loans	854	Saukie Golf Maintenance
586	Brownfield Revolving Loan Fund	855	Saukie Clubhouse
595	Public Housing	867	RIFAC
601	Fleet Services	891	Donations P/R Admin
602	Fleet Amortization	892	Donations Parks
606	Engineering	893	Donations Recreation Programs
609	Hydroelectric Plant	894	Donations Golf Maintenance
621	Self-Insurance	895	Donations Highland/Saukie Clubhouse
626	Employee Health Plan	896	Donations Golf Pro Shop
701	Fire Pension	897	Donations RIFAC
706	Police Pension	898	Donations Longview Aquatic Center
711	Cafeteria Plan	899	Donations Riverfront Park
901	MLK Activity	910	Police Fire Commission
904	IL CJIA	920	Fire Pension
905	IL DCFS	930	Police Pension
906	Dept of Human Services	940	Cafeteria Plan

REPORT PARAMETERS

ORGANIZATION : 010
BANK : 1
PRINT BY : CHECK DATE
SORT OPTION : CHECK #
PRINT DETAILS : Y
BEGINNING CHECK DATE : 03/31/25
ENDING CHECK DATE : 04/03/25
ORG NAME FOR EXTRACT FILE : ap040325
FILE NAME : SAV\BANKCHECK_040325_142710

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CHECK REGISTER
DATE RANGE: 03/31/25 - 04/03/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	51733	\$175.00 175.00	04/03/25 555-835753-53902-00000000	01274		0 A & A AC & REFRIGERATION INC highland ice machine	25MAR03342	T	CLEARED
1	51734	\$7227.18 7227.18	04/03/25 051-000000-21403-00000000	01836		0 AFSCME PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51735	\$111.00 111.00	04/03/25 101-452271-52401-00000000	05299		0 AIR ONE EQUIPMENT INC 16' black hose	219272	T	CLEARED
1	51736	\$135.91 135.91	04/03/25 251-000000-48601-00000000	18750		0 ANNA CAMPBELL Jury Duty Mileage Reimbursemen	03/2025	T	CLEARED
1	51737	\$652.24 54.96 1.97 4.70 4.26 16.89 13.75 131.46 38.38 87.41 21.99 138.91 21.99 115.57	04/03/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 555-834751-52206-00000000 555-834751-52305-00000000 555-834751-52305-00000000 555-834751-52401-00000000 555-834751-52305-00000000 555-834751-52401-00000000 555-834751-52401-00000000 555-834751-52305-00000000	15725		0 ARNOLD MOTOR SUPPLY LLP FLEET-2025-0000620 FLEET-2025-0000625 FLEET-2025-0000624 FLEET-2025-0000626 FLEET-2025-0000636 FLEET-2025-0000637 highland big orange highland relay highland thumb screws highland wrench extender highland surf cond, hardware highland wrench ext highland surf cond, hardware	50NV366298 50NV366437 50NV366439 50NV366441 50NV366644 50NV366684 50NV366361 50NV365629 50NV365193 50NV364928 50NV364926 50NV365303	T	CLEARED
1	51738	\$7142.80 916.00 2890.00 375.00 2961.80	04/03/25 555-854701-52219-00000000 555-854701-52219-00000000 555-834751-52219-00000000 555-854701-52219-00000000	16222		0 ARTHUR CLESEN INC saukie fungicide saukie fungicide highland nufarm, herb saukie nufarm, herb	21217-01 21217-00 19971-00	T	CLEARED
1	51739	\$19565.09 19565.09	04/03/25 701-000000-10121-00000000	18099		0 BMO HARRIS - FIRE PENSION PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51740	\$5196.08 4917.83 278.25	04/03/25 601-617364-52305-00000000 601-617364-52305-00000000	00301		0 BONNELL INDUSTRIES INC FLEET-2025-0000583 FLEET-2025-0000583	0220733-IN	T	CLEARED
1	51741	\$1531.09 1531.09	04/03/25 101-454273-52214-00000000	10989		0 BOUND TREE MEDICAL LLC Medical Supplies	85711904	T	CLEARED
1	51742	\$1479.56 1479.56	04/03/25 555-846721-52506-00000000	01492		1 BRIDGESTONE GOLF INC proshop merch	INV-1003277676	T	CLEARED
1	51743	\$22981.79 22981.79	04/03/25 706-000000-10121-00000000	19082		0 CHARLES SCHWAB & CO INC PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51744	\$8026.52	04/03/25	12612		2 CIVICPLUS LLC		T	CLEARED

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BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		8026.52	101-256081-53822-00000000			ANNUAL FEE/HOSTING & SUPPORT	331039		
1	51745	\$1241.86 1241.86	04/03/25 101-617374-52304-00000000	00333		5 CONSOLIDATED ELECTRICAL DISTRIBUTOR supplies	8810454-00	T	CLEARED
1	51746	\$2167.10 2167.10	04/03/25 506-618341-53804-00000000	00468		0 CRAWFORD HEATING & COOLING INC greenheck vfd replacement	0020759	T	CLEARED
1	51747	\$506.00 506.00	04/03/25 555-834751-53902-00000000	00514		0 DAVENPORT ELECTRIC CONTRACT COMPANY highland driving range nets	57014	T	CLEARED
1	51748	\$50.35 50.35	04/03/25 601-617364-52305-00000000	00570		0 DULTMEIER SALES LLC FLEET-2025-0000579	4219921	T	CLEARED
1	51749	\$1765.24 571.60 206.64 385.00 531.41 70.59	04/03/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00602		0 ELLIOTT EQUIPMENT CO FLEET-2025-0000582 FLEET-2025-0000582 FLEET-2025-0000582 FLEET-2025-0000570 FLEET-2025-0000581	185105 185109 185110	T	CLEARED
1	51750	\$987.81 110.53 378.42 147.19 264.59 87.08	04/03/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	02528		1 FASTENAL COMPANY Fasteners Fasteners Fasteners Fasteners Fasteners	ILMON20585A ILMON20614A ILMON20633A ILMON20800A ILMON20839A	T	CLEARED
1	51751	\$87.93 87.93	04/03/25 555-854701-52305-00000000	02528		2 FASTENAL COMPANY saukie hardware	ILMON20635	T	CLEARED
1	51752	\$13521.00 6257.00 1368.00 1308.00 2914.00 1530.00 144.00	04/03/25 101-617120-53801-6512000 101-617114-53801-6512000 101-617112-53801-6512000 101-617111-53801-6512000 101-617111-53801-6512000 101-617111-53801-6512000	00692		0 FBG SERVICE CORP March 2025 cleaning services March 2025 cleaning services March 2025 cleaning services March 2025 cleaning services March 2025 cleaning services	990809 990808	T	CLEARED
1	51753	\$142.14 142.14	04/03/25 051-000000-21403-00000000	17262		0 FIRE UNION SUPPORT FUND PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51754	\$1000.00 1000.00	04/03/25 242-313851-55220-6215230	18306		0 FIVE CITIES CONSTRUCTION COMPANY 2816 28th Avenue	23-1018-066	T	CLEARED
1	51755	\$610.87 610.87	04/03/25 601-617364-52305-00000000	00034		0 FOSTER COACH SALES INC FLEET-2025-0000612	28975	T	CLEARED
1	51756	\$14251.61 14251.61	04/03/25 051-000000-21403-00000000	05125		0 GAS & ELECTRIC CREDIT UNION PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED

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BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	51757	\$10650.00 10650.00	04/03/25 506-618343-53804-00000000	01922		0 GENERAL CONSTRUCTORS INC Effluent Weir Rehabilitation	24027-60	T	CLEARED
1	51758	\$184.89 35.09 149.80	04/03/25 601-617364-52305-00000000 601-617364-52204-00000000	00672		1 GENUINE PARTS COMPANY INC. Air filters Grease	188608A 188712A	T	CLEARED
1	51759	\$280.00 70.00 105.00 105.00	04/03/25 555-867564-53822-00000000 555-854701-53822-00000000 555-834751-53822-00000000	18091		0 GLOBAL SECURITY SERVICES-IA rifac security monitor saukie security monitor highland maint security monito	IA55608 IA55259 IA55254	T	CLEARED
1	51760	\$630.00 630.00	04/03/25 555-835753-53905-00000000	15561		0 GPS TECHNOLOGIES, INC. highland golf cart gps	16137	T	CLEARED
1	51761	\$3411.83 176.38 93.53 171.40 103.55 292.50 79.95 191.88 63.32 1113.74 418.63 118.09 62.97 56.04 98.62 49.08 71.06 45.37 25.69 29.76 140.73 9.54	04/03/25 101-617112-52301-00000000 101-616601-52301-00000000 555-867564-52207-00000000 555-867564-52303-00000000 555-867564-52207-00000000 506-618341-52402-00000000 506-618341-52305-00000000 506-618341-52207-00000000 506-618341-52305-00000000 506-618341-52304-00000000 506-618341-51404-00000000 506-618341-51402-00000000 507-619348-52402-00000000 501-619356-52301-00000000 303-616301-52306-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52204-00000000 101-452271-52305-00000000 601-617364-52305-00000000 601-617364-52103-00000000	00365		0 GRAINGER boot brush magetic floor sweeper trash bags drain valve, 2way ball valve trash bags electric engraver portable air tank paper towel roll elec wall/ceiling unit heater dc power supply 24vdc rubber boots gloves hose swivel 90 del steel marking paint FLEET-2025-0000618 FLEET-2025-0000618 FLEET-2025-0000616 Batteries Air regulator Two coin batteries	9421913626 9419113999 9424495902 9445877153 9341038397 9344621157 9427392049 9435961280 9438196223 9447381709 9447592743 9421913618 9447592735 9434187200 9446604978 9450628863 9349157397 9366437938 9366891282	T	CLEARED
1	51762	\$65.97 65.97	04/03/25 101-122041-53501-00000000	01119		0 GS CUSTOM GRAPHICS, LLC Business Cards - Thompson	1425	T	CLEARED
1	51763	\$235.97 235.97	04/03/25 501-618121-52205-00000000	04970		0 HD SUPPLY FACILITIES MAINTENANCE supplies	INV00660432	T	CLEARED
1	51764	\$1728.00 1728.00	04/03/25 051-000000-21403-00000000	01839		0 ILLINOIS FOP LABOR COUNCIL PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51765	\$20445.00 20445.00	04/03/25 248-618343-53112-8518657	16556		0 IMEG CORP SWTP pumping station design	24000155.02-4	T	CLEARED

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BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	51766	\$118.35 60.00 58.35	04/03/25 101-617111-52301-00000000 101-616601-52301-00000000	13512		0 INTERNATIONAL TECHNOLOGY & SECURITY LTD kustom keys 12 ea keys	61770 62386	T	CLEARED
1	51767	\$1168.36 1168.36	04/03/25 101-256081-52406-00000000	16057		1 ITSAVVY LLC LAPTOP FOR PD TSD LT	01558635	T	CLEARED
1	51768	\$900.00 900.00	04/03/25 555-835753-53112-00000000	14433		0 JEFFREY LEE LARUE highland golf teacher	033125	T	CLEARED
1	51769	\$209.80 209.80	04/03/25 101-414223-53822-00000000	18303		0 JSLK MANAGEMENT IOWA LLC MARCH DRY CLEANING	389FDD	T	CLEARED
1	51770	\$66.95 66.95	04/03/25 211-356941-53801-00000000	00488		0 K & S H2O INC MLK CULLIGAN REFILL	0545061	T	CLEARED
1	51771	\$294.60 294.60	04/03/25 601-617364-52305-00000000	15433		1 KIMBALL MIDWEST 10 Discs	103202540A	T	CLEARED
1	51772	\$32150.00 32150.00	04/03/25 207-312851-53806-0000328	00309		0 LANDEROS & SONS CONSTRUCTION INC R.Hall 816 21st Street	R.Hall Siding	T	CLEARED
1	51773	\$8897.44 8897.44	04/03/25 501-619356-53806-00000000	00411		0 LANGMAN CONSTRUCTION INC 2104 Stadium DR	2505-04 rev 1	T	CLEARED
1	51774	\$201.30 201.30	04/03/25 101-414223-51401-00000000	17260		0 LAWMEN'S & SHOOTERS SUPPLY INC 10-CROSS LAPEL PINS	101-46434-01	T	CLEARED
1	51775	\$79.92 79.92	04/03/25 506-618341-53902-00000000	00795		1 LINDE GAS & EQUIPMENT INC industrial acetylene	48746620	T	CLEARED
1	51776	\$2405.10 1325.00 204.12 490.90 133.90 158.60 64.36 28.22	04/03/25 101-616322-52306-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00434		0 LOGAN CONTRACTORS SUPPLY INC soy solv ar FLEET-2025-0000571 FLEET-2025-0000571 FLEET-2025-0000571 FLEET-2025-0000571 FLEET-2025-0000571 FLEET-2025-0000571 FLEET-2025-0000571	E76752 E76471	T	CLEARED
1	51777	\$127.04 116.44 10.60	04/03/25 601-617364-52305-00000000 601-617364-52305-00000000	00482		0 MARTIN EQUIPMENT OF ILLINOIS INC FLEET-2025-0000632 FLEET-2025-0000633	875351 875384	T	CLEARED
1	51778	\$3167.40 168.75 50.00 322.42 50.00	04/03/25 601-617364-53804-00000000 601-617364-53804-00000000 601-617364-52305-00000000 601-617364-53804-00000000	18840		0 MAUPIN ENTERPRISES LLC FLEET-2025-0000595 FLEET-2025-0000599 FLEET-2025-0000599 FLEET-2025-0000603	INV-602682 INV-602685 INV-602686	T	CLEARED

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CHECK REGISTER
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BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		322.42	601-617364-52305-00000000			FLEET-2025-0000603			
		50.00	601-617364-53804-00000000			FLEET-2025-0000605	INV-602687		
		322.42	601-617364-52305-00000000			FLEET-2025-0000605			
		97.49	601-617364-53804-00000000			FLEET-2025-0000593	INV-602773		
		97.49	601-617364-53804-00000000			FLEET-2025-0000601	INV-602875		
		50.00	601-617364-53804-00000000			FLEET-2025-0000609	INV-602876		
		436.14	601-617364-52305-00000000			FLEET-2025-0000609			
		89.99	601-617364-53804-00000000			FLEET-2025-0000607	INV-602878		
		142.99	601-617364-53804-00000000			FLEET-2025-0000611	INV-602913		
		867.29	601-617364-52305-00000000			Tires for #6632	INV-602877A		
		100.00	601-617364-52305-00000000			Labor #6632			
1	51779	\$1606.50	04/03/25	00939		0 MELYX INC		T	CLEARED
		1606.50	101-616322-52306-00000000			mulch	187767		
1	51780	\$5305.46	04/03/25	00560		0 MIDAMERICAN ENERGY CO		T	CLEARED
		92.62	101-312801-53703-00000000			564072563- 451 44 St Sign	564072563		
		590.14	101-451291-53703-00000000			Elec CH	73831-70023 MARCH		
		1093.21	101-451291-53702-00000000			Gas CH			
		146.27	101-451292-53703-00000000			St 2 Elec			
		222.82	101-451292-53702-00000000			St 2 Gas			
		187.57	101-451295-53703-00000000			St 4 Elec			
		810.07	101-451295-53702-00000000			St 4 Gas			
		399.94	101-451292-53702-00000000			Library St 2 Gas			
		214.16	101-451293-53703-00000000			St 3 Elec			
		586.46	101-451293-53702-00000000			St 3 Gas			
		962.20	101-617371-53703-00000000			2/25 IDOT energy charges	05670-91044-0225		
1	51781	\$2608.32	04/03/25	02440		0 MIDWEST MAILWORKS INC		T	CLEARED
		704.07	101-155041-53203-00000000			Midwest Mailworks 03/10 -03/14	254333		
		663.06	101-155041-53203-00000000			Midwest Mailworks 03/03-03/07	254178		
		1241.19	101-155041-53203-00000000			Midwest Mailworks 03/17 -03/21	254409		
1	51782	\$221.06	04/03/25	12083		0 MTI DISTRIBUTING INC		T	CLEARED
		221.06	555-834751-52303-00000000			highland cap	1464041-01		
1	51783	\$432.30	04/03/25	00669		0 MUTUAL WHEEL COMPANY INC		T	CLEARED
		71.96	601-617364-52305-00000000			FLEET-2025-0000578	0892494		
		15.40	601-617364-52305-00000000			FLEET-2025-0000574	0892674		
		80.12	601-617364-52305-00000000			FLEET-2025-0000574			
		64.00	601-617364-52305-00000000			FLEET-2025-0000574			
		147.65	601-617364-52305-00000000			FLEET-2025-0000614	0893127		
		14.47	601-617364-52305-00000000			FLEET-2025-0000614			
		38.70	601-617364-52305-00000000			FLEET-2025-0000619	0893253		
1	51784	\$476.99	04/03/25	12284		0 MYERS COX CO		T	CLEARED
		57.75	555-835753-52509-00000000			highland pan, plates	600928		
		419.24	555-835753-52501-00000000			highland food			
1	51785	\$1004.00	04/03/25	01837		0 NCPERS		T	CLEARED

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		48.00- 1052.00	051-000000-21403-00000000 051-000000-21403-00000000			PAYROLL FOR - 032125 PAYROLL FOR - 040425	032125 PAYROLL 040425 PAYROLL		
1	51786	\$49.72 20.68 6.78 249.99 22.00- 249.99- 44.26	04/03/25 04242 506-618341-52305-00000000 601-617364-52305-00000000 601-617362-52401-00000000 601-617364-52305-00000000 601-617362-52401-00000000 601-617364-52305-00000000			0 OREILLY AUTOMOTIVE STORES INC ultra black FLEET-2025-0000573 Plug kit tool (returned) Core Credit Tool credit Stabilizer for #3342	0753-107324 0753-108308 0753-107821 0753-107957 0753-108050 0753-108571A	T	CLEARED
1	51787	\$285.98 150.00 135.98	04/03/25 00753 606-615091-51405-00000000 101-452271-51401-00000000			0 PANTHER UNIFORMS INC Embroider shirts/Riecke C Brackney uniform	24-3605 3930	T	CLEARED
1	51788	\$1650.00 800.00 200.00 100.00 50.00 100.00 400.00	04/03/25 04795 555-867564-52102-00000000 555-867501-52102-00000000 555-855702-52102-00000000 555-835753-52102-00000000 555-834751-52102-00000000 555-813501-52102-00000000			1 PAPER 101 rifac paper order preschool paper order saukie paper order highland paper order highland maint paper order rec paper order	273452-00	T	CLEARED
1	51789	\$41.09 41.09	04/03/25 18027 601-617364-52305-00000000			0 PARTS AUTHORITY LLC FLEET-2025-0000638	441-345568	T	CLEARED
1	51790	\$1515.24 1515.24	04/03/25 00783 101-617112-53801-6507000			0 PER MAR SECURITY & RESEARCH CORPORATION fire alarm/4/1/24 to 3/31/26	3532635	T	CLEARED
1	51791	\$188.00 188.00	04/03/25 08643 051-000000-21403-00000000			0 POLICE BENEVOLENT PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51792	\$60.00 60.00	04/03/25 18657 101-122041-54401-00000000			0 QUAD CITIES CHAMBER OF COMMERCE INC 2024 Annual Meeting Reg.	98464	T	CLEARED
1	51793	\$611.00 361.00 250.00	04/03/25 00834 506-619346-53804-00000000 101-616041-51404-00000000			2 QUAD CITY SAFETY INC altair 5x 02 sensor msa Boots/Decker	3132905 3133189	T	CLEARED
1	51794	\$775.14 387.57 387.57	04/03/25 00728 101-412206-51402-00000000 101-412206-51402-0000760			0 RAY OHERRON COMPANY INC RAMOS CUMMERBUND RAMOS CUMMERBUND	2401829	T	CLEARED
1	51795	\$927.91 330.36 597.55	04/03/25 00899 101-617111-52304-00000000 101-617372-52304-00000000			0 REPUBLIC ELECTRIC COMPANY LLC 22w led hid replacement pvc 40 2pvc heavy wall conduit	6276896-00 6276128-00	T	CLEARED
1	51796	\$16.00 16.00	04/03/25 15528 051-000000-21403-00000000			0 RIPD COMMAND OFFICERS ASSOC PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED

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1	51797	\$560.15 225.00 262.19 72.96	04/03/25 506-619346-52306-00000000 506-619346-52306-00000000 555-822601-52212-62680000	00607		0 RIVERSTONE GROUP INC cmc 4" solid fa6 intown sports ag	2858 1368391 1366670	T	CLEARED
1	51798	\$5880.45 5880.45	04/03/25 051-000000-21403-00000000	01840		0 ROCK ISLAND FIRE UNION LOCAL PAYROLL FOR - 040425	#26 040425 PAYROLL	T	CLEARED
1	51799	\$1500.00 1500.00	04/03/25 507-616322-53822-00000000	18388		1 SHAWNEE MISSION TREE SERVICE INC 1300 17 ST tree removal	172994	T	CLEARED
1	51800	\$417.00 139.00 139.00 139.00	04/03/25 506-618341-53112-00000000 501-618352-53112-00000000 507-619041-53112-00000000	04688		0 STANLEY CONSULTANTS INC water,wastewater,storm rate st water,wastewater,storm rate st water,wastewater,storm rate st	0259832	T	CLEARED
1	51801	\$469.60 469.60	04/03/25 555-835753-52503-00000000	01174		0 STERN BEVERAGE INC highland beer	449271	T	CLEARED
1	51802	\$7636.30 82.00 928.00 158.00 444.00 928.00 335.00 148.00 170.30 1014.00 368.00 606.00 1704.00 751.00	04/03/25 506-618341-53112-00000000 506-618341-53112-00000000 506-618341-53112-00000000 506-618341-53112-00000000 506-618341-53112-00000000 506-618341-53112-00000000 506-618341-53112-00000000 506-618341-53112-00000000 506-618341-53112-00000000 506-618121-53112-00000000 506-618341-53112-00000000 506-618121-53112-00000000 506-618121-53112-00000000 507-619041-53112-00000000	19059		0 TOTAL ENVIRONMENTAL SERVICE TECHNOLOGIES, INC lab test lab testing lab testing lab testing lab testing lab testing lab testing lab testing lab testing lab tresting lab testing lab testing lab testing lab testing	2501026 2501214 2501215 2501212 2501213 2501216 a 2502130 2502199 2502220 2503013 2503080 2503103 2503194	T	CLEARED
1	51803	\$181.00 35.00 146.00	04/03/25 901-356921-52101-6525041 101-611041-53501-00000000	05600		0 TRANSITIONS NFP WER BUSINESS CARDS business cards	20250352 20250375	T	CLEARED
1	51804	\$27930.00 27930.00	04/03/25 248-451291-53801-8114688	00638		0 TRI CITY ELECTRIC COMPANY Central House Station Alerting	328678	T	CLEARED
1	51805	\$1300.00 1300.00	04/03/25 101-617120-53801-00000000	17638		0 TRI-CITY FIRE PROTECTION INC replace sapphire tsp actuator	7193	T	CLEARED
1	51806	\$348.00 348.00	04/03/25 626-157141-53104-00000000	16088		0 TRISTAR BENEFIT ADMINISTRATORS Tristar Benefit April	0000158980	T	CLEARED
1	51807	\$5520.00 5520.00	04/03/25 101-256081-56405-0000297	18838		1 TYLER TECHNOLOGIES INC ERP IMPLEMENTATION	054-508348	T	CLEARED

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1	51808	\$354.58 354.58	04/03/25 051-0000000-21403-00000000	02347		0 U A W LOCAL 2282 PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51809	\$234.68 234.68	04/03/25 051-0000000-21403-00000000	00802		0 UNITED WAY OF THE QUAD CITIES PAYROLL FOR - 040425	040425 PAYROLL	T	CLEARED
1	51810	\$5000.00 5000.00	04/03/25 101-616323-53805-00000000	00838		0 VALLEY CONSTRUCTION CO sign demo	250068	T	CLEARED
1	51811	\$264.06 264.06	04/03/25 555-854701-52305-00000000	12965		0 VAN WALL EQUIPMENT INC saukie shock absorber	6503376	T	CLEARED
1	51812	\$308.71 14.98 57.38 26.18 35.07 7.99 28.00 10.99 47.99 11.17 5.99 4.99 57.98	04/03/25 506-618341-52305-00000000 506-618341-52305-00000000 506-618341-52303-00000000 506-618341-52303-00000000 506-618341-52209-00000000 555-867564-52301-00000000 101-616601-52206-00000000 101-616601-52401-00000000 101-616601-52301-00000000 101-616601-52301-00000000 101-616601-52301-00000000 101-616306-52306-00000000 601-617364-52203-00000000	00146		0 VOTOUBEK INVESTMENTS anchlor line/elec tape supplies supplies supplies gorilla tape nuts/bolts/screws etc pt acetone gt alum scoop nuts/bolts/screws/etc caulk adh tub tile clear hex socket FLEET-2025-0000575	A118363 B722461 B722685 B723066 A118131 A118512 B724181 B724280 B724579 A118176 A118079	T	CLEARED
1	51813	\$465.80 465.80	04/03/25 555-835753-52502-00000000	17008		1 WP BEVERAGE LLC highland drinks	94303640	T	CLEARED
1	51814	\$2503.52 140.00 2417.72 630.88 562.84- 122.24-	04/03/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	16947		0 ZURCHER TIRE INC FLEET-2025-0000580 Hankook tires Hankook tires Tire credit Tire credit	5402374902 5402374079A 5402374258A 5402374509 5402375089	T	CLEARED
1	181320	\$20.00 20.00	04/03/25 101-314881-51502-00000000	18958		0 HUNTER JAMES OHRT March2025 Lunch Reimbursement	March25 Mtg	S	OUTSTANDING
1	181321	\$40.00 20.00 20.00	04/03/25 101-314881-51502-00000000 101-314881-51502-00000000	18579		0 KEVIN KLUCK March2025 Lunch Reimbursement February2025 Lunch Reimburseme	March25 Meeting Feb2025 Mtg	S	OUTSTANDING
1	181322	\$151.01 151.01	04/03/25 051-0000000-21403-00000000	15243		0 LEGAL SHIELD PAYROLL FOR - 040425	040425 PAYROLL	S	OUTSTANDING
1	181323	\$407.79 407.79	04/03/25 051-0000000-21403-00000000	01834		0 POLICE & FIREMENS INSURANCE PAYROLL FOR - 040425	ASSN 040425 PAYROLL	S	OUTSTANDING
1	181324	\$171.00	04/03/25	01019		0 SECRETARY OF STATE		S	OUTSTANDING

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		171.00	601-617364-54206-0000000			Confidential renewal #2501	2501-226		
1	181325	\$416.00 416.00	04/03/25 901-356911-53902-6548000	00015		0 AAA RENTS INC MLK 50TH EQUIPMENT RENTAL	98515	S	OUTSTANDING
1	181326	\$345.00 345.00	04/03/25 101-122041-56203-6536000	11020		0 ADVANCED ENVIRONMENTAL TESTING & ABATEMENT Abatement Testing City Hall	24-28927W	S	OUTSTANDING
1	181327	\$575.00 575.00	04/03/25 901-356911-53112-6548000	18546		0 ANTONIO VARELA MLK 50TH PHOTOGRAPHY	0011321	S	OUTSTANDING
1	181328	\$1267.49 1267.49	04/03/25 506-618341-52217-0000000	06788		0 AQUAFIX INC bug on a rope	IN017591	S	OUTSTANDING
1	181329	\$3159.63 201.08 87.90 627.45 96.49 2146.71	04/03/25 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000	19098		0 ASCENDANCE TRUCKS, LLC FLEET-2025-0000518 FLEET-2025-0000518 FLEET-2025-0000519 FLEET-2025-0000520 FLEET-2025-0000520	XA353000554:01 XA353000554:02 XA353000669:01	S	OUTSTANDING
1	181330	\$101.20 101.20	04/03/25 901-356921-52101-6525041	19102		0 AVERY PEARL WER HS CLUB FOOD REIMBURSEMENT	19102-04012025	S	OUTSTANDING
1	181331	\$5866.00 5866.00	04/03/25 101-413227-53822-0000000	17772		0 AWARE INC CONTRACT 5/8/25-5/7/26	INV03055	S	OUTSTANDING
1	181332	\$165922.23 163013.70 424.53 2484.00	04/03/25 101-412206-52405-0000000 101-412206-52405-0000000 101-412206-52405-0000000	05412		1 AXON ENTERPRISE INC AXON BWC-DOCKS BASIC LICENSE BUNDLE PRO LICENSE BUNDLE	INUS333190 INUS333183 INUS333227	S	OUTSTANDING
1	181333	\$4640.00 2900.00 1740.00	04/03/25 101-000000-22204-0000000 101-000000-22204-0000000	00288		0 BI-STATE REGIONAL COMMISSION CORA HEARING 01/17/25 CORA HEARING 03/21/25	TSD 25-061 TSD 25-062	S	OUTSTANDING
1	181334	\$189.00 189.00	04/03/25 510-616041-51404-0000000	16808		0 BLAIN SUPPLY INC Boots/Cantu	BFF-077816	S	OUTSTANDING
1	181335	\$86.86 86.86	04/03/25 051-000000-21403-0000000	12148		30 BLITT AND GAINES, PC PAYROLL FOR - 040425	040425 PAYROLL	S	OUTSTANDING
1	181336	\$200.00 200.00	04/03/25 901-356911-53112-6548000	02678		0 BOS ELECTRONICS MLK 50TH AUDIO PRODUCTION	44777-A	S	OUTSTANDING
1	181337	\$5000.00 5000.00	04/03/25 621-157133-53602-0000000	19120		0 BRANDI JOHNSON Ms. Johnson Reimbursement	040325.B	S	OUTSTANDING
1	181338	\$1037.83 1037.83	04/03/25 555-855702-52503-0000000	15731		0 BREAKTHRU BEVERAGE ILLINOIS, LLC saukie alcohol	120657575	S	OUTSTANDING

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1	181339	\$1090.00 895.00 195.00	04/03/25 555-822601-52212-5288000 555-822601-52212-6268000	05754		0 BREEDLOVE'S SPORTING GOODS douglas field paint intown field paint	18789	S	OUTSTANDING
1	181340	\$735.00 255.00 480.00	04/03/25 555-867566-53112-6362000 555-867566-53112-6362000	18143		0 CARI WINTER tumbling program cheer program	03312025P 03242025	S	OUTSTANDING
1	181341	\$4606.70 298.00 673.50 532.00 2728.20 375.00	04/03/25 555-822601-52219-6268000 555-822601-52219-5288000 555-822601-52212-6268000 555-822601-52212-5288000 555-822601-52201-5288000	01141		0 CHC DBA D & K PRODUCTS intownmaterial douglas material intown supplies douglas supplies douglas sports turf ignition	86685IN	S	OUTSTANDING
1	181342	\$10526.35 10526.35	04/03/25 906-356921-54102-5332504	00379		0 CHRISTIAN FRIENDLINESS ASSOCIATION INC ASP YOUTH HOPE FEB 2025	00379-02282025	S	OUTSTANDING
1	181343	\$809.61 44.01 765.60	04/03/25 211-356941-53801-0000000 211-356941-53801-0000000	15674		0 CINTAS CORPORATION NO. 2 MLK BLDG MAT REPLACEMENT MLK MONTHLY CLEANING	4225436164 4224688182	S	OUTSTANDING
1	181344	\$1850.00 1850.00	04/03/25 101-256091-53822-0000000	18732		0 CLOUDPOINT GEOSPATIAL INC MONTHLY GIS MANAGMENT SERVICES	INV-05455	S	OUTSTANDING
1	181345	\$261.63 261.63	04/03/25 506-619346-52402-0000000	02900		0 CLOVERLEAF TOOL COMPANY 1' piranha hose	58070	S	OUTSTANDING
1	181346	\$41200.00 41200.00	04/03/25 555-855702-56201-6543967	19101		0 CLUBHOUSE OF BETTENDORF LLC deposit for saukie golf sim	202408	S	OUTSTANDING
1	181347	\$3589.94 1459.17 2130.77	04/03/25 204-312801-53101-0000000 204-312801-53101-0000000	18778		0 COLUMN SOFTWARE PBC Notice of Public Hearing Notice of Public Hearing	02101444-0050 02101444-0051	S	OUTSTANDING
1	181348	\$39827.09 17640.17 5638.87 16548.05	04/03/25 221-616301-52209-0000000 221-616301-52209-0000000 221-616301-52209-0000000	15964		1 COMPASS MINERALS AMERICA INC hwy deicing rock salt la 220.6 hwy deicing rock salt hwy deicing rock salt la 206.9	1480210 1480797 1479817	S	OUTSTANDING
1	181349	\$1114.60 1114.60	04/03/25 506-618341-53804-0000000	17950		0 CONCENTRIC INTEGRATION LLC sewer warranty/svcs call	0270356	S	OUTSTANDING
1	181350	\$620.99 620.99	04/03/25 501-000000-44170-0000000	19113		0 EDWARD D NUNN water charges refund	13142-0	S	OUTSTANDING
1	181351	\$3315.00 3315.00	04/03/25 101-451291-53801-0000000	19099		0 ENVIRONMENTAL MANAGEMENT SERVICES OF IOWA INC Asbestos DC Office	07394	S	OUTSTANDING

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1	181352	\$120.00 120.00	04/03/25 901-356911-52207-6548000	18591		0 ERIKA UBEDA MLK 50TH BALLOON DECOR	0353	S	OUTSTANDING
1	181353	\$281.10 281.10	04/03/25 555-835753-52503-0000000	09929		0 EUCLID BEVERAGE OF GALESBURG highland beer	W-4234576	S	OUTSTANDING
1	181354	\$31.00 31.00	04/03/25 101-414223-51401-0000000	17790		0 FRANCIS A PROCHASKA EMERGENCY OPERATIONS SIGN	4506	S	OUTSTANDING
1	181355	\$180.10 180.10	04/03/25 601-617364-52305-0000000	00199		0 GIBSON LTD FLEET-2025-0000577	24185716	S	OUTSTANDING
1	181356	\$856.00 428.00 428.00	04/03/25 555-835753-53107-0000000 555-855702-53107-0000000	18711		1 GOLF COMPETE INC highland golf software saukie golf software	04-2025-50313 04-2025-50342	S	OUTSTANDING
1	181357	\$462.00 462.00	04/03/25 101-617120-53801-0000000	18126		0 GRAY MACHINE & WELDING INC machine new pin for gate hinge	50521	S	OUTSTANDING
1	181358	\$98.60 6.20 7.40 85.00	04/03/25 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000	15517		0 HI-LINE ELECTRIC CO., INC. FLEET-2025-0000621 FLEET-2025-0000621 FLEET-2025-0000631	3016102 3025305	S	OUTSTANDING
1	181359	\$265.01 265.01	04/03/25 555-835753-52501-0000000	02905		0 HIGHLAND PACKING CO INC highland food	328040	S	OUTSTANDING
1	181360	\$69.00 69.00	04/03/25 506-618341-53801-0000000	02308		0 IA IL TERMITE & PEST CTL INC Pest control services	8467367	S	OUTSTANDING
1	181361	\$351987.38 196875.25 37783.00 98437.63 18891.50	04/03/25 621-157133-53601-0000000 621-157133-53601-0000000 621-157133-53601-0000000 621-157133-53601-0000000	17569		2 ILLINOIS COUNTIES RISK MANAGEMENT S- INV004100 S-INV004101 S-INV004666 S-INV004667	S-INV004100/101 S-INV004666/667	S	OUTSTANDING
1	181362	\$494.93 494.93	04/03/25 101-155102-53112-0000000	10783		0 INQUIREHIRE INC Inquirehire End of March	128748	S	OUTSTANDING
1	181363	\$170.00 170.00	04/03/25 905-356921-53112-0000540	18254		0 INTERPRENET LTD FAC CLASS INTERPRENER 3.11.25	152351	S	OUTSTANDING
1	181364	\$560.00 560.00	04/03/25 101-414223-51502-0000000	13426		1 IOWA HEALTH SYSTEM 56 CPR CARDS	6010IN6026	S	OUTSTANDING
1	181365	\$409.47 409.47	04/03/25 501-000000-44170-0000000	19115		0 KAW GAY MOO water charges refund	1361-3	S	OUTSTANDING
1	181366	\$3301.25 3301.25	04/03/25 555-855702-56201-6543967	18218		0 LILLICRAP INC saukie signs	INV-3498	S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/31/25 - 04/03/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	181367	\$900.00 900.00	04/03/25 101-452271-51402-00000000	19109		0 MATTHEW TUCCI 3 bullet proof vest	8255	S	OUTSTANDING
1	181368	\$308.58 308.58	04/03/25 555-835753-53822-00000000	05685		0 MEDIACOM acct 8384890010103904	MAR 25 service	S	OUTSTANDING
1	181369	\$3512.69 1403.00 876.00 1233.69	04/03/25 101-616601-53801-00000000 101-617111-53801-65490000 101-617120-53801-65490000	18428		0 MODERN PIPING INC Boiler/hauberg carriage house boiler/ city hall no cooling-ac/PD	20537 20563 20566	S	OUTSTANDING
1	181370	\$120.00 120.00	04/03/25 555-867565-53112-00000000	18442		0 MONTANA HOGAN-BRANDT lifeguard class	03282025	S	OUTSTANDING
1	181371	\$1800.00 1800.00	04/03/25 555-819615-53112-61390000	01370		0 MORRIS & COMPANY ENTERTAINMENT RWB kid's entertainment	7325	S	OUTSTANDING
1	181372	\$244.78 244.78	04/03/25 506-618341-52205-00000000	05520		0 NORTHERN BALANCE & SCALE INC staticmaster ioizing unit	0146767	S	OUTSTANDING
1	181373	\$2500.00 2500.00	04/03/25 507-616322-53822-00000000	17325		0 PIERCE LOHMAN greenhouse insde demolition	PL-555	S	OUTSTANDING
1	181374	\$1296.00 240.00- 240.00 1296.00	04/03/25 601-617041-54303-00000000 601-617041-54303-00000000 601-617041-54303-00000000	19064		0 PRECISE MRM LLC Data Plan software credit Flat data plan (returned) Data plan US with NAF	CM200-2000570 IN200-2004051 IN200-2004237	S	OUTSTANDING
1	181375	\$2115.00 391.50 210.00 96.00 1417.50	04/03/25 555-867566-52212-62750000 555-867566-52212-62750000 555-867566-52212-62750000 555-813501-52212-61270000	18183		0 QC CUSTOM TEES & MORE volleyball shirts volleyball shirts volleyball personalization soccer uniforms	17652 17647 18185 17648	S	OUTSTANDING
1	181376	\$1000.00 1000.00	04/03/25 626-157041-54501-00000000	04848		0 QCCA EXPO CENTER QCCA Expo Center Facilities	040325	S	OUTSTANDING
1	181377	\$195.00 195.00	04/03/25 906-356921-51502-6163506	18481		0 QUAD CITIES PRIDE ALLIANCE TPP PRIDE FESTIVAL 2025	Pride03272025	S	OUTSTANDING
1	181378	\$414.00 414.00	04/03/25 555-834751-52201-00000000	12349		0 RANEY FORESTRY RECYCLING, INC. highland mulch	8528	S	OUTSTANDING
1	181379	\$37.86 37.86	04/03/25 601-617364-52305-00000000	18036		1 RDO TRUCK CENTER CO Indicator for stock	63014VA	S	OUTSTANDING
1	181380	\$4.00 4.00	04/03/25 101-123041-53101-00000000	19108		0 REBECCA TODD Transcript of hearing 1/15/23	032525-1	S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/31/25 - 04/03/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	181381	\$2500.00 2500.00	04/03/25 101-616041-51502-00000000	18742		0 REEDER TRANSPORTATION TRAINING CENTER, INC cdl - Paxson, M. Weeks	03-20-25-R2	S	OUTSTANDING
1	181382	\$3292.80 1992.80 1300.00	04/03/25 555-834751-52219-00000000 555-854701-52219-00000000	03477		2 RIVER CITY TURF & ORNAMENTAL highland tee-off, verve pgr, s saukie verve pgr, tee off	66031643 66031642	S	OUTSTANDING
1	181383	\$555.00 555.00	04/03/25 901-356921-53904-6162034	18343		0 ROCK ISLAND CENTER BUILDING LLC RI BOXING CLUB APRIL RENT	18343-04012025	S	OUTSTANDING
1	181384	\$423.25 406.00 5.87 5.87 5.51	04/03/25 101-256081-53822-00000000 101-314881-53505-00000000 242-314882-53505-6199255 242-313851-53505-6197255	00967		1 ROCK ISLAND COUNTY RECORDER LAREDO MARCH 2025 LAREDO COPY CHARGES-MARCH 2025 LAREDO COPY CHARGES-MARCH 2025 LAREDO COPY CHARGES-MARCH 2025	INVOICE_1334	S	OUTSTANDING
1	181385	\$689.68 689.68	04/03/25 051-000000-21403-00000000	02275		0 ROCK ISLAND FITNESS AND ACTIVITY CENTER PAYROLL FOR - 040425	040425 PAYROLL	S	OUTSTANDING
1	181386	\$5000.00 5000.00	04/03/25 901-356911-52212-5386000	00987		0 ROTARY OF ROCK ISLAND NATURE LAB REIMBURSEMENT	00987-03102025	S	OUTSTANDING
1	181387	\$4650.00 4250.00 400.00	04/03/25 904-356921-54102-0000541 901-356911-53112-6548000	18040		0 SAMUEL MCCULLUM MLK ASP STEAM LAB PROGRAMMING MLK 50TH OPEN HOUSE	024	S	OUTSTANDING
1	181388	\$987.34 213.83 38.51 228.66 34.56 36.66 61.88 61.88 45.73 24.57 48.62 192.44	04/03/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	07179		0 STANDARD EQUIPMENT COMPANY FLEET-2025-0000568 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613 FLEET-2025-0000613	P02557 P02580	S	OUTSTANDING
1	181389	\$434.00 434.00	04/03/25 506-619359-53806-2564000	19110		0 STEPHANIE GROOM SLRP reimbursment/1828 44 ST	191524	S	OUTSTANDING
1	181390	\$212.59 212.59	04/03/25 101-451295-53801-00000000	08129		0 STERLING COMMERCIAL ROOFING Caulking repair to roof	PSI490001586	S	OUTSTANDING
1	181391	\$255.00 255.00	04/03/25 555-813511-53822-00000000	10920		0 STUARD & ASSOCIATES, INC hauberg elevator inspec	53640	S	OUTSTANDING
1	181392	\$2359.66 90.00	04/03/25 601-617364-53804-00000000	17054		0 THOMPSON TIRE & RETREAD FLEET-2025-0000589	30021830	S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/31/25 - 04/03/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		459.44	601-617364-52305-00000000			FLEET-2025-0000589			
		227.22	601-617364-52305-00000000			FLEET-2025-0000591	30021996		
		59.00	601-617364-53804-00000000			FLEET-2025-0000591			
		1524.00	601-617364-52305-00000000			FLEET-2025-0000634	30022010		
1	181393	\$82.00	04/03/25	19059		0 TOTAL ENVIRONMENTAL SERVICE TECHNOLOGIES, INC		S	OUTSTANDING
		82.00	506-618341-53112-00000000			lab test	2501027		
1	181394	\$790.00	04/03/25	08283		0 TYRONE P WOODRUM		S	OUTSTANDING
		125.00	506-619359-53806-2564000			3221 36 ST camera/locate	14833		
		295.00	506-619359-53806-2564000			slrp	14839		
		245.00	506-619359-53806-2564000			2525 28 AVE clean/camera/locat	14842		
		125.00	506-619359-53806-2564000			2409 28 ST camera/locate	14850		
1	181395	\$818.91	04/03/25	00649		0 U S CELLULAR		S	OUTSTANDING
		33.42	101-113041-53205-00000000			309-373-9323	0717904648		
		54.22	101-118041-53205-00000000			309-644-1570			
		54.22	101-111041-53205-00000000			309-737-1081			
		54.21	101-415216-53205-00000000			309-737-2547			
		49.85	506-618041-53205-00000000			309-737-2709			
		54.22	101-112041-53205-00000000			309-737-3178			
		29.05	501-618041-53205-00000000			309-737-7575			
		54.21	101-116041-53205-00000000			309-737-9883			
		54.21	101-415216-53205-00000000			309-738-8379			
		54.21	101-415216-53205-00000000			309-738-8741			
		54.21	501-619041-53205-00000000			309-912-4468			
		39.46	101-413215-53205-00000000			309-912-4497			
		54.21	101-616041-53205-00000000			309-912-5541			
		54.21	501-619041-53205-00000000			309-912-6458			
		9.65	555-855702-53204-00000000			309-373-5641			
		16.51	541-617041-53205-00000000			309-738-9734	0718195871		
		15.02	101-452271-53205-00000000			309-912-4504			
		32.77	101-454273-53205-00000000			309-912-4507			
		14.87	101-454273-53205-00000000			309-912-4508			
		36.18	101-454273-53205-00000000			309-912-4509			
1	181396	\$1721.10	04/03/25	04918		0 ULINE INC		S	OUTSTANDING
		573.70	501-619356-52301-00000000			workstation- map	189770000		
		573.70	506-619346-52301-00000000			workstation- map			
		573.70	507-619348-52301-00000000			workstation- map			
1	181397	\$18.00	04/03/25	00792		0 UNITED PARCEL SERVICE		S	OUTSTANDING
		18.00	606-615041-53301-00000000			ups weekly service charge	0000643706125 1		
1	181398	\$6.23	04/03/25	19114		0 URBAN REVIVAL LLC		S	OUTSTANDING
		6.23	501-000000-44170-00000000			water charges refund	433-1		
1	181399	\$655.24	04/03/25	11026		0 VERIZON WIRELESS		S	OUTSTANDING
		36.01	101-616041-53205-00000000			309-230-0176	6108673877		
		36.01	101-415216-53205-00000000			309-428-0104			

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 03/31/25 - 04/03/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		20.02	101-616041-53205-00000000			309-428-4839			
		36.01	101-616041-53205-00000000			309-428-5150			
		36.01	101-256081-53205-00000000			309-429-0086			
		36.01	101-411041-53205-00000000			309-429-0299			
		20.02	101-616041-53205-00000000			309-429-0616			
		35.01	555-813501-53205-00000000			309-520-4520			
		36.01	606-615091-53205-00000000			309-781-0540			
		20.02	501-613358-53205-00000000			309-781-1773			
		20.02	501-613358-53205-00000000			309-781-5976			
		36.01	101-256081-53205-00000000			309-798-0286			
		36.01	101-411201-53205-00000000			309-798-0291			
		36.01	101-411041-53205-00000000			309-798-0298			
		36.01	101-414223-53205-00000000			309-798-0308			
		11.88	501-619041-53205-00000000			309-428-5946 (33%)			
		11.88	506-619041-53205-00000000			309-428-5946 (33%)			
		12.25	507-619041-53205-00000000			309-428-5946 (34%)			
		11.88	501-619041-53205-00000000			309-429-8116 (33%)			
		11.88	506-619041-53205-00000000			309-429-8116 (33%)			
		12.25	507-619041-53205-00000000			309-429-8116 (34%)			
		11.88	501-619041-53205-00000000			309-592-0150 (33%)			
		11.88	506-619041-53205-00000000			309-592-0150 (33%)			
		12.25	507-619041-53205-00000000			309-592-0150 (34%)			
		11.88	501-619041-53205-00000000			309-592-0189 (33%)			
		11.88	506-619041-53205-00000000			309-592-0189 (33%)			
		12.25	507-619041-53205-00000000			309-592-0189 (34%)			
		11.88	501-619041-53205-00000000			309-592-0245 (33%)			
		11.88	506-619041-53205-00000000			309-592-0245 (33%)			
		12.25	507-619041-53205-00000000			309-592-0245 (34%)			
1	181400	\$324.22	04/03/25	12435		0 WASTE COMMISSION OF SCOTT COUNTY			S OUTSTANDING
		248.62	510-616331-53704-00000000			non hazardous waste	61272		
		75.60	510-616333-53704-00000000			aerosole/paint	61438		
1	181401	\$600.00	04/03/25	17625		0 WASTYN & ASSOCIATES INC			S OUTSTANDING
		600.00	901-356921-53112-6525751			MLK GRANT WRITING	3848		
1	181402	\$162.30	04/03/25	00762		0 WESTERN STRUCTURAL COMPANY			S OUTSTANDING
		162.30	601-617364-52305-00000000			FLEET-2025-0000629	25-1231		
1	181403	\$694.82	04/03/25	18801		0 WINWATER ELDRIDGE			S OUTSTANDING
		694.82	501-619356-52303-00000000			8 mj cprss c153 cltc imp	036036 01		

TOTAL # OF ISSUED CHECKS: 84 TOTAL AMOUNT: 700,108.84

TOTAL # OF WIRES: 0 TOTAL AMOUNT: 0.00

TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS: 0 TOTAL AMOUNT: 0.00

TOTAL # OF ACH CHECKS: 82 TOTAL AMOUNT: 276,622.65

010 CITY OF ROCK ISLAND

CHECK REGISTER

DATE RANGE: 03/31/25 - 04/03/25

BANK	CHECK #	CHECK AMT	CHECK DATE	VENDOR #	ADDRS #	VENDOR NAME	INVOICE #	TYPE	CHECK
WO #		AMOUNT	G/L ACCT #			DESCRIPTION		INV VEND	STATUS

TOTAL # OF UNISSUED CHECKS:				0					

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
051	PAYROLL CLEARING FUND	32,361.98	0.00
101	GENERAL FUND	245,108.47	0.00
204	TIF #4 PARKWAY I280 (JUMERS)	3,589.94	0.00
207	COMMUNITY/ECONOMIC DEVELOPMENT	32,150.00	0.00
211	M L KING CENTER	876.56	0.00
221	MOTOR FUEL TAX	39,827.09	0.00
242	COMMDEVBLOCKGRANT CFDA 14.218	1,011.38	0.00
248	AMERICAN RESCUE PLAN ACT (ARPA	48,375.00	0.00
251	PUBLIC LIBRARY	135.91	0.00
303	STREET IMPROVEMENT FEE	49.08	0.00
501	WATER OPERATIONS/MAINTENANCE	11,913.15	0.00
506	WASTEWATER OPER & MAINTENANCE	27,926.82	0.00
507	STORMWATER UTILITY	5,580.99	0.00
510	SOLID WASTE	513.22	0.00
541	SUNSET MARINA	16.51	0.00
555	PARK & RECREATION	77,695.85	0.00
601	FLEET SERVICES	25,369.72	0.00
606	ENGINEERING	204.01	0.00
621	SELF-INSURANCE	356,987.38	0.00
626	EMPLOYEE HEALTH PLAN	1,348.00	0.00
701	FIRE PENSION	19,565.09	0.00
706	POLICE PENSION	22,981.79	0.00
901	MLK ACTIVITY	8,002.20	0.00
904	IL CJIA	4,250.00	0.00
905	IL DCFS	170.00	0.00
906	DEPT OF HUMAN SERVICES	10,721.35	0.00
TOTAL -		976,731.49	0.00

Ethan D. Hott

Payroll Expense Posting Report
Period Covering: 3/3/25-3/16/25
Pay Date: 3/21/25

FUND	Fund Name	AMOUNT
101	General Fund	\$1,287,411.68
203	TIF District #3 N 11 St	\$2,309.17
204	TIF Jumers Casino RI	\$1,210.41
205	TIF Columbia Park	\$1,390.14
211	ML King Center	\$4,983.22
224	State Drug Prevention	\$0.00
242	Comm Dev Block Grant	\$11,339.04
248	ARPA Program	\$3,232.24
251	Library	\$83,826.04
501	Water	\$86,308.63
506	Wastewater	\$69,613.98
507	Stormwater	\$23,346.85
510	Refuse	\$23,697.34
541	Sunset Marina	\$3,707.08
555	Park & Recreation	\$95,193.56
601	Fleet Services	\$43,344.94
606	Engineering	\$34,288.12
621	Self-Insurance	\$4,021.00
626	Employee Health Ins	\$2,358.08
901	MLK Activity Fund	\$28,496.76
904	MLK Youth Srv	\$2,524.53
905	MLK DCFS Fund	\$8,664.77
906	MLK DHS Fund	\$17,871.32
		\$1,839,138.90

Payroll Expense Posting Report
Period Covering: 3/17/25-3/30/25
Pay Date: 4/4/25

FUND	Fund Name	AMOUNT
101	General Fund	\$1,288,855.02
203	TIF District #3 N 11 St	\$2,309.17
204	TIF Jumers Casino RI	\$1,210.40
205	TIF Columbia Park	\$1,390.14
211	ML King Center	\$4,342.70
224	State Drug Prevention	\$730.46
242	Comm Dev Block Grant	\$10,918.55
248	ARPA Program	\$3,232.23
251	Library	\$75,958.24
501	Water	\$84,093.31
506	Wastewater	\$73,767.37
507	Stormwater	\$23,448.23
510	Refuse	\$23,479.72
541	Sunset Marina	\$3,698.56
555	Park & Recreation	\$111,238.54
601	Fleet Services	\$42,914.41
606	Engineering	\$34,977.93
621	Self-Insurance	\$4,168.61
626	Employee Health Ins	\$2,379.69
901	MLK Activity Fund	\$28,062.72
904	MLK Youth Srv	\$2,524.53
905	MLK DCFS Fund	\$8,664.77
906	MLK DHS Fund	\$17,287.55
		\$1,849,652.85

Memorandum



To: Rock Island City Council
From: Brian Smith, Finance Manager
Subject: International City/County Management Association (ICMA) claims for the weeks of March 8 through March 21, 2025 in the amount of \$29,605.02; and for the weeks of March 22 through April 4 in the amount of \$29,761.66.
Date: April 14, 2025

Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Brian Smith, Finance Manager

Approved by:

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
203	TIF #3 North 11th Street	113	3rd Ward
204	TIF #4 Jumer's Casino Rock Island	114	4th Ward
205	TIF #5 Columbia Park	115	5th Ward
207	Community/Economic Development	116	6th Ward
208	TIF #6 The Locks	117	7th Ward
209	TIF #7 Watchtower	118	Mayor
210	Public Benefit	119	Mayor & Council Administration
211	Martin Luther King Center	122	General Administration
212	MLK Facility Improvement	123	Legal Services
213	TIF #8 1st Street	131	City Clerk
214	TIF #9 Century Woods	155	Human Resources Administration
215	TIF #10 Heather Ridge	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
248	ARPA Fund	356	Martin Luther King Jr Community Center
249	Downtown Infrastructure Pass Thru	411	Police Administration
251	Public Library	412	Field Operations Bureau
271	Honor Guard Contributions	413	Criminal Investigation Bureau
272	DARE	414	Administration/Technical Services Bureau
273	Police Contributions	415	Tactical Operations
274	Elderly Service Contributions	451	Fire Administration November 5, 2021 through
275	RI Auxiliary Police	452	Fire Emergency Services
276	RI Labor Day Parade	453	Fire Protective Inspect
277	ESO Christmas Tour	454	Ambulance
278	Adopt A School	611	Public Works Administration
279	Fire Donations	612	Motor Vehicle Parking System
282	Lead Grant	613	Water Meter Services
301	Capital Improvements	615	Engineering
302	Capital Improvements - Streets	616	Municipal Services
303	Street Improvement Fee	617	Fleet Services
405	Debt Service	618	Utilities Service
501	Water Operation & Maintenance	619	Utilities Maintenance
502	Water Capital 2010A BAB'S	711	Library Administration
506	Wastewater Operations & Maintenance	712	Library Info Services
507	Stormwater Utility	713	Library Circulation
508	Wastewater Capital 2010A BAB'S	714	Library Extension
510	Solid Waste	811	Park/Recreation Administration
511	Centennial Bridge	813	Recreation
541	Sunset Marina	818	Whitewater Aquatic Center
555	Parks & Recreation	819	Schwiebert Riverfront Park
581	CDBG Loan Programs	822	Parks
582	State Affordable Housing	834	Highland Golf Maintenance
583	Community/Economic Development Loans	835	Highland Clubhouse
584	CIRLF Loan Fund	846	Golf Pro Shop
585	MPF Endowment Loans	854	Saukie Golf Maintenance
586	Brownfield Revolving Loan Fund	855	Saukie Clubhouse
595	Public Housing	867	RIFAC
601	Fleet Services	891	Donations P/R Admin
602	Fleet Amortization	892	Donations Parks
606	Engineering	893	Donations Recreation Programs
609	Hydroelectric Plant	894	Donations Golf Maintenance
621	Self-Insurance	895	Donations Highland/Saukie Clubhouse
626	Employee Health Plan	896	Donations Golf Pro Shop
701	Fire Pension	897	Donations RIFAC
706	Police Pension	898	Donations Longview Aquatic Center
711	Cafeteria Plan	899	Donations Riverfront Park
901	MLK Activity	910	Police Fire Commission
904	IL CJIA	920	Fire Pension
905	IL DCFS	930	Police Pension
906	Dept of Human Services	940	Cafeteria Plan

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	2
PRINT BY	:	CHECK DATE
SORT OPTION	:	CHECK #
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	03/21/25
ENDING CHECK DATE	:	03/21/25
ORG NAME FOR EXTRACT FILE	:	ap032125
FILE NAME	:	SAV\BANKCHECK_032125_130232

010 CITY OF ROCK ISLAND

CHECK REGISTER

DATE RANGE: 03/21/25 - 03/21/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
2	3212025	\$29605.02 29605.02	03/21/25 051-000000	07532 -21403-000000		0 ICMA RETIREMENT CORP PAYROLL FOR - 032125	032125 PAYROLL	M	OUTSTANDING
TOTAL # OF ISSUED CHECKS:				1	TOTAL AMOUNT:		29,605.02		
TOTAL # OF WIRES:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF ACH CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF UNISSUED CHECKS:				0					

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
051	PAYROLL CLEARING FUND	29,605.02	0.00
		=====	=====
	TOTAL -	29,605.02	0.00



FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
203	TIF #3 North 11th Street	113	3rd Ward
204	TIF #4 Jumer's Casino Rock Island	114	4th Ward
205	TIF #5 Columbia Park	115	5th Ward
207	Community/Economic Development	116	6th Ward
208	TIF #6 The Locks	117	7th Ward
209	TIF #7 Watchtower	118	Mayor
210	Public Benefit	119	Mayor & Council Administration
211	Martin Luther King Center	122	General Administration
212	MLK Facility Improvement	123	Legal Services
213	TIF #8 1st Street	131	City Clerk
214	TIF #9 Century Woods	155	Human Resources Administration
215	TIF #10 Heather Ridge	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
248	ARPA Fund	356	Martin Luther King Jr Community Center
249	Downtown Infrastructure Pass Thru	411	Police Administration
251	Public Library	412	Field Operations Bureau
271	Honor Guard Contributions	413	Criminal Investigation Bureau
272	DARE	414	Administration/Technical Services Bureau
273	Police Contributions	415	Tactical Operations
274	Elderly Service Contributions	451	Fire Administration November 5, 2021 through
275	RI Auxiliary Police	452	Fire Emergency Services
276	RI Labor Day Parade	453	Fire Protective Inspect
277	ESO Christmas Tour	454	Ambulance
278	Adopt A School	611	Public Works Administration
279	Fire Donations	612	Motor Vehicle Parking System
282	Lead Grant	613	Water Meter Services
301	Capital Improvements	615	Engineering
302	Capital Improvements - Streets	616	Municipal Services
303	Street Improvement Fee	617	Fleet Services
405	Debt Service	618	Utilities Service
501	Water Operation & Maintenance	619	Utilities Maintenance
502	Water Capital 2010A BAB'S	711	Library Administration
506	Wastewater Operations & Maintenance	712	Library Info Services
507	Stormwater Utility	713	Library Circulation
508	Wastewater Capital 2010A BAB'S	714	Library Extension
510	Solid Waste	811	Park/Recreation Administration
511	Centennial Bridge	813	Recreation
541	Sunset Marina	818	Whitewater Aquatic Center
555	Parks & Recreation	819	Schwiebert Riverfront Park
581	CDBG Loan Programs	822	Parks
582	State Affordable Housing	834	Highland Golf Maintenance
583	Community/Economic Development Loans	835	Highland Clubhouse
584	CIRLF Loan Fund	846	Golf Pro Shop
585	MPF Endowment Loans	854	Saukie Golf Maintenance
586	Brownfield Revolving Loan Fund	855	Saukie Clubhouse
595	Public Housing	867	RIFAC
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602	Fleet Amortization	892	Donations Parks
606	Engineering	893	Donations Recreation Programs
609	Hydroelectric Plant	894	Donations Golf Maintenance
621	Self-Insurance	895	Donations Highland/Saukie Clubhouse
626	Employee Health Plan	896	Donations Golf Pro Shop
701	Fire Pension	897	Donations RIFAC
706	Police Pension	898	Donations Longview Aquatic Center
711	Cafeteria Plan	899	Donations Riverfront Park
901	MLK Activity	910	Police Fire Commission
904	IL CJIA	920	Fire Pension
905	IL DCFS	930	Police Pension
906	Dept of Human Services	940	Cafeteria Plan

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	2
PRINT BY	:	CHECK DATE
SORT OPTION	:	CHECK #
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	03/31/25
ENDING CHECK DATE	:	04/04/25
ORG NAME FOR EXTRACT FILE	:	ap040425
FILE NAME	:	SAV\BANKCHECK_040425_085310

010 CITY OF ROCK ISLAND

CHECK REGISTER

DATE RANGE: 03/31/25 - 04/04/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
2	4042025	\$29791.66 29791.66	04/04/25 051-000000-21403-0000000	07532		0 ICMA RETIREMENT CORP PAYROLL FOR - 040425	040425 PAYROLL	M	OUTSTANDING
TOTAL # OF ISSUED CHECKS:				1	TOTAL AMOUNT:		29,791.66		
TOTAL # OF WIRES:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF ACH CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF UNISSUED CHECKS:				0					

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
051	PAYROLL CLEARING FUND	29,791.66	0.00
		=====	=====
	TOTAL -	29,791.66	0.00

Ethan D. Hott

Memorandum

To: Rock Island City Council
From: Brian Smith, Finance Manager
Subject: ACH Report for the month of February 2025 in the amount of \$1,288,154.82.
Date: April 14, 2025



Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Brian Smith, Finance Manager

Approved by:

City of Rock Island

ACH Report

02/01/2025 - 02/28/2025

Date	Vendor	Description	Amount
2/4/2025	Amalgamated Bank of Chicago	IEPA Loan Payment L17-4900	\$344,084.69
	Amalgamated Bank of Chicago Total		\$344,084.69
2/5/2025	Delta Dental	Insurance Claims	\$5,058.33
2/12/2025	Delta Dental	Insurance Claims	\$3,217.58
2/19/2025	Delta Dental	Insurance Claims	\$5,311.88
2/26/2025	Delta Dental	Insurance Claims	\$6,741.66
	Delta Dental Total		\$20,329.45
2/18/2025	IL DEPT OF REVENUE	IL Sales Tax	\$84.00
2/19/2025	IL DEPT OF REVENUE	IL Unemployment Insurance	\$5,175.00
	IL DEPT OF REVENUE Total		\$5,259.00
2/3/2025	IPMG Claims	Check 5264 - Work Comp	\$86.25
2/3/2025	IPMG Claims	Check 5265 - Work Comp	\$345.00
2/3/2025	IPMG Claims	Check 5266 - Work Comp	\$220.42
2/3/2025	IPMG Claims	Check 5267 - Work Comp	\$86.25
2/3/2025	IPMG Claims	Check 5295 - Work Comp	\$221.71
2/3/2025	IPMG Claims	Check 5296 - Work Comp	\$608.97
2/3/2025	IPMG Claims	Check 5299 - Work Comp	\$105.00
2/4/2025	IPMG Claims	Check 5313 - Work Comp	\$746.66
2/5/2025	IPMG Claims	Check 5297 - Work Comp	\$157.54
2/5/2025	IPMG Claims	Check 5298 - Work Comp	\$155.97
2/6/2025	IPMG Claims	Check 5320 - Work Comp	\$620.16
2/7/2025	IPMG Claims	Check 5301 - Work Comp	\$274.99
2/7/2025	IPMG Claims	Check 5302 - Work Comp	\$454.70
2/7/2025	IPMG Claims	Check 5303 - Work Comp	\$247.98
2/7/2025	IPMG Claims	Check 5304 - Work Comp	\$247.98
2/7/2025	IPMG Claims	Check 5305 - Work Comp	\$322.78
2/7/2025	IPMG Claims	Check 5306 - Work Comp	\$274.99
2/7/2025	IPMG Claims	Check 5307 - Work Comp	\$329.61
2/7/2025	IPMG Claims	Check 5308 - Work Comp	\$322.78
2/7/2025	IPMG Claims	Check 5309 - Work Comp	\$495.96
2/7/2025	IPMG Claims	Check 5310 - Work Comp	\$247.98
2/7/2025	IPMG Claims	Check 5311 - Work Comp	\$274.94
2/7/2025	IPMG Claims	Check 5312 - Work Comp	\$279.41
2/7/2025	IPMG Claims	Check 5323 - Work Comp	\$57.05
2/7/2025	IPMG Claims	Check 5325 - Work Comp	\$1,232.26
2/7/2025	IPMG Claims	Check 5326 - Work Comp	\$113.73
2/10/2025	IPMG Claims	Check 5327 - Work Comp	\$130.00
2/10/2025	IPMG Claims	Check 5328 - Work Comp	\$65.00
2/11/2025	IPMG Claims	Check 5339 - Work Comp	\$158.76
2/12/2025	IPMG Claims	Check 5314 - Work Comp	\$155.97
2/12/2025	IPMG Claims	Check 5315 - Work Comp	\$156.25
2/12/2025	IPMG Claims	Check 5316 - Work Comp	\$157.54
2/12/2025	IPMG Claims	Check 5317 - Work Comp	\$156.25
2/12/2025	IPMG Claims	Check 5318 - Work Comp	\$156.25
2/12/2025	IPMG Claims	Check 5319 - Work Comp	\$157.54
2/12/2025	IPMG Claims	Check 5336 - Work Comp	\$2,138.00
2/12/2025	IPMG Claims	Check 5342 - Work Comp	\$247.80
2/13/2025	IPMG Claims	Check 5338 - Work Comp	\$2,364.89
2/13/2025	IPMG Claims	Check 5341 - Work Comp	\$803.90
2/18/2025	IPMG Claims	Check 5330 - Work Comp	\$290.70
2/18/2025	IPMG Claims	Check 5331 - Work Comp	\$329.61
2/18/2025	IPMG Claims	Check 5332 - Work Comp	\$322.78
2/18/2025	IPMG Claims	Check 5333 - Work Comp	\$322.78
2/18/2025	IPMG Claims	Check 5334 - Work Comp	\$247.98
2/18/2025	IPMG Claims	Check 5335 - Work Comp	\$173.18
2/18/2025	IPMG Claims	Check 5340 - Work Comp	\$105.00
2/19/2025	IPMG Claims	Check 5237 - Work Comp	\$637.47
2/19/2025	IPMG Claims	Check 5321 - Work Comp	\$157.43

2/19/2025	IPMG Claims	Check 5322 - Work Comp	\$103.17
2/19/2025	IPMG Claims	Check 5346 - Work Comp	\$516.14
2/20/2025	IPMG Claims	Check 5344 - Work Comp	\$247.98
2/20/2025	IPMG Claims	Check 5345 - Work Comp	\$243.56
2/20/2025	IPMG Claims	Check 5351 - Work Comp	\$1,750.04
2/20/2025	IPMG Claims	Check 5353 - Work Comp	\$210.00
2/20/2025	IPMG Claims	Check 5354 - Work Comp	\$170.00
2/20/2025	IPMG Claims	Check 5355 - Work Comp	\$340.00
2/20/2025	IPMG Claims	Check 5356 - Work Comp	\$170.00
2/20/2025	IPMG Claims	Check 5357 - Work Comp	\$275.00
2/20/2025	IPMG Claims	Check 5358 - Work Comp	\$210.00
2/20/2025	IPMG Claims	Check 5359 - Work Comp	\$170.00
2/21/2025	IPMG Claims	Check 5235 - Property Damage	\$9,750.00
2/21/2025	IPMG Claims	Check 5337 - Work Comp	\$116.26
2/21/2025	IPMG Claims	Check 5347 - Work Comp	\$746.66
2/21/2025	IPMG Claims	Check 5365 - Work Comp	\$144.64
2/24/2025	IPMG Claims	Check 5329 - Work Comp	\$58.60
2/25/2025	IPMG Claims	Check 5348 - Work Comp	\$58.33
2/25/2025	IPMG Claims	Check 5349 - Work Comp	\$210.47
2/25/2025	IPMG Claims	Check 5350 - Work Comp	\$155.97
2/25/2025	IPMG Claims	Check 5361 - Work Comp	\$456.00
2/25/2025	IPMG Claims	Check 5364 - Work Comp	\$2,257.00
2/28/2025	IPMG Claims	Check 5366 - Work Comp	\$862.50
	IPMG Claims Total		\$37,188.47
2/25/2025	JP MORGAN CHASE	Purchase Card Payment	\$94,840.78
	JP MORGAN CHASE Total		\$94,840.78
2/6/2025	Nomi Health Inc	Insurance Claims	\$3,268.80
2/12/2025	Nomi Health Inc	Insurance Claims	\$2,823.60
2/19/2025	Nomi Health Inc	Insurance Claims	\$777.60
2/26/2025	Nomi Health Inc	Insurance Claims	\$6,150.00
	Nomi Health Inc Total		\$13,020.00
2/5/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$18,669.95
2/7/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$164.60
2/10/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$1,379.83
2/11/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$310.00
2/12/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$5,619.48
2/14/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$3,953.80
2/18/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$324.91
2/19/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$259.70
2/20/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$3,715.43
2/21/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$204.80
2/24/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$976.50
2/25/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$1,058.92
2/26/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$938.71
2/28/2025	PayFlex	Via Benefits - Retiree Health Care Payment	\$317.10
	PayFlex Total		\$37,893.73
2/3/2025	PAYMENTECH	Ambulance Credit Card & Processing Fees	\$1,832.20
2/4/2025	PAYMENTECH	Credit Card & Processing Fees	\$11,184.23
	PAYMENTECH Total		\$13,016.43
2/7/2025	Payroll Related	Federal Withholding Tax	\$226,475.10
2/10/2025	Payroll Related	IA Child Support	\$835.99
2/10/2025	Payroll Related	IL Child Support	\$1,415.22
2/11/2025	Payroll Related	IL Withholding Tax	\$44,850.25
2/21/2025	Payroll Related	Federal Withholding Tax	\$219,456.08
2/24/2025	Payroll Related	IA Child Support	\$835.99
2/24/2025	Payroll Related	IL Withholding Tax	\$44,278.86
2/24/2025	Payroll Related	IL Child Support	\$1,636.48
2/24/2025	Payroll Related	IA Withholding Tax	\$3,335.31
2/24/2025	Payroll Related	IA Withholding Tax	\$3,680.45
2/28/2025	Payroll Related	IL Withholding Tax	\$2,696.00
2/28/2025	Payroll Related	Federal Withholding Tax	\$18,639.56
	Payroll Related Total		\$568,135.29
2/20/2025	Pension Related	IMRF Pension Transfer	\$137,654.46
2/24/2025	Pension Related	IMRF Pension Transfer	\$1,062.29

	Pension Related Total		\$138,716.75
2/3/2025	Priority Payment Systems	Credit Card & Processing Fees	\$19.56
2/3/2025	Priority Payment Systems	Credit Card & Processing Fees	\$27.58
2/3/2025	Priority Payment Systems	Credit Card & Processing Fees	\$18.50
2/3/2025	Priority Payment Systems	Credit Card & Processing Fees	\$57.48
2/3/2025	Priority Payment Systems	Credit Card & Processing Fees	\$18.47
2/3/2025	Priority Payment Systems	Credit Card & Processing Fees	\$1,451.41
2/3/2025	Priority Payment Systems	Credit Card & Processing Fees	\$1,231.31
2/6/2025	Priority Payment Systems	Credit Card & Processing Fees	\$23.67
	Priority Payment Systems Total		\$2,847.98
2/5/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$2,745.52
2/12/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$1,863.73
2/19/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$4,581.74
2/26/2025	TRISTAR RISK MGT	Section 125 FSA Reimbursement	\$2,871.93
	TRISTAR RISK MGT Total		\$12,062.92
2/24/2025	Wells Fargo Bank	Parks Equipment Lease Payment	\$759.33
	Wells Fargo Bank Total		\$759.33
	Grand Total		\$1,288,154.82

Memorandum



To: Rock Island City Council
From: Brian Smith, Finance Manager
Subject: Purchase Card Claims for the period of January 28, 2025 through February 26, 2025 in the amount of \$72,502.62.
Date: April 14, 2025

Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Brian Smith, Finance Manager

Approved by:

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
203	TIF #3 North 11th Street	113	3rd Ward
204	TIF #4 Jumer's Casino Rock Island	114	4th Ward
205	TIF #5 Columbia Park	115	5th Ward
207	Community/Economic Development	116	6th Ward
208	TIF #6 The Locks	117	7th Ward
209	TIF #7 Watchtower	118	Mayor
210	Public Benefit	119	Mayor & Council Administration
211	Martin Luther King Center	122	General Administration
212	MLK Facility Improvement	123	Legal Services
213	TIF #8 1st Street	131	City Clerk
214	TIF #9 Century Woods	155	Human Resources Administration
215	TIF #10 Heather Ridge	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
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276	RI Labor Day Parade	453	Fire Protective Inspect
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507	Stormwater Utility	713	Library Circulation
508	Wastewater Capital 2010A BAB'S	714	Library Extension
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584	CIRLF Loan Fund	846	Golf Pro Shop
585	MPF Endowment Loans	854	Saukie Golf Maintenance
586	Brownfield Revolving Loan Fund	855	Saukie Clubhouse
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626	Employee Health Plan	896	Donations Golf Pro Shop
701	Fire Pension	897	Donations RIFAC
706	Police Pension	898	Donations Longview Aquatic Center
711	Cafeteria Plan	899	Donations Riverfront Park
901	MLK Activity	910	Police Fire Commission
904	IL CJIA	920	Fire Pension
905	IL DCFS	930	Police Pension
906	Dept of Human Services	940	Cafeteria Plan

City of Rock Island

Purchase Card Report

1/28/2025 - 2/26/2025

Date	Merchant Name	Description	Account Number	Amount
02/25/2025	4 ALL PROMOS	Split - T Winter - Parks - HS drink totes (50%)	555-835785-52509-0000000	303.10
02/25/2025	4 ALL PROMOS	Split - T Winter - Parks - Saukie drink totes (50%)	555-855702-52509-0000000	303.09
	4 ALL PROMOS Total			606.19
02/20/2025	5.11, INC.	N PAULEY - POLICE - CLOTHING	101-412206-51401-0000000	114.96
	5.11, INC. Total			114.96
01/31/2025	ADOBE *ADOBE	C Roelf - Parks - Rec stock photos	555-813501-53503-0000000	29.99
	ADOBE *ADOBE Total			29.99
02/11/2025	ADOBE INC.	C FOREMAN - POLICE - SUBSCRIPTION	101-411041-52406-0000000	127.37
	ADOBE INC. Total			127.37
02/04/2025	AIR HOST MOLINE	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	31.35
	AIR HOST MOLINE Total			31.35
02/03/2025	ALLEN PRECISION EQUIPM	M Kane - PW - Flagging paint, pocket tape, measuring wheel	606-615391-52401-0000000	984.43
	ALLEN PRECISION EQUIPM Total			984.43
02/03/2025	ALLPAID*ROCK ISLAND C	J Graff - CED - Recording charges	242-313851-51502-6197255	169.87
	ALLPAID*ROCK ISLAND C Total			169.87
02/17/2025	AMAZON MKTPL*217JR1J23	C Jacobs - Fire - Hand Tools	101-454273-52401-0000000	41.95
	AMAZON MKTPL*217JR1J23 Total			41.95
02/13/2025	AMAZON MKTPL*2D5B92BO3	Split - M DeMarlie - Parks - Hort climbing plants (78.14%)	555-822611-52201-0000000	24.99
02/13/2025	AMAZON MKTPL*2D5B92BO3	Split - M DeMarlie - Parks - Hort delivery (21.86%)	555-822601-53302-0000000	6.99
	AMAZON MKTPL*2D5B92BO3 Total			31.98
02/19/2025	AMAZON MKTPL*3R4205GN3	A RUIZ - MLK - FAC OFFICE SUPPLIES	905-356921-52207-0000640	49.98
	AMAZON MKTPL*3R4205GN3 Total			49.98
02/26/2025	AMAZON MKTPL*3W46Q4G93	N Hartman - PW - Freeze off super penetrant	501-619356-52204-0000000	173.26
	AMAZON MKTPL*3W46Q4G93 Total			173.26
02/17/2025	AMAZON MKTPL*5K3OT4HE3	A RUIZ - MLK - OFFICE SUPPLIES	901-356921-52101-0000039	79.98
	AMAZON MKTPL*5K3OT4HE3 Total			79.98
02/14/2025	AMAZON MKTPL*644AP7U53	A RUIZ - MLK - OFFICE SUPPLIES	901-356921-52101-0000039	36.99
	AMAZON MKTPL*644AP7U53 Total			36.99
02/10/2025	AMAZON MKTPL*6Q62U5ZH3	C Bower - Fire - St 3 Supplies	101-451293-53801-0000000	19.21
	AMAZON MKTPL*6Q62U5ZH3 Total			19.21
02/24/2025	AMAZON MKTPL*8905N7MW3	Split - D Driskill - Parks - Douglas fridge magnets (20.83%)	555-822601-52401-5288000	9.99
02/24/2025	AMAZON MKTPL*8905N7MW3	Split - D Driskill - Parks - Douglas bulk drill bit supply (79.17%)	555-822601-52401-5288000	37.98
	AMAZON MKTPL*8905N7MW3 Total			47.97
02/17/2025	AMAZON MKTPL*897956TQ3	D Driskill - Parks - Douglas maint dry erase bored	555-822601-52401-5288000	239.99
	AMAZON MKTPL*897956TQ3 Total			239.99
02/25/2025	AMAZON MKTPL*918ES2IP3	T. MUEHLER-POLICE-EVIDENCE SUPPLIES	101-414228-52205-0000000	35.99
	AMAZON MKTPL*918ES2IP3 Total			35.99
02/24/2025	AMAZON MKTPL*947PO00I3	A RUIZ - MLK - OFFICE SUPPLIES	901-356911-52216-0000039	50.15
	AMAZON MKTPL*947PO00I3 Total			50.15
02/24/2025	AMAZON MKTPL*AB9KW6223	Carr Parks RIFAC exam gloves	555-867564-52206-0000000	46.69
	AMAZON MKTPL*AB9KW6223 Total			46.69
02/18/2025	AMAZON MKTPL*B70QH1LF3	Split - D Driskill - Parks - Douglas soap dispenser (30.55%)	555-822601-52301-5288000	39.77
02/18/2025	AMAZON MKTPL*B70QH1LF3	Split - D Driskill - Parks - Douglas mouse pad (15.36%)	555-822601-52101-0000000	19.99
02/18/2025	AMAZON MKTPL*B70QH1LF3	Split - D Driskill - Parks - Douglas towel dispenser supp (54.09%)	555-822601-52207-5288000	70.41
	AMAZON MKTPL*B70QH1LF3 Total			130.17

02/20/2025	AMAZON MKTPL*BW04A5MY3	Carr Parks RIFAC first aid	555-867564-52214-0000000	26.96
	AMAZON MKTPL*BW04A5MY3 Total			26.96
02/20/2025	AMAZON MKTPL*CY3D02AH3	T. MUEHLER-POLICE-BLDG	101-411041-51807-0000000	42.94
	AMAZON MKTPL*CY3D02AH3 Total			42.94
02/25/2025	AMAZON MKTPL*EK6N61RH3	T. MUEHLER-POLICE-OFFICE SUPPLIES	101-411041-52301-0000000	9.66
	AMAZON MKTPL*EK6N61RH3 Total			9.66
02/17/2025	AMAZON MKTPL*F84QC5A53	T. MUEHLER-POLICE-OFFICE SUPPLIES	101-411041-52101-0000000	35.98
	AMAZON MKTPL*F84QC5A53 Total			35.98
02/19/2025	AMAZON MKTPL*GO3CD8RC3	Split - M DeMarlie - Parks - Hort printer paper (34.34%)	555-822611-52102-0000000	43.99
02/19/2025	AMAZON MKTPL*GO3CD8RC3	Split - M DeMarlie - Parks - Hort hand towels (65.66%)	555-822611-52206-0000000	84.10
	AMAZON MKTPL*GO3CD8RC3 Total			128.09
02/24/2025	AMAZON MKTPL*ID3LH40S3	Carr Parks RIFAC exam gloves	555-867564-52206-0000000	46.69
	AMAZON MKTPL*ID3LH40S3 Total			46.69
02/17/2025	AMAZON MKTPL*JE9VT3NF3	C Skolrood - Admin - Office Supplies	101-122041-52101-0000000	36.27
	AMAZON MKTPL*JE9VT3NF3 Total			36.27
02/10/2025	AMAZON MKTPL*LJ6C15BJ3	D Gleason - Parks - Thur groove	555-813501-52212-6289000	270.37
	AMAZON MKTPL*LJ6C15BJ3 Total			270.37
02/17/2025	AMAZON MKTPL*LS5M72ZC3	I Pena - Fire - FFT - Hand Tools	222-451041-52401-0000000	166.65
	AMAZON MKTPL*LS5M72ZC3 Total			166.65
02/05/2025	AMAZON MKTPL*OB31V1B33	K Brozovich - Library - RIP Materials	251-713451-54305-0000000	307.25
	AMAZON MKTPL*OB31V1B33 Total			307.25
02/10/2025	AMAZON MKTPL*OC95T2A93	C Doherty - Finance - Bankers Boxes, Pens	101-211041-52101-0000000	166.30
	AMAZON MKTPL*OC95T2A93 Total			166.30
02/17/2025	AMAZON MKTPL*P933G6VO3	Split - Carr Parks RIFAC snacks (40.47%)	555-867564-52501-0000000	22.43
02/17/2025	AMAZON MKTPL*P933G6VO3	Split - Carr Parks RIFAC cleaner (59.53%)	555-867564-52206-0000000	32.99
	AMAZON MKTPL*P933G6VO3 Total			55.42
02/26/2025	AMAZON MKTPL*PF1197813	R Ippolito - Library - Building Supplies	251-714404-52301-0000000	34.95
	AMAZON MKTPL*PF1197813 Total			34.95
02/18/2025	AMAZON MKTPL*RB7U29RO3	Split - S Young - Library - Office Supplies (30.26%)	251-714403-52103-0000000	25.98
02/18/2025	AMAZON MKTPL*RB7U29RO3	Split - S Young - Library - Office Equipment (69.74%)	251-714403-52405-0000000	59.89
	AMAZON MKTPL*RB7U29RO3 Total			85.87
02/17/2025	AMAZON MKTPL*RD8TB2923	K Kuykendall - Library - Comfort Cart Supplies	251-711041-52103-0000297	302.38
	AMAZON MKTPL*RD8TB2923 Total			302.38
02/26/2025	AMAZON MKTPL*RP5BX4ZA3	A RUIZ - MLK - OFFICE SUPPLIES	901-356921-52101-0000039	40.29
	AMAZON MKTPL*RP5BX4ZA3 Total			40.29
02/24/2025	AMAZON MKTPL*SX6405I33	J Poulos - PW - Carrying case for Fluke clamp meter	506-618121-52305-0000000	30.98
	AMAZON MKTPL*SX6405I33 Total			30.98
02/24/2025	AMAZON MKTPL*TD8X030V3	D Driskill - Parks - Douglas ink cartridges	555-822601-52207-5288000	259.99
	AMAZON MKTPL*TD8X030V3 Total			259.99
02/10/2025	AMAZON MKTPL*UG5VJ0FX3	J Glidewell - PW - Leather repair patch, adhesive tape	555-867564-52301-0000000	39.98
	AMAZON MKTPL*UG5VJ0FX3 Total			39.98
02/07/2025	AMAZON MKTPL*UL5478153	L Vanlandegen - PW - 80 American flags	101-616322-52401-0000000	639.20
	AMAZON MKTPL*UL5478153 Total			639.20
02/10/2025	AMAZON MKTPL*UY0UK3P73	T. MUEHLER-POLICE-PATROL EQUIP	101-411041-52301-0000000	5.91
	AMAZON MKTPL*UY0UK3P73 Total			5.91
02/19/2025	AMAZON MKTPL*WZ6EC0NV3	M DeMarlie - Parks - Hort plants	555-822613-52201-0000000	256.89
	AMAZON MKTPL*WZ6EC0NV3 Total			256.89
02/20/2025	AMAZON MKTPL*X13KB8P53	Carr Parks RIFAC preschool paper cups	555-867501-52212-0000000	51.98
	AMAZON MKTPL*X13KB8P53 Total			51.98
02/13/2025	AMAZON MKTPL*XJ5XT0QW3	T. MUEHLER-POLICE-DERUDDER CLOTHING	101-414223-51405-0000000	39.00
	AMAZON MKTPL*XJ5XT0QW3 Total			39.00

02/05/2025	AMAZON MKTPL*Z71K57VA0	T MUEHLER - POLICE - CHIEF	101-411041-52301-0000000	40.98
	AMAZON MKTPL*Z71K57VA0 Total			40.98
02/05/2025	AMAZON MKTPL*Z721T5LM1	Split - K Kuykendall - Library - Program Supplies (39.39%)	251-713451-52211-0000000	51.98
02/05/2025	AMAZON MKTPL*Z721T5LM1	Split - K Kuykendall - Library - Office Furniture (60.61%)	251-711401-52405-0000000	79.99
	AMAZON MKTPL*Z721T5LM1 Total			131.97
02/05/2025	AMAZON MKTPL*Z72JI8441	M Holderfield - CED - Office supplies	101-311041-52101-0000000	45.92
	AMAZON MKTPL*Z72JI8441 Total			45.92
02/05/2025	AMAZON MKTPL*Z73AO84Z1	K Brozovich - Library - RIP Materials	251-713451-54305-0000000	13.73
	AMAZON MKTPL*Z73AO84Z1 Total			13.73
02/10/2025	AMAZON MKTPL*Z74NR7KV1	J Poulos - PW - Dry erase whiteboard, markers, eraser	506-618341-52103-0000000	77.89
	AMAZON MKTPL*Z74NR7KV1 Total			77.89
02/04/2025	AMAZON MKTPL*Z75862EL0	A RUIZ - MLK - BLDG CLENAING SUPPLIES	211-356941-52206-0000000	62.60
	AMAZON MKTPL*Z75862EL0 Total			62.60
02/03/2025	AMAZON MKTPL*Z75D24F90	A RUIZ - MLK - STEAM WALL CHARGERS	901-356921-52101-0000039	132.80
	AMAZON MKTPL*Z75D24F90 Total			132.80
02/10/2025	AMAZON MKTPL*Z75QB9IN0	T. MUEHLER-POLICE-CSI EQUIP	101-413227-52205-0000000	43.98
	AMAZON MKTPL*Z75QB9IN0 Total			43.98
02/05/2025	AMAZON MKTPL*Z78T17MS0	J Riner - PW - Flagpole parts	101-617111-52301-0000000	115.69
	AMAZON MKTPL*Z78T17MS0 Total			115.69
02/03/2025	AMAZON MKTPL*ZC1FY7UU1	R Ippolito - Library - Office Decor	251-714404-52301-0000000	312.89
	AMAZON MKTPL*ZC1FY7UU1 Total			312.89
01/31/2025	AMAZON MKTPL*ZC4RG0TM1	A RUIZ - MLK - OFFICE SUPPLIES	901-356921-52101-0000039	40.93
	AMAZON MKTPL*ZC4RG0TM1 Total			40.93
01/31/2025	AMAZON MKTPL*ZC5B04K10	H Gray - Parks - Preschool thermometers	555-867501-52212-0000000	116.45
	AMAZON MKTPL*ZC5B04K10 Total			116.45
01/30/2025	AMAZON MKTPL*ZC7ZB04E1	T MUEHLER - POLICE - OFFICE SUPPLIES	101-411041-52101-0000000	48.34
	AMAZON MKTPL*ZC7ZB04E1 Total			48.34
02/03/2025	AMAZON MKTPL*ZC8N36S81	T MUEHLER - POLICE - PATROL EQUIP	101-411041-52301-0000000	49.48
	AMAZON MKTPL*ZC8N36S81 Total			49.48
01/31/2025	AMAZON MKTPL*ZC9A583I1	I Pena - Fire - Ceiling Tiles for dorm room	101-451291-53801-0000000	80.98
	AMAZON MKTPL*ZC9A583I1 Total			80.98
01/28/2025	AMAZON MKTPL*ZG6AA0221	K Kuykendall - Library - Program Supplies	251-713451-52211-0000000	36.28
	AMAZON MKTPL*ZG6AA0221 Total			36.28
01/29/2025	AMAZON MKTPL*ZG8WG0WF1	C Bower - Fire - St 3 Supplies	101-451293-53801-0000000	12.76
	AMAZON MKTPL*ZG8WG0WF1 Total			12.76
01/29/2025	AMAZON MKTPL*ZG9YQ5R51	C Doherty - Finance - Receipt Paper	101-211041-52101-0000000	56.74
	AMAZON MKTPL*ZG9YQ5R51 Total			56.74
02/03/2025	AMAZON WEB SERVICES	N Blair - IT - AWS, GIS January 2025	101-256091-53822-0000000	43.05
	AMAZON WEB SERVICES Total			43.05
02/17/2025	AMAZON.COM*3M7966JE3	Carr Parks RIFAC hand sanitizer	555-867564-52206-0000000	14.85
	AMAZON.COM*3M7966JE3 Total			14.85
02/17/2025	AMAZON.COM*3V6EU9SI3	Carr Parks RIFAC food	555-867564-52501-0000000	18.05
	AMAZON.COM*3V6EU9SI3 Total			18.05
02/17/2025	AMAZON.COM*7026Z4HG3	D Driskill - Parks - Douglas pressbox	555-822601-52301-5288000	308.74
	AMAZON.COM*7026Z4HG3 Total			308.74
02/20/2025	AMAZON.COM*758BC3R23	Carr Parks RIFAC dusters	555-867564-52206-0000000	12.27
	AMAZON.COM*758BC3R23 Total			12.27
02/17/2025	AMAZON.COM*9B12F0QG3	L Pannier - Parks - RIFAC office supp	555-867564-52101-0000000	29.66
	AMAZON.COM*9B12F0QG3 Total			29.66
02/13/2025	AMAZON.COM*A43GT1ZX3	L Pannier - Parks - RIFAC office supp	555-867564-52101-0000000	71.21
	AMAZON.COM*A43GT1ZX3 Total			71.21

02/17/2025	AMAZON.COM*F99AP0EV3	N Carr - Parks - RIFAC food	555-867564-52501-0000000	15.18
	AMAZON.COM*F99AP0EV3 Total			15.18
02/20/2025	AMAZON.COM*FA0311U63	Carr Parks RIFAC envelopes	555-867566-52212-6317000	24.95
	AMAZON.COM*FA0311U63 Total			24.95
02/17/2025	AMAZON.COM*KL1YE5DT3	N Carr - Parks - RIFAC food	555-867564-52501-0000000	18.51
	AMAZON.COM*KL1YE5DT3 Total			18.51
02/14/2025	AMAZON.COM*L68804293	Split - T. MUEHLER-POLICE-RICOMM WIPES (80.74%)	101-414226-52207-0000000	61.86
02/14/2025	AMAZON.COM*L68804293	Split - T. MUEHLER-POLICE-OFFICE SUPPLIES (19.26%)	101-411041-52101-0000000	14.76
	AMAZON.COM*L68804293 Total			76.62
02/24/2025	AMAZON.COM*LP5QB7FS3	Carr Parks RIFAC coffee cups	555-867564-52509-6225000	75.09
	AMAZON.COM*LP5QB7FS3 Total			75.09
02/17/2025	AMAZON.COM*NR6DM9E43	J Riner - PW - Wall plates	101-617111-52301-0000000	68.09
	AMAZON.COM*NR6DM9E43 Total			68.09
02/17/2025	AMAZON.COM*QQ5I31AX3	N Carr - Parks - RIFAC food	555-867564-52501-0000000	16.14
	AMAZON.COM*QQ5I31AX3 Total			16.14
02/17/2025	AMAZON.COM*VD6HM1MQ3	N Blair - IT - Printer for Douglas Press Box	101-256081-52406-0000000	206.98
	AMAZON.COM*VD6HM1MQ3 Total			206.98
02/14/2025	AMAZON.COM*YQ9UL02D3	N Carr - Parks - RIFAC paper towels	555-867564-52207-0000000	154.14
	AMAZON.COM*YQ9UL02D3 Total			154.14
02/03/2025	AMAZON.COM*Z70FF67V2	N Carr - Parks - RIFAC	555-867564-52207-0000000	18.51
	AMAZON.COM*Z70FF67V2 Total			18.51
01/31/2025	AMAZON.COM*Z74MN78O2	N Carr - Parks - RIFAC food	555-867564-52501-0000000	6.24
	AMAZON.COM*Z74MN78O2 Total			6.24
01/31/2025	AMAZON.COM*Z76NL7812	N Carr - Parks - RIFAC odor eliminator	555-867564-52206-0000000	9.48
	AMAZON.COM*Z76NL7812 Total			9.48
01/31/2025	AMAZON.COM*Z79NV08B2	N Carr - Parks - RIFAC batt	555-867564-52212-0000000	24.30
	AMAZON.COM*Z79NV08B2 Total			24.30
02/17/2025	AMAZON.COM*Z88HM5RN3	N Carr - Parks - RIFAC food	555-867564-52501-0000000	25.09
	AMAZON.COM*Z88HM5RN3 Total			25.09
01/31/2025	AMAZON.COM*ZC0B25SN0	N Carr - Parks - RIFAC food	555-867564-52501-0000000	25.09
	AMAZON.COM*ZC0B25SN0 Total			25.09
01/28/2025	AMAZON.COM*ZC3AA6PS0	K Steffen - Library - Work Shoes Showalter	251-711401-51402-0000000	12.94
	AMAZON.COM*ZC3AA6PS0 Total			12.94
01/31/2025	AMAZON.COM*ZC4J483I1	N Carr - Parks - RIFAC food	555-867564-52501-0000000	7.17
	AMAZON.COM*ZC4J483I1 Total			7.17
01/31/2025	AMAZON.COM*ZC5KF4311	N Carr - Parks - RIFAC food	555-867564-52501-0000000	13.09
	AMAZON.COM*ZC5KF4311 Total			13.09
01/31/2025	AMAZON.COM*ZC6PF6JY1	K Steffen - Library - Batteries	251-711401-52301-0000000	41.68
	AMAZON.COM*ZC6PF6JY1 Total			41.68
01/30/2025	AMAZON.COM*ZC88V9FZ1	N Carr - Parks - RIFAC paper towels	555-867564-52207-0000000	154.14
	AMAZON.COM*ZC88V9FZ1 Total			154.14
01/30/2025	AMAZON.COM*ZC9BY5QG0	N Carr - Parks - RIFAC hand sanitizer	555-867564-52206-0000000	14.85
	AMAZON.COM*ZC9BY5QG0 Total			14.85
02/13/2025	AMERICAN AIRLINES	C FOREMAN - POLICE - TRAINING	101-414223-51502-0000000	458.37
	AMERICAN AIRLINES Total			458.37
02/12/2025	AMERICAN HOSPITALITY S	N Carr - Parks - RIFAC towels	555-867561-52212-0000000	854.85
	AMERICAN HOSPITALITY S Total			854.85
02/19/2025	AMERICAN RED CROSS	Carr Parks RIFAC cpr masks	555-867564-52214-0000000	36.13
02/25/2025	AMERICAN RED CROSS	Carr Parks RIFAC ARC exams	555-867564-52212-6338000	423.00
	AMERICAN RED CROSS Total			459.13
02/07/2025	AMERICAN WATER WORKS A	L Perry - PW - AWWA Dues	506-618041-54402-0000000	87.00

	AMERICAN WATER WORKS A Total			87.00
02/19/2025	AMOCO#2425900JESSE'QPS	N RUSH - MLK - PROHIBITED USE/ACCIDENTAL PERSONAL GAS	211-356041-52203-0000000	10.01
	AMOCO#2425900JESSE'QPS Total			10.01
02/18/2025	AMZN MKTP US*2B2RY1EJ3	A RUIZ - MLK - FAC OFFICE SUPPLIES	905-356921-52207-0000640	527.54
	AMZN MKTP US*2B2RY1EJ3 Total			527.54
02/18/2025	AMZN MKTP US*3L9TZ9VF3	A RUIZ - MLK - FAC OFFICE SUPPLIES	905-356921-52207-0000640	57.90
	AMZN MKTP US*3L9TZ9VF3 Total			57.90
02/06/2025	AMZN MKTP US*682OH76U3	D Driskill - Parks - Douglas ink	555-822601-52101-0000000	120.78
	AMZN MKTP US*682OH76U3 Total			120.78
02/12/2025	AMZN MKTP US*CY05G2GP3	I Pena - Fire - St 4 office equip	101-451295-52405-0000000	13.31
	AMZN MKTP US*CY05G2GP3 Total			13.31
02/17/2025	AMZN MKTP US*DC79Q2BS3	K Steffen - Library - Snow Blower Parts	251-711401-52201-0000000	48.04
	AMZN MKTP US*DC79Q2BS3 Total			48.04
02/17/2025	AMZN MKTP US*DY7FI0NJ3	D Driskill - Parks - Douglas educ field maintenance	555-822601-51502-0000000	64.27
	AMZN MKTP US*DY7FI0NJ3 Total			64.27
02/17/2025	AMZN MKTP US*HZ46H36E3	L Vanlandegen - PW - Personnel Only signs	101-617111-52301-0000000	63.04
	AMZN MKTP US*HZ46H36E3 Total			63.04
02/17/2025	AMZN MKTP US*JT9148KN3	K Steffen - Library - Snow Blower Parts	251-711401-52201-0000000	72.00
	AMZN MKTP US*JT9148KN3 Total			72.00
02/17/2025	AMZN MKTP US*YZ6YU11Z3	T Winter - Parks - Saukie ice bags	555-855702-52509-0000000	27.74
	AMZN MKTP US*YZ6YU11Z3 Total			27.74
02/05/2025	AMZN MKTP US*Z71F08V20	C Bower - Fire - St 3 Supplies	101-451293-53801-0000000	153.33
	AMZN MKTP US*Z71F08V20 Total			153.33
02/07/2025	AMZN MKTP US*Z727M1KT0	N Carr - Parks - RIFAC backstroke flags	555-867562-52212-0000000	35.48
	AMZN MKTP US*Z727M1KT0 Total			35.48
02/05/2025	AMZN MKTP US*Z77TF7ME0	T. MUEHLER-POLICE-CSI EQUIP	101-413227-52205-0000000	599.00
	AMZN MKTP US*Z77TF7ME0 Total			599.00
01/30/2025	AMZN MKTP US*Z77WT9V72	A RUIZ - MLK - BLDG CLENAING SUPPLIES	211-356941-52206-0000000	19.20
	AMZN MKTP US*Z77WT9V72 Total			19.20
02/05/2025	AMZN MKTP US*Z79YQ54N1	J Riner - PW - Flagpole double eye bolt counterweight	101-617111-52301-0000000	49.98
	AMZN MKTP US*Z79YQ54N1 Total			49.98
01/30/2025	AMZN MKTP US*ZC0QH4O31	K Steffen - Library - Cleaning Supplies	251-711401-52206-0000000	75.00
	AMZN MKTP US*ZC0QH4O31 Total			75.00
01/31/2025	AMZN MKTP US*ZC19240N1	I Pena - Fire - Small office equip	101-451041-52103-0000000	34.00
	AMZN MKTP US*ZC19240N1 Total			34.00
01/29/2025	AMZN MKTP US*ZC2L14HD0	C Doherty - Finance - Pens	101-211041-52101-0000000	16.79
	AMZN MKTP US*ZC2L14HD0 Total			16.79
02/03/2025	AMZN MKTP US*ZC8BT2G61	T MUEHLER - POLICE - PATROL EQUIP	101-411041-52301-0000000	35.38
	AMZN MKTP US*ZC8BT2G61 Total			35.38
02/13/2025	AMZN MKTP US*ZG5S30T33	D Driskill - Parks - Douglas towel dispenser concession stand	555-822601-52301-5288000	159.99
	AMZN MKTP US*ZG5S30T33 Total			159.99
01/28/2025	AMZN MKTP US*ZG6LH4201	C Bower - Fire - St 3 Supplies	101-451293-53801-0000000	9.06
	AMZN MKTP US*ZG6LH4201 Total			9.06
01/28/2025	AMZN MKTP US*ZG8Y53DA1	C Bower - Fire - St 3 Supplies	101-451293-53801-0000000	59.96
	AMZN MKTP US*ZG8Y53DA1 Total			59.96
02/12/2025	ARBORWEAR LLC	Split - M DeMarlie - Parks - Hort plants (93.82%)	555-822611-51401-0000000	227.00
02/12/2025	ARBORWEAR LLC	Split - M DeMarlie - Parks - Hort delivery (6.18%)	555-822601-53302-0000000	14.95
	ARBORWEAR LLC Total			241.95
02/19/2025	ATT* BILL PAYMENT	R Graff - Fire - MABAS Communications contract First Net	101-452271-53803-0000000	36.27
	ATT* BILL PAYMENT Total			36.27
02/17/2025	B AND B DO IT BEST HAR	T Winter - Parks - Highland keys	555-835753-52103-0000000	3.98

	B AND B DO IT BEST HAR Total			3.98
02/19/2025	BIO COMPANY INC	E Tobin - Library - PNG Dissection Supplies	251-713451-52211-5654722	229.63
	BIO COMPANY INC Total			229.63
02/06/2025	BLACK HAWK COLLEGE-LUM	S Gange - Admin - Empowerment Through Awareness Conference	101-131041-51502-0000000	40.00
02/06/2025	BLACK HAWK COLLEGE-LUM	S Gange - Admin - Empowerment through Awareness Conference	101-112041-51502-0000000	40.00
02/12/2025	BLACK HAWK COLLEGE-LUM	C FOREMAN - POLICE - TRAINING	101-414223-51501-0000000	40.00
02/12/2025	BLACK HAWK COLLEGE-LUM	C FOREMAN - POLICE - TRAINING	101-414223-51501-0000000	40.00
02/12/2025	BLACK HAWK COLLEGE-LUM	C FOREMAN - POLICE - TRAINING	101-414223-51501-0000000	40.00
02/12/2025	BLACK HAWK COLLEGE-LUM	C FOREMAN - POLICE - TRAINING	101-414223-51501-0000000	40.00
02/12/2025	BLACK HAWK COLLEGE-LUM	C FOREMAN - POLICE - TRAINING	101-414223-51501-0000000	40.00
	BLACK HAWK COLLEGE-LUM Total			280.00
02/14/2025	BLAIN'S FARM & FLEET	N Hartman - PW - Buckle Overboots	501-619041-51404-0000000	69.99
02/18/2025	BLAIN'S FARM & FLEET	Split - N Hartman - PW - Buckle overboots (21.41%)	501-619041-51404-0000000	69.99
02/18/2025	BLAIN'S FARM & FLEET	Split - N Hartman - PW - Shovels, spades (42.8%)	501-619121-52401-0000000	139.94
02/18/2025	BLAIN'S FARM & FLEET	Split - N Hartman - PW - Batteries (35.79%)	501-619356-52103-0000000	117.00
02/19/2025	BLAIN'S FARM & FLEET	N Hartman - PW - Parts washer solvent	501-619356-52204-0000000	309.97
	BLAIN'S FARM & FLEET Total			706.89
02/04/2025	BROWN BAG L'ENFANT.	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	13.70
	BROWN BAG L'ENFANT. Total			13.70
02/07/2025	CASEYS #1969	T Nelson - PW - Pizza	501-619041-52216-0000000	58.42
	CASEYS #1969 Total			58.42
02/07/2025	CHARLEYS PHILLY STEAKS	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	16.70
	CHARLEYS PHILLY STEAKS Total			16.70
02/18/2025	CHICAGO TRIB SUBSCRIPT	C Skolrood - Admin - Chicago Tribune Online Subscription	101-122041-54301-0000000	19.96
	CHICAGO TRIB SUBSCRIPT Total			19.96
01/28/2025	CHIPOTLE 2820	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	13.66
	CHIPOTLE 2820 Total			13.66
02/26/2025	COLUMN PUBLIC NOTICE	M Holderfield - CED - Newspaper Ad	101-313811-53402-0000000	81.17
02/26/2025	COLUMN PUBLIC NOTICE	M Holderfield - CED - TIF news paper ad	101-122041-53112-0000000	347.60
02/26/2025	COLUMN PUBLIC NOTICE	M Holderfield - CED - Newspaper Ad	101-313811-53402-0000000	82.59
02/26/2025	COLUMN PUBLIC NOTICE	M Holderfield - CED - Newspaper ad	101-313811-53402-0000000	85.46
	COLUMN PUBLIC NOTICE Total			596.82
02/19/2025	COURSEFORVIOLENCE.COM	N RUSH - MLK - DV M. JACKSON	905-356921-52207-0000640	25.00
02/19/2025	COURSEFORVIOLENCE.COM	N RUSH - MLK - DV CLASS T. WOODS	905-356921-52207-0000640	25.00
02/19/2025	COURSEFORVIOLENCE.COM	N RUSH - MLK - DV CLASS N. RUSH	905-356921-52207-0000640	25.00
	COURSEFORVIOLENCE.COM Total			75.00
02/13/2025	COURSERA*486177172	L Vanlandegen - PW - Course certificate for Google AI Essentials	101-616041-51502-0000000	49.00
	COURSERA*486177172 Total			49.00
01/29/2025	COUSINS SUBS #1177	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	16.55
	COUSINS SUBS #1177 Total			16.55
02/19/2025	CUSTOMSIGNS.COM	D Gleason - Parks - New sign for Lauren	555-813501-52212-0000000	25.69
	CUSTOMSIGNS.COM Total			25.69
02/18/2025	CYCLONE RAKE	J Riner - PW - Fix-Thane-VHD hoses for #9284	601-617364-52305-0000000	3,114.00
	CYCLONE RAKE Total			3,114.00
01/31/2025	D J*WSJ	C Skolrood - Admin - Wall Street Journal Online Subscription	101-122041-54301-0000000	8.00
	D J*WSJ Total			8.00
02/20/2025	DNH*GODADDY#359557934	A Campbell - Library - Domain Renewal	251-712421-53823-0000000	22.17
	DNH*GODADDY#359557934 Total			22.17
02/12/2025	DOLLAR TREE	A BLANCO - MLK - TPP LESSON MATERIAL	906-356921-52101-6163506	13.75
02/14/2025	DOLLAR TREE	L TRICE - MLK - ASP PARTY SUPPLIES	906-356921-52212-5332504	61.25
02/19/2025	DOLLAR TREE	L TRICE - MLK - ASP PARENT WORKSHOP	906-356921-52216-5332504	71.25

	DOLLAR TREE Total			146.25
02/03/2025	DRURY INN	J Briggs - Fire - Lodging	101-453281-51502-0000000	621.50
	DRURY INN Total			621.50
02/21/2025	EBAY O*22-12720-49106	J Glidewell - PW - Emergency light	555-867564-52304-0000000	55.00
	EBAY O*22-12720-49106 Total			55.00
01/31/2025	ECK S AUTO DETAIL	L Vanlandegen - PW - Vehicle detail	101-616041-52206-0000000	206.00
	ECK S AUTO DETAIL Total			206.00
02/25/2025	EIG*CONSTANTCONTACT.C	A RUIZ - MLK - CONSTANT CONTACT FEB 2025 NEWSLETTER	901-356921-52207-0000000	44.00
	EIG*CONSTANTCONTACT.C Total			44.00
02/11/2025	ETR ASSOCIATES	A BLANCO - MLK - TPP CLASSROOM CURRICULUM	906-356921-52101-6163506	419.90
	ETR ASSOCIATES Total			419.90
02/03/2025	FACEBK *W48FWJY4Z2	C Roelf - Parks - Sweetheart dance ads	555-813501-53401-0000000	47.85
	FACEBK *W48FWJY4Z2 Total			47.85
02/03/2025	FACEBK *X4879JL2C2	L Lockheart - Library - General Advertisement	251-711041-53401-0000000	5.94
	FACEBK *X4879JL2C2 Total			5.94
01/30/2025	FAMILY DOLLAR	L TRICE - MLK - ASP SUPPLIES	906-356921-52101-5332504	17.00
02/14/2025	FAMILY DOLLAR	L TRICE - MLK - ASP FOOD PARTY	906-356921-52216-5332504	27.72
02/19/2025	FAMILY DOLLAR	L TRICE - MLK - ASP PARTY SUPPLIES	906-356921-52212-5332504	105.70
02/24/2025	FAMILY DOLLAR	L TRICE - MLK - ASP SUPPLIES	906-356921-52216-5332504	17.50
	FAMILY DOLLAR Total			167.92
01/29/2025	FORCE SCIENCE INSTITUT	C FOREMAN - POLICE - TRAINING	101-414223-51502-0000000	495.00
	FORCE SCIENCE INSTITUT Total			495.00
01/29/2025	GETFPV, LLC	N PAULEY - POLICE - PATROL EQUIP	101-411041-52301-0000000	516.48
	GETFPV, LLC Total			516.48
02/13/2025	GETMEREGISTERED EVENTS	C Skolrood - Admin - Bettendorf State of the City Lunch for S. Hayden	101-122041-54401-0000000	21.20
	GETMEREGISTERED EVENTS Total			21.20
01/30/2025	GIH*GLOBALINDUSTRIALEQ	N Hartman - PW - Dupont coveralls	501-619041-51402-0000000	349.85
	GIH*GLOBALINDUSTRIALEQ Total			349.85
02/03/2025	GOOGLE *ADS5976596107	C Roelf - Parks - Rifac ads	555-867564-53401-0000000	207.32
	GOOGLE *ADS5976596107 Total			207.32
02/04/2025	GRAINGER	M Weeks - PW - Coupler plugs, couplers	506-618341-52303-0000000	91.71
02/13/2025	GRAINGER	N Hartman - PW - Work shoes	501-619041-51404-0000000	64.83
02/24/2025	GRAINGER	N Hartman - PW - AC Cord	501-619356-52304-0000000	25.71
	GRAINGER Total			182.25
02/13/2025	GRAMMARLY CO*IFKJ6W1	T Thompson - Admin - Writing Assistant Software	101-122041-54301-0000000	144.00
	GRAMMARLY CO*IFKJ6W1 Total			144.00
02/04/2025	GREAT AMER BAG K ORD	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	21.60
	GREAT AMER BAG K ORD Total			21.60
01/31/2025	GREENHOUSE MEGASTORE	M DeMarlie - Parks - Hort plants pots	555-822611-52201-0000000	527.37
	GREENHOUSE MEGASTORE Total			527.37
02/10/2025	H2C WICKER PARK SU ORD	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	29.51
	H2C WICKER PARK SU ORD Total			29.51
01/29/2025	HANDY TRUE VALUE HARDW	K Steffen - Library - Key Copies	251-714403-52301-0000000	7.96
01/30/2025	HANDY TRUE VALUE HARDW	Split - D Driskill - Parks - Douglas bleacher bld (9.48%)	555-822601-53806-5288000	4.29
01/30/2025	HANDY TRUE VALUE HARDW	Split - D Driskill - Parks - Douglas tap hand tool (90.52%)	555-822601-52401-5288000	40.96
01/31/2025	HANDY TRUE VALUE HARDW	J Poulos - PW - Radiant heater	506-618341-52301-0000000	79.99
01/31/2025	HANDY TRUE VALUE HARDW	Split - K Syslo - PW - Garden hose (76.95%)	501-618352-52305-0000000	69.99
01/31/2025	HANDY TRUE VALUE HARDW	Split - K Syslo - PW - Screwdrivers (23.05%)	501-618352-52401-0000000	20.97
02/03/2025	HANDY TRUE VALUE HARDW	D Driskill - Parks - Douglas hand tools	555-822601-52401-5288000	38.97
02/03/2025	HANDY TRUE VALUE HARDW	K Syslo - PW - Fire extinguisher	501-618352-52305-0000000	9.99
02/03/2025	HANDY TRUE VALUE HARDW	K Syslo - PW - Drill bit	501-618352-52401-0000000	8.49

02/05/2025	HANDY TRUE VALUE HARDW	W Conger - PW - Paint/supplies	501-619356-52302-0000000	96.95
02/06/2025	HANDY TRUE VALUE HARDW	J Poulos - PW - Elec tape	506-618341-52304-0000000	19.96
02/06/2025	HANDY TRUE VALUE HARDW	K Steffen - Library - Key Copies	251-711401-52301-0000000	3.98
02/06/2025	HANDY TRUE VALUE HARDW	C Jacobs - Fire - CPR Battery	101-454273-52401-0000000	17.99
02/10/2025	HANDY TRUE VALUE HARDW	N Hartman - PW - Ext cord, pipe wrench	501-619356-52401-0000000	65.98
02/13/2025	HANDY TRUE VALUE HARDW	K Syslo - PW - Coupling, connector	501-618352-52303-0000000	15.78
02/17/2025	HANDY TRUE VALUE HARDW	J Briggs - Fire - Hand tools	101-452271-52401-0000000	9.95
02/19/2025	HANDY TRUE VALUE HARDW	J Poulos - PW - Tile/stone bit set, drill bits	506-618341-52305-0000000	46.97
02/19/2025	HANDY TRUE VALUE HARDW	A Pittard - PW - Nipple	501-619356-52303-0000000	3.79
02/21/2025	HANDY TRUE VALUE HARDW	J Hampsey - PW - Oil absorbent	501-618352-52305-0000000	14.99
02/24/2025	HANDY TRUE VALUE HARDW	D Driskill - Parks - Douglas batteries	555-822601-52301-5288000	12.99
	HANDY TRUE VALUE HARDW Total			590.94
02/18/2025	HEATHER WHITE DESIGN	H HURTADO - MLK - 50TH ANNIVERSARY LOGO	901-356911-53112-6548000	500.00
	HEATHER WHITE DESIGN Total			500.00
02/10/2025	HILTON	J Graff - CED - Hotel for NCDA Conference in Washington D.C.	242-313851-51502-6197255	1,154.88
02/10/2025	HILTON	N Mata - CED - Hotel for NCDA Conference in Washington D.C.	242-313851-51502-6196255	1,443.60
02/10/2025	HILTON	J Laxton - CED - Hotel for NCDA Conference in Washington D.C.	242-313851-51502-6197255	1,154.88
	HILTON Total			3,753.36
02/05/2025	HILTON DC F&B	J Graff - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	24.70
02/05/2025	HILTON DC F&B	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	37.90
02/05/2025	HILTON DC F&B	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	20.50
	HILTON DC F&B Total			83.10
02/10/2025	HOBBY-LOBBY #535	I Pena - Fire - Admin office supplies	101-451041-52405-0000000	35.79
	HOBBY-LOBBY #535 Total			35.79
02/19/2025	HOMEDEPOT.COM	J Glidewell - PW - Rope eye bolts	555-867564-52301-0000000	105.12
02/21/2025	HOMEDEPOT.COM	J Glidewell - PW - Rubber sheet	555-867564-52301-0000000	24.60
	HOMEDEPOT.COM Total			129.72
01/30/2025	HYATT HOTELS	A Campbell - Library - Professional Development	251-711041-51502-0000000	1,373.35
	HYATT HOTELS Total			1,373.35
01/30/2025	HYATT PLACE	E Tobin - Library - Professional Development	251-711041-51502-0000000	249.76
02/10/2025	HYATT PLACE	M Brainard - CED - Hotel for NCDA Conference in Washington D.C.	242-313851-51502-6197255	681.78
	HYATT PLACE Total			931.54
01/28/2025	HYATT REG PHOENIX F&B	A Campbell - Library - Professional Development	251-711041-51502-0000000	11.24
01/28/2025	HYATT REG PHOENIX F&B	A Campbell - Library - Professional Development	251-711041-51502-0000000	18.73
	HYATT REG PHOENIX F&B Total			29.97
01/29/2025	HY-VEE F&F MILAN 5415	N RUSH - MLK - FAC CLIENT SVCS	905-356921-52207-0000640	100.00
02/17/2025	HY-VEE F&F MILAN 5415	N RUSH - MLK - FAC CLIENT SVCS	905-356921-52207-0000640	74.86
	HY-VEE F&F MILAN 5415 Total			174.86
02/07/2025	HY-VEE MILAN 1415	J Moore - Parks - HS trash, coff filt, containers	555-835753-52509-0000000	34.03
02/18/2025	HY-VEE MILAN 1415	N RUSH - MLK - FAC FOOD/MEALS CLIENT	901-356911-52212-6572000	77.90
02/26/2025	HY-VEE MILAN 1415	L Pannier - Parks - RIFAC holiday cards	555-867564-52101-0000000	28.72
02/26/2025	HY-VEE MILAN 1415	J Moore - Parks - HS office supplies	555-835753-52101-0000000	38.05
	HY-VEE MILAN 1415 Total			178.70
01/31/2025	HY-VEE MOLINE 1416	H Gray - Parks - Preschool lunches	555-867501-52216-0000000	811.48
02/07/2025	HY-VEE MOLINE 1416	H Gray - Parks - Preschool lunches	555-867501-52216-0000000	805.86
02/14/2025	HY-VEE MOLINE 1416	H Gray - Parks - Preschool lunches	555-867501-52216-0000000	651.36
02/21/2025	HY-VEE MOLINE 1416	H Gray - Parks - Preschool lunches	555-867501-52216-0000000	811.36
	HY-VEE MOLINE 1416 Total			3,080.06
01/28/2025	HY-VEE ROCK ISLAND 154	C FOREMAN - POLICE - CHIEF'S MEETING	101-411041-54401-0000000	53.89
01/30/2025	HY-VEE ROCK ISLAND 154	I Pena - Fire - Retirement Cake	101-451041-52216-0000000	75.97
02/05/2025	HY-VEE ROCK ISLAND 154	C Castaneda - PW - Water/24 pk PURI	501-619041-52207-0000000	18.08

02/10/2025	HY-VEE ROCK ISLAND 154	P Pena - Parks - Douglas food	555-813501-52501-5288000	6.28
02/10/2025	HY-VEE ROCK ISLAND 154	H Gray - Parks - Preschool lunches	555-867501-52216-0000000	21.64
02/12/2025	HY-VEE ROCK ISLAND 154	R Ippolito - Library - Postage	251-713451-53201-0000000	146.00
02/12/2025	HY-VEE ROCK ISLAND 154	H Gray - Parks - Preschool lunches	555-867501-52216-0000000	143.87
02/14/2025	HY-VEE ROCK ISLAND 154	A BLANCO - MLK - TPP CLASSROOM INCENTIVES	906-356921-52101-6163506	32.17
02/17/2025	HY-VEE ROCK ISLAND 154	P Pena - Parks - Douglas food	555-813501-52501-5288000	37.13
02/18/2025	HY-VEE ROCK ISLAND 154	A Campbell - Library - Food for Program	251-711041-52216-0000000	7.98
02/19/2025	HY-VEE ROCK ISLAND 154	T BROOKS - MLK - WER HS CLUB MEETING	901-356921-52101-6525041	91.37
02/24/2025	HY-VEE ROCK ISLAND 154	P Pena - Parks - Rec gym food	555-867566-52501-6150000	21.31
	HY-VEE ROCK ISLAND 154 Total			655.69
02/10/2025	IL DPT PUB HEALTH EMS	C Jacobs - Fire - State License Renewal	101-454273-54206-0000000	21.00
02/10/2025	IL DPT PUB HEALTH EMS	C Jacobs - Fire - State License Renewal	101-454273-54206-0000000	21.00
02/18/2025	IL DPT PUB HEALTH EMS	C Jacobs - Fire - State License Renewal Jacobs	101-454273-54206-0000000	97.14
	IL DPT PUB HEALTH EMS Total			139.14
01/31/2025	ILLINOIS ASSOCIATION O	D Gleason - Parks - Refund conference, sick	555-813501-51502-0000000	(435.00)
	ILLINOIS ASSOCIATION O Total			(435.00)
01/31/2025	ILLINOIS AWWA	T Matlick - PW - AWWA Water Con, Upton/Matlick/O'Brien	501-618041-51502-0000000	1,150.00
02/07/2025	ILLINOIS AWWA	T Matlick - PW - AWWA refund	501-618041-51502-0000000	(250.00)
02/10/2025	ILLINOIS AWWA	R Horton - PW - Watercon 2025	606-615041-51502-0000000	450.00
	ILLINOIS AWWA Total			1,350.00
02/14/2025	ILLINOIS LIBRARY ASSOC	K Brozovich - Library - ILA DEI Prof Development Jones	251-711041-51502-0000000	100.00
	ILLINOIS LIBRARY ASSOC Total			100.00
02/18/2025	IN *BRL LAND SOLUTIONS	M DeMarlie - Parks - Hort	555-822611-53802-0000000	2,200.00
	IN *BRL LAND SOLUTIONS Total			2,200.00
02/12/2025	IN *MOUNTAIN UNIFORMS	G Marty - Fire - Safety apparel Credit	101-452271-51402-0000000	(456.00)
	IN *MOUNTAIN UNIFORMS Total			(456.00)
01/30/2025	IN *PATCH SUPPLY INC	N PAULEY - POLICE - PATCHES	101-412206-51401-0000000	1,130.00
	IN *PATCH SUPPLY INC Total			1,130.00
02/05/2025	IN *TECHNOLOGY SOLUTIO	L Vanlandegen - PW - Smart Planet software	101-616601-53205-0000000	315.00
	IN *TECHNOLOGY SOLUTIO Total			315.00
01/28/2025	INTERSTATE ALL BATTERY	J Hampsey - PW - (24) 12V batteries	501-618352-52103-0000000	823.20
	INTERSTATE ALL BATTERY Total			823.20
02/11/2025	INTERSTATE BATTERY OF	J Poulos - PW - Batteries	506-618341-52305-0000000	246.46
	INTERSTATE BATTERY OF Total			246.46
02/03/2025	INT'L CODE COUNCIL INC	S Reinbeck - CED - ICC Study Book for K.Kluck	101-314881-54303-0000000	83.50
02/12/2025	INT'L CODE COUNCIL INC	S Reinbeck - CED - I Farmer Mechanical Inspector Exam	101-314881-54206-0000000	240.00
	INT'L CODE COUNCIL INC Total			323.50
01/30/2025	IPRA* IL	J Riner - PW - G. Alderson certified playground safety inspector course registrat	101-616601-51502-0000000	714.00
	IPRA* IL Total			714.00
02/24/2025	ISA	A Tysma - PW - Training International Society of Arboriculture	606-615091-51502-0000000	520.90
	ISA Total			520.90
01/30/2025	JERSEY MIKES 29028	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	13.49
	JERSEY MIKES 29028 Total			13.49
02/25/2025	JOHN DEERE SHARED SERV	R Vidmar - PW - John Deere test manual	601-617041-54303-0000000	200.62
	JOHN DEERE SHARED SERV Total			200.62
01/29/2025	JUMERS HOTEL	I Pena - Fire - MABAS Conference	101-452271-54402-0000000	1,000.00
	JUMERS HOTEL Total			1,000.00
02/18/2025	LA POLICE GEAR INC	N PAULEY - POLICE - CLOTHING	101-414223-51405-0000000	19.02
	LA POLICE GEAR INC Total			19.02
02/17/2025	LAKE LAND COLLEGE-MODE	M Kane - PW - Refund dropped Hot-Mix Asphalt course	606-615041-51502-0000000	(1,248.00)
	LAKE LAND COLLEGE-MODE Total			(1,248.00)

02/03/2025	LEE NEWS SUBSCRIPTION	C Skolrood - Admin - Dispatch Argus Online Subscription	101-122041-54301-0000000	19.99
	LEE NEWS SUBSCRIPTION Total			19.99
02/24/2025	LITTLE CAESARS 3320-00	L TRICE - MLK - ASP STUDENT LUNCH	906-356921-52216-5332504	100.87
02/26/2025	LITTLE CAESARS 3320-00	R DERUDDER - POLICE - PIZZA	101-411041-52216-0000000	173.96
	LITTLE CAESARS 3320-00 Total			274.83
01/29/2025	LOWES #00104*	J Jordan - PW - Bit holder set, EAB lite, fasteners	101-616601-52301-0000000	53.94
02/12/2025	LOWES #00104*	M DeMarlie - Parks - Hort batt, flickbone, spray gun kit	555-822611-52401-0000000	268.96
02/18/2025	LOWES #00104*	K Steffen - Library - Power Tool	251-711401-52402-0000000	159.00
02/21/2025	LOWES #00104*	R Hitchcock - PW - Newport picket white	101-616301-52301-0000000	148.37
02/21/2025	LOWES #00104*	Split - D Driskill - Parks - Douglas anchors for dispenser (7.64%)	555-822601-52301-5288000	17.96
02/21/2025	LOWES #00104*	Split - D Driskill - Parks - Douglas tools for misc (92.36%)	555-822601-52401-5288000	216.98
02/26/2025	LOWES #00104*	Split - D Driskill - Parks - Douglas febreze (10.44%)	555-822601-52206-5288000	6.98
02/26/2025	LOWES #00104*	Split - D Driskill - Parks - Douglas util hanger (89.56%)	555-822601-52212-5288000	59.88
	LOWES #00104* Total			932.07
02/05/2025	LYFT *1 RIDE 02-03	J Graff - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6197255	12.54
	LYFT *1 RIDE 02-03 Total			12.54
02/05/2025	LYFT *1 RIDE 02-04	N Mata - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6196255	15.99
	LYFT *1 RIDE 02-04 Total			15.99
02/10/2025	LYFT *1 RIDE 02-06	N Mata - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6196255	11.93
	LYFT *1 RIDE 02-06 Total			11.93
02/10/2025	LYFT *1 RIDE 02-07	N Mata - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6196255	17.99
	LYFT *1 RIDE 02-07 Total			17.99
02/10/2025	LYFT *1 RIDE 02-09	J Graff - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6197255	26.34
	LYFT *1 RIDE 02-09 Total			26.34
02/07/2025	LYFT *2 RIDES 02-05	N Mata - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6196255	34.97
	LYFT *2 RIDES 02-05 Total			34.97
02/07/2025	LYFT *4 RIDES 02-05	J Graff - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6197255	60.27
	LYFT *4 RIDES 02-05 Total			60.27
02/05/2025	LYFT *RIDE TUE 4PM	J Graff - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6197255	17.66
	LYFT *RIDE TUE 4PM Total			17.66
01/30/2025	MADAME PHO	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	18.14
	MADAME PHO Total			18.14
02/05/2025	MAMMA'ILARDOS	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	9.89
02/06/2025	MAMMA'ILARDOS	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	9.89
02/11/2025	MAMMA'ILARDOS	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	9.94
	MAMMA'ILARDOS Total			29.72
01/31/2025	MCDONALD'S F4251	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	5.36
	MCDONALD'S F4251 Total			5.36
01/31/2025	MENARDS MOLINE IL	Split - D Driskill - Parks - Douglas hammerhand tool (26.92%)	555-822601-52401-5288000	9.98
01/31/2025	MENARDS MOLINE IL	Split - D Driskill - Parks - Douglas bleacher bld (17.72%)	555-822601-53806-5288000	6.57
01/31/2025	MENARDS MOLINE IL	Split - D Driskill - Parks - Douglas annual plants for planters (55.35%)	555-822601-52201-5288000	20.52
02/03/2025	MENARDS MOLINE IL	M DeMarlie - Parks - Hort trigger clamps, push broo	555-822611-52401-0000000	149.87
02/06/2025	MENARDS MOLINE IL	K Steffen - Library - WM Shelving	251-714404-52301-0000000	208.51
02/10/2025	MENARDS MOLINE IL	Split - J Poulos - PW - Ball valves, ells, adapters (60.02%)	506-618341-52303-0000000	41.91
02/10/2025	MENARDS MOLINE IL	Split - J Poulos - PW - Toolbox organizers/drill bits (39.98%)	506-618341-52305-0000000	27.92
02/12/2025	MENARDS MOLINE IL	K Steffen - Library - WM Shelving	251-714404-52301-0000000	16.98
02/12/2025	MENARDS MOLINE IL	K Steffen - Library - Building Supplies	251-711401-52301-0000000	78.87
02/13/2025	MENARDS MOLINE IL	K Syslo - PW - Multifunction (2), wheels, outrigger angle	501-618352-52401-0000000	418.17
02/14/2025	MENARDS MOLINE IL	K Syslo - PW - Funds owed on guard rail system purchase with certificate	501-618352-52401-0000000	8.00
02/17/2025	MENARDS MOLINE IL	M DeMarlie - Parks - Hort anchor, kend aut blen, edge	555-822611-52301-0000000	624.44
02/19/2025	MENARDS MOLINE IL	E Hillyer - Parks - Edges, GF deck tc lip	555-822601-52301-0000000	588.66

02/24/2025	MENARDS MOLINE IL	M DeMarlie - Parks - Hort studs, edges, hardware	555-822611-52301-0000000	207.09
	MENARDS MOLINE IL Total			2,407.49
01/30/2025	MISSION BBQ KENOSHA-ST	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	22.62
	MISSION BBQ KENOSHA-ST Total			22.62
02/18/2025	MOLINE FARM & FLEET	K Steffen - Library - Tools	251-711401-52301-0000000	(16.26)
02/18/2025	MOLINE FARM & FLEET	K Steffen - Library - Tools	251-711401-52301-0000000	16.26
02/18/2025	MOLINE FARM & FLEET	K Steffen - Library - Tools	251-711401-52301-0000000	14.99
	MOLINE FARM & FLEET Total			14.99
02/03/2025	NAMA	N RUSH - MLK - M. JACKSON ANGER MANAGEMENT CERTIFICATE	905-356921-52101-0000540	125.00
	NAMA Total			125.00
02/11/2025	NCL OF WISCONSIN INC	E Lower - PW - Lab supplies	501-618352-52205-0000000	292.75
	NCL OF WISCONSIN INC Total			292.75
02/20/2025	NFPA NATL FIRE PROTECT	J Briggs - Fire - Reference Materials	101-453281-54303-0000000	1,552.50
02/20/2025	NFPA NATL FIRE PROTECT	J Briggs - Fire - Reference Materials	101-453281-54303-0000000	225.00
	NFPA NATL FIRE PROTECT Total			1,777.50
02/14/2025	NORTH CAROLINA FARMS I	Split - M DeMarlie - Parks - Hort plants (91.7%)	555-822611-52201-0000000	735.20
02/14/2025	NORTH CAROLINA FARMS I	Split - M DeMarlie - Parks - Hort freight (8.3%)	555-822601-53302-0000000	66.52
	NORTH CAROLINA FARMS I Total			801.72
02/19/2025	NORTHERN TOOL	N Hartman - PW - Welding cart	501-619121-52402-0000000	39.99
02/21/2025	NORTHERN TOOL	N Hartman - PW - Tools	501-619356-52402-0000000	71.38
	NORTHERN TOOL Total			111.37
02/26/2025	NTE 5433	G Alderson - PW - 100 Gallon PCO Sprayer	507-616322-52301-0000000	2,299.99
	NTE 5433 Total			2,299.99
01/30/2025	OFFICEMAX/DEPOT 6195	L Pannier - Parks - Wast bucket, chair	555-813501-52405-0000000	176.43
02/10/2025	OFFICEMAX/DEPOT 6195	K Steffen - Library - Paper	251-711041-52102-0000000	132.46
	OFFICEMAX/DEPOT 6195 Total			308.89
02/07/2025	OLD EBBITT GRILL	J Graff - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	31.29
	OLD EBBITT GRILL Total			31.29
02/21/2025	OLLIES BARGAIN OUTLET	P Pena - Parks - Douglas food	555-813501-52501-5288000	12.89
	OLLIES BARGAIN OUTLET Total			12.89
02/04/2025	ORKIN LLC 002	T Winter - Parks - Bug spray	555-867564-53801-0000000	135.00
02/25/2025	ORKIN LLC 002	T Winter - Parks - RIFAC bug spray	555-867564-53801-0000000	135.00
	ORKIN LLC 002 Total			270.00
02/05/2025	PANDA EXPRESS #2388	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	15.95
	PANDA EXPRESS #2388 Total			15.95
02/25/2025	PARTS GEEK LLC	T Munson - PW - Ford Explorer strut/coil spring	601-617364-52305-0000000	599.90
	PARTS GEEK LLC Total			599.90
02/19/2025	PAYPAL *HOLLROCK EN	T Winter - Parks - HS quck pick disc	555-835753-52212-0000000	132.61
	PAYPAL *HOLLROCK EN Total			132.61
02/03/2025	PAYPAL *IWEA	J Upton - PW - Illinois Wastewater Professionals Conference	506-618041-51502-0000000	435.00
	PAYPAL *IWEA Total			435.00
01/31/2025	PAYPAL *SAFETYFIRST	J Riner - PW - Z. Jordan AFO blended course online training	101-616601-51502-0000000	400.00
	PAYPAL *SAFETYFIRST Total			400.00
02/13/2025	PFS/ROMA TPC	A BLANCO - MLK - TPP INCENTIVES	906-356921-52101-6163506	22.39
02/21/2025	PFS/ROMA TPC	A BLANCO - MLK - TPP INCENTIVES	906-356921-52101-6163506	104.34
	PFS/ROMA TPC Total			126.73
02/03/2025	PIZZA & SUBS	N Hartman - PW - Food Pizza & Subs	501-619041-52216-0000000	108.02
02/03/2025	PIZZA & SUBS	C Castaneda - PW - Food/Pizza & Subs	501-619041-52216-0000000	93.17
	PIZZA & SUBS Total			201.19
02/10/2025	POSTCARDMANIA	C Roelf - Parks - Rifac ads	555-867564-53401-0000000	1,999.00
02/10/2025	POSTCARDMANIA	C Roelf - Parks - Rifac ads	555-867564-53401-0000000	31.00

02/10/2025	POSTCARDMANIA	C Roelf - Parks - Rifac ads	555-867564-53401-0000000	1,999.00
	POSTCARDMANIA Total			4,029.00
02/06/2025	POTBELLY #253	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	23.62
02/06/2025	POTBELLY #253	J Graff - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	20.50
	POTBELLY #253 Total			44.12
02/03/2025	PP*TROPHY WORLD, INC.	A RUIZ - MLK - NAME BAD NEW PERSONNEL	901-356921-52101-6525041	32.05
	PP*TROPHY WORLD, INC. Total			32.05
02/10/2025	PRODIGY EMS	C Jacobs - Fire - Professional Development	101-454273-51502-0000000	140.00
02/14/2025	PRODIGY EMS	C Jacobs - Fire - Professional Development	101-454273-51501-0000000	140.00
02/14/2025	PRODIGY EMS	C Jacobs - Fire - Professional Development	101-454273-51502-0000000	140.00
	PRODIGY EMS Total			420.00
01/30/2025	PROJECT NOW	G JONES - MLK - ROOTING OUT POVERTY CONFERENCE (4)	901-356921-51502-6525041	248.70
02/14/2025	PROJECT NOW	C Skolrood - Admin - Table of 8 for Rooting Out Poverty Conference	101-122041-54401-0000000	466.32
	PROJECT NOW Total			715.02
02/04/2025	PSI EXAMS	N PAULEY - POLICE - TRAINING	101-414223-51501-0000000	(175.00)
02/04/2025	PSI EXAMS	N PAULEY - POLICE - TRAINING	101-414223-51501-0000000	175.00
02/04/2025	PSI EXAMS	N PAULEY - POLICE - TRAINING	101-414223-51501-0000000	175.00
02/04/2025	PSI EXAMS	N PAULEY - POLICE - TRAINING	101-414223-51501-0000000	(175.00)
02/04/2025	PSI EXAMS	N PAULEY - POLICE - TRAINING	101-414223-51501-0000000	175.00
02/04/2025	PSI EXAMS	N PAULEY - POLICE - TRAINING	101-414223-51501-0000000	(175.00)
	PSI EXAMS Total			-
02/10/2025	PY *ATLAS BREW WORKS	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	26.14
	PY *ATLAS BREW WORKS Total			26.14
02/13/2025	QUAD CITIES CHAMBER OF	C Skolrood - Admin - QC Mayors Breakfast for S. Hayden	101-122041-54401-0000000	20.00
	QUAD CITIES CHAMBER OF Total			20.00
02/03/2025	QUAD CITY SAFETY INC	T Matlick - PW - Workboots for Jodi Larson	501-618352-51404-0000000	124.95
	QUAD CITY SAFETY INC Total			124.95
02/17/2025	RAMADA INNS	N RUSH - MLK - FAC DV CLIENT	901-356911-52212-6572000	165.48
02/18/2025	RAMADA INNS	N RUSH - MLK - FAC DV CLIENT HOTEL REFUND	901-356911-52212-6572000	(105.00)
	RAMADA INNS Total			60.48
02/19/2025	REAR VIEW SAFETY INC.	T Munson - PW - Camera cables	601-617364-52305-0000000	504.32
	REAR VIEW SAFETY INC. Total			504.32
02/10/2025	REPUBLIC SERVICES TRAS	L Vanlandegen - PW - Recycling services	510-616331-53805-0000000	349.78
	REPUBLIC SERVICES TRAS Total			349.78
02/10/2025	ROSS MEDICAL SUPPLY	R Graff - Fire - Medical Supplies	101-454273-52214-0000000	429.96
	ROSS MEDICAL SUPPLY Total			429.96
02/06/2025	ROYAL SONESTA WASHINGT	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	131.00
	ROYAL SONESTA WASHINGT Total			131.00
02/17/2025	RS GROUP	J Poulos - PW - Two WE77EX2115V parts	506-618341-52304-0000000	1,815.70
	RS GROUP Total			1,815.70
02/04/2025	SAMS CLUB #8238	D Gleason - Parks - Thur groov supp	555-813501-52212-6289000	89.80
02/05/2025	SAMS CLUB #8238	P Pena - Parks - Douglas food	555-813501-52501-5288000	121.28
02/07/2025	SAMS CLUB #8238	N Carr - Parks - RIFAC preschool snacks	555-867501-52216-0000000	197.20
02/12/2025	SAMS CLUB #8238	P Pena - Parks - Douglas paper bags	555-813501-52509-5288000	9.48
02/13/2025	SAMS CLUB #8238	P Pena - Parks - Douglas food	555-813501-52501-5288000	(18.48)
02/26/2025	SAMS CLUB #8238	P Pena - Parks - Rec gym food	555-867566-52501-6150000	130.32
	SAMS CLUB #8238 Total			529.60
02/07/2025	SAMSCLUB #8238	N Carr - Parks - RIFAC sweetheart dance snacks	555-867566-52216-6317000	169.56
02/07/2025	SAMSCLUB #8238	N Carr - Parks - RIFAC preschool napkins, cups, etc	555-867501-52212-0000000	88.28
02/12/2025	SAMSCLUB #8238	P Pena - Parks - Douglas food	555-813501-52501-5288000	207.94
02/20/2025	SAMSCLUB #8238	P Pena - Parks - Douglas food	555-813501-52501-5288000	28.20

	SAMSClub #8238 Total			493.98
02/10/2025	SHEET GURUS SMS	L TRICE - MLK - ASP JAN 2025 COMMUNICATIONS	901-356921-52207-5332761	37.12
	SHEET GURUS SMS Total			37.12
02/21/2025	SIGNATURE S	N Hartman - PW - Rectangle extruded aluminum frame	501-619356-52301-0000000	230.48
	SIGNATURE S Total			230.48
02/06/2025	SIGO SIGNS	J Riner - PW - Signs	101-617111-52301-0000000	296.17
	SIGO SIGNS Total			296.17
02/06/2025	SP NETOOL.IO	N Blair - IT - Network Switch Discovery Tool	101-256081-52406-0000000	230.42
	SP NETOOL.IO Total			230.42
01/29/2025	SP PANTHER UNIFORMS IN	R Graff - Fire - Admin Uniform	101-452271-51401-0000000	162.00
02/18/2025	SP PANTHER UNIFORMS IN	R Graff - Fire - Chief Uniform	101-451041-51401-0000000	343.90
	SP PANTHER UNIFORMS IN Total			505.90
02/26/2025	SP POOLWEB COM	J Glidewell - PW - Calcium buffer, sulfuric acid, DPD powder, chlorine	555-867562-52218-0000000	143.61
	SP POOLWEB COM Total			143.61
02/07/2025	SP STEEL CITY SUPPLY	J Riner - PW - Stainless steel quarter turn keyed grips	101-616614-52301-0000000	217.62
	SP STEEL CITY SUPPLY Total			217.62
02/18/2025	SP THEFIREALARMSUPPLIE	J Riner - PW - Fire detector, pull stations, parts, strobes	101-617111-52301-0000000	961.68
	SP THEFIREALARMSUPPLIE Total			961.68
02/17/2025	SPECTRIO	C Roelf - Parks - Rifac muzak	555-867564-53822-0000000	113.99
	SPECTRIO Total			113.99
01/28/2025	SPEEDWAY 07465 12221 7	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	6.33
	SPEEDWAY 07465 12221 7 Total			6.33
02/03/2025	SPRINGHILL SUITES	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	624.25
	SPRINGHILL SUITES Total			624.25
02/04/2025	SQ *BOP BOP	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	16.58
02/07/2025	SQ *BOP BOP	J Graff - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	19.36
	SQ *BOP BOP Total			35.94
02/07/2025	SQ *OLD BLUE BBQ - UNI	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	27.50
	SQ *OLD BLUE BBQ - UNI Total			27.50
02/04/2025	SQ *UVC INC	J Laxton - CED - Uber for NCDA Conference in Washington D.C.	242-313851-51502-6197255	22.42
	SQ *UVC INC Total			22.42
02/05/2025	STARBUCKS 58385	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	17.00
02/07/2025	STARBUCKS 58385	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	12.38
	STARBUCKS 58385 Total			29.38
01/30/2025	STARBUCKS STORE 02530	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	12.08
01/31/2025	STARBUCKS STORE 02530	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	15.19
02/03/2025	STARBUCKS STORE 02530	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	6.01
02/03/2025	STARBUCKS STORE 02530	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	11.23
	STARBUCKS STORE 02530 Total			44.51
01/29/2025	STARBUCKS STORE 13394	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	6.01
	STARBUCKS STORE 13394 Total			6.01
01/29/2025	STATEFOODSAFETYCOM	L TRICE - MLK - FOOD SAFETY TRAINING TRICE	901-356921-51502-5332761	10.99
01/30/2025	STATEFOODSAFETYCOM	L TRICE - MLK - FOOD SAFETY TRAINING UMU	901-356921-51502-5332761	10.99
	STATEFOODSAFETYCOM Total			21.98
01/31/2025	STROBES-R-US	N Hartman - PW - Laptop Mount device	501-619356-52305-0000000	283.15
	STROBES-R-US Total			283.15
02/03/2025	SUBWAY 53598	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	20.51
	SUBWAY 53598 Total			20.51
02/11/2025	SUPPLYHOUSE.COM	J Glidewell - PW - Digital Differential Manometer	555-867564-52304-0000000	109.99
02/26/2025	SUPPLYHOUSE.COM	J Glidewell - PW - IR sensor kit, bottle filler control board	555-867564-52304-0000000	263.57
	SUPPLYHOUSE.COM Total			373.56

02/12/2025	TELEDYNE INSTRUMENTS I	L Perry - PW - Lab sampler repair parts	506-618341-52205-0000000	317.00
	TELEDYNE INSTRUMENTS I Total			317.00
01/31/2025	TEXAS ROADHOUSE #2126	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	17.51
	TEXAS ROADHOUSE #2126 Total			17.51
02/05/2025	TFS*FISHERSCI ECOM CHI	E Lower - PW - Filter glass	501-618352-52205-0000000	278.40
	TFS*FISHERSCI ECOM CHI Total			278.40
02/19/2025	TRELLO.COM* ATLISSIAN	T Thompson - Admin - Project Management Software	101-122041-54301-0000000	119.99
	TRELLO.COM* ATLISSIAN Total			119.99
02/06/2025	TST* THE DUBLINER	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	31.99
02/06/2025	TST* THE DUBLINER	M Brainard - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	46.65
	TST* THE DUBLINER Total			78.64
02/10/2025	TST*ADRIAN PDQ	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	21.73
	TST*ADRIAN PDQ Total			21.73
02/06/2025	TST*HANKS OYSTER BAR W	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	41.25
02/06/2025	TST*HANKS OYSTER BAR W	J Graff - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	51.49
	TST*HANKS OYSTER BAR W Total			92.74
02/07/2025	TST*KINFOLK SOUTHERN K	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	37.07
	TST*KINFOLK SOUTHERN K Total			37.07
02/07/2025	TST*OSTERIA MORINI - D	J Graff - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	71.50
02/07/2025	TST*OSTERIA MORINI - D	J Laxton - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	37.70
02/07/2025	TST*OSTERIA MORINI - D	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	53.30
02/07/2025	TST*OSTERIA MORINI - D	M Brainard - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	87.10
	TST*OSTERIA MORINI - D Total			249.60
02/03/2025	TST*THE GRILL	N Mata - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6196255	48.72
02/07/2025	TST*THE GRILL	J Graff - CED - Meal for NCDA Conference in Washington D.C.	242-313851-51502-6197255	62.04
	TST*THE GRILL Total			110.76
02/17/2025	U-HAUL MOVING & STORAG	H HURTADO - MLK - FAC STORAGE MONTHLY FEES	905-356921-53112-0000540	162.70
	U-HAUL MOVING & STORAG Total			162.70
01/31/2025	USPS PO 1667860402	M Thoms - Admin - Postage for Certified Letters	101-311041-53201-0000000	92.42
02/03/2025	USPS PO 1667860402	M Thoms - Admin - Postage for Certified Letters	101-311041-53201-0000000	9.68
02/03/2025	USPS PO 1667860402	N Simmons - Library - Postage	251-713451-53201-0000000	38.04
02/05/2025	USPS PO 1667860402	D Gleason - Parks - Rifac stamps	555-867564-53201-0000000	369.38
02/10/2025	USPS PO 1667860402	N Simmons - Library - Postage	251-713451-53201-0000000	28.53
02/19/2025	USPS PO 1667860402	N Simmons - Library - Postage	251-713451-53201-0000000	27.11
02/21/2025	USPS PO 1667860402	N Simmons - Library - Postage	251-713451-53201-0000000	26.40
	USPS PO 1667860402 Total			591.56
02/06/2025	USPS PO 1667870401	V SPINSBY - POLICE - POSTAGE	101-411041-53201-0000000	20.05
02/12/2025	USPS PO 1667870401	C PAULEY - POLICE - POSTAGE	101-411041-53201-0000000	38.60
02/14/2025	USPS PO 1667870401	C Nobiling - Library - Postage	251-713451-53201-0000000	219.00
02/19/2025	USPS PO 1667870401	V SPINSBY - POLICE - POSTAGE	101-411041-53201-0000000	18.55
	USPS PO 1667870401 Total			296.20
02/10/2025	WALLINGFORD SALES COMP	J Glidewell - PW - Switch, control	555-867564-52304-0000000	311.75
	WALLINGFORD SALES COMP Total			311.75
01/31/2025	WAL-MART #2231	N Carr - Parks - RIFAC preschool snacks	555-867501-52216-0000000	121.31
02/10/2025	WAL-MART #2231	K Kuykendall - Library - Comfort Cart Supplies	251-711041-52103-0000297	194.61
02/12/2025	WAL-MART #2231	G Alderson - PW - 55 inch TV, Tv mount	101-617111-52301-0000000	407.00
02/20/2025	WAL-MART #2231	A BLANCO - MLK - TPP CLASSROOM INCENTIVES	906-356921-52101-6163506	59.94
	WAL-MART #2231 Total			782.86
02/14/2025	WALMART.COM 8009256278	C FOREMAN - POLICE - WIPES	101-411041-52207-0000000	59.90
	WALMART.COM 8009256278 Total			59.90
02/04/2025	WCI*WASTE CONNECTIONS	L Vanlandegen - PW - Marina service	510-616331-53805-0000000	114.83

02/04/2025	WCI*WASTE CONNECTIONS	L Vanlandegen - PW - Saukie Lane service	510-616331-53805-0000000	127.22
	WCI*WASTE CONNECTIONS Total			242.05
01/29/2025	WENDY'S #0028	T MUEHLER - POLICE - TRAINING	101-414223-51502-0000000	12.33
	WENDY'S #0028 Total			12.33
01/29/2025	WENSCO SIGN SUPPLY	K Lingafelter - PW - Grommet roll clips	101-616306-52306-0000000	18.75
01/29/2025	WENSCO SIGN SUPPLY	K Lingafelter - PW - Reflective alpha, aerosol paint, xacto knife, blades	101-616306-52306-0000000	260.23
02/13/2025	WENSCO SIGN SUPPLY	K Lingafelter - PW - Blue and Red reflective material	601-617364-52305-0000000	330.66
02/13/2025	WENSCO SIGN SUPPLY	K Lingafelter - PW - Grommet wall rack	101-616306-52306-0000000	309.00
	WENSCO SIGN SUPPLY Total			918.64
02/25/2025	WEZZ DE LA ROSA PHOTO	H HURTADO - MLK - 50TH ANNIVERSARY PHOTOGRAPHER	901-356911-53112-6548000	250.00
	WEZZ DE LA ROSA PHOTO Total			250.00
01/30/2025	WWW.AUGUSTANA.EDU	D Mestre - HR - Job Fair at Augustana. PD was to split the fee.A1	101-155102-53403-0000000	350.00
	WWW.AUGUSTANA.EDU Total			350.00
	Grand Total			72,502.62

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the City Clerk's Office regarding a request from Augustana College to use sound amplification on Saturday, May 3, 2025 from 4 p.m. to 12 a.m. at Lindberg Stadium as part of the annual Slough Fest.
Date: April 14, 2025

Introduction and Background Information:

Attached is an application from Giorgia Felicita with the Augustana College requesting to use sound amplification on Saturday, May 3, 2025 from 4:00 p.m. to 12:00 a.m. at Charles D. Lindberg Stadium, 520 38th Street as part of the annual Sloughfest.

The expected distance that sound will be thrown is 1 mile.

Ms. Felicita has provided a list of signatures from local residents that approve the sound amplification.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council approve the request.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:



ROCK ISLAND
ILLINOIS

CITY OF ROCK ISLAND

LICENSE APPLICATION

SOUND AMPLIFICATION

FEE: \$25/ Per Day

APPLICANT INFORMATION

BUSINESS/ORGANIZATION NAME	ADDRESS	CITY	STATE	ZIP CODE
Augustana College	639 38th St., Rock Island, IL	Rock Island	IL	61201
TELEPHONE NO.				
309 794-7000				

APPLICANT'S NAME	ADDRESS	CITY	STATE	ZIP CODE
Giorgia Felicita	639 38th St., Rock Island, IL	Rock Island	IL	61201
TELEPHONE NO.				
309 631-9726				

DATE (S) OF ACTIVITY	TIME OF ACTIVITY (TO - FROM)
May 3 rd 2025	4 to 12 pm
TYPE OF EVENT	WHERE EVENT WILL BE HELD
Music Festival	620 38th St., Rock Island, IL, 61201

Estimate distance sound will be thrown: about 1 mile

Is the proposed location within 300 feet of the property line of any church, hospital, school or courthouse?

Yes _____ No X

SIGNATURES of persons in the range of the Sound Amplification MUST be submitted on attached petition indicating their approval or disapproval of the use of Sound Amplification.

Sound Amplification after 6:00 pm and/or on Sundays requires approval of City Council and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets the second and fourth Mondays of the month except when the fourth Monday is a legal holiday; then the City Council will meet on the third Monday of the month.

Georgia Tehata
Signature of Applicant

04/03/2025
Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

City Council Approval Date

City Clerk Approval Date

License Fee

License Fee Receipt Number

License Number

License Printed Date

License Delivery Date

Return Completed Application to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010

SOUND AMPLIFICATION NEIGHBORHOOD APPROVAL PETITION

We, the undersigned, approve/disapprove of _____'s request

for use of Sound Amplification during an event to be held at _____

Location

from _____ to _____ on _____

Start Time

End Time

Day (s) / Date (s)

NAME	ADDRESS	APPROVE SOUND AMPLIFICATION?	
		YES	NO
Isabella Olalde	1206 38th St. Rock Island, IL	✓	
Noah Ehlenbach	3437 7th Ave, Rock Island, IL	✓	
Adam Soczka	3435 7th Ave, Rock Island, IL	✓	
Brock Clark	3215 7th Ave, Rock Island, IL	✓	
Kelsey O'Connor	3431 7th Ave, Rock Island, IL	✓	
Julie Tarling	3208 7th Ave, Rock Island, IL	✓	
Jonathan Knuth	3430 6th Ave, Rock Island, IL	✓	
Brandon Fleisher	1209 39th St, Rock IL	✓	
Alvin Theccanat	630 42nd St., Rock Island, IL	✓	
Birze Tlilu	4117 7th Ave, Rock Island	✓	
Andrew Bennet	3037 10th Ave, RI	✓	
Tsion Nigate	4115 7th Ave, Rock Island	✓	
Ropi Amo-Antwi	1201 31st Street, Rock Island	✓	
Lentz Pierre	2856 11 1/2 Ave Rock Island	✓	
Nia Lam	703 11th St. Rock Island, IL	✓	
Tanner McDonald	1213 37th St. Rock Island	✓	

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Director
Subject: Report from the Finance Department regarding a budget adjustment to the Stormwater Utility Fund (507) in the amount of \$16,538.70.
Date: April 14, 2025

Introduction and Background Information:

The Public Works Department is requesting a budget adjustment to the Stormwater Utility Fund (507) revenue and expense budgets in the amount of \$16,538.70. The department has partnered with the West End Revitalization division and St. Mary's Monastery in South West Rock Island for a portion of the 2025 tree planting contract. The budget adjustment will impact the revenue and expenditure accounts listed below.

Account Number	Description	Type	Amount
507-000000-48502-0000000	Misc Tree Donations	Revenue	\$16,538.70
507-616322-53802-6516000	Horticulture S/C	Expense	\$16,538.70

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

City Council approve the budget adjustment increasing the Stormwater Utility Fund (507) revenue and expense budgets by \$16,538.70 for CY 2025.

Submitted by: Jessica Sager, Finance Director

Approved by:

Memorandum



To: Rock Island City Council
From: Bob Graff, Fire Chief
Subject: Report from the Fire Department regarding bids for garage door openers for all four (4) stations with a total of 17 openers, recommending the bid be awarded to Raynor Doors, Davenport, IA, in the amount of \$43,690.
Date: April 14, 2025

Introduction and Background Information:

There was only one (1) submission from Raynor Doors of Davenport, IA.

Previous Council Action (if any):

Budget Impact:

Fund: 101: General Fund
Department: 451: Fire
Cost Center: 291: Central House
Object Code: 53801: Buildings & Grounds Services & Contracts
Amount: \$17,990.00

Fund: 101: General Fund Department: 451: Fire Cost Center: 292: Station #2 Object Code: 53801: Buildings & Grounds Services & Contracts Amount: \$10,280.00

Fund: 101: General Fund Department: 451: Fire Cost Center: 293: Station #3 Object Code: 53801: Buildings & Grounds Services & Contracts Amount: \$7,710.00

Fund: 101: General Fund
Department: 451: Fire
Cost Center: 295: Station #4
Object Code: 53801: Buildings & Grounds Services & Contracts
Amount: \$7,710.00

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Isabel Pena, Office Assistant III

Approved by:



2370 West Lake Blvd
Davenport IA 52804
563.391.9566
www.raynorqc.com

Quote

Date 3/12/2025
Quote # E02680

Name / Address

City of Rock Island Fire Department
Bob Graff
1313 5th Ave.
Rock Island, IL 61201

309.732.2800

graff.robert@rigov.org

Ship To

Multiple Locations
Rock Island, IL 61201

Rep

MF

Description	Qty	Unit Price	Total
Central House - 1313 5th Ave LiftMaster TDC12S4BMC Motor Operator with All Standard Equipment, Additional Information Attached.	7	1,200.00	8,400.00T
LiftMaster FH1 Fire House Package	7	770.00	5,390.00T
Illinois Installation Labor & Equipment - Prevailing Wage - Includes Running EXPOSED Low Voltage Wire	1	4,200.00	4,200.00
Station #2 - 9010 Ridgewood Rd. LiftMaster TDC12S4BMC Motor Operator with All Standard Equipment, Additional Information Attached.	4	1,200.00	4,800.00T
LiftMaster FH1 Fire House Package	4	770.00	3,080.00T
Illinois Installation Labor & Equipment - Prevailing Wage - Includes Running EXPOSED Low Voltage Wire	1	2,400.00	2,400.00
Station #3 - 1601 30th Street LiftMaster TDC12S4BMC Motor Operator with All Standard Equipment, Additional Information Attached.	3	1,200.00	3,600.00T
LiftMaster FH1 Fire House Package	3	770.00	2,310.00T
Illinois Installation Labor & Equipment - Prevailing Wage - Includes Running EXPOSED Low Voltage Wire	1	1,800.00	1,800.00
Station #4 - 3101 9th St. LiftMaster TDC12S4BMC Motor Operator with All Standard Equipment, Additional Information Attached.	3	1,200.00	3,600.00T
LiftMaster FH1 Fire House Package	3	770.00	2,310.00T
Illinois Installation Labor & Equipment - Prevailing Wage - Includes Running EXPOSED Low Voltage Wire	1	1,800.00	1,800.00
Sales Tax		0.00%	0.00

Signature: _____

Date: _____

Total \$43,690.00

Pricing in this proposal is based on current market conditions and does not include potential future tariffs, duties, or regulatory changes. If such costs are imposed before final delivery, the quoted prices may be subject to adjustment accordingly.

All credit card payments will be subject to a 3% convenience fee.

50% deposit required prior to material being ordered. The remaining balance will be collected prior to or at the time of installation being scheduled. Deposits on special order products are non refundable.

All opening and pit preparation to be completed by others, unless stated above, in accordance to Raynor Door specifications. Electrical work, primary and secondary, to be completed by others unless stated above. Prices subject to review after 30 days.



Raynor Door of the Quad Cities (RDQC) will provide a one (1) year warranty on materials and labor. This warranty period will start once all the stations have been completed.

RDQC is a full-service garage door company specializing in sales, service, and installation. We offer 24-hour emergency service as well as planned preventative maintenance that is tailored to each end-user's needs, expectations, and budget. Our standard service rate is \$170.00/hour for a 2-person crew + \$100/day for a scissors lift, when applicable.

Proof of insurance and updated workman compensation documentation will be provided prior to installation commencing.

RDQC has been in business for over 25 years and our primary focus is overhead doors. With a team of 20+ members we are well suited to tackle any installation or repair that comes our way.

All product information and specifications are included in this packet.

RDQC would plan to start and finish one station at a time, we ask that each station is willing move trucks/equipment as needed so operators could be installed in a timely and efficient manner. Each operator will take approximately 4-6 hours to complete. On standard working hours are Monday-Friday 7:00am – 3:30pm.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Matt Finck".

Matt Finck – President
Raynor Door of the Quad Cities
2370 Westlake Blvd.
Davenport, IA 52804

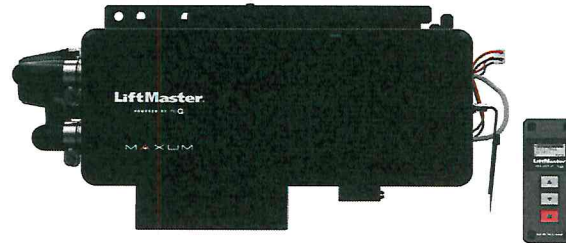
MAXUM

Next Generation DC Commercial Door Operator

TDC Trolley Operator

SECTION 08 71 13

DATA SHEET



Key Features

Standard Application

Recommended for door types including:

- Sectional Doors (Standard Lift)
- Standard Duty Cycle and Extended Duty Cycle Applications

Rated Duty Cycle

Standard Duty: Up to 20 cycles per hour and 90 cycles per day
Extended Duty: Up to 30 cycles per hour and 150 cycles per day

Operator Speed

Average 12" per second for Sectional doors

Limit Settings

Electronic limits via Floor Level Wall Controller with LCD display

Emergency Disconnect for Manual Operation

Emergency release

Emergency Disconnect with Auto - Reconnect

Reconnects when door release mechanism is reengaged

Programming

Floor Level Wall Controller with LCD display to program and commission door

Circuit Board

DC Logic Circuit Board

Timer-to-Close

Programming through menu on wall controller. Option is available in B2 Mode with two settings. User can select a desired Timer-to-Close (TTC) time duration under that menu

Mid-Stop

Program setup under System Configuration Operating Mode, Mid-stop

Battery Backup

DC7AH (2): 7 Ah batteries and mounting bracket (optional)

Run Time Protection

Standard Duty: 20 Cycle Count and Cycle 21% within a 60 minute threshold
Extended Duty: 30 Cycle Count and Cycle 37% within a 60 minute threshold

Motor Reverse Action Protection

Stop Fast: 250ms ramp

Stop Ramp: 500ms-2000ms; Stop button while opening

Emergency (Safety-Chain): CTM trigger immediate stop

Motor Operator Wall Controller

Floor Level Wall Controller with LCD screen using 2 wire interface to connect to powerhead

Trolley Track

Dual L-Rail Trolley Track

For more information, please visit www.devancocanada.com or call toll free at 1-855-931-3334

MAXUM

Next Generation DC Commercial Door Operator

TDC Trolley Operator

SECTION 08 71 13

DATA SHEET

Specifications:

Radio Receiver

Voltage Connections

Accessory Power

Drive Reduction

Brake

Construction

Warranty

LiftMaster Security+ 2.0

120Vac 1 PH/240Vac 1/3PH; 480Vac 3PH; 208Vac 3PH (via transformer);
600Vac 3PH (via transformer)

24Vdc, 1A Auxiliary Output

65:1 Gearbox with #48 Chain Output on 700 units and #41 Chain Output on
1200 and 2200 units

Dynamic braking standard on all Maxum operators. 2200 series
operators include eletromechanical holding brake.

NEMA 1 type electrical box, heavy duty 11 gauge steel frame with durable
powder coat finish. NEMA 4X type electrical box for NEMA 4X rated units

2 years

Installation Features:

Maximum Door Weight

See SKU listing below for maximum door weights allowable by SKU

Connectivity:

Wi-Fi®

Internet Connectivity

Connect to Wi-Fi via Connectivity option on the wall controller

myQ[®] technology enables remote monitoring and control via smartphone,
tablet, computer. myQ Facility technology enables Diagnostics, absolute
cycle count, service cycle count, and remote management

Door Weight Chart

SKU	PRODUCT FAMILY	MAX DOOR WEIGHT
TDC7S1BMC	Trolley	700 lb.
TDC7S4BMC	Trolley	700 lb.
TDC12S1BMC	Trolley	1200 lb.
TDC12S4BMC	Trolley	1200 lb.
TDC12X1BMC	Trolley	1200 lb.
TDC12X4BMC	Trolley	1200 lb.
TDC22X1BMC	Trolley	2200 lb.
TDC22X4BMC	Trolley	2200 lb.
TDC12X1N4XMC	Trolley	1200 lb.
TDC12X4N4XMC	Trolley	1200 lb.
TDC22X1N4XMC	Trolley	2200 lb.
TDC22X4N4XMC	Trolley	2200 lb.

LiftMaster

MAXUM

Next Generation DC Commercial Door Operator

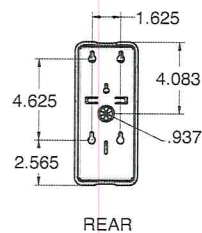
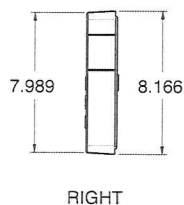
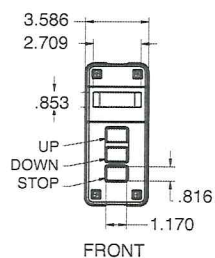
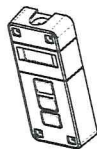
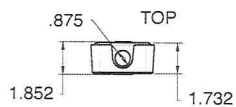
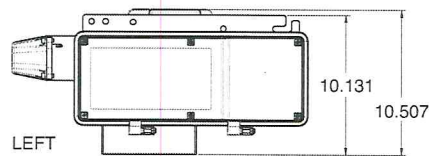
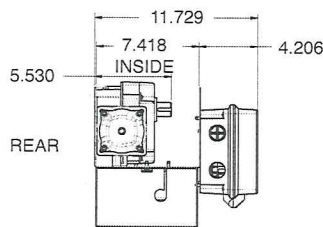
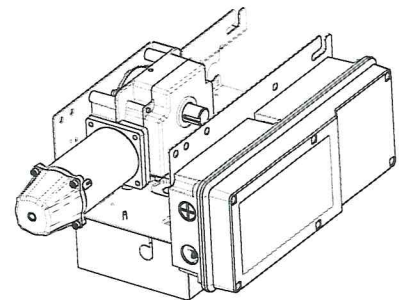
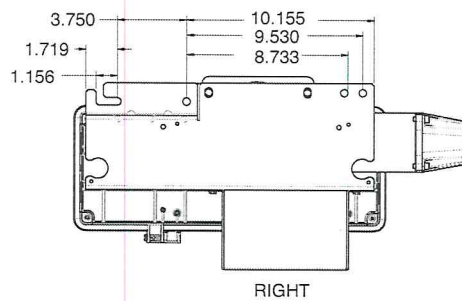
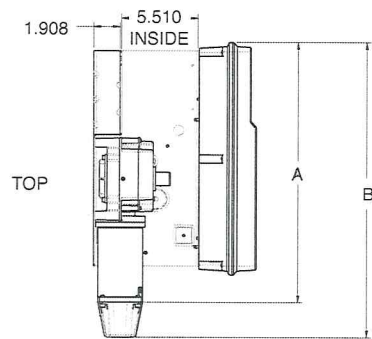
TDC Trolley Operator

SECTION 08 71 13

DATA SHEET

Dimensions

	A	B
700 lb. Standard	18.552"	21.065"
1200 lb. Standard	18.867"	21.380"



For more information, please visit www.devancocanada.com or call toll free at 1-855-931-3334

LIFTMASTER FIREHOUSE DOOR OPERATOR PACKAGE

LiftMaster

SKU: #FH1 / 3.6 lbs



- LiftMaster FH1 firehouse door operator package
- Includes: CPS3, RGL24LY, TLS1CARD, 02-401M,
- CPS3 - Additional set of Photo Eye Safety Sensors - Increase the level of safety of your system with a second set of sensors to monitor for vehicles and high apparatus equipment
- RGL24LY - Red/Green Light - Dramatically reduces the chance of damage to the door and engine, this light will change from flashing Red to solid Green when the door reaches the full open position, indicating when it is clear to exit
- TLS1CARD - Timer/Light/Status Card - Synchronizes the Red/Green Light operation to the LiftMaster Commercial Operator for consistent, reliable operation
- 02-401M - Open Only Mushroom Button - Positioned where you want control of the system, this custom control panel sends the door to the full open position, and automatically enables the Timer-to-Close feature - perfect for time sensitive situations

PICTURES 1

Memorandum



To: Rock Island City Council
From: Rob Baugous, Director
Subject: Report from the Human Resources Department regarding reimbursement of clean-up and reconstruction to Dillon Smith at 816 29th Street for damage to his basement due to a water main incident.
Date: April 14, 2025

Introduction and Background Information:

On March 17, 2025, Mr. Dillon Smith at 816 29th Street sustained damage to his basement and contents due to a water main incident. The initial flooding was caused by firefighting operations that resulted in a broken water main. The subsequent flooding occurred after the City's repair, causing water and sand to enter the basement. This issue has been rectified. Clean-up was completed by the homeowner at a cost of \$705.35. It has been agreed upon to reimburse Mr. Smith \$705.25 for the clean-up and \$15,150.00 to Landeros and Sons Construction, Inc. to mitigate the damages.

Previous Council Action (if any):

Budget Impact:

GL #621-157133-53602
Total Amount Owed \$15,855.00
Total Cost of Mitigation \$15,855.00

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Human Resources Department recommends approval of reimbursement for damages sustained.

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:

Memorandum



To: Rock Island City Council
From: Timothy Bain
Subject: Report from the Information Technology Department regarding a payment in the amount of \$18,633.49 to Tyler Technologies of Plano, TX for the ERP System implementation services using ARPA funds (unrestricted).
Date: April 14, 2025

Introduction and Background Information:

The new Enterprise Resource Planning (ERP) project is underway and an invoice has been received from Tyler Technologies. The new software is in the process of being implemented. The contract signed with Tyler states the payment cycle for the implementation fee, and it is time to make this payment.

Previous Council Action (if any):

On March 25, 2024, Council approved a recommendation to move forward with Tyler Technologies for the ERP System.

Budget Impact:

Total Invoice: \$18,633.49

Account number 101-256081-56405-0000297 (GF, IT, IS, Computer Software, ARPA)

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Information Technology Department recommends that the City Council authorize the City Manager to pay Tyler Technologies of Plano, TX for the ERP system implementation services in the total amount of \$18,633.49.

Submitted by: Timothy Bain

Approved by:



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-512743	03/26/2025	1 of 2

Questions:

Tyler Technologies- ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com



Bill To CITY OF ROCK ISLAND
1528 3RD AVENUE
ROCK ISLAND, IL 61201-8678

Ship To CITY OF ROCK ISLAND
1528 3RD AVENUE
ROCK ISLAND, IL 61201-8678

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
56079 - MAIN - MAIN			USD	NET45	05/10/2025

Contract Date	Description	Units	Rate	Extended Price
	10% IMP SERVICES RETAINED TO BE INVOICED LATER	-1	1,140.00	(1,140.00)
Mar 11 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) CM - FOUNDATION CHANGE MANAGEMENT	8	255.00	2,040.00
Mar 12 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) CM - FOUNDATION CHANGE MANAGEMENT	8	255.00	2,040.00
Mar 10 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) NON REIMBURSABLE - AIRFARE	1	590.68	590.68
Mar 10 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Mileage	30	0.70	21.00
Mar 10 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Per Diem US Rates	0.85	68.00	57.80
Mar 11 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Per Diem US Rates	1	68.00	68.00
Mar 12 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Parking	1	51.98	51.98
Mar 12 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Auto Rental	1	124.65	124.65
Mar 12 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Advance Airfare	1	16.50	16.50
Mar 12 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Hotel/Lodging	2	136.94	273.88
Mar 12 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Mileage	30	0.70	21.00
Mar 12 2025	Chad Teague ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) Per Diem US Rates	1	68.00	68.00
Mar 16 2025	Jeffrey Hanje ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) PROJECT MANAGER - FIN	8	150.00	1,200.00
Mar 16 2025	Jeffrey Hanje ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) PROJECT MANAGER - HRM	12	150.00	1,800.00
Mar 21 2025	Jonas Miller ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 1 - FIN	4	150.00	600.00
Mar 13 2025	Kalpana Kovuri ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 3 - HRM	8	150.00	1,200.00
Mar 4 2025	Marquis Graham ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC	8	150.00	1,200.00
Mar 5 2025	Marquis Graham ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC	8	150.00	1,200.00
Mar 6 2025	Marquis Graham ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC	8	150.00	1,200.00
Mar 17 2025	Marquis Graham ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC	8	150.00	1,200.00
Mar 18 2025	Marquis Graham ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC	8	150.00	1,200.00
Mar 19 2025	Marquis Graham ROCK ISLAND, IL- ORIGINAL SAAS CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC	8	150.00	1,200.00



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No 045-512743	Date 03/26/2025	Page 2 of 2
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Questions:

Tyler Technologies- ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com

Bill To CITY OF ROCK ISLAND
1528 3RD AVENUE
ROCK ISLAND, IL 61201-8678

Ship To CITY OF ROCK ISLAND
1528 3RD AVENUE
ROCK ISLAND, IL 61201-8678

Cust No.-BillTo-ShipTo 56079 - MAIN - MAIN	Ord No 208207	PO Number	Currency USD	Terms NET45	Due Date 05/10/2025
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Contract Date	Description	Units	Rate	Extended Price
Mar 20 2025	Marquis Graham ROCK ISLAND, IL - ORIGINAL SAAS	8	150.00	1,200.00
	CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC			
Mar 21 2025	Marquis Graham ROCK ISLAND, IL - ORIGINAL SAAS	8	150.00	1,200.00
	CONTRACT (208207) IMP REMOTE - PHASE 4 - CIVIC			

ATTENTION

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal 18,633.49

Sales Tax \$0.00

Invoice Total 18,633.49

Memorandum



To: Rock Island City Council
From: Timothy Bain
Subject: Report from the Information Technology Department regarding payment in the amount of \$20,309.40 to System Innovators of Chicago, Illinois, for iNovah software annual support maintenance.
Date: April 14, 2025

Introduction and Background Information:

The centralized cash receipting system - "iNovah" software annual support maintenance is due. The amount of \$20,309.40 will renew the maintenance contract from 7/1/2025 to 4/30/2026. The cost of this agreement is lower than the previous year due to the transition to a new system.

Previous Council Action (if any):

Budget Impact:

Vendor: 05246 - System Innovators, a division of N. Harris Corp.
Total Payment:\$20,309.40
Account Chargeable:
Fund:101 - General Fund
Department:256 - Information Technology
Cost Center:081- Information Systems
Object Code:53822 - Operating Services Contacts
Project:5228000 - Financial Software

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Information Technology Department recommends that the City Council authorize the City Manager to pay System Innovators of Chicago, IL for the iNovah System annual support maintenance in the total amount of \$20,309.40.

Submitted by: Timothy Bain

Approved by:

REMIT TO: System Innovators, a division of N. Harris Computer Corporation
 PO Box 74007259
 Chicago, IL 60674-7259

DATE: 3/13/2025

Notice of Support Pricing

BILL TO: CITY OF ROCK ISLAND
 Attn: Timothy Bain
 1528 3rd AVE
 ROCK ISLAND IL 61201
 PO

Timothy Bain
bain.timothy@rigov.org
blair.nancy@rigov.org

<u>Qty</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	Software Support		
	7/01/2025 - 4/30/2026	YEAR	
1	iNovah - SWS	\$ 18,137.10	\$ 18,137.10
1	LockBox Import-SWS	\$ 2,172.30	\$ 2,172.30

NOTE: System Innovators will conduct receipt license audits on an annual basis.
Your current annual receipt license = "100,000" receipts.

Total \$ 20,309.40

Please Note: Pricing does not include taxes. If our corporate office does not have a tax exempt certificate on file the actual total will include taxes.

Name: _____ PO: _____

Signature: _____

Email for Invoice: _____

Maintenance Plus (Optional)

1	Attendance for two at Harris Computer's Annual User Conference for Dec 2-4, 2025 (San Diego CA)	\$ 4,000.00
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Memorandum



To: Rock Island City Council
From: Timothy Bain
Subject: Report from the Information Technology Department regarding payment in the amount of \$13,800 to NinjaOne for the Ticketing and Enterprise Pro annual support subscription.
Date: April 14, 2025

Introduction and Background Information:

As computer use continues to grow, the management of security patches and software upgrades has reached a point where a new modern tool is needed to keep pace. Over the last several months, IT has reviewed several remote monitoring and management offerings. A product from NinjaOne has demonstrated it is the best option for the City of Rock Island computer network based on overall cost and feature set. By moving to NinjaOne, the city can consolidate management and eliminate other tools that no longer meet the needs of the changing computer environment.

Previous Council Action (if any):

Budget Impact:

Total Payment:\$13,800
Account Chargeable:
Fund:101 - General Fund
Department:256 - Information Technology
Cost Center:081- Information Systems
Object Code:53822 - Operating Services Contacts
Project:0000000 - N/A

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Information Technology Department recommends that the City Council authorize the City Manager to pay Ninja One of Oldsmar, FL for the NinjaOne ticketing and enterprise management annual support subscription in the total amount of \$13,800.00.

Submitted by: Timothy Bain

Approved by:

By signing this Order Form, you agree to enter into a subscription for the number of licenses to NinjaOne software set forth below (the “Subscription”), subject to the following terms and conditions:

Company Name:

City of Rock Island, IL

Licensee Email:

goetz.norman@rigov.org

Payment Terms:

Due on receipt

Bill Date:

1st of the month

Bill Currency:

USD

Initial Term:

15 months

Billing Email:

Billing Address:

, Illinois

PO #:

VAT # (EU only):

Offer 1

Item Name	Screenshare	Payment Frequency	Initial Term	Quantity	Unit Price	Annual Amount
Ninja Ticketing - 1 User		Annual	15 months	5	\$30.00	\$1,800.00
Ninja Enterprise Pro	Ninja Remote	Annual	15 months	400	\$2.50	\$12,000.00
Total Annual Amount						\$13,800.00

Discount Schedule: Month 1: 100% off, Month 2: 100% off, Month 3: 100% off

By signing this Order Form, you agree to enter into a subscription for the number of licenses to NinjaOne software set forth below (the "Subscription"), subject to the following terms and conditions:

Licensing a bundle has entitled you to receive a special discount based on the number of Ninja solutions (RMM, security, data protection, etc.) and/or the number of devices in your bundle. If your usage exceeds the number of devices licensed, you will be contacted by your account manager, and the Subscription will be upgraded to include the excess usage at the unit price set forth above. Any request to downgrade the Subscription must be made in writing to success@ninjaone.com at least 5 business days before the expiration of the Initial Term or any renewal term, as applicable, and the downgrade will take effect upon the next renewal term.

Unless either party provides 60 days' prior written notice of its intent to terminate the Subscription to the other party, upon expiration of the Initial Term and any renewal term, the Subscription will renew for an additional annual term at the then-current price you are paying, plus 2.75%. You must send any such notice to success@ninjaone.com. Any initial ramp or discount given will not be renewed.

The payment method selected upon entry into the Subscription will be used for all subsequent payments thereunder, unless you request to change it by email to billing@ninjaone.com. If your request is received at least 3 business days before the next billing cycle begins, the change will take effect upon the next billing cycle; otherwise, the change will take effect upon the following billing cycle. Please note that it is your responsibility to ensure that a successful payment is made by each due date, and you will be responsible for any charges or fees resulting from any payment default.

By signing this Order Form, you agree to all of the terms and conditions contained herein, as well as the terms and conditions of the NinjaOne End User License Agreement and any other ancillary agreement(s) between the parties in relation to the licensing of the NinjaOne software.

The following link is to be used if your payment information was not entered immediately upon signature. Please do not share this link with anyone outside of your organization.

https://scn.ninjaone.com/invoice-payment/customer-portal?subsidiary=1&customerStripId=cus_RvRI3DvK94bPac

NINJAONE END USER LICENSE AGREEMENT

THIS NINJAONE END USER LICENSE AGREEMENT (THIS “**AGREEMENT**”) IS A LEGAL AND BINDING CONTRACT BETWEEN NINJAONE, LLC (“**NINJAONE**”), ON THE ONE HAND, AND YOU, EITHER INDIVIDUALLY OR ON BEHALF OF THE LEGAL ENTITY THAT ACCEPTS THIS AGREEMENT AND ITS AFFILIATES (“**YOU**” OR “**YOUR**”), ON THE OTHER HAND. IF YOU ARE ENTERING INTO THIS AGREEMENT ON BEHALF OF A LEGAL ENTITY, YOU REPRESENT THAT YOU HAVE THE AUTHORITY TO BIND SUCH LEGAL ENTITY (AND ITS AFFILIATES) TO THIS AGREEMENT. YOU INDICATE YOUR ACCEPTANCE AND UNDERSTANDING OF THIS AGREEMENT THROUGH YOUR EXECUTION OF AN ORDER FORM, OR YOUR ACCESS TO OR USE OF THE SOFTWARE, AND THIS AGREEMENT BECOMES EFFECTIVE UPON THE EARLIER OF THE DATE OF YOUR FIRST EXECUTION OF AN ORDER FORM, OR THE DATE OF YOUR FIRST ACCESS TO OR USE OF THE SOFTWARE (THE “**EFFECTIVE DATE**”).

IF YOU DO NOT AGREE TO ALL OF THE TERMS OF THIS AGREEMENT, THEN YOU MAY NOT ACCESS, DOWNLOAD, INSTALL, OR USE THE SOFTWARE, AND, TO THE EXTENT APPLICABLE, YOU MUST UNINSTALL THE SOFTWARE FROM ALL OF YOUR DEVICES, CEASE ALL USE OF THE SOFTWARE, AND DESTROY ALL COPIES OF THE SOFTWARE AND DOCUMENTATION IN YOUR POSSESSION.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT OR YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS AGREEMENT, NO LICENSE IS GRANTED (WHETHER EXPRESSLY, BY IMPLICATION, OR OTHERWISE) UNDER THIS AGREEMENT, AND THIS AGREEMENT EXPRESSLY EXCLUDES ANY RIGHT CONCERNING ANY SOFTWARE THAT YOU DID NOT ACQUIRE LAWFULLY OR THAT IS NOT A LEGITIMATE, AUTHORIZED COPY OF NINJAONE’S SOFTWARE.

1. Definitions. In addition to terms defined elsewhere in this Agreement, the following terms have the meanings provided below wherever used in this Agreement:

1.1 “Affiliate” means an entity controlled by, under common control with, or controlling such entity, where control is denoted by having 50% or more of the voting power (or equivalent) of the applicable entity.

1.2 “Client” means, if You are an MSP, Your customer (which may not be an MSP) to whom You provide Managed Services that utilize the Software. If You are not an MSP, the term Client does not apply to You or Your use of the Software.

1.3 “Documentation” means the then-current official user documentation prepared and provided by NinjaOne to You regarding the use of the Software, as updated from time to time.

1.4 “Force Majeure Event” means an act, event, or circumstance beyond the control of NinjaOne, including, but not limited to, acts of God; systematic electrical, telecommunications, or other utility failures; third-party internet or data storage failures; technological attacks; fires, floods, storms, or other natural disasters; epidemics or pandemics; labor disputes; industrial disturbances; riots; acts or orders of government; and acts of terrorism or war.

1.5 “Fees” means the subscription and other fees set forth in any Order Form, as well as any interest and Taxes

applicable to such fees pursuant to Section 7.

1.6 **“Managed Services”** means the remote management of the information technology infrastructure and end-user systems of another party.

1.7 **“Managed Services Provider”** or **“MSP”** means an individual or legal entity that provides Managed Services.

1.8 **“NinjaOne Marks”** means the trademarks and service marks belonging to NinjaOne, including, but not limited to, its registered and common law design marks, word marks, and combinations thereof, that NinjaOne approves for use by You.

1.9 **“Object Code”** means computer programming code in the form not readily perceivable by humans and suitable for machine execution without the intervening steps of interpretation or compilation.

1.10 **“Order Form”** means the applicable document or other method by which You procure Software licenses from NinjaOne (including any applicable changes made through a change order or other updates).

1.11 **“Personal Data”** means data that is defined as “personal information” or “personal data” under applicable law.

1.12 **“SaaS Service”** means the NinjaOne online platform service that utilizes the Software on a hosted basis.

1.13 **“Software”** means the Object Code versions of all the software provided by NinjaOne under this Agreement, including software accessible through the SaaS Service and software that You may need to download and install in order to utilize the SaaS Service, as well as each individual component thereof (which may include or consist of Third-Party Products); and any updates, upgrades, or enhancements thereto provided to You by NinjaOne, including, but not limited to, any support software made available via the Internet, email, or any other means. For avoidance of doubt, all references in this Agreement to Software include the SaaS Service.

1.14 **“Term”** means the period of time beginning on the Effective Date and ending on the expiration or termination of the subscription set forth in the Order Form (as renewed in accordance with the terms of the Order Form or otherwise by written agreement of the parties).

1.15 **“Third-Party Products”** means the open source or third-party software licensed by NinjaOne and incorporated into and/or distributed as part of the Software.

1.16 **“User”** means an individual authorized by You or Your Affiliates to use the Software and Documentation or for whom You have procured a license. If You are a legal entity, Users may only include Your employees and contractors.

1.17 **“Your Data”** means data, files, or information, including Personal Data, submitted by You or Your Users through Your or Your Users’ use of the Software.

2. License Grants.

2.1 Subscription License. If the Software is provided to You on a subscription basis, then, subject to the terms and conditions of this Agreement (including any restrictions set forth in the Order Form and the timely payment of Fees), NinjaOne grants to You, during the Term, a limited, non-exclusive, revocable, non-transferable right and license to: (i) access and use the Software through the SaaS Service; and (ii) to the extent applicable, install and use certain Software specifically provided by NinjaOne for such use. If You are an MSP, You agree that the Software will be used solely in furtherance of Your provision of Managed Services to Clients and not for any other purpose or by any unauthorized third party. If required by NinjaOne in its sole discretion, Your Client(s) shall accept the terms of an end user license agreement for the Software. Subject to the terms and conditions of this Agreement, Your Affiliates may use the license granted hereunder on the condition that You are responsible for Your Affiliates' and Your Affiliates' Users' compliance with this Agreement and their actions and/or omissions.

2.2 Proprietary Rights. The Software is licensed to You, not sold. All worldwide ownership of, and all rights, title, and interest in and to the Software, and all copies and portions thereof, including, but not limited to, all copyrights, patent rights, trademark rights, trade secret rights, inventions, and other proprietary rights therein and thereto, are and shall remain exclusively in NinjaOne or its licensors. The only rights You acquire under this Agreement are those which are expressly stated in this Agreement.

2.3 NinjaOne Marks. If You are an MSP, then, subject to the terms and conditions of this Agreement (including any restrictions set forth in the Order Form and the timely payment of Fees), NinjaOne grants You, during the Term, a limited, revocable, non-exclusive, non-transferable, and non-sublicensable license to use the NinjaOne Marks solely to market and advertise to current or prospective Clients that You utilize the Software in the Managed Services. Your use of the NinjaOne Marks is subject to NinjaOne's prior and continued approval. NinjaOne is the sole and exclusive owner of the NinjaOne Marks, and Your use thereof shall inure to the benefit of NinjaOne and shall not create any right, title, or interest in the NinjaOne Marks for Your benefit. You agree that You will not challenge the validity of or NinjaOne's ownership in the NinjaOne Marks, and that You will not adopt or attempt to register any trademark that is confusingly similar to any of the NinjaOne Marks.

2.4 NinjaOne APIs. To the extent that You use any NinjaOne API, such use is governed by the [NinjaOne API License Agreement](#) ("API EULA"), which is hereby incorporated by reference. Solely with respect to Your access to or use of the API, to the extent that any term of this Agreement conflicts with that of the API EULA, the API EULA shall control and govern the rights and obligations of the parties. Otherwise, to the extent that any term of this Agreement conflicts with that of the API EULA, this Agreement shall control and govern the rights and obligations of the parties.

3. License Restrictions.

3.1 Restrictions. Except as expressly permitted in Section 2, You and the Users or Clients shall not: (i) modify, translate, reverse engineer, decompile, disassemble, make derivative works of, or otherwise derive source code from the Software or Documentation, in whole or in part (or, in any instance where the law permits such action, You

agree to provide NinjaOne at least 90 days' advance written notice of Your belief that such action is permitted and warranted and to provide NinjaOne with a reasonable opportunity to evaluate whether the law requires such action); (ii) create, develop, license, install, use, or deploy any software or services to circumvent, enable, modify, or provide access, permissions, or rights which violate the technical restrictions of the Software; (iii) use the Software for development or any other non-intended purpose; (iv) sell, resell, rent, lease, or otherwise distribute the Software or Documentation, in whole or in part; (v) assign, sublicense, rent, or otherwise transfer Your access and use rights to the Software under this Agreement without the prior written approval of NinjaOne; (vi) copy, reproduce, republish, upload, post, or transmit the Software or Documentation; (vii) use the Software on any endpoint or device (a) that is responsible for human safety and/or (b) whose failure or malfunction could result in personal injury or death; (viii) use the Software in a manner that results in excessive use, bandwidth, or storage; or (ix) use the Software if You are a competitor of NinjaOne or for purposes of monitoring the Software's performance, functionality, or availability or for any other benchmarking or competitive purposes.

In addition, You and the Users or Clients shall not use the Software to: (i) defame, abuse, harass, threaten, or otherwise violate the legal rights of others (such as rights of privacy and publicity); (ii) conduct or forward illegal contests, pyramid schemes, chain letters, unsolicited or unauthorized advertising, promotional materials, multi-level marketing campaigns, or emails; (iii) publish, post, distribute, disseminate, or link to any: (a) defamatory, infringing, or unlawful topic, name, material, or information; or (b) software or other material protected by intellectual property laws, copyright licenses, rights of privacy or publicity, or other proprietary rights, unless You own or control such rights or You have received all necessary consents for Your use of such software and other materials; (iv) harvest usernames or email addresses for any purpose; (v) restrict or inhibit any other individual from using and enjoying his/her rights with respect to the Software, services, or website; (vi) interfere with or disrupt the Software, services, website, or networks; or (vii) violate any applicable laws or regulations.

3.2 Usage Limits. The Software shall not be installed or used on a number of devices greater than that specified in the Order Form. You may not subscribe to, or downgrade to, a device quantity of less than 50. NinjaOne may monitor Your usage of the Software (including that of the Users or Clients) to ensure that it complies with such usage limits. If the usage limits are exceeded, You shall pay additional fees for the excess usage at the rate(s) set forth, or as otherwise described, in the Order Form. This remains true even if the excess usage results from unauthorized use of the Software.

4. Your Obligations. You acknowledge, agree, and warrant that:

4.1 Authority. You have the full power and authority to enter into this Agreement and carry out the obligations hereunder.

4.2 Compliance. You are solely responsible for Your and the Users' or Clients' compliance with this Agreement and all laws and regulations applicable to the use of the Software. If You become aware of any noncompliance with the foregoing by Yourself, any Users or Clients, You shall immediately report the noncompliance to NinjaOne and cure and remedy the noncompliance to the extent feasible.

4.3 Credentials. You are solely responsible for the safekeeping and confidentiality of Your and the Users' or

Clients' usernames and passwords. If You become aware of any breach of confidentiality thereof, You shall immediately cure and remedy the breach and report to NinjaOne any adverse effects or results of the breach.

4.4 Activities. You are solely responsible for Your and the Users' or Clients' activities in or as a result of using the Software, including, but not limited to: (i) any misuse of the Software; (ii) the information, data, and content entered into the Software or otherwise made available to NinjaOne; (iii) the information, data, and content accessed through the Software or otherwise made available to NinjaOne, its effects, any actions taken in response thereto, and any interpretations thereof; and (iv) the accuracy, quality, integrity, legality, reliability, appropriateness, and copyright of all information, data, and content that You, the Users or Clients allow the Software to access or otherwise make available to NinjaOne. You will provide any notices and obtain any consents that may be legally required for NinjaOne to engage in the activities contemplated by this Agreement.

4.5 Equipment and Ancillary Services. You are solely responsible for acquiring and maintaining any equipment or ancillary services needed to connect to, access, or otherwise use the Software, including, but not limited to, modems, hardware, software, and internet service, and for ensuring that such equipment and ancillary services are compatible with the Software.

4.6 Export Control Laws. The Software, Documentation, and any related technical data, and products utilizing the Software, Documentation, or such technical data (collectively, "**Controlled Technology**") are subject to U.S. export control laws, including, but not limited to, the U.S. Export Administration Act ("**EAR**"). You shall not, and shall not permit any third parties to, export, re-export, transfer, or release, directly or indirectly, any Controlled Technology to a jurisdiction, country, entity, or individual to which the export, re-export, transfer, or release of any Controlled Technology is prohibited by the EAR or any other applicable federal law, regulation, order, or rule. You shall comply with the EAR and all other applicable federal laws, regulations, orders, and rules, and complete all required undertakings (including obtaining any necessary export license or other governmental approval) prior to exporting, re-exporting, transferring, or releasing any Controlled Technology. You shall provide prior written notice of the need to comply with such laws and regulations to any person, firm, or entity which You have reason to believe is obtaining any such Controlled Technology from You with the intent to export, re-export, transfer, or release it. If You learn of any violation of the above restriction, You shall use reasonable efforts to promptly notify NinjaOne thereof and to cooperate with any review conducted by NinjaOne. Any breach by You of this Subsection 4.6 shall be deemed a material, incurable breach of this Agreement.

4.7 Anti-Corruption. You acknowledge and agree that You have not received or been offered any illegal or improper bribe, kickback, payment, gift, or thing of value from an employee or agent of NinjaOne in connection with this Agreement. Reasonable gifts and entertainment provided in the ordinary course of business do not violate the above restriction. If You learn of any violation of the above restriction, You shall use reasonable efforts to promptly notify NinjaOne.

4.8 OFAC. You represent and warrant to NinjaOne that none of (a) You, (b) each person or entity owning an interest in You (as applicable), or (c) the Users or Clients are (x) currently identified on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Assets Control, U.S. Department of the

Treasury (“**OFAC**”), or on any other similar list maintained by OFAC pursuant to any authorizing statute, executive order or, regulation, or (y) a person or entity with whom a citizen of the U.S. is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of U.S. law, regulation, or Executive Order of the President of the United States. You also represent and warrant to NinjaOne that neither You nor any User or Client will (d) use any NinjaOne Controlled Data, Software, or any other NinjaOne product or service in violation of any U.S. or other applicable economic sanctions, or (e) cause NinjaOne to violate U.S. or applicable economic sanctions. If You learn of any violation of the above restriction, You shall use reasonable efforts to promptly notify NinjaOne thereof and to cooperate with any review conducted by NinjaOne. Any breach by You of this Subsection 4.8 shall be deemed a material, uncurable breach of this Agreement and grounds for termination of the Agreement by NinjaOne.

4.9 Liability Disclaimer. NINJAONE (INCLUDING ITS DIRECTORS, OFFICERS, EMPLOYEES, CONTRACTORS, AGENTS, AFFILIATES, AND SUCCESSORS) SHALL NOT BE LIABLE IN ANY MANNER FOR ANY DAMAGES RESULTING FROM YOUR FAILURE TO FULFILL THE FOREGOING RESPONSIBILITIES UNDER THIS SECTION 4, INCLUDING, BUT NOT LIMITED TO, DAMAGES RESULTING FROM ANY MISUSE OF THE SOFTWARE OR ANY DELETION, DESTRUCTION, LOSS, OR UNAUTHORIZED ACCESS TO THE DATA STORED THEREIN.

5. Data Use and Protection.

5.1 Your Data. NinjaOne acknowledges and agrees that, as between NinjaOne and You, You own all right, title, and interest in and to Your Data. You grant to NinjaOne a non-exclusive, royalty-free, worldwide license to (i) use, reproduce, store, process, and display Your Data and perform all acts with respect to Your Data, but only to the extent necessary for NinjaOne to (a) develop, improve, support, and provide the Software to You, (b) confirm Your compliance with the usage limits and other license restrictions herein, (c) compile statistical and performance information for NinjaOne’s internal business purposes, and (d) comply with its obligations under this Agreement, the DPA, or applicable law, including, but not limited to GDPR, HIPAA, etc., and (ii) anonymize, summarize, de-identify, and/or aggregate Your Data, so that no individual is identified or identifiable (“**Aggregate Data**”) and use such Aggregate Data to track general industry trends; develop and publish white papers, reports, and summaries; improve the Software; and for any lawful purpose related to NinjaOne’s legitimate business interests. For clarity, Aggregate Data SHALL NOT include personally identifiable information or information that can identify any individual. NinjaOne retains all intellectual property rights to the Aggregate Data.

5.2 Protection of Your Data. NinjaOne shall comply with its obligations under applicable data protection laws and shall maintain appropriate administrative, physical, technical, and organizational measures that ensure an appropriate level of security for Your Data. You acknowledge and agree that any Personal Data contained in Your Data is voluntarily provided by You solely based on how You choose to use the Software and/or manage devices on which the Software is deployed. To the extent that Your Data contains Personal Data, and You have executed the Data Processing Agreement (“**DPA**”) as instructed [here](#), NinjaOne will process such Personal Data in accordance with the DPA. Upon execution by both parties and NinjaOne’s receipt of the executed DPA, the DPA shall be incorporated by reference into this Agreement. You are responsible for ensuring that the security of the Software is appropriate for Your intended use.

5.3 Representations, Warranties, and Covenants Concerning Use. You acknowledge and agree that You will not input, store, or upload into the SaaS Service environment any data whatsoever that is subject to laws or regulations that require heightened or specific security measures, including, but not limited to, International Traffic in Arms Regulations (ITAR), certain items identified in the 600 series of the EAR, or the Digital Millennium Copyright Act (DMCA).

6. Third-Party Products. You acknowledge and understand that Third-Party Products are embedded or incorporated in, or distributed with, the Software and may be governed by their own license terms (collectively, “Third-Party License”). Links to relevant Third-Party Licenses may be found [here](#). Nothing in this Agreement limits Your, the Users’ or Clients’ rights under, nor grants You, the Users or Clients any rights that supersede, the terms of any applicable Third-Party License (including, but not limited to, those concerning proprietary rights to the Third-Party Products). If You, any User or Client do(es) not agree to the Third-Party License terms, then You, such User or Client shall not use the Software, respectively.

To the extent the provisions of a Third-Party License applicable to an open source component of the Software prohibit any of the restrictions in this Agreement with respect to such open source component, such restrictions will not apply to the open source component affected by such prohibition. To the extent that the provisions of the Third-Party License applicable to open source components of the Software require NinjaOne to make an offer to provide source code or related information in connection with such open source components, such offer is hereby made.

7. Fees and Payment. Fees shall be due and payable as set forth on the Order Form and as otherwise required under this Agreement. Failure to pay Fees on time may result in the termination of this Agreement and/or the suspension of Your and the Users’ or Clients’ access to and use of the Software as described in Section 8. In addition, for any past due amount, NinjaOne may charge interest at 1.0% per month or the maximum rate allowed by applicable law, whichever is lower. Except as expressly set forth herein or in the Order Form, all Fees paid or payable are non-cancellable and non-refundable to the maximum extent permitted by law.

7.1 Disputed Fees. If You believe that any invoice for Fees is in error, You must notify NinjaOne in writing of such error within 25 days of Your receipt of such invoice. Failure to provide such notice shall constitute Your waiver of Your right to dispute the invoice. If appropriate, NinjaOne shall rectify the error by reducing the amount of the next invoice following the parties’ resolution of such error, or by any other means agreed between the parties.

7.2 Taxes. Prices are exclusive of any and all taxes and withholding requirements, including sales and use taxes, value-added taxes, export and import fees, customs, duties, tariffs, and similar charges arising out of this Agreement or applicable to the transactions contemplated by this Agreement that are imposed by any government or other authority (“Taxes”). Customer shall pay or reimburse NinjaOne for all Taxes, if and as applicable. If Customer is required to pay or withhold any Taxes in respect of any payments due to NinjaOne hereunder, Customer shall gross up payments actually made to NinjaOne such that NinjaOne shall receive the sums due hereunder in full and free of any deduction for any such Taxes or withholdings.

7.3 Fee Changes. NinjaOne may change Fees for the Software from time to time, in its sole discretion. Any Fee changes will be effective upon the commencement of Your next renewal term, provided that NinjaOne shall provide

You with reasonable notice of any such Fee change prior to the expiration of the then-current term. Notice under this Subsection 7.3 may be given to any of Your personnel who regularly interact with NinjaOne in relation to the Software.

7.4 Purchases by Your Purchase Order. Once You have executed an Order Form that incorporates this Agreement, You may issue a purchase order (or other ordering document) to NinjaOne which lists the Software being licensed by You, in which case such purchase order shall be deemed to incorporate the terms and conditions of this Agreement by reference whether or not containing an express reference hereto; provided, however, that any terms and conditions contained in Your purchase order that are in addition to or different than the terms and conditions in this Agreement shall be null and void.

8. Term and Termination.

8.1 Term. This Agreement, including the access and licenses granted herein, shall remain in effect for the duration of the Term. For avoidance of doubt, You may not terminate this Agreement or the subscription set forth in the Order Form prior to the expiration of the then-current Term. This Agreement may be terminated prior to the expiration or termination of the subscription only in accordance with this Section 8. The termination of this Agreement shall operate to immediately terminate the subscription set forth in the Order Form (if not already expired).

8.2 Termination or Suspension for Cause. NinjaOne may suspend access to the SaaS Service or terminate this Agreement with 30 days' written notice to You if You, the Users or Clients breach this Agreement, unless the breach is cured within the 30-day notice period. Notwithstanding the foregoing, if You fail to pay any amount due under this Agreement on the due date and remain in default for more than 10 days after NinjaOne gives written notice to You to make payment, NinjaOne may immediately suspend access to the SaaS Service or terminate this Agreement. In addition, NinjaOne may terminate this Agreement immediately if (i) You, the Users or Clients breach this Agreement, and the breach is egregious, incurable, and/or would damage the Software or NinjaOne's reputation; or (ii) if You become insolvent or if bankruptcy or receivership proceedings are initiated by or against You. NinjaOne's decision to suspend access to the SaaS Service is without prejudice to its right to terminate this Agreement for the same cause(s) underlying the suspension.

8.3 Effects of Termination.

8.3.1 License and Access Ends. Upon the expiration of the Term or termination of this Agreement for any reason, all rights granted to You under this Agreement shall cease and You and the Users or Clients shall immediately (i) cease using the Software (if not already done); and (ii) destroy all copies of the Software and Documentation in Your and their possession; or (iii) if instructed by NinjaOne, return all copies of the Software and Documentation in Your and their possession to NinjaOne. If You and the Users or Clients do not immediately cease using the Software in accordance with this Subsection 8.3, NinjaOne may immediately terminate Your and the Users' or Clients' access to and use of the Software without notice.

8.3.2 Payments. Upon the expiration of the Term or termination of this Agreement, all amounts owing by

You to NinjaOne shall become immediately due and payable, and You shall immediately pay all such amounts to NinjaOne. If this Agreement is terminated via NinjaOne's right to terminate under Subsection 8.2, NinjaOne shall, in addition to any other rights under this Agreement or otherwise, be entitled to collect from You all of the Fees that remain payable under this Agreement for the entire Term.

8.3.3 Your Data. You acknowledge and agree that it is Your responsibility to retrieve Your Data within 10 business days of the expiration or termination of this Agreement for any reason (including nonpayment). NinjaOne reserves the right to delete all Your Data and any existing copies thereof in its possession within 90 days following the expiration or termination of this Agreement, unless any applicable law requires the further storage of the Your Data. Once it is deleted, Your Data cannot be recovered, and NinjaOne will have no liability in relation to the deletion of Your Data pursuant to this Subsection 8.3.3.

8.4 Survival. Any provision of this Agreement that by its nature is intended to survive the expiration or termination of this Agreement shall so survive. These include, but are not limited to, the provisions of Section 6 (Third-Party Products), Section 7 (Fees and Payment), Section 10 (Limitation of Liability), Section 11 (Indemnification), and Section 13 (General).

9. Warranties.

9.1 Limited Warranty. NinjaOne warrants that it can enter into this Agreement and that it has the right to grant the Software licenses as set forth herein. NinjaOne also warrants that the Software will operate substantially in accordance with the specifications set forth in the Documentation, under ordinary operating circumstances, for a period of 30 days following the Effective Date. If You notify NinjaOne in writing of a breach of this warranty during the period set forth above, then (i) NinjaOne will correct, repair, or replace the Software within a reasonable time; or (ii) if NinjaOne determines that such correction, repair, or replacement is not feasible, You may terminate this Agreement on written notice to NinjaOne, and You will be entitled to a refund any pre-paid Fees for such non-compliant Software. The foregoing options constitute NinjaOne's entire liability and Your sole remedy in the event of a breach of the foregoing warranties. The foregoing warranties do not apply to Third-Party Products or to SDKs/APIs. Further, the warranties set forth in this Subsection 9.1 do not apply if (i) the Software has not been used in accordance with the terms and conditions of this Agreement, the Documentation, or applicable laws; (ii) the Software has been used for a purpose or application for which it was not intended; (iii) the breach is a result of any act or omission by You or any third party (including, but not limited to, alteration, abuse, or damage) or by the use of any materials supplied by You or any third party; (iv) the breach has been caused by Your failure to apply updates or upgrades, or to comply with any recommendation or instruction of NinjaOne; or (v) the breach results from any cause outside of NinjaOne's reasonable control.

9.2 Warranty Disclaimer. EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH ABOVE, AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SOFTWARE, DOCUMENTATION, SAAS SERVICE, AND NINJAONE MARKS ARE PROVIDED AND LICENSED "AS IS" AND "AS AVAILABLE," WITHOUT WARRANTY OF ANY KIND, WHETHER EXPRESS, IMPLIED, OR STATUTORY, AND NINJAONE HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-

INFRINGEMENT, AND TITLE. YOU EXPRESSLY ACKNOWLEDGE THAT THE SOFTWARE, DOCUMENTATION, AND SAAS SERVICE MAY CONTAIN TECHNICAL INACCURACIES OR TYPOGRAPHICAL ERRORS. NO EMPLOYEE, CONTRACTOR, AGENT, AFFILIATE, REPRESENTATIVE, RESELLER, DEALER, OR DISTRIBUTOR OF NINJAONE IS AUTHORIZED TO MODIFY THESE WARRANTY TERMS OR TO MAKE ANY ADDITIONAL WARRANTIES. BECAUSE SOME STATES DO NOT ALLOW THE EXCLUSION OF IMPLIED WARRANTIES, THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU.

10. Limitation of Liability.

10.1 No Special Damages. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT SHALL NINJAONE (INCLUDING ITS DIRECTORS, OFFICERS, EMPLOYEES, CONTRACTORS, AGENTS, AFFILIATES, AND SUCCESSORS) BE LIABLE TO YOU, THE USERS OR CLIENTS FOR ANY SPECIAL, INDIRECT, NON-COMPENSATORY, CONSEQUENTIAL, INCIDENTAL, STATUTORY, OR PUNITIVE DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, THOSE RELATED TO LOSS OR PRIVACY OF DATA OR PROGRAMS, BUSINESS INTERRUPTIONS, OR LOST PROFITS OR REVENUE, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY, STATUTE, OR OTHERWISE, EVEN IF NINJAONE IS AWARE OF THE POSSIBILITY OF SUCH DAMAGES IN ADVANCE. BECAUSE SOME STATES DO NOT ALLOW THE EXCLUSION OF THE FOREGOING DAMAGES, THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU.

10.2 Damages Cap. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT SHALL NINJAONE (INCLUDING ITS DIRECTORS, OFFICERS, EMPLOYEES, CONTRACTORS, AGENTS, AFFILIATES, AND SUCCESSORS) BE LIABLE TO YOU, THE USERS OR CLIENTS IN RELATION TO THE SOFTWARE, DOCUMENTATION, SAAS SERVICE, OR THIS AGREEMENT IN AN AGGREGATE AMOUNT GREATER THAN (i) THE AMOUNT OF FEES PAID OR PAYABLE BY YOU UNDER THE ORDER FORM DURING THE 12 MONTHS PRIOR TO THE EVENT GIVING RISE TO THE LIABILITY, OR (ii) \$5,000, WHICHEVER IS GREATER. THE PARTIES ACKNOWLEDGE AND AGREE THAT THEY HAVE FULLY CONSIDERED THE FOREGOING ALLOCATION OF RISK AND FIND IT REASONABLE, AND THAT THE FOREGOING LIMITATIONS ARE AN ESSENTIAL BASIS OF THE BARGAIN BETWEEN THE PARTIES.

11. Indemnification.

11.1 Indemnification by You. You shall indemnify, defend (through use of counsel acceptable to NinjaOne), and hold harmless NinjaOne (including its directors, officers, employees, contractors, agents, Affiliates, and successors) from and against any and all claims, demands, losses, liabilities, and costs (including, but not limited to, reasonable attorney's fees and costs) arising from Your or the Users' or Clients' (i) breach of this Agreement or violation of applicable law; (ii) installation, use, or misuse of, or failure to prevent unauthorized access to, the Software or the data stored therein; (iii) infringement of third-party intellectual property rights (except to the extent directly resulting from the use of the Software by You, the Users or Clients) or violation of third-party privacy rights; and (iv) willful misconduct or fraud.

11.2 Indemnification by NinjaOne. NinjaOne shall indemnify, defend, and hold You harmless from and against any and all third-party claims, demands, losses, liabilities, and costs (including, but not limited to, reasonable attorney's fees and costs) arising from NinjaOne's infringement of third-party intellectual property rights directly

resulting from the use of the Software by You, the Users or Clients. This Subsection 11.2 states NinjaOne's entire liability (and shall be Your sole and exclusive remedy) with respect to infringement claims.

The foregoing obligations do not apply (i) with respect to Software or components thereof which have been (a) supplied other than by NinjaOne (including Third-Party Products), (b) modified in whole or in part in accordance to Your specifications, (c) modified by You, the Users or Clients after delivery by NinjaOne, or (d) combined with other products, processes, or materials where the alleged infringement relates to such combination; (ii) where You continue the allegedly infringing activity after being notified thereof or after being informed of modifications that would have avoided the alleged infringement; or (iii) where the use of the Software by You, the Users or Clients is not strictly in accordance with this Agreement or the Documentation.

11.3 Indemnification Procedure. The obligations in Sections 11.1 and 11.2 are subject to the indemnifying party being promptly notified of any and all threats, claims, and proceedings related thereto and given reasonable assistance and the opportunity to assume sole control over the defense and all negotiations for a settlement or compromise.

12. U.S. Government Use. If You are an agency or instrumentality of the United States Federal Government ("USG") or if You are or a prime contractor or subcontractor (at any tier) under any contract, grant, cooperative agreement, or other activity with the USG and acquiring a license to use the Software on behalf of the USG, You agree that the Software and Documentation are "commercial items," as defined in the Federal Acquisition Regulation ("FAR") (48 C.F.R.) 2.101, consisting of "commercial computer software" and "commercial computer software documentation" as such terms are used in FAR 12.212. [Consistent with](#) FAR 12.211 (Technical Data) and FAR 12.212 (Computer Software) and Defense Federal Acquisition Regulation Supplement ("DFAR") 227.7202-1 through 227.7202-4, and notwithstanding any other FAR or other contractual clause to the contrary in any agreement into which this Agreement may be incorporated, You will acquire the Software and Documentation with only those rights set forth in this Agreement. Any license provisions that are inconsistent with federal procurement regulations are not enforceable against the USG.

13. General.

13.1 Feedback. Any suggestions, feedback, or proposed modifications to the Software (in any form) provided by You to NinjaOne may be freely used by NinjaOne without limitation, and any modifications to the Software resulting from such suggestions, feedback, or proposed modifications shall be exclusively owned by NinjaOne.

13.2 Set Off. NinjaOne may set off any payment due to You, whether under this Agreement or otherwise, against any claim that NinjaOne has against You, whether under this Agreement or otherwise.

13.3 Agreement Updates. NinjaOne may update this Agreement from time to time. NinjaOne will post the updated version on its website or otherwise provide You notice thereof. If You do not agree to the updated terms, You shall notify NinjaOne in writing within 30 days following the update, and You shall have the opportunity to terminate the Agreement and receive a refund of any pre-paid Fees for the unused portion of the subscription set forth the Order Form at the time of the termination. Your failure to provide such notice, and/or Your continued use

of the Software for more than 30 days following the update, shall constitute Your acceptance of any updated terms.

13.4 Conflicts. To the extent that any term of this Agreement conflicts with that of an Order Form, the Order Form shall control and govern the rights and obligations of the parties.

13.5 Governing Law; Jurisdiction. This Agreement shall be construed and governed in accordance with the laws of the State of Texas, without regard to the choice or conflicts of law provisions of any jurisdiction. The 1980 United Nations Convention on Contracts for the International Sale of Goods and its related instruments shall not apply to this Agreement. Any dispute, action, claim, or cause of action arising out of or in connection with this Agreement or the Software shall be subject to the exclusive jurisdiction of the state and federal courts located in Travis County, Texas, and the parties irrevocably submit to the personal jurisdiction of such courts.

13.6 Force Majeure. The failure of NinjaOne to comply with any provision of this Agreement due to a Force Majeure Event shall not be considered a breach of this Agreement.

13.7 Remedies. Each party acknowledges that a breach of this Agreement by the other party (and, where applicable, Users or Clients) may cause irreparable harm to the non-breaching party for which monetary damages are an insufficient remedy, and that the non-breaching party shall have the right to seek and recover equitable relief, including, but not limited to, an injunction or decree for specific performance, without the requirement of posting bond or proving damages. The non-breaching party's exercise of this right shall not waive its right to assert any other legal right or obtain any other remedy permitted under this Agreement or by applicable law. Each party's remedies set forth in this Agreement are cumulative and are in addition to, and not in lieu of, all other remedies each party may have at law or in equity, whether under this Agreement or otherwise.

13.8 Attorney's Fees. In the event of litigation between the parties concerning this Agreement or the Software, the prevailing party in the litigation shall be entitled to recover its reasonable attorney's fees and costs from the other party.

13.9 Notice. Except as otherwise provided in this Agreement or the Order Form, any notice or report required to be given under this Agreement shall be given as follows:

If to You, by email to the "Buyer Email" or "Licensee Email" address listed on the Order Form.

If to NinjaOne, by email to EULA@ninjaone.com.

13.10 Severability. If any part of this Agreement is found void and unenforceable, it will not affect the validity of the balance of the Agreement, which shall remain valid and enforceable according to its terms.

13.11 Waiver. The delay or failure of either party to exercise any right provided in this Agreement shall not be deemed a waiver of that right. No waiver of any breach of this Agreement shall be a waiver of any other breach, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving party.

13.12 Promotions. By executing this Agreement, You give NinjaOne permission to contact, and use information about, You for the purposes of promoting goods and services to You. In addition, unless You give written notice of Your revocation of the following permission to NinjaOne, by executing this Agreement, You give permission for NinjaOne to publish Your name and logo in lists of customers, for publicity and promotional purposes.

13.13 Entire Agreement. This Agreement, together with the Order Form(s), embraces the full, complete understanding of the parties as to the subject matter hereof. All prior or contemporaneous representations, understandings, and agreements between the parties regarding the subject matter hereof, whether written or oral, expressed or implied, are superseded by this Agreement and shall be of no effect. For the avoidance of doubt, any terms and conditions on any purchase orders issued to NinjaOne by You shall be null and void.

13.14 Assignment. You may not assign any of Your rights under this Agreement without the prior written consent of NinjaOne. Any purported assignment or delegation in violation of this Subsection 13.15 shall be null and void. An assignment resulting from an amalgamation, merger, change in control, re-organization, or other similar transaction by You (including, but not limited to, an asset sale, stock sale, reverse merger, or reverse triangular merger) shall require NinjaOne's consent pursuant to this Subsection 13.15. Furthermore, for the purposes of this Agreement, (i) the acquisition of an equity interest in You of greater than 50 percent by any third party, or (ii) the acquisition of an equity interest by You of greater than 50 percent of any third party, shall be considered an "assignment." NinjaOne may assign this Agreement to any third party that succeeds to NinjaOne's interests in the Software and assumes the obligations of NinjaOne hereunder, and NinjaOne may assign its right to payment hereunder or grant a security interest in this Agreement or such payment right to any third party.

13.15 No Third-Party Beneficiary. Except as otherwise expressly provided herein, no third party is or shall be a beneficiary of this Agreement, and no third party (including, but not limited to, a Client or Affiliate) shall have the right to enforce this Agreement.

13.16 Electronic Transaction; Electronic Communications. The parties agree that this Agreement may be formed, executed, and/or delivered by electronic means, including the use of electronic signatures and/or electronic agents. NinjaOne shall be entitled to communicate with You via email or other electronic communications. You consent to these communications and others regarding the Software, new product releases, upgrades, and other information that NinjaOne believes may be relevant to use of the Software.

13.17 Headings. Section headings in this Agreement are for convenience of reference only and shall not be given any substantive effect in limiting or otherwise construing any provision herein.

14. Special Terms for Certain Products or Services.

14.1 Documentation Data Importation. The following terms apply only to the extent that You import documentation data from a third-party provider to NinjaOne. In order to complete such importation, You must use the CSV form accessible on the NinjaOne platform for such purposes. You are solely responsible for the complete and accurate entry and saving of all documentation data in(to) the CSV form, including any errors or omissions. You represent and warrant as follows: (i) the documentation data is rightfully owned, in whole, by You, and You have

unconditional authority to import the documentation data to NinjaOne; and/or the documentation data is rightfully owned, at least in part, by the individuals or entities who (or whose devices) are the subjects of the documentation data, and You have received all necessary consents from such individuals or entities to import the documentation data to NinjaOne; (ii) to the extent that You use a copy-and-paste function to enter the documentation data into the CSV form, or You enter the documentation data into the CSV form such that the manner in which the documentation data was compiled, organized, or presented by the third-party provider is maintained, You have the right to import the documentation data to NinjaOne in such manner; and (iii) importing the documentation data to NinjaOne will not cause You to be in breach of any contract or other agreement with any third party or of any third party's intellectual property or privacy rights. Notwithstanding anything to the contrary in this Agreement, and without limiting NinjaOne's other rights or Your other obligations under this Agreement, You shall indemnify, defend (through use of counsel acceptable to NinjaOne), and hold harmless NinjaOne (including its directors, officers, employees, contractors, agents, Affiliates, and successors) from and against any and all claims, demands, losses, liabilities, and costs (including, but not limited to, reasonable attorney's fees and costs) arising from Your importation of documentation data to NinjaOne.

14.2 Professional Services. If the Order Form includes professional services to be performed by NinjaOne, the [NinjaOne Professional Services Addendum](#) (the "**Addendum**") applies to such services and is hereby incorporated by reference. Solely with respect to the professional services, to the extent that any term of this Agreement conflicts with that of the Addendum, the Addendum shall control and govern the rights and obligations of the parties. Otherwise, to the extent that any term of this Agreement conflicts with that of the Addendum, this Agreement shall control and govern the rights and obligations of the parties.

Memorandum

To: Rock Island City Council
From:
Subject: Report from the Mayor's Office regarding appointments and reappointments to the Library Board and the Fire and Police Commissioners Board.
Date: April 14, 2025



Introduction and Background Information:

Library Board - The Term is for three years, expiring April 2028.

Appointment of Shelly Johnson - Ms. Johnson was a media director before her retirement. She volunteers at the St. Vincent de Paul Food Pantry in Rock Island and has served as a YWCA mentor. She enjoys reading and visiting the library.

Reappointment of Deborah Freiburg - Ms. Freiburg has served on the Library Board since 2019 and would like to continue to serve.

Reappointment of Jenni Swanson - Ms. Swanson has served on the Library Board since 2019 and would like to continue to serve.

Fire and Police Commissioners Board - The Term is for three years, expiring April 2028.

Reappointment of Greg Hass - Mr. Hass has served on the Fire and Police Commissioners Board since 2018 and would like to continue to serve.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that the City Council approve the reappointments and appointment.

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:

MEMORANDUM
POLICE DEPARTMENT

TO: Mike Thoms, Mayor

SUBJECT: Fire & Police Commission
RE: Reappointment of Greg Hass

NUMBER: 25-026
DATE: 04/07/25

I respectfully request that Greg Hass be re-appointed to another term on the Fire & Police Commission as his present term expires on April 30, 2025. Mr. Hass has graciously agreed to serve another term. Thank you for your attention in this matter.



SUBMITTED BY: Timothy J. McCloud
Chief of Police

APPROVED:

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding the purchase of two Fire Department vehicles from Sexton Ford, Moline, Illinois, in the amount of \$108,656.
Date: April 14, 2025

Introduction and Background Information:

The Public Works Department Fleet Services Division is scheduled to purchase one (1) 2025 Ford F150 pickup truck and one (1) 2025 Ford F350 super duty pickup truck in CY2025. The 2025 Ford F150 will be replacing a 2011 Ford Expedition that is currently driven by the Fire Marshal. The 2025 Ford F350 super duty will be replacing a 2010 Ford Expedition that is currently being used as a Command vehicle.

Both vehicles are being replaced due to age and condition. Department staff has discussed and agreed on the vehicle type and options to replace the current vehicles now in use. This purchase is being made using Illinois State Contract Fleet IL GPC Ref-19-733S.

Previous Council Action (if any):

Budget Impact:

Vendor: Sexton Ford Inc., Moline, Illinois
Vendor Number: 01034
Payment Amount: \$108,656.00

Account Chargeable:

Fund:	248	ARPA
Division:	617	Fleet Services
Cost Center:	365	Automotive Replacements
Object Code:	56406	Motor Vehicles

Requisition Number: R011042

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council authorize the Illinois State

Contract purchase of one (1) 2025 Ford F150 XL 4X4 pickup and one (1) 2025 Ford F350 Super Duty from Sexton Ford Inc., Moline, Illinois, for the amount of \$108,656.00.

Submitted by: Samantha Gange, City Clerk

Approved by:



3802 16th Street
Moline, IL 61265
Ben Wiggins (309) 797-3911
Email bwiggins@sextonford.com

City of Rock Island
2025 Ford F-150 Supercab 4x4
Fleet IL GPC Contract Ref: 19-733S
MSRP: \$54,646
Discounted Bid Price: \$47,229.00
Quantity: 1
Final Price: \$47,229.00
Bid Date: 2/18/2025

Color: **Vermillion Red**
145" Wheelbase
Vinyl 40/20/40 Split Bench
Equipment Group 101A
XL Series
17" Silver Steel Wheels
5.0L V8 Engine
Elec Ten-Speed Auto Transmission
3.31 Ratio Reg Axle
7100# GVWR Pkg
Job #2 Order
Front License Plate Bracket
Black Platform Running Boards
50 State Emissions
36 Gallon Tank
Spay-in Bedliner

Topper Installed: \$2,207
Cargoglide Installed: \$1,100
Includes Title Cost and M-Plate



Preview Order R02F-XIL-4x4XLSuperCab: Order Summary Time of Preview: 02/18/2025

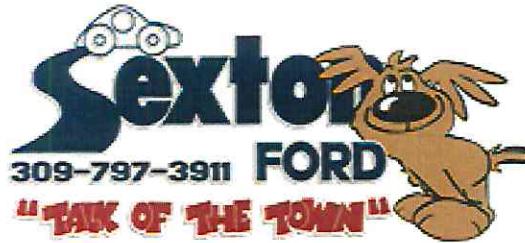
Receipt: 2/11/2025

Dealership Name: Sexton Ford Sales, Inc.

Sales Code: F41203

Dealer Rep.	Benjamin Wiggins	Type	Fleet	Vehicle Line	F-150	Order Code	R02F
Customer Name	Rock Island	Priority Code	E1	Model Year	2025	Price Level	550

DESCRIPTION	MSRP	DESCRIPTION	MSRP
FEO 4X4 SUPERCAB XL -145	\$45560	3.31 RATIO REGULAR AXLE	\$0
145 INCH WHEELBASE	\$0	7100# G'VWR PACKAGE	\$0
TOTAL BASE VEHICLE	\$45560	JOB #2 ORDER	\$0
VERMILLION RED	\$660	FRONT LICENSE PLATE BRACKET	\$0
VINYL 40/20/40 FRONT SEAT	\$0	BLACK PLATFORM RUNNING BOARDS	\$0
MEDIUM DARK SLATE	\$0	50 STATE EMISSIONS	\$0
EQUIPMENT GROUP 101A	\$0	EXTENDED RANGE 36GAL FUEL TANK	\$0
.XL SERIES	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
.17" SILVER STEEL WHEELS	\$0	FUEL CHARGE	\$0
5.0L VS ENGINE	\$2060	PRICED DORA	\$0
ELEC TEN-SPEED AUTO TRANS	\$0	ADVERTISING ASSESSMENT	\$0
.265/70R 17 BSW ALL-TERRAIN	\$0	DESTINATION & DELIVERY	\$195
			MSRP
TOTAL BASE AND OPTIONS			\$54646
DISCOUNTS			
TOTAL			\$54646
ORDERING FIN: QD311 END USER FIN: QD311			



3802 16th Street
Moline, IL 61265
Ben Wiggins (309) 797-3911
Email bwiggins@sextonford.com

City of Rock Island

Fin# QD311

2025 Ford F-350 Crewcab 4x4

Fleet IL GPC Contract Ref: 19-946S

MSRP: \$67,602

Discounted Bid Price \$61,427.00

Quantity: 1

Final Price: \$61,427.00

Bid Date: 2/18/2025

Color: Oxford White
176" Wheelbase
Vinyl 40/20/40 Split Bench
Equipment Group 610A
XL Series
17" Silver Steel Wheels
LT245/75R17E BSW All-Terrain
6.8L V8 Engine
Elec Ten-Speed Auto Transmission
3.73 E-Lock Axle
10900# GVWR Pkg
Job #1 Order
Front License Plate Bracket
FX4 Off-Road Package
Black Platform Running Boards
50 State Emissions
Back glass Defrost

Power Sliding Rear Window
Trailer Brake Control
LED Box Lighting
Upfitter Switches
Remote Start System
Privacy Glass

Topper Installed: \$5,827

Heavy Duty Cargoglide Installed: \$3,162

Includes Title Cost and M-Plate



Preview Order C01R - W3B 4x4 Crew Cab SRW: Order Summary Time of Preview: 02/19/2025 09:13:06 Receipt: 2/19/2025

Dealership Name: Sexton Ford Sales, Inc.

Sales Code : F41203

Dealer Rep.	Benjamin Wiggins	Type	Fleet	Vehicle Line	Superduty	Order Code	C01R
Customer Name	Rock island	Priority Code	M3	Model Year	2025	Price Level	525

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F350 4X4 CREW CAB PICKUP/176	\$53395	PLATFORM RUNNING BOARDS	\$445
176 INCH WHEELBASE	\$0	10900# GVWR PACKAGE	\$0
TOTAL BASE VEHICLE	\$53395	50 STATE EMISSIONS	\$0
OXFORD WHITE	\$0	BACKGLASS DEFROST	\$0
VINYL 40/20/40 SEATS	\$0	POWER SLIDING REAR WINDOW	\$405
MEDIUM DARK SLATE	\$0	TRAILER BRAKE CONTROLLER	\$300
PREFERRED EQUIPMENT PKG.610A	\$0	JACK	\$0
.XL TRIM	\$0	LED BOX LIGHTING	\$60
.AIR CONDITIONING – CFC FREE	\$0	UPFITTER SWITCHES	\$230
.AM/FM STEREO MP3/CLK	\$0	190AMP(GAS)/250AMP(6.7L) ALTR	\$0
.6.8L DEVCT NA PFI V8 ENGINE	\$0	REMOTE START SYSTEM	\$250
10-SPEED AUTO TORQSHIFT-G	\$0	PRIVACY GLASS	\$100
LT245/75R17E BSW ALL-TERRAIN	\$165	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
3.73 ELECTRONIC-LOCKING AXLE	\$430	SPECIAL FLEET ACCOUNT CREDIT	\$0
JOB #1 ORDER	\$0	FUEL CHARGE	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
FRONT LICENSE PLATE BRACKET	\$0	PRICED DORA	\$0
FX4 OFF-ROAD PACKAGE	\$550	ADVERTISING ASSESSMENT	\$0
.SKID PLATES	\$0	DESTINATION & DELIVERY	\$2095
TOTAL BASE AND OPTIONS		MSRP	
DISCOUNTS			\$58425
TOTAL		NA	
			\$58425

ORDERING FIN: QD311 END USER FIN: QD311

Customer Name:

Customer Email:

Customer Address:

Customer Phone:

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding the purchase of stainless steel water main repair clamps from Zimmer and Francescon, Inc., Moline, Illinois, for the amount of \$15,721.83.
Date: April 14, 2025

Introduction and Background Information:

The Public Works Department Utilities Maintenance Division's policy is to allow a parts vendor a one-year contract extension, without bid, as long as they had properly bid the previous year, the pricing is the same as the previous year, and the product still meets the minimum specifications set out by the division. The Public Works Department has contacted Zimmer & Francescon, Moline, IL to extend their contract for the 2025 Stainless Steel Water Main Repair Clamps purchase. They have agreed to keep the pricing and specifications the same as 2024.

In the current economic climate, Utilities Maintenance typically sees a yearly increase of approximately 5-10% per unit on most utility parts, therefore, a 0% per unit increase over the previous year helps to keep the plumbing supply budget steady and predictable.

Previous Council Action (if any):

Budget Impact:

Vendor: Zimmer & Francescon Inc., Moline, IL
Payment Amount: \$15,721.83

Fund: 501 Water Operations & Maintenance
Department: 619 Utilities Maintenance
Cost Center: 356 Water Distribution Maintenance
Object Code: 52303 Plumbing Supplies

Requisition Number: R011055

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve the purchase from

Zimmer & Francescon Inc., Moline, IL in the amount of \$15,721.83.

Submitted by: Michelle Martin, Manager

Approved by:

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding payment to Edgewater Resources, LLC, Madison, Wisconsin, for services provided in the month of March for the Sunset Marina 400 Dock Replacement Project in the amount of \$12,149.
Date: April 14, 2025

Introduction and Background Information:

Edgewater Resources was approved by the City Council on June 12, 2023 to perform engineering and design services for the Sunset Marina 400 dock replacement, electrical upgrades and dredging analysis.

Edgewater Resources is due payment for services provided for the month of March.

Previous Council Action (if any):

Budget Impact:

Vendor: Edgewater Resources, LLC, Madison, WI
Contract Amount: \$12,149.00

Account Chargeable:

Fund:	541	Sunset Marina
Department:	617	Fleet Services
Cost Center:	041	Administration
Object Code:	53112	Consulting Services
Project Code:	0000	N/A
Grant:	297	ARPA

Purchase Order: P009173

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve the payment in the amount of \$12,149.00 to Edgewater Resources, LLC, Madison, WI.

Submitted by: Michelle Martin, Manager

Approved by:



Edgewater Resources, LLC

PO Box 960
St. Joseph, MI 49085
Tel: 269-932-4502
www.edgewaterresources.com

Michael Bartels
City of Rock Islands
Public Works Director
1309 Mill Street
Rock Islands, IL 61201

Invoice

INVOICE DATE: 4/1/2025
INVOICE NUM: 5573
BILLING FROM: 3/1/2025
BILLING TO: 3/31/2025

22-063 D400 - Sunset Marina Dock 400 Replacement Managed By : Nick Stefani

PHASE	CONTRACT AMOUNT	% COMPLETE*	CONTRACT BILLED TO DATE	CURRENT CHARGES
22-063 D400 - Task 1 Site Characterization	\$38,100.00	100	\$38,101.63	\$0.00
22-063 D400 - Task 2 Design Criteria	\$13,600.00	100	\$13,600.00	\$0.00
22-063 D400 - Task 3 Preliminary Design & Permitting	\$37,400.00	100	\$37,387.40	\$0.00
22-063 D400 - Task 4 Detailed Design	\$89,400.00	100	\$89,400.00	\$402.95
22-063 D400 - Task 5 Bidding Services	\$9,100.00	100	\$9,100.00	\$602.50
22-063 D400 - Task 6 Services During Construction	\$42,500.00	26	\$11,143.55	\$11,143.55
TOTALS	\$230,100.00		\$198,732.58	\$12,149.00

SUBTOTAL \$12,149.00

AMOUNT DUE THIS INVOICE \$12,149.00

This invoice is due upon receipt

ACCOUNT SUMMARY		
BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$198,732.58	\$186,583.58	\$12,149.00

*% complete only applies to fixed fee tasks within the project.

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding approval of two change orders related to the 1405 36th Street Water Tower Maintenance Agreement in the amount of \$35,775.
Date: April 14, 2025

Introduction and Background Information:

The Public Works Department is requesting approval for two change orders related to the 1405 36th Street water tower maintenance agreement:

Change Order #1 – SpeedConnect Cellular Equipment Removal

The City of Rock Island has made numerous attempts to contact SpeedConnect regarding their leased space on the water tower but has been unsuccessful. SpeedConnect has not complied with the terms of their lease agreement, failing to make the required payments and, more importantly, failing to make arrangements to remove their equipment. This has caused delays in necessary repairs and repainting of the water tower.

Due to their noncompliance and lack of response, the City proceeded with the removal of SpeedConnect's equipment to allow scheduled maintenance to continue.

Change Order #2 – Hatch Repair

During the sandblasting process as part of scheduled maintenance, a severely corroded hatch was discovered. This issue was not detected in the initial inspection because the paint had been holding the structure together. Given the structural risks, the hatch must be repaired to ensure the integrity and safe operation of the water tower.

To maintain compliance with the City's maintenance agreement and ensure the timely completion of repairs, these change orders are necessary.

Previous Council Action (if any):

Budget Impact:

Vendor: Utility Service Co., Inc
Payment Amount: \$35,775.00

Account Chargeable:

Fund:	501	Water Operations & Maintenance
Department:	619	Utilities Maintenance
Cost Center:	356	Water Distribution Maintenance
Object Code:	53801	Buildings and Grounds S/C
Project:	6531000	1405 36 th Street Water Tower

Requisition Number: R011077

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve the change orders and authorize payment to Utility Service Co., Inc., Dallas, Texas, in the amount of \$35,775.00.

Submitted by: Michelle Martin, Manager

Approved by:



Proposal from
UTILITY SERVICE CO., INC.

535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Date: **12/16/24**

Submitted by: **Chad Johnson**

Local Phone: (630) 280-5620

SFID: **122859**

MP / CS Asset: ☒

Entity Proposal Submitted To ("Customer"): City Of Rock Island			Phone Number: (309) 732-2200		Fax Number:	
Street Address: 1528 3RD AVE			Description of Work to be Performed: Miscellaneous Repairs			
City: ROCK ISLAND		State: IL	Zip Code: 61201	Asset Name: 37TH ST TANK		
Accounts Payable Contact Name: JASON UPTON		Email: upton.jason@rigov.org		Job Site Address: 1405 36TH STREET		
Job Contact (Inspection Reports): JASON UPTON		Email: upton.jason@rigov.org		County / Parish: ROCK ISLAND	Asset Size: 500,000	
				Asset Style: LEGGED		

Utility Service Co., Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

Please see attached Exhibit(s), which are incorporated herein by reference:

1. Exhibit A – Scope of Work
2. Exhibit B – Terms and Conditions

Please sign and date this proposal and fax one copy to our office.

THIRTY FIVE THOUSAND SEVEN HUNDRED SEVENTY FIVE & -----00 /100 Dollars \$ 35,775.00

Payment to be made as follows: **Payment Due in Full Upon Completion of Work – plus all applicable taxes**

Remittance Address: Utility Service Co., Inc., P O Box 207362, Dallas, TX 75320-7362

This Proposal, together with its Exhibit A – Scope of Work and Exhibit B - Terms and Conditions, and any additional exhibits that Utility Service Co., Inc. and the Customer agree to incorporate and attach to this Proposal (collectively, this "Proposal") constitutes the entire and exclusive agreement between Utility Service Co., Inc. (which for purposes herein shall collectively include its affiliate companies) and Customer (collectively, the "Parties"). This Proposal may be withdrawn by Utility Service Co., Inc. at any time prior to acceptance. Customer assents to the terms and conditions in Exhibit B and agrees that the terms and conditions in Exhibit B shall govern with respect to this Proposal and the services provided by Utility Service Co., Inc. No additional or conflicting terms or conditions included in any purchase order, hyperlink, acknowledgement or invoice of Customer not expressly incorporated into this Proposal shall be binding on the Parties or this Proposal.

Note: This proposal shall expire automatically
Ninety (90) days following the date of this Proposal.

Authorized
USCI Signature

Acceptance of Proposal The prices, scope of work, and terms and conditions of this Proposal are satisfactory and are hereby accepted. Payment will be made by Customer to Utility Service Co., Inc. as set forth herein.

Is Customer Exempt from Sales Tax? ☐ No ☒ Yes If Exempt, please provide Sales Tax Exemption Certificate.

Fiscal Year Beginning Month _____ Customer Signature _____

Date of Acceptance _____ Printed Name _____

FOR INTERNAL USE ONLY

SFID:

CN:

SO:

MP / CS PN:



Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit A – Scope of Work

Miscellaneous Repairs - Description of Repair Below

1. TOMBSTONE HATCH REPAIR - REMOVE AND PLATEOVER. REPAIR FLOAT AND CABLES - \$8,657
2. MISC TANK REPAIRS - SPEED NET ANTenna REMOVAL (5 MAN CREW 32 HOURS EACH) - \$27,119



Proposal from
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535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit B – Terms and Conditions

A. GENERAL TERMS AND CONDITIONS

The Terms and Conditions (the "Terms") of this Proposal govern the sale of services (the "Services") by Utility Service Co., Inc. (which for purposes herein shall include its affiliates) to the Customer. All other terms, or variations to these Terms are excluded unless agreed explicitly in writing by a numbered amendment to this Proposal executed by Utility Service Co., Inc. and the Customer. Execution of the Proposal by the Customer, whether in writing, on the Internet, by electronic signature, or by e-mail transmission of a signed Proposal shall mean acceptance that these Terms are deemed incorporated into the Proposal and shall form the contract between the Customer and Utility Service Co., Inc. These Terms shall supersede all prior terms, understandings or Proposals between the Customer and Utility Service Co., Inc. If any part of the Terms should be found to be invalid or unenforceable by a court or other competent authority, then the remainder of the Terms shall not be affected. Any notice to be given with respect to these Terms by either of the Parties shall be in writing. Notices to the Customer shall be sent to the Customer's address on the Proposal, and any notices to Utility Service Co., Inc., including notice of warranty claims by the Customer, shall be sent to: Utility Service Co., Inc., ATTN: Customer Service Department, 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069.

This Proposal has been issued based on the information provided by the Customer and on information currently available to Utility Service Co., Inc. at the time of Proposal issuance. Any changes or discrepancies in site conditions, concealed conditions where the Services will be performed, changes in environmental, health, and safety regulations or conditions, changes in Customer's financial standing, Customer's requirements, or any other relevant change or discrepancy in the factual basis upon which this Proposal was created may lead to changes in the offering, including but not limited to, changes in pricing, warranties, quoted scope of work, and/or terms and conditions. Unless stated otherwise in the Proposal, performance and/or payment bonds are not included in the price. These bonds can be purchased on request but will be at an additional cost.

B. PRICES, PAYMENT TERMS, COMMITMENT OF CUSTOMER, CREDIT REPORTING AND TAXES

Prices, which are expressed in US Dollars, are only valid for the period stated in the Proposal. If not stated, the validity period is ninety (90) days. Unless otherwise stated in the Proposal, the full price shall be due and payable upon completion of the Services, which may or may not include the installation of Equipment. All of Utility Service Co., Inc.'s invoices are due and payable upon receipt. If any payment is not made by the Customer within sixty (60) calendar days following the date of the invoice, Utility Service Co., Inc. reserves the right to charge a late payment charge of one and one-half percent (1.5%) per month of the outstanding past due balance. Any failure by Customer to make timely payment of any obligation under this Proposal shall be deemed a breach. Customer agrees to reimburse Utility Service Co., Inc. for all charges, costs, expenses and attorney's fees incurred to enforce or collect the amounts due under this Proposal. In the event Customer has a valid dispute with any invoice or amount due, such dispute must be communicated in writing to Utility Service Co., Inc. within thirty (30) days of the invoice date, describing the amount, issue and the reason for any dispute. Any amounts not disputed within this time frame will be deemed to be valid. Utility Service Co., Inc. and Customer agree to work expeditiously to resolve any dispute. Customer agrees to notify Utility Service Co., Inc. within thirty (30) days of any change in Customer's name, address, or phone number. By executing this Proposal, Customer authorizes Utility Service Co., Inc. to periodically request your credit reports and bank and trade references. Upon your request, we will inform you of the name and address of the reporting agency from which we received such a report, if any. The price listed in the Proposal excludes all taxes unless specifically stated otherwise in the Proposal. The Customer is responsible for payment of all applicable taxes, however designated or incurred in connection with the transactions under this Proposal, and agrees to reimburse Utility Service Co., Inc. for any taxes paid on Customer's behalf.

C. DELIVERY OF SERVICES AND INSTALLATION OF EQUIPMENT

The provision of Services as contemplated herein might require the installation of certain equipment (the "Equipment") on the Customer's real property or on the improvements to the Customer's real property (e.g., water storage tank, etc.). All times and dates for the delivery of Services and/or installation of Equipment are approximate, but Utility Service Co., Inc. shall use its reasonable efforts to respect them. The Parties shall each make commercially reasonable efforts to schedule the Services after the date this Proposal is executed by the Customer. Utility Service Co., Inc. shall not be liable for any loss or damage resulting from late delivery of the Services or installation of Equipment.

D. ACCESS TO CUSTOMER'S FACILITY OR REAL PROPERTY

Customer hereby agrees to provide Utility Service Co., Inc. with reasonable access to its facility or real property to perform the Services. "Reasonable access" shall include passable roads for ingress and egress as well as sufficient usable ground space for Utility Service Co., Inc.'s equipment and materials needed to perform the Services. Unless otherwise provided in this Proposal, the price of this Proposal does not include the cost to lease additional real property so that Utility Service Co., Inc. will have sufficient usable ground space to stage its equipment and materials needed to perform the Services. Any such cost would be in addition to the price of the Proposal, and if needed, the Customer agrees to negotiate an amendment to this Proposal to modify the pricing in good faith.

E. RISK OF LOSS

Risk of loss or damage to the Equipment, if applicable to this Proposal, shall pass to the Customer upon delivery of the Equipment to the named place of destination.

F. TITLE TO EQUIPMENT

If the sale of Equipment is included in this Proposal, the title in the Equipment shall remain with Utility Service Co., Inc. until the price of the Proposal is paid in full. The Customer assents that Utility Service Co., Inc. may enter upon the Customer's real property and/or facility to repossess the Equipment if payment(s) are not received in full by their due date(s).

G. SCOPE OF WARRANTY

Subject to the limitations contained herein, Utility Service Co., Inc. represents that for a period of one (1) year from the earlier of: (i) the completion of the Services (to include the installation of the Equipment, if applicable to this Proposal) or (ii) the Customer's return to use of the asset that is the subject matter of this Proposal ("Warranty Period"), the Services and Equipment, if applicable, will be free from defects in materials and workmanship and will substantially conform to the specifications set forth in Exhibit A ("Warranty"). WITH THE EXCEPTION OF THE REPRESENTATION IN THE FOREGOING SENTENCE, UTILITY SERVICE CO., INC. MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WITH RESPECT TO THE SUBJECT MATTER HEREOF AND ALL OTHER WARRANTIES ARE HEREBY DISCLAIMED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.

H. NOTIFICATION OF WARRANTY CLAIM

All claims filed under the Warranty provided in Section G shall be made in writing by the Customer within thirty (30) calendar days of identifying a defect. Customer shall provide the written notice of the claim to Utility Service Co., Inc. pursuant to Section A above, and the Customer shall provide the following information in the written notice: (i) a description of the defect giving rise to the claim; (ii) photographs showing the defect; and (iii) if the claim is related to Equipment, the serial number(s) of the Equipment which is (are) the subject of the claim.

I. EXCLUSIONS FROM WARRANTY

Occurrence of any of the following, as reasonably determined by Utility Service Co., Inc., will void the Warranty: (i) unauthorized alteration of any component(s) of the Services or the Equipment, if applicable, originally supplied by Utility Service Co., Inc., or (ii) intentional or negligent damage to Utility Service Co., Inc.'s work product or the Equipment, if applicable to this Proposal, caused by any other person or entity, including but not limited to, the Customer and its officers, employees, agents, contractors, and assigns.

J. VERIFICATION OF WARRANTY CLAIM

Utility Service Co., Inc. shall contact Customer following its receipt of notice of a claim under the Warranty. Utility Service Co., Inc. reserves the right to request additional information from the Customer or to conduct an on-site inspection of its work or the Equipment, if applicable to this Proposal, before accepting a claim. The Parties agree to cooperate and work in good faith to provide any additional information needed or to schedule an on-site visit by Utility Service Co., Inc.'s personnel to visibly inspect the work and the Equipment, if applicable. Furthermore, Utility Service Co., Inc. reserves the right to have a third party participate in the inspection of the work to verify whether the work or Equipment, if applicable, is defective under the terms of the Warranty.



Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit B – Terms and Conditions (Continued)

K. SATISFACTION OF WARRANTY CLAIM

If Utility Service Co., Inc. verifies, in good faith, that a claim under the Warranty is valid and not subject to an exclusion pursuant to Section I above, Utility Service Co., Inc. agrees to repair or replace, without expense to the Customer, any workmanship, materials, and/or Equipment, if applicable, furnished hereunder that may prove defective within the Warranty Period. The Warranty provided in this Proposal shall be the sole and exclusive remedy of the Customer.

L. INDEMNIFICATION

Utility Service Co., Inc. shall indemnify and hold harmless Customer from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by the negligence of Utility Service Co., Inc. or its officers, agents, employees, and/or assigns while engaged in activities under this Proposal. Customer shall likewise indemnify and hold harmless Utility Service Co., Inc. from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by negligence of the Customer or its officers, agents, employees, and/or assigns. In the event such damage or injury is caused by joint or concurrent negligence of Utility Service Co., Inc. and Customer, the loss shall be borne by each Party in proportion to its negligence. For the purpose of this Section L, (i) "Third party" shall not include Customer or any subsequent owner of the property where the Services were performed or Equipment, if applicable, their subsidiaries, parents, affiliates, agents, successors or assigns including any operation or maintenance contractor, or their insurer; and (ii) no portion of the Equipment is "third party property".

M. FORCE MAJEURE

Utility Service Co., Inc. shall not be liable to the Customer for non-performance or delay in performance of any of its obligations under this Proposal due to: (i) acts of God (which include, but are not limited to, tropical storms, hurricanes, tornadoes, and earthquakes), (ii) failure of the Internet or another network, (iii) war, (iv) riot, (v) civil commotion, (vi) embargo, (vii) labor disputes, (viii) labor strikes, (ix) fire, (x) flood, (xi) theft, (xii) epidemic, (xiii) pandemic (including COVID-19), (xiv) delay in delivery of services, materials, or equipment by subcontractors, suppliers, or manufacturers, (xv) shortage of labor or materials, or (xvi) any other unforeseen event (whether or not similar in nature to those specified) outside the reasonable control of Utility Service Co., Inc.

N. LIMITATION OF LIABILITY

Neither the Customer nor Utility Service Co., Inc. shall be liable to the other for any economic (including, without limitation, loss of revenues, profits, contracts, business or anticipated savings), special, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, product liability or otherwise arising from or relating to this Proposal or resulting from the use or the inability to use the Services or Equipment, if applicable to this Proposal, or the performance or non-performance of the Services or Equipment, if applicable. It is the responsibility of the Customer to insure itself in this regard if it so desires. The liability limit of Utility Service Co., Inc. and its affiliate companies under this Proposal, whether based in contract, warranty, tort (including negligence), strict liability, product liability or otherwise shall not exceed the price that the Customer agrees to pay Utility Service Co., Inc. in this Proposal.

O. GOVERNING LAW AND DISPUTE RESOLUTION

This Proposal and these Terms shall be construed in accordance with the laws of the state of Georgia without regard to the conflict of law principle. In the event of a dispute concerning this Proposal, the complaining Party shall notify the other Party in writing thereof. Management level representatives of both Parties shall meet at an agreed location and attempt to resolve the dispute in good faith. Should the dispute not be resolved within sixty (60) days after such notice, the complaining Party shall seek remedies exclusively through arbitration. The seat of arbitration shall be the federal district court closest to the location where the Services were performed or are scheduled to be performed, and the rules of arbitration will be the Commercial Arbitration Rules of American Arbitration Association, which are incorporated herein by reference into this Section O.

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department requesting adding the City's logo to the 1405 36th Street Water Tower at a cost of \$17,796.
Date: April 14, 2025

Introduction and Background Information:

The 37th Street water tower, a 500,000-gallon elevated tank, is currently being rehabilitated, including sandblasting and painting. This presents an opportunity to incorporate the City's official logo onto the tower as part of the maintenance project. Adding the logo will enhance city branding, increase visibility, and reinforce civic identity. Including the branding at this stage will be cost-effective, as it aligns with the scheduled maintenance activities.

Previous Council Action (if any):

Budget Impact:

Vendor: Utility Service Co., Inc., Dallas, Texas
Payment Amount: \$17,796.00

Account Chargeable:

Fund:	501	Water Operations & Maintenance
Department:	619	Utilities Maintenance
Cost Center:	356	Water Distribution Maintenance
Object Code:	53801	Buildings and Grounds S/C
Project:	6531000	1405 36 th Street Water Tower

Requisition Number: R011077

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve Utility Service Group, Dallas, Texas, to apply the City's logo to the water tower at 1405 36th Street during its scheduled maintenance, at a cost of \$17,796.00.

Submitted by: Michelle Martin, Manager

Approved by:



Proposal from
UTILITY SERVICE CO., INC.

535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Date: **12/16/24**

Submitted by: **Chad Johnson**

Local Phone: (630) 280-5620

SFID: **122860**

MP / CS Asset: ☒

Entity Proposal Submitted To ("Customer"): CITY OF ROCK ISLAND			Phone Number: (309) 732-2200		Fax Number:	
Street Address: 1528 3RD AVE			Description of Work to be Performed: LOGO CHANGE 1 SIDE Change Order			
City: ROCK ISLAND		State: IL	Zip Code: 61201	Asset Name: 37TH ST TANK		
Accounts Payable Contact Name: JASON UPTON		Email: upton.jason@rigov.org		Job Site Address: 1405 36TH STREET		
Job Contact (Inspection Reports): JASON UPTON		Email: upton.jason@rigov.org		County / Parish: ROCK ISLAND	Asset Size: 500,000	
				Asset Style: LEGGED TANK		

Utility Service Co., Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

Please see attached Exhibit(s), which are incorporated herein by reference:

1. Exhibit A – Scope of Work
2. Exhibit B – Terms and Conditions

Please sign and date this proposal and fax one copy to our office.

SEVENTEEN THOUSAND SEVEN HUNDRED NINETY SIX &-----00 /100 Dollars \$ 17,796.00

Payment to be made as follows: **Payment Due in Full Upon Completion of Work – plus all applicable taxes**

Remittance Address: Utility Service Co., Inc., P O Box 207362, Dallas, TX 75320-7362

This Proposal, together with its Exhibit A – Scope of Work and Exhibit B - Terms and Conditions, and any additional exhibits that Utility Service Co., Inc. and the Customer agree to incorporate and attach to this Proposal (collectively, this "Proposal") constitutes the entire and exclusive agreement between Utility Service Co., Inc. (which for purposes herein shall collectively include its affiliate companies) and Customer (collectively, the "Parties"). This Proposal may be withdrawn by Utility Service Co., Inc. at any time prior to acceptance. Customer assents to the terms and conditions in Exhibit B and agrees that the terms and conditions in Exhibit B shall govern with respect to this Proposal and the services provided by Utility Service Co., Inc. No additional or conflicting terms or conditions included in any purchase order, hyperlink, acknowledgement or invoice of Customer not expressly incorporated into this Proposal shall be binding on the Parties or this Proposal.

Note: This proposal shall expire automatically
Ninety (90) days following the date of this Proposal.

Authorized
USCI Signature

Acceptance of Proposal The prices, scope of work, and terms and conditions of this Proposal are satisfactory and are hereby accepted. Payment will be made by Customer to Utility Service Co., Inc. as set forth herein.

Is Customer Exempt from Sales Tax? ☐ No ☒ Yes If Exempt, please provide Sales Tax Exemption Certificate.

Fiscal Year Beginning Month _____ Customer Signature _____

Date of Acceptance _____ Printed Name _____

FOR INTERNAL USE ONLY

SFID:

CN:

SO:

MP / CS PN:



Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit A – Scope of Work

Change Order

1. LOGO CHANGE 1 SIDE in accordance of the attached rendering during Spring 2025



Exhibit B – Terms and Conditions

A. GENERAL TERMS AND CONDITIONS

The Terms and Conditions (the "Terms") of this Proposal govern the sale of services (the "Services") by Utility Service Co., Inc. (which for purposes herein shall include its affiliates) to the Customer. All other terms, or variations to these Terms are excluded unless agreed explicitly in writing by a numbered amendment to this Proposal executed by Utility Service Co., Inc. and the Customer. Execution of the Proposal by the Customer, whether in writing, on the Internet, by electronic signature, or by e-mail transmission of a signed Proposal shall mean acceptance that these Terms are deemed incorporated into the Proposal and shall form the contract between the Customer and Utility Service Co., Inc. These Terms shall supersede all prior terms, understandings or Proposals between the Customer and Utility Service Co., Inc. If any part of the Terms should be found to be invalid or unenforceable by a court or other competent authority, then the remainder of the Terms shall not be affected. Any notice to be given with respect to these Terms by either of the Parties shall be in writing. Notices to the Customer shall be sent to the Customer's address on the Proposal, and any notices to Utility Service Co., Inc., including notice of warranty claims by the Customer, shall be sent to: Utility Service Co., Inc., ATTN: Customer Service Department, 535 General Courtney Hodges Boulevard, Post Office Box 1350, Perry, Georgia 31069.

This Proposal has been issued based on the information provided by the Customer and on information currently available to Utility Service Co., Inc. at the time of Proposal issuance. Any changes or discrepancies in site conditions, concealed conditions where the Services will be performed, changes in environmental, health, and safety regulations or conditions, changes in Customer's financial standing, Customer's requirements, or any other relevant change or discrepancy in the factual basis upon which this Proposal was created may lead to changes in the offering, including but not limited to, changes in pricing, warranties, quoted scope of work, and/or terms and conditions. Unless stated otherwise in the Proposal, performance and/or payment bonds are not included in the price. These bonds can be purchased on request but will be at an additional cost.

B. PRICES, PAYMENT TERMS, COMMITMENT OF CUSTOMER, CREDIT REPORTING AND TAXES

Prices, which are expressed in US Dollars, are only valid for the period stated in the Proposal. If not stated, the validity period is ninety (90) days. Unless otherwise stated in the Proposal, the full price shall be due and payable upon completion of the Services, which may or may not include the installation of Equipment. All of Utility Service Co., Inc.'s invoices are due and payable upon receipt. If any payment is not made by the Customer within sixty (60) calendar days following the date of the invoice, Utility Service Co., Inc. reserves the right to charge a late payment charge of one and one-half percent (1.5%) per month of the outstanding past due balance. Any failure by Customer to make timely payment of any obligation under this Proposal shall be deemed a breach. Customer agrees to reimburse Utility Service Co., Inc. for all charges, costs, expenses and attorney's fees incurred to enforce or collect the amounts due under this Proposal. In the event Customer has a valid dispute with any invoice or amount due, such dispute must be communicated in writing to Utility Service Co., Inc. within thirty (30) days of the invoice date, describing the amount, issue and the reason for any dispute. Any amounts not disputed within this time frame will be deemed to be valid. Utility Service Co., Inc. and Customer agree to work expeditiously to resolve any dispute. Customer agrees to notify Utility Service Co., Inc. within thirty (30) days of any change in Customer's name, address, or phone number. By executing this Proposal, Customer authorizes Utility Service Co., Inc. to periodically request your credit reports and bank and trade references. Upon your request, we will inform you of the name and address of the reporting agency from which we received such a report, if any. The price listed in the Proposal excludes all taxes unless specifically stated otherwise in the Proposal. The Customer is responsible for payment of all applicable taxes, however designated or incurred in connection with the transactions under this Proposal, and agrees to reimburse Utility Service Co., Inc. for any taxes paid on Customer's behalf.

C. DELIVERY OF SERVICES AND INSTALLATION OF EQUIPMENT

The provision of Services as contemplated herein might require the installation of certain equipment (the "Equipment") on the Customer's real property or on the improvements to the Customer's real property (e.g., water storage tank, etc.). All times and dates for the delivery of Services and/or installation of Equipment are approximate, but Utility Service Co., Inc. shall use its reasonable efforts to respect them. The Parties shall each make commercially reasonable efforts to schedule the Services after the date this Proposal is executed by the Customer. Utility Service Co., Inc. shall not be liable for any loss or damage resulting from late delivery of the Services or installation of Equipment.

D. ACCESS TO CUSTOMER'S FACILITY OR REAL PROPERTY

Customer hereby agrees to provide Utility Service Co., Inc. with reasonable access to its facility or real property to perform the Services. "Reasonable access" shall include passable roads for ingress and egress as well as sufficient usable ground space for Utility Service Co., Inc.'s equipment and materials needed to perform the Services. Unless otherwise provided in this Proposal, the price of this Proposal does not include the cost to lease additional real property so that Utility Service Co., Inc. will have sufficient usable ground space to stage its equipment and materials needed to perform the Services. Any such cost would be in addition to the price of the Proposal, and if needed, the Customer agrees to negotiate an amendment to this Proposal to modify the pricing in good faith.

E. RISK OF LOSS

Risk of loss or damage to the Equipment, if applicable to this Proposal, shall pass to the Customer upon delivery of the Equipment to the named place of destination.

F. TITLE TO EQUIPMENT

If the sale of Equipment is included in this Proposal, the title in the Equipment shall remain with Utility Service Co., Inc. until the price of the Proposal is paid in full. The Customer assents that Utility Service Co., Inc. may enter upon the Customer's real property and/or facility to repossess the Equipment if payment(s) are not received in full by their due date(s).

G. SCOPE OF WARRANTY

Subject to the limitations contained herein, Utility Service Co., Inc. represents that for a period of one (1) year from the earlier of: (i) the completion of the Services (to include the installation of the Equipment, if applicable to this Proposal) or (ii) the Customer's return to use of the asset that is the subject matter of this Proposal ("Warranty Period"), the Services and Equipment, if applicable, will be free from defects in materials and workmanship and will substantially conform to the specifications set forth in Exhibit A ("Warranty"). WITH THE EXCEPTION OF THE REPRESENTATION IN THE FOREGOING SENTENCE, UTILITY SERVICE CO., INC. MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WITH RESPECT TO THE SUBJECT MATTER HEREOF AND ALL OTHER WARRANTIES ARE HEREBY DISCLAIMED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.

H. NOTIFICATION OF WARRANTY CLAIM

All claims filed under the Warranty provided in Section G shall be made in writing by the Customer within thirty (30) calendar days of identifying a defect. Customer shall provide the written notice of the claim to Utility Service Co., Inc. pursuant to Section A above, and the Customer shall provide the following information in the written notice: (i) a description of the defect giving rise to the claim; (ii) photographs showing the defect; and (iii) if the claim is related to Equipment, the serial number(s) of the Equipment which is (are) the subject of the claim.

I. EXCLUSIONS FROM WARRANTY

Occurrence of any of the following, as reasonably determined by Utility Service Co., Inc., will void the Warranty: (i) unauthorized alteration of any component(s) of the Services or the Equipment, if applicable, originally supplied by Utility Service Co., Inc., or (ii) intentional or negligent damage to Utility Service Co., Inc.'s work product or the Equipment, if applicable to this Proposal, caused by any other person or entity, including but not limited to, the Customer and its officers, employees, agents, contractors, and assigns.

J. VERIFICATION OF WARRANTY CLAIM

Utility Service Co., Inc. shall contact Customer following its receipt of notice of a claim under the Warranty. Utility Service Co., Inc. reserves the right to request additional information from the Customer or to conduct an on-site inspection of its work or the Equipment, if applicable to this Proposal, before accepting a claim. The Parties agree to cooperate and work in good faith to provide any additional information needed or to schedule an on-site visit by Utility Service Co., Inc.'s personnel to visibly inspect the work and the Equipment, if applicable. Furthermore, Utility Service Co., Inc. reserves the right to have a third party participate in the inspection of the work to verify whether the work or Equipment, if applicable, is defective under the terms of the Warranty.



Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Exhibit B – Terms and Conditions (Continued)

K. SATISFACTION OF WARRANTY CLAIM

If Utility Service Co., Inc. verifies, in good faith, that a claim under the Warranty is valid and not subject to an exclusion pursuant to Section I above, Utility Service Co., Inc. agrees to repair or replace, without expense to the Customer, any workmanship, materials, and/or Equipment, if applicable, furnished hereunder that may prove defective within the Warranty Period. The Warranty provided in this Proposal shall be the sole and exclusive remedy of the Customer.

L. INDEMNIFICATION

Utility Service Co., Inc. shall indemnify and hold harmless Customer from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by the negligence of Utility Service Co., Inc. or its officers, agents, employees, and/or assigns while engaged in activities under this Proposal. Customer shall likewise indemnify and hold harmless Utility Service Co., Inc. from all claims for physical damage to third party property or injury to persons, including death, to the extent caused by negligence of the Customer or its officers, agents, employees, and/or assigns. In the event such damage or injury is caused by joint or concurrent negligence of Utility Service Co., Inc. and Customer, the loss shall be borne by each Party in proportion to its negligence. For the purpose of this Section L, (i) "Third party" shall not include Customer or any subsequent owner of the property where the Services were performed or Equipment, if applicable, their subsidiaries, parents, affiliates, agents, successors or assigns including any operation or maintenance contractor, or their insurer; and (ii) no portion of the Equipment is "third party property".

M. FORCE MAJEURE

Utility Service Co., Inc. shall not be liable to the Customer for non-performance or delay in performance of any of its obligations under this Proposal due to: (i) acts of God (which include, but are not limited to, tropical storms, hurricanes, tornadoes, and earthquakes), (ii) failure of the Internet or another network, (iii) war, (iv) riot, (v) civil commotion, (vi) embargo, (vii) labor disputes, (viii) labor strikes, (ix) fire, (x) flood, (xi) theft, (xii) epidemic, (xiii) pandemic (including COVID-19), (xiv) delay in delivery of services, materials, or equipment by subcontractors, suppliers, or manufacturers, (xv) shortage of labor or materials, or (xvi) any other unforeseen event (whether or not similar in nature to those specified) outside the reasonable control of Utility Service Co., Inc.

N. LIMITATION OF LIABILITY

Neither the Customer nor Utility Service Co., Inc. shall be liable to the other for any economic (including, without limitation, loss of revenues, profits, contracts, business or anticipated savings), special, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, product liability or otherwise arising from or relating to this Proposal or resulting from the use or the inability to use the Services or Equipment, if applicable to this Proposal, or the performance or non-performance of the Services or Equipment, if applicable. It is the responsibility of the Customer to insure itself in this regard if it so desires. The liability limit of Utility Service Co., Inc. and its affiliate companies under this Proposal, whether based in contract, warranty, tort (including negligence), strict liability, product liability or otherwise shall not exceed the price that the Customer agrees to pay Utility Service Co., Inc. in this Proposal.

O. GOVERNING LAW AND DISPUTE RESOLUTION

This Proposal and these Terms shall be construed in accordance with the laws of the state of Georgia without regard to the conflict of law principle. In the event of a dispute concerning this Proposal, the complaining Party shall notify the other Party in writing thereof. Management level representatives of both Parties shall meet at an agreed location and attempt to resolve the dispute in good faith. Should the dispute not be resolved within sixty (60) days after such notice, the complaining Party shall seek remedies exclusively through arbitration. The seat of arbitration shall be the federal district court closest to the location where the Services were performed or are scheduled to be performed, and the rules of arbitration will be the Commercial Arbitration Rules of American Arbitration Association, which are incorporated herein by reference into this Section O.



Tank White
15BL



Rock Island Red
Pantone 201



Rock Island Blue
Pantone 294



Rock island Light Blue
70% Pantone 294

*Colors displayed are for
representation purposes only.
Refer to manufacturers
color chart for actual colors.*

City of Rock Island, IL
500,000 Gallon Elevated Tank
37th St Tank

Revision Date: 9/26/24 Rev 2

Approval

Signature _____

Name _____ Date _____

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OF
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USG WATER
— SOLUTIONS —



Tank White
15BL



Rock Island Red
Pantone 201



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USG WATER
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USG WATER
SOLUTIONS



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Signature _____

Name _____ Date _____

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USG WATER
— SOLUTIONS —

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding bids for the 2025 Pavement Marking Program recommending the bid be awarded to Ostrom Painting and Sandblasting, Inc., Rock Island, Illinois, for the amount of \$107,685.
Date: April 14, 2025

Introduction and Background Information:

The Engineering Division opened bids for the 2025 Pavement Marking Program on Tuesday, March 25, 2025. A copy of the bid tabulation is attached.

The low bidder is Ostrom Painting and Sandblasting, Inc, Rock Island, IL in the amount of \$107,685.00.

Previous Council Action (if any):

Budget Impact:

Vendor: Ostrom Painting and Sandblasting, Inc., Rock Island, Illinois
Contract Amount: \$107,685.00

Account Chargeable:

Fund:	303	Street Utility Fund
Department:	616	Municipal Services
Cost Center:	301	Street Maintenance
Object Code:	53805	Street/Lot S/C
Project:	2749	Pavement Marking Program

Requisition Number: R011060

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that the City Council award the contract to Ostrom Painting and Sandblasting, Inc., Rock Island, Illinois, in the amount of \$107,685.00 and authorize the City Manager to execute the contract documents.

Submitted by: Michelle Martin, Manager

Approved by:

Bid Tabulation Sheet

City Of Rock Island

Public Works Department - Engineering Division

Bid Date: March 25, 2025 at 10:00 a.m.

Project: 2025 Pavement Marking Program

Job No. 2749

Location: Varies

Account #: 303-616301-53805-2749000

(For complete information covering these items, see plans and specifications)

Item No.	Description	Quantity	Units	Engineer's Estimate		Bidder		Bidder	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Paint Pavement Marking Line, 4"	175,000	LF	\$0.12	\$21,000.00	\$0.12	\$21,000.00	\$0.52	\$91,000.00
2	Paint Pavement Marking Line, 6"	25,000	LF	\$1.05	\$26,250.00	\$0.50	\$12,500.00	\$0.75	\$18,750.00
3	Paint Pavement Marking Line, 8"	2,000	LF	\$1.75	\$3,500.00	\$0.55	\$1,100.00	\$1.00	\$2,000.00
4	Paint Pavement Marking Line, 12"	6,000	LF	\$1.75	\$10,500.00	\$1.00	\$6,000.00	\$2.00	\$12,000.00
5	Paint Pavement Marking Line, 24"	6,500	LF	\$1.75	\$11,375.00	\$2.89	\$18,785.00	\$4.00	\$26,000.00
6	Letters & Symbols	12,000	SF	\$1.15	\$13,800.00	\$3.25	\$39,000.00	\$2.75	\$33,000.00
7	Paint Pavement Marking Line, Curb	20,000	LF	\$0.60	\$12,000.00	\$0.39	\$7,800.00	\$1.75	\$35,000.00
8	Traffic Control & Protection	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$11,500.00	\$11,500.00
Bidder's Proposal for location:				\$99,925.00		\$107,685.00		\$229,250.00	

Memorandum



To: Rock Island City Council
From: Timothy McCloud, Police Chief
Subject: Report from the Police Department regarding the placement of "You Are Not Alone" Suicide Prevention signs at the base of the Centennial Bridge and the entrance to the Arsenal Bridge viaduct.
Date: April 14, 2025

Introduction and Background Information:

On March 19, 2025, a 53-year-old male attempted to take his own life by jumping off the Centennial Bridge. Fortunately, the subject survived. However, he sustained significant injuries, including a collapsed lung, broken ribs, and hypothermia.

As you are undoubtedly aware, this was not an isolated incident, but rather just the latest example of subjects in a mental health crisis who have turned to one of our two Mississippi River bridges in an attempt to commit suicide. Since 2009, the Rock Island Police Department has responded to 154 calls about suicidal subjects on the Centennial Bridge. In 2024 alone, we responded to suicidal subjects on the Centennial Bridge an average of once a month, including one instance in which three officers struggled to pull a subject back over the railing who was actively trying to jump.

According to the most recent data from the CDC, suicide rates have increased almost every year, with 2022 once again reaching the highest level recorded.

Following what many municipalities around the country have implemented, I am proposing erecting YOU ARE NOT ALONE suicide prevention signs at the base of the Centennial Bridge and the entrance to the Arsenal Bridge viaduct. It is my hope that these signs can provide one more moment of intervention for those considering ending their lives.

The sign that I am proposing will display 988, the Suicide and Crisis Lifeline number, which provides free, confidential support through calling, texting, or chatting, 24 hours a day. The sign will also display the Mental Health Resources QR code that takes users to the Rock Island Library's Community Information webpage and provides a list of local and national mental health resources. This QR code mirrors the ones that are currently on the back of every Rock Island squad car.

The Police Department has also coordinated with Davenport Chief Jeff Bladel, who would like to join in our efforts on the Iowa side of the bridges.

This endeavor is a simple, cost-effective first step towards providing subjects in crisis at our bridges with a visible and viable rescue option. Future considerations could include installing 988-only bridge phones, depending on location, logistics and funding.

Previous Council Action (if any):

None

Budget Impact:

The cost of two suicide prevention signs would be minimal, as our Public Works Department has the ability to create the signs in house.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council approve the placement of the Suicide Prevention Signs at the base of the Centennial Brige and entrance to the Arsenal Bridge.

Submitted by: Samantha Gange, City Clerk

Approved by:

Memorandum

To: Rock Island City Council
From:
Subject: Minutes from the March 10, 2025 Closed Session.
Date: April 14, 2025



Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:

Memorandum

To: Rock Island City Council
From:
Subject: Minutes from the March 24, 2025 Study Session and City Council meeting.



Motion: Motion to approve Consent Agenda items a through u.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

3/24/2025 - Minutes

1. Call to Order

Mayor Thoms called the meeting to order at 6:45 p.m. and welcomed everyone.

2. Roll Call

Mayor Thoms asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Moses Robinson, Randy Hurt, Randy Tweet, Jenni Swanson, Dylan Parker, Mark Poulos, Bill Healy, and Mayor Mike Thoms.

Absent: None.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Samantha Gange, and other City Staff.

3. Pledge of Allegiance

Mayor Thoms led in the reciting of the Pledge of Allegiance.

4. Moment of Silence

Mayor Thoms requested a moment of silence. A moment of silence was observed.

Mayor Thoms announced that item 12a had been removed from the agenda and item 6 would be taken before item 5.

5. Public Comment

Tim Murphy, Kelly McKay, Nina Struss, Kathleen North, Sue Pienta, Tim Pressly, Carol Pressly, Curtis Lundy, Anne Sullivan, John Ewert, Lori McCollum, Jon Duyvejonck, Brian Ritter, Jodi Zimmerman, John Kirk, Joyce Singh and Tabitha DeFrieze all expressed their concerns regarding the proposed development in the Parkway/I-280 area and the impact the potential development may have on the wildlife and environment; they requested that Council table the vote on the Business Development District and TIF District and conduct further environmental studies.

Kayla Ballantyne spoke about the officer-involved shooting. She asked what measures were being taken to prevent the death of unarmed citizens and expressed her dissatisfaction with the City and Rock Island County.

Westasia Jackson spoke about the body cam footage from the officer-involved shooting of Jakarta Jackson and noted details she found questionable.

Latrice Jackson expressed her dissatisfaction with the results of the officer-involved shooting investigation and the City's response. She said she felt that the City was not supportive of the black community.

Destiny Jackson and Laprice Jackson also expressed their dissatisfaction with the City's response to the officer-involved shooting investigation.

6. Awards and Honor Presentations, Officer Swearing in Ceremony, and Proclamations

- a. Proclamation declaring Thursday, April 3, 2025, as Junior Achievement Day.

City Clerk Gange read the proclamation. Mayor Thoms read the declaration. Dougal Nelson, CEO of Junior Achievement of the Heartland, said a few words. A photo was taken.

- b. Proclamation declaring April 6-12, 2025, as National Library Week.

City Clerk Gange read the proclamation. Mayor Thoms read the declaration. Library Director Angela Campbell accepted the proclamation. She said a few words. A photo was taken.

Mayor Thoms presented a Certificate of Appreciation to the Sisters of Saint Benedict at Saint Mary Monastery for their donation of \$16,000 toward the City's tree-planting efforts. Sister Susan Hutchens and Sister Roberta Bussan accepted the certificate. A few words were said. A photo was taken.

7. Update Rock Island

Are you informed for the upcoming municipal election?

This Wednesday, March 26th, Rock Island High School students will host a forum for Rock Island City Council and mayoral candidates at the YWCA, 513 17th Street. The event is open to the public and starts at 6:30 p.m. The municipal election is April 1st.

Easter egg hunts

Hop in the pool to hunt for eggs in the RIFAC swimming pool on Sunday, April 6th, beginning at 3 p.m. Participants will grab empty eggs out of the pool to turn in for an egg-cellent goodie bag. As a safety precaution, eggs will float on the water, not sink to the bottom. Registration closes on Friday, April 4th.

If hunting for eggs on land is more your style, then hop on over to Lincoln Park on Saturday, April 12th at 9 a.m. Bring a basket and join in a mad dash to collect prizes and candy-filled eggs. Registration is limited to 300 participants. Call 309-732-PARK for details.

Tuneful Tuesdays continue at the Rock Island Public Library Downtown Branch

On Tuesday, April 1st, come to the downtown branch at 401 19th Street to enjoy a free concert over lunch by violist Deborah Dakin, adjunct assistant viola professor from Augustana College and former principal violist with the Quad City Symphony. The concert begins at noon.

Free Tax Assistance

Do you need help filing your taxes? The Martin Luther King Community Center is offering free tax filing services through April 5th. No appointment is necessary. Tax professionals will be available every Tuesday, Wednesday and Thursday from 5 p.m. to 8 p.m. and Saturdays from 9 a.m. to noon. The MLK Center is located at 630 9th Street in Rock Island.

8. Ordinances (First Readings)

- a. Report from the Community Development Department regarding a final plan for a Planned Unit Development (PUD) and major subdivision plat with variances at 950 31st Avenue from Community Home Partners. (First Reading)

Motion:	Motion to approve the final and subdivision plat with variances; and consider, suspend the rules, and pass the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Tweet moved to approve the final and subdivision plat variances; and consider, suspend the rules, and pass the ordinance; Aldersperson Healy seconded.

DISCUSSION:

Community Development Director Miles Brainard explained that the proposed project was permanent support housing for veterans that would include a community center.

VOTE:

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

- b. Report from the Community Development Department regarding a request from the City of Rock Island to consider a rezoning from PUD district to B-3 (community business) district for the Solomon Site. (First Reading)

Motion:	Motion to approve the rezoning; and consider, suspend the rules, and pass the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve the rezoning; and consider, suspend the rules, and pass the ordinance; Aldersperson Hurt seconded.

VOTE:

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

- c. Report from the Community Department regarding the sale of City-owned property at part of 950 31st Avenue to Community Home Partners. (First Reading)

Motion: Motion to approve the sales agreement; authorize the City Manager to execute the documents; and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

MOTION:

Aldersperson Tweet moved to approve the sales agreement; authorize the City Manager to execute the documents; and consider, suspend the rules, and pass the ordinance; Aldersperson Poulos seconded.

VOTE:

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

- d. Report from the Community Development Department regarding the sale of City-owned property at 1411 9th Street for \$939 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the agreement; and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve the sale; authorize the City Manager to execute the agreement; and consider, suspend the rules, and pass the ordinance; Aldersperson Hurt seconded.

VOTE:

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

- e. Report from the Community Development Department regarding the sale of City-owned property at 1015 9th Street for \$680 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the agreement; and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve the sale; authorize the City Manager to execute the agreement; and consider, suspend the rules, and pass the ordinance; Aldersperson Tweet seconded.

VOTE:

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

- f. Report from the Public Works Department and Administration regarding amending the Sewer Use Ordinance for Industrial Pretreatment and a resolution adopting the Industrial Pretreatment Program Enforcement Response Plan and Legal Authority Letter for the Modification of the Sewer Use Ordinance. (First Reading)

Motion: Motion to approve the proposed amendments; and consider, suspend the rules, and pass the ordinance; adopt the resolution; and authorize staff to execute the letter and plan.

RC Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to approve the proposed amendments; consider, suspend the rules, and pass the ordinance; adopt the resolution; and authorize staff to execute the letter and plan; Aldersperson Healy seconded.

VOTE:

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

- g. Report from the Traffic Engineering Committee regarding a request from Shawn Krakliow to remove the handicapped parking space at 1015 22nd Street. (First Reading)

Motion: Motion to approve the request and consider the ordinance.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to consider, suspend the rules, and pass the ordinance; Aldersperson Poulos seconded.

VOTE:

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

9. Passage of Ordinances and Resolutions

- a. An Ordinance establishing the Parkway I-280 Business District; approving a business district plan; authorizing the imposition and collection of a sales tax within such business district; and approving certain actions in connection with the establishment of such business district. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to amend the Business Development District Plan Section E – Review of Findings & Qualifications of the District and include the following language in the fifth paragraph:

"In the western portion of the Area, development will be prohibited or limited to such things as low impact recreation to protect the wetlands, which are critical for natural floodplain functions and play a vital role in ensuring resilient communities and wildlife along with a robust Rock Island economy. These natural areas can soak up and store excess flood water, both reducing the need to build costly flood reduction structures and improving the resilience to existing infrastructure, like levies. It is well-documented that severe weather events continue increasing in intensity and frequency. The City of Rock Island intends to harness the power of natural systems as one of many tools to protect its communities, wildlife, and economy from future disasters.

Wetlands, in addition to providing significant flood risk reduction benefits, are well-documented economic assets. Utilizing wetlands for low-impact outdoor recreation can generate revenue while maintaining natural floodwater storage and native wildlife habitat. The City is focused on creating a lasting legacy for future generations by establishing a conservation easement within the Area to permanently protect the wetlands, reduce flood risks, preserve wildlife habitat, and generate economic and community benefits.

Outside of the protected wetland area, the City is committed to exploring potential opportunities for implementing sustainable and adaptive planning measures such as designing resilient infrastructure, utilizing natural features for recreation and conservation activities for community benefit, and leveraging grants and other funding programs for flood mitigation and resilience projects along with local economic development tools;" Aldersperson Poulos seconded.

VOTE:

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

MOTION:

Aldersperson Hurt moved to pass the ordinance; Aldersperson Tweet seconded.

DISCUSSION:

Aldersperson Tweet explained that the Business Development District did include the proposed Parkway/I-280 project but is mostly made up of other properties, including those along Andalusia Road.

VOTE:

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

- b. Report from Administration regarding a Resolution declaring the City of Rock Island's commitment to Wetland Conservation.

Motion: Motion to adopt the Resolution.

RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to adopt the Resolution; Aldersperson Swanson seconded.

VOTE:

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

10. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Aldersperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Claims for the week of February 28 through March 7 in the amount of \$995,594.47; for the week of March 8 through March 13 in the amount of \$1,463,768.30; and special payroll for AFSCME A signing bonus and retro payments for the week of February 28, 2025 in the amount of \$75,339.80; and payroll for the weeks of February 16, 2025 through March 2, 2025 in the amount of

\$1,819,825.86.

- b. Report from the Information Technology Department regarding a payment in the amount of \$10,560.00 to Tyler Technologies of Plano, TX for the ERP System implementation services using ARPA funds (unrestricted).
- c. Report from the Mayor's Office regarding an appointment to the Commercial/Industrial Revolving Loan Fund (CIRLF).
- d. Report from the Public Works Department regarding payment to Brandt Construction, Milan, Illinois, for an emergency water main repair at 42nd Street and 22nd Avenue in the amount of \$15,529.40.
- e. Report from the Public Works Department regarding payment to Brandt Construction Co., Milan, Illinois, for emergency stormwater manhole repairs at 28th Street and 5th Avenue in the amount of \$15,917.72.
- f. Report from the Public Works Department regarding the purchase of mechanical joint restraining glands from Ferguson Waterworks, Dekalb, IL, in the amount of \$10,463.
- g. Report from the Public Works Department regarding the purchase of two-bolt water main repair couplings from Ferguson Waterworks, Dekalb, IL, in the amount of \$22,500.25.
- h. Report from the Public Works Department regarding the purchase of resilient seated gate valves from Ferguson Waterworks, Dekalb, Illinois, in the amount of \$60,632.21.
- i. Report from the Public Works Department regarding the purchase of 5 1/4" dry barrel fire hydrants from Ferguson Waterworks, LLC, Dekalb, Illinois, in the amount of \$99,034.82.
- j. Report from the Public Works Department regarding payment to John Robert Westpfahl, Milan, IL, for land set aside in the amount of \$3,300.
- k. Report from the Public Works Department regarding payment to Kraft Power Corporation, Gaylord, Michigan, for the Wet Weather Treatment Pump Engine Maintenance in the amount of \$10,800.
- l. Report from the Public Works Department requesting authorization to repair Fire Truck 7792 T31 by Legacy Fire Apparatus, Shorewood, IL, in the amount of \$21,940.50.
- m. Report from the Public Works Department regarding payment to Utility Service Co., Dallas, Texas, for the 2025 38th Street water tower maintenance in the amount of \$15,000.
- n. Report from the Public Works Department regarding payment to Utility Service Co., Dallas, Texas, for the 2025 Ridgewood Road water tower maintenance in the amount of \$25,000.
- o. Report from the Public Works Department regarding payment to Utility Service Co., Dallas, Texas, for the 2025 24th Street water tower maintenance in the amount of \$247,203.00.

- p. Report from the Public Works Department regarding payment to Utility Service Co., Dallas, Texas, for the 2025 37th Street water tower maintenance in the amount of \$273,899.
- q. Report from the Public Works Department regarding payment to Utility Service Co., Dallas, Texas, for the 2025 14th Street water tower maintenance in the amount of \$15,000.
- r. Report from the Public Works Department regarding the purchase of ten 2025 Ford F150 XL 4x4 pickups and one 2025 Ford F350 Cab and Chassis from Sexton Ford Inc., Moline, Illinois, in the amount of \$511,388.
- s. Report from the Public Works Department regarding bids for the 2025 Tree Planting Contract recommending the bid be awarded to Sancen Outside Services LLC, Moline, Illinois, in the amount of \$41,538.70.
- t. Report from the Finance Department regarding a budget carryover from CY 2024 in the MLK Activity Fund (901) in the amount of \$8,455.76.
- u. Report from the Finance Department regarding a budget adjustment to the MLK Activity Fund (901) in the amount of \$25,000.
- v. International City/County Management Association (ICMA) claims for the weeks of February 22 through March 7, 2025 in the amount of \$30,000.71.
- w. Report from the Finance Department regarding a budget carryover from CY 2024 in the Community/Economic Development Fund (207) in the amount of \$69,995.55.
- x. Report from the Finance Department regarding a budget adjustment to the Park and Recreation Fund (555) in the amount of \$5,000.
- y. Report from the Human Resources Department regarding Reimbursement of Contents and Reconstruction to Brandy Johnson at 2450 27th Street for damage to her basement due to a sewer incident.
- z. Minutes from the March 10, 2025 Study Session and City Council meeting.

Motion:	Motion to approve Consent Agenda items a through z.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to approve Consent Agenda Items a through z; Aldersperson Swanson seconded.

VOTE:

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

11. Claims/Purchases

- a. Report from the Public Works Department regarding payment to Langman Construction, Rock Island, Illinois, for an emergency sewer main repair at IL92 and 13th Avenue in the amount of \$32,287.41.
- b. Report from the Public Works Department regarding payment to McClintock Trucking and Excavating, Inc., Silvis, Illinois, for Water Service Repair Program and Sewer Later Repair Program repairs in the amount of \$40,684.56.
- c. Report from the Public Works Department regarding payment to McClintock Trucking and Excavating Inc., Silvis, Illinois, for Water Service Repair Program and Sewer Lateral Repair Program repairs in the amount of \$69,582.56.
- d. Report from the Public Works Department regarding payment to Miller Trucking and Excavating, Silvis, IL, for an emergency sanitary sewer main repair at 2451 26th Street in the amount of \$12,004.82.

Motion: Motion to approve the claims a through d.
RC Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve claims a through d; Aldersperson Healy seconded.

Aldersperson Parker recused himself from the vote due to the nature of his employment.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Healy, Robinson, Hurt, Tweet, Swanson, Poulos. Nay: None. Absent: None.

12. Contracts/Agreements

- a. Report from the Economic Development Department regarding a Consultant Services Agreement with Planet Holly.

Motion: Motion to approve the agreement and authorize the City Manager to execute the documents.
RC Roll Call vote is needed.

This item was removed from the agenda.

- b. Report from Administration regarding a Memorandum of Understanding (MOU) between the City

of Rock Island, City of Davenport and the Downtown Davenport Partnership for three years (2025-2027) the Red, White & Boom July 3, 2025, event.

Motion: Motion to approve the MOU as recommended and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the MOU as recommended and authorize the City Manager to execute the document; Aldersperson Swanson seconded.

VOTE:

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

13. Department Reports

- a. Report from the Community Development Department regarding the 2024 CDBG Consolidated Annual Performance and Evaluation Report (CAPER).

Motion: Motion to approve the report and direct staff to submit it to HUD.

RC Roll Call vote is needed.

MOTION:

Aldersperson Swanson moved to approve the report and direct staff to submit it to HUD; Aldersperson Tweet seconded.

VOTE:

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

- b. Report from the Economic Development Department regarding entering into a Memorandum of Understanding with Alter Logistics and a resolution adopting, ratifying, and authorizing the execution of the Memorandum of Understanding and filing of the grant application.

Motion: Motion to approve the MOU, authorize the City Manager to execute the MOU, and adopt the Resolution.

RC Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to approve the MOU; authorize the City Manager to execute the MOU; and adopt

the Resolution; Alderperson Tweet seconded.

VOTE:

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

- c. Report from the Community Development Department regarding a final subdivision plat for the Solomon Site.

Motion: Motion to approve the subdivision plat.

RC Roll Call vote is needed.

MOTION:

Alderperson Tweet moved to approve the subdivision plat; Alderperson Swanson seconded.

VOTE:

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

14. Other Business/New Business

There was no new business to discuss.

15. Closed Session

- a. **5 ILCS 120/2 (c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.**
- b. **5 ILCS 120/2 (c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body (or legal counsel for the public body).**

Motion: Motion to go into Closed Session for the exceptions cited.

VV Voice vote is needed.

MOTION:

Alderperson Poulos moved to go into Closed Session for the exceptions cited; Alderperson Swanson seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Healy, Robinson, Hurt, Tweet, Swanson, Parker, Poulos. Nay: None. Absent: None.

The City Council entered Closed Session at 8:29 p.m.

16. Adjourn

- a. Motion: Motion to Adjourn to April 14, 2025.
VV Voice vote is needed.

After reconvening the regular meeting, Clerk Gange called the roll. All Council members and Mayor Thoms were present.

MOTION:

Aldersperson Parker moved to adjourn; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Healy, Robinson, Hurt, Tweet, Swanson, Parker, Poulos. Nay: None. Absent: None.

The meeting concluded at 8:42 p.m.

[MIN_SIGNATURES]

CITY OF ROCK ISLAND
CITY COUNCIL STUDY SESSION
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

3/24/2025 - Minutes

1. Call to Order

Mayor Thoms called the meeting to order at 5:31 p.m. and welcomed everyone.

2. Roll Call

Mayor Thoms asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Randy Hurt, Randy Tweet, Jenni Swanson, Dylan Parker, Mark Poulos, Bill Healy and Mayor Mike Thoms.

Absent: Alderperson Moses Robinson.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Samantha Gange, and other City Staff.

3. Public Comment

No one was signed up to speak.

4. Presentations

a. Strategic Housing Plan

Sarah Dott with PGAV Planners provided an overview of the presentation and discussed the project goals and key findings. She mentioned the project was data-informed and included strategies and recommendations for the next 10 years. She discussed the key findings that included: the City's architectural character and natural environment is not fully realized; it is important that the City intervenes earlier with deteriorating properties; and the Northeast Rock Island has the potential to offer increased walkability and bikeability.

Another key finding included exploring alternatives to the code requirement of fire sprinkler systems in new residential builds as Rock Island is the only City in the region that requires this system. She said the City will need to explore if there are other ways in which a similar level of fire safety can be achieved through fire - resistant building materials, etc.

Ms. Dott discussed other key findings, which included the need to improve trust between residents and City staff through engagement, increased transparency of City projects, programs and processes, and sharing of clear and consistent information with residents. She suggested updates to the City website, clearer documentation of processes, and checklists of required documentation to help everyone better navigate the process.

Ms. Dott said the study revealed that there is an immense shortage of housing opportunities for older residents and individuals with disabilities. There is also a need for off-campus housing for Augustana College students.

She discussed the final key finding, noting there is a significant amount of rent-restricted and subsidized affordable housing in Rock Island and there is some concern regarding the over-concentration of poverty.

Next, Ms. Dott discussed the strategy roadmap, which is to be used as a guide with the next steps to take for each of the key findings and recommendations. The strategic roadmap is divided into three categories: strategies for existing housing stock, strategies for new housing development, and strategies for shaping the City's narrative.

She remarked on the specific strategies for existing housing stock, which included continuing to move from reactive to proactive code enforcement, cross-departmental data collection and monitoring and stepping up support for maintenance and rehabilitation of homes.

The specific strategies for new housing development include ten specific priority sites targeted for new development, the development of a clear annexation policy, updated policies and procedures to make developing housing easier and stepping up support for local partners aligned with the City's housing goals.

Furthermore, Ms. Dott discussed the strategies for shaping the City's narrative. The primary focus should be updating the website, making residents and developers aware of resources and improving the perception of Rock Island through coordinated marketing and promotion.

Ms. Dott provided a map of priority sites and discussed level one and level two priority sites. Three primary areas were identified for consideration for future annexation and the City must create an annexation policy to serve as a guide when considering annexations in the future. The policy will assist in the evaluation of the financial impact and inform decision-making.

Ms. Dott discussed the important considerations that City leaders will need to undertake to proactively promote the sites. She said the City must think more strategically about messaging and communications as the image of Rock Island is key to demonstrating that the City is an approachable partner for progress.

She discussed the next steps, which included approval of the plan from the Planning and Zoning Commission, followed by City Council for approval at the April 14, 2025, meeting.

Ms. Dott clarified that the plan includes having mixed-use development, which includes buildings with commercial or retail on the first floor and residential housing on the top floors.

Alderman Parker remarked on the recent re-branding of the downtown by the Rock Island Downtown Alliance (RIDA) and said they would be an excellent partner to learn from and collaborate with on re-branding the City.

5. Adjourn

- a. Motion: Motion to adjourn.
- VV Voice vote is needed.

MOTION:

Alderproun Poulos moved to adjourn the Study Session; Alderproun Parker seconded.

VOTE:

Motion PASSED on a 6-0-1 voice vote. Aye: Poulos, Healy, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: Robinson.

The meeting concluded at 5:54 p.m.

[MIN_SIGNATURES]

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding payment to Langman Construction, Rock Island, Illinois, for an emergency water main repair at 2100 6th Avenue in the amount of \$10,400.34.

Motion: Motion to approve the claim.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Langman Construction, Inc. is entitled to payment in the amount of \$10,400.34 for an emergency water main repair at 2100 6th Avenue. The repair work was done on January 21 and 22, 2025.

A larger excavator was required to do the work and subsequently a contractor with the proper equipment was hired. Langman Construction Inc. was selected on a rotational basis with other contractors.

Previous Council Action (if any):

Budget Impact:

Vendor: Langman Construction, Inc., Rock Island, Illinois
Payment Amount: \$10,400.34

Account Chargeable:

Fund:	501	Water Operation & Maintenance
Division:	619	Utilities Maintenance
Cost Center:	356	Water Distribution Maintenance
Object Code:	53806	Infrastructure Maintenance

Requisition Number: R011062

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Council approve the payment to Langman Construction, Inc., Rock Island, Illinois in the amount of \$10,400.34.

Submitted by: Michelle Martin, Manager

Approved by:



BILL TO: City of Rock Island
Attn: Tom Brokhaw
1309 Mill Street
Rock Island, IL 61201

DATE OF INVOICE: 2/19/2025

INVOICE #: 2505-03

DESCRIPTION OF WORK: Emergency Repair

LOCATION: Blackhawk Rd Watermain

SUMMARY (See below for itemization):

LABOR	\$	6,683.09
EQUIPMENT	\$	3,235.22
MATERIAL	\$	142.03
SUBCONTRACTOR	\$	340.00
INVOICE TOTAL	\$	10,400.34

BREAKDOWN OF SUMMARY:

PAYROLL	21-Jan	22-Jan	24-Jan	S.T.	O.T.	.SOT	HR. RATE	INS.	PAYROLL	
OPERATOR	8				8		\$ 40.75	\$	326.00	\$ 326.00
	3					3	\$ 61.13	\$	122.25	\$ 183.38
							\$ 50.94	\$	-	-
Field Manager					0		\$ 38.50	\$	-	-
						0	\$ 57.75	\$	-	-
LABOR FOREMAN	8	8	1		8		\$ 43.25	\$	346.00	\$ 346.00
	3	0.5				3	\$ 64.88	\$	129.75	\$ 194.63
							\$ 54.07	\$	-	-
LABOR	13				13		\$ 33.77	\$	439.01	\$ 439.01
	1					1	\$ 50.66	\$	33.77	\$ 50.66
							\$ 42.22	\$	-	-
Field Manager 2	13	8	1		13		\$ 56.16	\$	730.08	\$ 730.08
	5	0.5				5	\$ 84.24	\$	280.80	\$ 421.20
							\$ 112.32	\$	-	-
LABOR/PS					0		\$ 34.27	\$	-	-
						0	\$ 51.41	\$	-	-
							\$ 68.54	\$	-	-
TRUCK					0		\$ 33.77	\$	-	-
						0	\$ 50.66	\$	-	-
							\$ 67.54	\$	-	-
FINISHER					0		\$ 31.55	\$	-	-
						0	\$ 47.33	\$	-	-
SUBTOTAL	54	17	2		42	12		\$	2,407.66	\$ 2,690.95
BENEFITS										
LABOR					43.0		HRS @	\$	24.46	\$ 1,051.78
OPERATOR					11.0		HRS @	\$	40.50	\$ 445.50
FIELD MGR					0		HRS @	\$	12.77	\$ -
FINISHER					0		HRS @	\$	28.53	\$ -
SUBTOTAL					54.0				\$	4,188.23
PLUS 35%									\$	1,465.88
SUBTOTAL BENEFITS AND HOURS									\$	5,654.10
PUBLIC LIABILITY AND PROPERT DAMAGE INSURANCE					0.04		of	\$	2,407.66	\$ 99.92
WORKMEN COMP INSURANCE					0.04		of	\$	2,407.66	\$ 96.31
FED UNEMPLOYMENT TAX					0.01		of	\$	4,188.23	\$ 25.13
STATE UNEMPLOYMENT TAX					0.09		of	\$	4,188.23	\$ 393.69
FED SOCIAL SECURITY TAX					0.08		of	\$	4,188.23	\$ 320.40
SUBTOTAL PAYROLL ADDITIVES									\$	935.45
PLUS 10%									\$	93.54
TOTAL PAYROLL ADDITIVES									\$	1,028.99
TOTAL LABOR									\$	6,683.09

I hereby certify that the above statement is a copy of that portion of the payroll which applies to the above work.

EQUIPMENT (BLUE BOOK VALUES)	21-Jan	22-Jan	24-Jan	TOTAL	RATE	AMOUNT
Deere 50 mini ex	11.0			11.0	\$ 29.57	\$ 325.27
JD410	11.0			11.0	\$ 91.09	\$ 1,001.99
450 Truck	11.0			11.0	\$ 43.29	\$ 476.19
Traffic control equipment	1.0			1.0	\$ 200.00	\$ 200.00
Flatbed Trailer	11.0		1	12.0	\$ 12.53	\$ 150.36
Pick up Truck	11.0	17.0	1	29.0	\$ 37.29	\$ 1,081.41
	56.0	17.0	2.0			
TOTAL EQUIPMENT						\$ 3,235.22
MATERIAL			QTY UNIT		RATE	AMOUNT
Concrete			1.5 CY		\$ 226.14	\$ 339.21
Recycled rock			13 CY		\$ 9.50	\$ 123.50
SUBTOTAL MATERIAL						\$ 123.50
PLUS 15%						\$ 18.53
TOTAL MATERIAL						\$ 142.03
SUBCONTRACTOR	21-Jan	22-Jan	24-Jan	TOTAL	RATE	AMOUNT
DanAsh Trucking				0.00	\$ 106.00	\$ -
Overland	1.00			1.00	\$ 240.00	\$ 240.00
Selco				0	\$ -	\$ -
SUBTOTAL SUBCONTRACTOR						\$ 240.00
PLUS 5% or \$100						\$ 100.00
TOTAL SUBCONTRACTOR						\$ 340.00

Memorandum

To: Rock Island City Council
From:
Subject: Report from Administration regarding a Right of Entry Agreement with A HANNA ILLOWA LLC



Motion: Motion to approve the agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The Right of Entry Agreement between the City and A HANNA ILLOWA, LLC, (hereinafter, "Developer") will allow the Developer to enter the Casino West site to perform due diligence actions prior to the execution of any sales agreement. This agreement gives the Developer exclusive access to the property to perform these functions. The Developer may secure the property at a cost attributed to the Developer, and the Developer will hold the City harmless from the use of the Premises during the term of the limited right of entry.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Staff recommends the approval of the agreement and for Council to authorize the City Manager to sign the document subject to minor City Attorney modifications.

Submitted by: Samantha Gange, City Clerk

Approved by:

R I G H T O F E N T R Y

The undersigned, City of Rock Island, Illinois, a Municipal Corporation (hereinafter, CITY) hereby grants to A HANNA ILLOWA, LLC, an Illinois limited liability company, its agents, employees and contractors (hereinafter, GRANTEE), the right to enter upon the following described premises, to-wit:

SECTION 1: PREMISES

Property located at 3809 60th Avenue West, Parcel #: 16-16-300-003, consisting of approximately 9.864 acres, hereinafter referred to as “Casino West.”

SECTION 2 – TERMS OF AGREEMENT

- A. TERM: The term of this Agreement, shall be from April 14, 2025, through July 14, 2025, after which time this temporary right of entry shall terminate.
- B. RIGHT TO TERMINATE: The CITY shall have the right to terminate this agreement before the end of the term upon giving a five (5) day written notice of such possession.
- C. YIELDING POSSESSION: Grantee agrees that at the expiration or termination of the Agreement, Grantee shall yield right of entry and occupancy to the CITY without further demand or notice, and to return said property in as good order and condition as to when Grantee entered said property.
- D. The City agrees to allow Grantee to enter the described premises for due diligence activities and studies, and securing the property from trespass through gates or fencing. The parties agree that Grantee shall be responsible for the costs and assume the risk of any personal injury and/or property damage resulting from their due diligence activities.

- E. Due diligence activities refer to the comprehensive research and investigation process undertaken to assess the legal, financial, environmental, and physical aspects of the property. It may include environmental assessment, survey and site inspection, assessing utilities and infrastructure, traffic or environmental impact studies, legal and regulatory compliance, and historical and archaeological review.
- F. Grantee will not permit, encourage, or invite others to use any part of the Premises for any purpose or activity not directly related to due diligence activities.
- G. Grantee shall comply with all local ordinances, and state and federal laws, rules and regulations relating to the Premises.
- H. Grantee accepts this limited right of entry onto the City's property, and assumes all risks of accidents personally as well as for family, employees, independent contractors, or agents, in pursuance of their activities. Grantee shall indemnify and hold the City harmless from any and all acts in connection with the use or misuse of the Premises and from any and all accidents on the Premises during the term of this limited right of entry.
- I. This document shall represent the entire agreement between the Parties, and no party may rely upon any other written or oral representation concerning this matter.

Executed this [] day of [], A.D., 2025

A HANNA ILLOWA LLC

CITY OF ROCK ISLAND

By: _____

By: _____
City Manager

City Clerk

Memorandum



To: Rock Island City Council
From: Tarah Sipes, Economic Development Manager,
Thomas Flaherty, Assistant to the City Manager
Subject: Report from the Economic Development Department
regarding a Letter of Intent to Sell 2001 5th Avenue
and 2016 5th Avenue between Fresh Films and the
City of Rock Island.

Motion: Motion to approve the letter of intent and
direct staff to negotiate a development
agreement.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Fresh Films received a grant through the State of Illinois Department of Commerce and Economic Opportunity's Illinois Film Office Soundstage Capacity Building Grant. The grant is to support the creation of a four-stage studio complex in Western Illinois. A site in Rock Island has been chosen.

Previous Council Action (if any):

The City of Rock Island purchased 2001-2009 5th Avenue from the County Trustee in 2019.

The Rock Island City Council voted to purchase the "Bear Manufacturing Building" located at 2016 5th Avenue at tax sale in 2022. The building was subsequently demolished as it was found to be in a dangerous condition.

Budget Impact:

The properties will be sold at their appraised value, 2001-05 5th Avenue for \$46,000 and 2016 5th Avenue for \$88,500.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

Goal #1 Financial Stability, Objective #4 - Expand and strengthen the tax base and increase city revenues.

Recommendation:

Staff recommends that Rock Island City Council authorize the City Manager to sign the letter of intent to sell the properties and direct staff to negotiate a development agreement.

Submitted by: Tarah Sipes, Economic Development Manager

Approved by:

LETTER OF INTENT TO PURCHASE REAL PROPERTY

DATE: April 1, 2025

BUYER: Fresh Films / Dreaming Tree Films or entity to be named.

SELLER: City of Rock Island

PROPERTY and PURCHASE PRICE:

- 2016 5th Avenue (PIN 0735403003) - \$88,500
- 2001-05 5th Avenue (PIN 0735231007) - \$46,000

USE OF PROPERTY: BUYER will be purchasing and improving 2016 5th Avenue. 2001-05 5th Avenue will be necessary for parking and future expansion.

DUE DILIGENCE: Within 60 days from the fully executed LOI, Buyer will perform all inspections deemed necessary at their sole expense. During this time the Buyer may exit this agreement for any reason or waive their due diligence period in efforts to close sooner.

PURCHASE AGREEMENT: Buyer and Seller will mutually work on executing and agreeing to terms of a full purchase agreement within 30 days after the due diligence is closed.

ESTIMATED CLOSING: 30 days after a fully executed purchase agreement.

LOI EXPIRATION: Unless accepted on or before April 16, 2025 this letter of intent shall become null and void.

DEVELOPMENT REQUIRED: The BUYER will commence construction by April 16, 2026. If construction has not commenced by said date, the SELLER shall have the right, at its sole discretion, to repurchase the property for the original agreed upon sale price.

REAL ESTATE AGENT: No agent is representing either party in this transaction.

No contract of or between the parties shall become binding and enforceable against each party, unless and until it is reduced to writing a whole, is separate from this LOI, in which separate writing is executed by the parties respective duly authorized officers.

AGREED AND ACCEPTED

SELLER:

By _____

Date _____

Notices to:

City of Rock Island
C/O Leslie Day, City Attorney
1528 Third Avenue
Rock Island, IL 61201
(309) 732-2007

BUYER:

By Kevin J. Warden - CFO

Date 4/1/2025

Notices to:

Fresh Films / Dreaming Tree Films
C/O Kelli Feigley or Estlin Feigley
428 19th Street
Rock Island, IL 61201
(773) 936-7096

Memorandum



To: Rock Island City Council

From: Tarah Sipes, Economic Development Manager,
Thomas Flaherty, Assistant to the City Manager

Subject: Report from the Economic Development Department regarding a Letter of Intent to purchase Lot 2 of the Solomon Site between Ascentra Credit Union and the City of Rock Island.

Motion: Motion to authorize the City Manager to sign the Letter of Intent and direct staff to negotiate a purchase agreement.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

West End Revitalization staff have been working to build a relationship with Ascentra Credit Union in pursuit of work plan goals and service to the community. Economic Development staff were contacted by members of Ascentra's development team to see if a location in Rock Island could be found for a new branch location. As a result of the conversations, a letter of intent to purchase the southern parcel of the Solomon Site (11th Street between 6th and 7th Avenues) has been received.

Previous Council Action (if any):

N/A

Budget Impact:

To Be Determined.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

This bank branch will become the only financial institution on the west side of 11th Street in Rock Island and will provide access to banking for the community.

Council Goal (if applicable):

N/A

Recommendation:

Economic Development staff recommends that Rock Island City Council authorize the City Manager to sign the attached Letter of Intent and direct staff to negotiate a purchase agreement.

Submitted by: Tarah Sipes, Economic Development Manager

Approved by:

The purpose of this letter is to set forth certain non-binding understandings between Ascentra Credit Union ("Purchaser") and City of Rock Island, Illinois ("Seller") with respect to the possible purchase of certain real estate identified below on the terms outlined in this letter ("Letter of Intent"). The following paragraphs of this letter reflect the understanding of matters described in them. Each party acknowledges that these provisions shall not constitute a complete statement or legally binding or enforceable obligation on the part of Purchaser or Seller, except as otherwise expressly set forth below. Neither the Purchaser nor Seller shall have any liability to the other party with respect to these provisions until a definitive agreement ("Purchase & Sale Agreement") is prepared, authorized, executed, and delivered by and between the parties.

Terms

Purchaser:	Ascentra Credit Union
Seller:	City of Rock Island, Illinois
Property:	1.0+/- net useable acres of land located at 614 11 th Street, Rock Island, Illinois, 61201 (legal description to be provided in Purchase and Sale Agreement) Legal Description: Lot 2 of the Solomon Addition in the City of Rock Island, Rock Island County, Illinois.
Purchase and Sale Agreement:	Purchaser will present Seller with a Purchase and Sale Agreement within (10) days of reaching a mutually acceptable purchase price and full execution of this LOI.
Purchase Price:	\$ TBD
Earnest Money:	\$ 0.00 to be credited against the Purchase Price.
Escrow Terms:	The Earnest Money is fully refundable to Purchaser through the Due Diligence Period, which is further described below. If Purchaser completes due diligence, elects to go forward, and fails to close this transaction, the Earnest Money is non-refundable except for situations of Seller default, condemnation, title corrections, and/or damage and destruction.

Seller's Materials: Seller shall provide all available due diligence documents for the Property within five (5) days of execution of the Purchase and Sale Agreement, including but not limited to, Seller's books and records concerning the operation of the Property, a current rent roll, any existing environmental and property condition reports, current and historical tax bills, title work, surveys, certificates of occupancy and inspection reports, maintenance records and all lease agreements and other agreements or contracts affecting the Property.

Assessments: Seller shall be responsible and pay or assume at closing, all current, levied or pending real estate taxes and special/other assessments due against said Property.

Due Diligence Period & Contingencies: Purchaser shall have One Hundred Fifty (150) days after receipt of all relevant due diligence materials to complete its investigations and satisfy the following additional contingencies:

- a) Environmental review
- b) Clean Marketable Title
- c) Economic viability
- d) Utilities for Development
- e) Zoning, Permits, Licenses, Variances, and approvals
- f) Platting or Re-Platting
- g) Regulatory and Board approval

Any Due Diligence materials not currently in the possession of Seller shall be obtained at Purchaser's expense.

During the Due Diligence Period, Purchaser shall have access to and may conduct any and all tests it deems necessary on the Property. If Purchaser is not satisfied with the Property in its sole and absolute discretion for any reason or no reason at the end of the Due Diligence Period (as it may be extended), Purchaser may terminate the Purchase and Sale Agreement and receive a refund of its initial Earnest Money deposit, if any.

Purchaser shall have the right to extend the Due Diligence Period for two (2) additional 30-day periods.

Closing:	Purchaser shall close on or before thirty (30) days after all conditions precedent have been met or a date to be mutually agreed upon in writing by Purchaser and Seller.
Zoning:	Seller represents that the Property is zoned B3 – Community Business District. Seller agrees to cooperate with Purchaser on any applications for governmental approvals and/or any applications for replatting or subdividing the property, including but not limited to executing documents as titleholder to the Property or granting Purchaser authority on applications or submissions.
Restrictions:	Seller confirms there are no known easements or restrictions on any of the parcels associated with this transaction.
Title:	Seller will provide the most recent title work/title commitment in Seller's possession promptly after execution of the Purchase and Sale Agreement.
No Agreement:	This Letter of Intent summarizes intentions to date; however, it shall not be construed as an agreement of sale and purchase. No binding agreement shall exist until the parties have approved and executed a Purchase and Sale Agreement. By signing this Letter of Intent below, Seller and Purchaser agree to act in good faith to negotiate a mutually acceptable contract for the sale and purchase of the Property.
Confidentiality	The terms of this Letter of Intent shall be treated as confidential information between the parties for discussion purposes only and shall not be shared with any person or entity other than those individuals employed with, or agents of, the parties, as expressly outlined herein. This provision shall be legally binding upon the parties.
Representation/Commissions:	INTENTIONALLY DELETED
Exclusivity:	Seller agrees not to market the Property or entertain any offers to purchase the Property from others during the period from signing and accepting this letter of intent until the termination of the Due Diligence Period ¹² . This provision shall be legally binding upon the parties.

1

2

This Letter of Intent is intended to support negotiation of a fully articulated and mutually satisfactory Purchase and Sale Agreement. It shall not be legally binding upon the parties, EXCEPT for Seller's promise of exclusive negotiations and confidentiality. The terms contained herein shall remain in effect until _____ at 5:00pm CDT or upon full execution hereof.

AGREED TO AND ACCEPTED ON THIS _____ DAY OF _____, 2025.

SELLER: City of Rock Island, Illinois

By _____

Name:

Title:

Date: _____

PURCHASER: Ascentra Credit Union

By: Linda Andry

Name: Linda Andry

Title: President & CEO

Date: 4/3/2025

Memorandum



To: Rock Island City Council
From: Tarah Sipes, Economic Development Manager,
Thomas Flaherty, Assistant to the City Manager
Subject: Report from the Economic Development Department
regarding a Consultant Services Agreement with
Planet Holly.

Motion: Motion to approve the agreement and
authorize the City Manager to execute the
documents.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The City of Rock Island has been awarded \$100,000 from the State of Illinois Department of Commerce and Economic Opportunity (DCEO) to support the development and operations of the Quad City Area Film Office. A request for consultant services proposals was issued, and Planet Holly was selected from the submissions.

Previous Council Action (if any):

The Rock Island City Council previously approved a consultant services agreement with Two Rivers and Associates in June of 2022. This agreement was also supported by a DCEO grant.

Budget Impact:

The \$100,000 budget will be reimbursed through the DCEO grant.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

N/A

Recommendation:

Staff recommend that Rock Island City Council approves the attached agreement and authorize the City Manager to execute the agreement.

Submitted by: Tarah Sipes, Economic Development Manager

Approved by:

AGREEMENT TO PROVIDE CONSULTANT SERVICES

BETWEEN THE CITY OF ROCK ISLAND AND Planet Holly LLC

This agreement made and entered into this _____ day of _____, 2025 by and between the CITY OF ROCK ISLAND, ILLINOIS, a municipal corporation, hereinafter referred to as "City" and Planet Holly LLC, hereinafter referred to as "Planet Holly".

WHEREAS, the City has received funding through the State of Illinois's Department of Commerce and Economic Opportunity, and

WHEREAS, the City intends to use this funding to support the Quad Cities Regional Film Office, hereinafter referred to as "Film Office", and

WHEREAS, the City recognizes the need for assistance from those with expertise within the film industry, and

WHEREAS, pursuant to this Agreement, the City is engaging Planet Holly to provide consultant services (as defined below), and

WHEREAS, consultant services under this agreement shall include activities such as overseeing the on-going growth and management of the Film Office, establishing the Film Office as an independent entity, strengthening the existing coalition of creative and industry professionals in the Quad Cities, coordination of website updates and maintenance, actively marketing the Quad Cities to production companies, studios, and independent filmmakers, submitting reports on grant related activities to appropriate stakeholders, and

WHEREAS, such services help to create an environment in which local talent can be cultivated, local filmmakers can be supported, and young artists can be mentored, and

WHEREAS, such services enhance the public interest by bringing new business to the City of Rock Island along with increased revenue, improved quality of life, and greater value for existing assets,

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the City and Planet Holly agree as follows:

I. TERMS AND CONDITIONS

A. Purpose: The purpose of this services agreement (the "Agreement") is to outline the delivery and funding of consultant services provided by Planet Holly on behalf of the City of Rock Island. Services provided by Planet Holly will supplement, support, and complement the efforts of the Film Office.

B. Term: The term of this agreement shall be for a period of one (1) year commencing upon the execution of this Agreement and terminating on March 1, 2026 unless terminated earlier by either party as herein provided.

Should the City and Planet Holly deem it beneficial, the terms of this Agreement may be extended for one additional period of one (1) year.

C. Payment Terms: Planet Holly shall submit invoices for payment on a monthly basis. Invoices shall be submitted on the first day of each month. Invoices should be accompanied by a report of that month's activities.

Upon the receipt of required documentation and invoice from Planet Holly, the City of Rock Island shall have thirty (30) days in which to process payment of the invoice.

D. Accountability: Planet Holly agrees to provide, in accordance with the terms of this Agreement, the following:

1. Monthly timesheets to verify the time expended on Film Office initiatives relative to the Scope of Work (Section II).
2. Quarterly summary reports of marketing efforts that identify possible opportunities and action steps required to further the interest of the Film Office and/or attract film, television, and digital content projects to the community.
3. Progress reviews with the City Manager or their appointee to be conducted every six (6) months.

II. SCOPE OF WORK

Planet Holly shall provide the services outlined in the Scope of Work. The City acknowledges that Planet Holly contracts with various entities and organizations unaffiliated with the City, and that under those agreements Planet Holly may perform services and activities in areas outside the City of Rock Island. However, the parties agree that funds provided by the City through this Agreement will be used for activities within the city limits of Rock Island and its extraterritorial jurisdiction for the purposes of the Film Office.

Planet Holly will provide the following services during the term of this Agreement:

1. Create a not-for-profit organization to oversee Film Office operations.
2. Build Inventory of Potential Production Facilities, Sites, and Assets.
3. Continue development of a Quad City Area Production Directory to showcase locations, workforce, and services available in the region.
4. Further develop ready workforce for film production.
5. Expand marketing and promotion efforts.
6. Develop a strategy and action plan for inbound and outbound production attraction.
7. Coordinate funding assistance for productions.
8. Prepare reporting required to maintain compliance with State of Illinois grant agreement.
9. Provide referrals to the Film Office and respond to referrals from the Film Office.

III. GRIEVANCE PROCEDURE

Any complaint or grievance regarding any aspect of this Agreement shall follow the procedure outlined below:

- A.** A complaint or grievance must be filed with the Economic Development Director within 72 hours of the event or occurrence which precipitated the complaint/grievance or the grievance shall be deemed waived.
- B.** Upon receipt of a written complaint/grievance, the Economic Development Director shall review the complaint and render a written decision within seven calendar days. The Economic Development Director's decision may be appealed by submitting a written notice of appeal to the City Manager within seven days of the date of the Economic Development Director's decision.
- C.** Upon receipt of the appeal, the City Manager shall review the case and render a decision within seven calendar days of the date the appeal is received. The decision of the City Manager may be appealed by submitting a notice of appeal to the City Council within seven calendar days of the date of the City Manager's decision.
- D.** Upon receipt of an appeal, the City Council shall render a decision within fourteen (14) calendar days after the appeal is filed unless there is no City Council meeting scheduled to take place within a fourteen-day period immediately following the date the appeal is filed. If there is no regularly scheduled council meeting within fourteen days of the date the City Manager's decision is appealed, the appeal shall be heard at the next regularly scheduled meeting of the City Council and the City Council shall render a decision within seven (7) days of hearing the appeal of the City Manager's decision.

IV. DISCRIMINATION PROHIBITED

Planet Holly will comply with applicable City of Rock Island, State of Illinois and Federal rules and regulations pertaining to Equal Employment Opportunity, including those of the State of Illinois Fair Employment Practices Commission. Planet Holly further agrees that it will comply with:

- A.** Title VI of the Civil Rights Act of 1964 (P.L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which Planet Holly receives financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of federal financial assistance extended to Planet Holly, this assurance shall obligate Planet Holly, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
- B.** Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services within Planet Holly's jurisdiction.
- C.** As applicable, Executive Order 11246 and the regulations issued pursuant thereto (41 CFR Chapter 60) provide that:

1. Planet Holly shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Planet Holly shall take affirmative action to ensure that applicants for employment are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.
2. Planet Holly shall post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. Planet Holly shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

D. Planet Holly shall incorporate the aforesaid requirements in all subcontracts.

V. POLITICAL ACTIVITY

- A. Planet Holly agrees to comply with the prohibition of directly or indirectly participating in, or intervening in, any political campaign on behalf of (or in opposition to) any candidate for elective public office under the Internal Revenue Code.
- B. Planet Holly also agrees that it shall not use resources provided herein to support or oppose, or to influence others to support or oppose, any candidate for elected office in the Rock Island city government.

VI. CONFLICT OF INTEREST

Planet Holly agrees to establish safeguards to prohibit employees from using positions for a purpose that is, or gives the appearance of being, motivated by a desire for private gain for themselves or others, particularly those with whom they have family business, or other ties. No member, officer, or employee of Planet Holly or its designees or agents, or other person who exercises any functions or responsibilities with respect to the program during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement.

VII. APPLICABLE LAW

This agreement shall be governed by and enforced in accordance with the laws of the State of Illinois.

VIII. SUCESORS IN INTEREST

The conditions, covenants, and terms of this

agreement shall, in every case, apply to, be binding upon, and inure to the benefit of the respective parties hereto and their respective successors and assigns as the case may be, with the same force and effect specifically mentioned in each instance where a party hereto is named.

IX. GENERAL CONDITIONS

A. Planet Holly hereby agrees to defend, indemnify and hold harmless the City of Rock Island from any and all claims of any nature for damages which may arise from Planet Holly's negligent, willful or wanton conduct in any of its activities or in the performance of this Agreement. The obligation to indemnify shall include the obligation to indemnify and reimburse the City of Rock Island for any attorney fees, court costs and any other litigation costs.

B. Planet Holly shall acknowledge, whenever reasonably possible, the financial assistance of the City of Rock Island including displaying the City of Rock Island as a capital contributor within Planet Holly's annual report and acknowledgement in the quarterly newsletters stating the following:

Services and programs of the Planet Holly LLC are made available in part through the financial assistance of the City of Rock Island.

C. All work performed by Planet Holly here under shall be performed to the reasonable satisfaction of the City. The City shall have the right to terminate this Agreement, in whole or in part, if Planet Holly's work is not satisfactory to the City, as determined by the City in its sole discretion.

D. Upon a breach of this Agreement, either party may terminate this Agreement with 60 days written notice to the other party. The City of Rock Island reserves the right to re-evaluate the services provided under this Agreement and the amount of each quarterly allocation hereunder to determine if said services are beneficial to the mission and direction of the City. If the City of Rock Island determines that some or all of the services provided no longer meet the City's mission or needs, the City may, at its discretion, reduce or terminate funding to any or all organizations listed in the Agreement. Prior to exercising its right to reduce or terminate funding as set forth in this paragraph, the City agrees to notify Planet Holly of the City's intent to reduce or terminate funding or to terminate the agreement in full 60 days in advance of any such reduction or termination of funding or the agreement. After such notification to Planet Holly by the City, the City agrees to negotiate and work with Planet Holly to address and resolve any concerns or alleged violations of the agreement during the 60-day period immediately after notification to Planet Holly. If the City and Planet Holly are not able to resolve the City's concerns during this 60-day period, the City or Planet Holly may terminate this agreement at either party's discretion.

E. Suspension or termination of this Agreement may occur if any or all organizations materially fail to comply with any term of this contract.

F. Upon termination of this Agreement, reversion of assets shall occur, such that the organization shall transfer to the City of Rock Island any funds on hand at the time of expiration and any accounts receivable attributable to the use of funds. In no circumstance will Planet Holly be required to return funds that have already been properly expensed as allowed under the terms of this agreement.

G. This Agreement may be executed by the parties in counterparts, all of which shall be considered one and the same agreement, and shall be binding when one or more counterparts have been signed by each of the parties and delivered to each of the parties.

H. This Agreement may be executed as evidenced by a document (or signed page thereto) signed and transmitted by facsimile machine or by PDF or by other electronic means delivered by e-mail and any such facsimile, PDF or other electronic signature shall be deemed an original.

I. No party may assign any of its rights or obligations hereunder, by operation of law or otherwise, without the prior written approval of the other party. This Agreement shall be binding upon and inure to the benefit of each of the parties hereto and their respective successors and assigns.

J. Nothing in this Agreement, express or implied, shall be deemed to create in any person other than the parties' signatory hereto and successors and assigns permitted hereby, any right, remedy, or claim under or by reason of this Agreement.

K. This Agreement (including the documents delivered pursuant hereto), constitutes the entire agreement of the parties hereto pertaining to the subject matter contained herein and supersedes all prior agreements of the parties hereto. This Agreement shall not be amended, modified or supplemented except by a written instrument signed by an authorized representative of each of the parties hereto. The failure of any party hereto to enforce at any time any provision of this Agreement shall not be construed to be a waiver of such provision nor in any way to affect the validity of this Agreement or any part hereof or the right of any party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

VIII. SEVERABILITY

If any provision of this Agreement is invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provision; and to this end, the provisions of this Agreement are to be severable.

IX. NOTICES

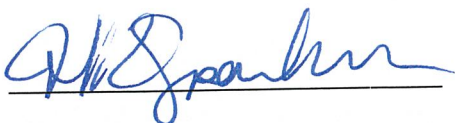
Any notice required to be given by either party to the other party under the terms of this contract shall be served upon it or mailed by United States certified mail to said party at its last known address.

Planet Holly LLC
Attn: Holly K. Sparkman
1600 18th Avenue
Rock Island, IL 61201

City of Rock Island
1528 3rd Avenue
Rock Island, IL 61201
Attn: City Manager

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing instrument on the _____ day of _____, 2025.

Planet Holly LLC

By: 
Holly K. Sparkman

City of Rock Island

By: _____
Todd Thompson, City Manager

Attest: _____

Memorandum



To: Rock Island City Council
From: Tarah Sipes, Economic Development Manager,
Thomas Flaherty, Assistant to the City Manager
Subject: Report from the Economic Development Department
regarding the 2025 Big Island Farm Lease.

Motion: Motion to approve the lease agreement and
authorize the City Manager to execute the
document.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The City of Rock Island owns property on Big Island that is cash rent leased for agricultural production. The property is internally referred to as the Big Island farm. The farmer who leased the Big Island Farm in 2024 has expressed interest in leasing the same property in 2025. The Big Island farm contains 83.16 tillable acres.

Previous Council Action (if any):

The Rock Island City Council previously approved a farm lease for Big Island with the same farmer in 2024.

Budget Impact:

The 2025 lease rate is set at \$160 per acre and will be \$13,305.60 plus taxes on the property.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

N/A

Recommendation:

Staff recommends that Rock Island City Council approve the lease and authorize the City Manager to execute the contract.

Submitted by: Tarah Sipes, Economic Development Manager

Approved by:



Big Island Farm Property

- Big Island Farm Property
- City of Rock Island Municipal Boundary
- 1616200003 PIN (Parcel Identification Number)

Created on: March 2022

0 150 300 600 900 1,200 Feet



Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

**CITY OF ROCK ISLAND
LEASE AGREEMENT**

THIS LEASE AGREEMENT made and entered into the ____ day of _____, 2025, by and between the CITY OF ROCK ISLAND, ILLINOIS, a Municipal Corporation (hereinafter, CITY) and Scot Doxstader (hereinafter, TENANT).

In consideration of the mutual covenants and agreements set forth herein below, the CITY and TENANT agree as follows:

SECTION 1 — PREMISES

The CITY rents and leases to the TENANT approximately 92.34 +/- acres, of which the parties agree approximately 83.16 acres are tillable, (hereinafter also referred to as "Premises"), Parcel Index Numbers 16-16-200-003 and 16-16-400-011, particularly described in the legal description attached hereto and incorporated herein as Exhibit A.

SECTION 2 — TERM OF AGREEMENT

- A. **TERM** — The term of this Agreement, hereafter called LEASE, shall be from April 1, 2025 through December 31, 2025 and the TENANT shall surrender possession of the Premises at the end of the term identified above.
- B. **RENEWAL** — Should the TENANT desire to extend the LEASE in succeeding years, the term of the LEASE will be renegotiated at least thirty (30) days prior to the end of the Term of this lease. Any intent to extend the LEASE beyond the above-stated term shall be placed in writing and delivered to the CITY at least thirty (30) days prior to the end of the current term.
- C. **RIGHT TO TERMINATE** — The CITY or TENANT shall have the right to terminate this LEASE before the end of the term upon giving a thirty (30) day written notice of such termination; provided, however, that CITY agrees to pay TENANT'S costs and expenses related to farming the Premises should termination occur prior to TENANT harvesting crops planted herein.
- D. **DEFAULT** — If either party fails to carry out substantially the terms of the lease in due and proper time, the other party may serve a notice of default citing the instance(s) of default. If the default is not cured within 15 days after notice is sent as provided in Section 9 below, the lease may be terminated by sending notice of termination on or after the 16th day following the notice of default.
- E. **YIELDING POSSESSION** — The TENANT agrees at the expiration or termination of this lease to yield possession of the Premises to the CITY without further demand or notice, in as good order and condition as when TENANT entered upon the lease, loss by fire, flood, or tornado, and ordinary wear excepted. If the TENANT fails to yield possession, the TENANT shall pay to the CITY an amount of rent per day that is equal to double rent based on payment made during the prior year for each day the TENANT remains in possession, in addition to court costs and attorney fees, and any damages caused by the TENANT to the CITY'S land, improvements, livestock or other related farm personal property. Payments made by the TENANT do not give the TENANT any interest in the land or to land and improvements.

SECTION 3 — RENT

- A. **RENT** — The TENANT agrees to pay annual cash rent for the above-described Premises in the amount of One Hundred and Sixty Dollars (\$160.00) per tillable acre to the CITY. Said rent shall be due and payable in full to the CITY on or before December 31, 2025. Should the TENANT and CITY extend the LEASE for succeeding years, the annual cash rent shall be due and payable in full to the CITY on or before December 31 of each year.
- B. **CITY’S LIEN** — The CITY shall have a lien by operation of law, statute, and by agreement between the TENANT and CITY, on crops grown or growing on the above-described Premises as security for rent herein specified and for the faithful performance of the terms of the lease. Within ten days of being requested by the CITY, the TENANT shall provide the CITY with the names of persons or entities to whom TENANT intends to sell crops grown on the above-described Premises. Additionally, the TENANT agrees to cooperate fully in enabling the CITY’S timely perfection of its interest in any lien that may be provided by law, statute, and agreement such as now exists and as may be altered or amended in the future. The TENANT agrees to provide in a timely manner the CITY or the CITY’S attorney with the information that is considered necessary in order to protect and preserve the CITY’S right as provided by law, statute, and this agreement. If laws affecting this paragraph are changed in any manner, then the TENANT agrees to cooperate fully with any efforts of CITY to protect its interest.
- C. **ACCELERATION CLAUSE** — If, during the term of this lease, any of the machinery, equipment, goods, and chattels of the TENANT shall be seized or taken by creditors of the TENANT or if the TENANT becomes bankrupt or insolvent, then the current year’s rent shall become due and payable and the term shall immediately be forfeited and void at the option of the CITY, the CITY having full and unrestricted access to the land as though the lease had not been made.

SECTION 4 — USE OF PREMISES

TENANT may use the Premises for grain production only. Any other use shall be deemed a material breach of this lease, unless authorized in writing by the CITY.

SECTION 5 — CITY’S INVESTMENT AND EXPENSES

The CITY agrees to provide the property.

SECTION 6 — TENANT’S INVESTMENT AND EXPENSES

The TENANT agrees to furnish the property and to pay the items of expense listed below:

1. All property taxes assessed for the Premises.
2. All the machinery, equipment, labor, fuel, and power necessary to farm the Premises properly.
3. All seed, inoculation, disease-treatment materials, and fertilizers.

4. Before commencing any operations on the Premises, the Tenant shall procure and provide to the City a certificate of insurance naming the City as an Additional Insured on Tenant's farm liability or general liability insurance policy, which shall have limits not less than \$1,000,000.00.

SECTION 7—TENANT'S DUTIES IN FARM OPERATION

The TENANT further agrees to perform and carry out the stipulations below:

1. To cultivate the farm faithfully and in a timely, thorough, and workmanlike manner.
2. To inoculate all alfalfa and soybean seed sown on land not known to be thoroughly inoculated for the crop planted.
3. To prevent noxious weeds from going to seed on said Premises and destroying same and keeping the weeds and grass cut. This maintenance work to include all non-tillable surfaces of the leased properties in addition to the maintenance of the tillable acreage.
4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair.
5. To preserve established watercourses or ditches and to refrain from any operation that would injure them.
6. To take proper care of all trees, vines, and shrubs, and to prevent injury to the same.
7. To keep the Premises neat and orderly.
8. To prevent all unnecessary waste, loss, or damage to the property of the CITY.
9. To comply with pollution control and environmental protection requirements, to implement soil erosion control practices, and to comply with soil loss standards mandated by the state.
10. To practice fire protection, follow safety rules, and abide by restrictions in any applicable insurance contracts.
11. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read and follow label instructions for the use of such materials in order to avoid injury or damages to persons or property or both on the leased Premises and adjoining areas; and to comply with state pesticide training, licensing, storing and usage.
12. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation for the soil types involved. The TENANT agrees to provide to the CITY, annually, a written report indicating the product name, amount, date of application and location of application

of all pesticides, fertilizers, and seed used on the farm, within 30 days of a written request.

13. No chemicals will be stored on the property for more than one year. When chemicals or petroleum products are stored on the Premises, they will be only those planned to be used for farming purposes and will be in closed, tight containers above ground, clearly marked. No chemicals or chemical containers will be disposed of on the Premises.
14. To generally follow Natural Resource Conservation Service and Farm Service Agency recommendations and to maintain all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.
15. Not to assign this LEASE to any person or persons or sublet any part of the Premises herein leased.
16. Not to displace any property pins, grading or utilities installed upon the Premises.
17. Not to erect or permit to be erected any structure or building or to incur any expense to the CITY for such purposes.
18. Not to permit, encourage, or invite other persons to use any part of the Premises for any purpose or activity (including hunting) not directly related to its use for agricultural production.
19. Not to plow any permanent pasture or meadowland.
20. Not to allow any stock on any part of the Premises.
21. Not to burn or remove cornstalks, straw, or other crop residues grown upon the farm.
22. Not to cut live trees for resale purposes or personal uses.
23. Not to erect or permit to be erected any commercial advertising signs on the farm.
24. To comply with all state and federal laws, rules and regulations relating to the Premises.

SECTION 8 — ADDITIONAL PROVISIONS AND AGREEMENTS

- A. **CITY'S RIGHT OF ENTRY** — The CITY reserves the right personally or by agents, employees, or assigns, to enter upon the Premises at any reasonable time to view them, to work or make repairs or improvements thereon, to have access to any portion of the Premises or improvements that have been excepted from this lease, to develop mineral resources, or, after notice of termination has been given and following severance of the crops, to prepare the land for the next year's crop and for any other operation necessary in good farming by a succeeding operator. Prior to any default by the TENANT, the CITY shall not interfere with the TENANT'S carrying out of the regular farming operation.

- B. MINERAL RIGHTS — Nothing in the LEASE shall confer upon the TENANT any right to mineral rights underlying the land. All mineral rights and interests, if any, remain the sole property of the CITY.
- C. TREE TRIMMING — TENANT may trim the trees that interfere with farming. Tree harvesting is not permitted, however, and firewood shall not be removed from the Premises.
- D. EXTENT OF AGREEMENT — The terms of this LEASE shall be binding on the heirs, executors, administrators, and assigns of both CITY and TENANT in like manner as upon the original Parties.
- E. CITY LIABILITY — The TENANT takes possession of the leased Premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, independent contractors, or agents in pursuance of farming operations, or in performing repairs on buildings, fences, tile, and other improvements. Furthermore, TENANT shall indemnify and hold the CITY harmless from any and all acts in connection with use or misuse of Premises and from any and all accidents on the Premises.
- F. INTEGRATION CLAUSE — This document, when fully executed, shall represent the entire agreement between the Parties, and no party may rely upon any other written or oral representation concerning this matter.
- G. ALIENATION CLAUSE — City shall have the right to alienate any or all of its rights in the Premises during the Term of this lease upon thirty (30) days written notice to Tenant.

SECTION 9 — NOTICE

All notices required under this lease shall be deemed to be properly served when delivered in writing personally or sent certified mail as follows:

To the tenant:
Mr. Scot Doxstader
2385 North 1800 Avenue
Coal Valley, IL 61240

To the City:
Leslie Day
City Attorney
1528 Third Avenue
Rock Island, IL 61201

IN WITNESS THEREOF, the Parties have hereunto set their hands and seal and have caused these presents to be signed.

Tenant

City Manager

City Clerk

Memorandum



To: Rock Island City Council
From: Tarah Sipes, Economic Development Manager,
Thomas Flaherty, Assistant to the City Manager
Subject: Report from the Economic Development Department
regarding the 2025 Andalusia Road Farm Lease.

Motion: Motion to approve the lease agreement and
authorize the City Manager to execute the
document.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The City of Rock Island owns a 17-acre parcel of land at the north-east corner of the Centennial Expressway and Andalusia Road. Internally, that parcel is referred to as the Andalusia Road Farm. This parcel is cash rent leased by the City for agricultural production. The same farmer that leased the property in 2024 has expressed his interest in leasing the property in 2025.

Previous Council Action (if any):

The Rock Island City Council approved a lease on this property with the same farmer in 2024.

Budget Impact:

The lease rate for 2025 is set at \$160 per acre. The 2025 lease will be roughly \$2,720, dependent on tillable acreage, plus taxes for the parcel.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

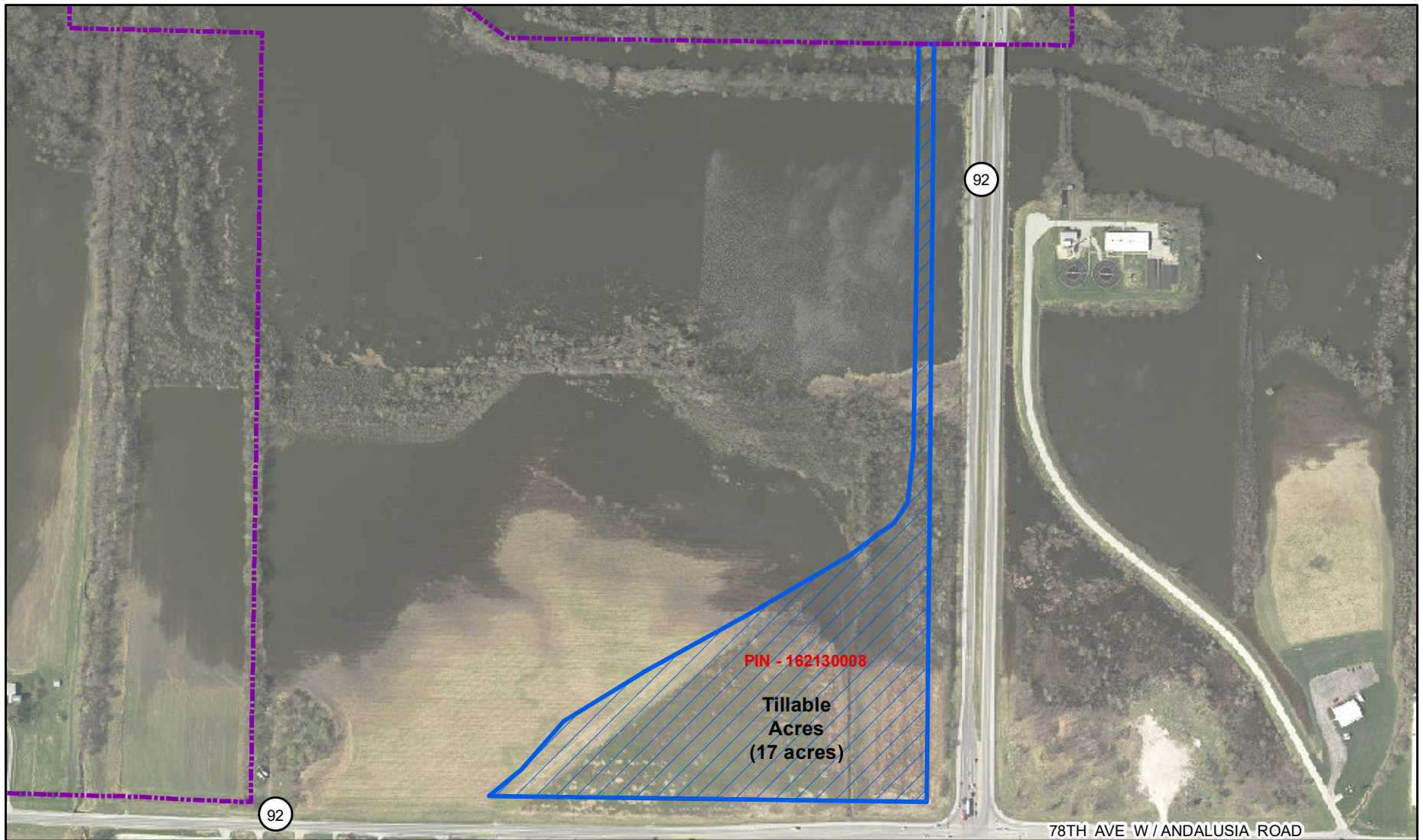
N/A

Recommendation:

Staff recommend that Rock Island City Council approve the lease agreement and authorize the City Manager to execute the contract.

Submitted by: Tarah Sipes, Economic Development Manager

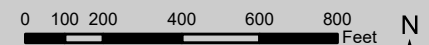
Approved by:



Andalusia Road Farm Property

-  Andalusia Road Farm Property
-  City of Rock Island Municipal Boundary
- 162130008** PIN - Parcel Identification Number

Created on: March 2022



Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

CITY OF ROCK ISLAND LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into the ____ day of _____, 2025, by and between the CITY OF ROCK ISLAND, ILLINOIS, a Municipal Corporation (hereinafter, CITY) and Andrew Kordik (hereinafter, TENANT).

In consideration of the mutual covenants and agreements set forth herein below, the CITY and TENANT agree as follows:

SECTION 1 — PREMISES

The CITY rents and leases to the TENANT approximately 20.06 +/- acres, of which the parties agree approximately _____ acres are tillable, (hereinafter also referred to as "Premises"), Tax Parcel No. 11191-1, particularly described in the legal description attached hereto and incorporated herein as Exhibit A.

SECTION 2 — TERM OF AGREEMENT

- A. **TERM** — The term of this Agreement, hereafter called LEASE, shall be from April 1, 2025 through December 31, 2025 and the TENANT shall surrender possession of the Premises at the end of the term identified above.
- B. **RENEWAL** — Should the TENANT desire to extend the LEASE in succeeding years, the term of the LEASE will be renegotiated at least thirty (30) days prior to the end of the Term of this lease. Any intent to extend the LEASE beyond the above-stated term shall be placed in writing and delivered to the CITY at least thirty (30) days prior to the end of the current term.
- C. **RIGHT TO TERMINATE** — The CITY or TENANT shall have the right to terminate this LEASE before the end of the term upon giving a thirty (30) day written notice of such termination; provided, however, that CITY agrees to pay TENANT'S costs and expenses related to farming the Premises should termination occur prior to TENANT harvesting crops planted herein.
- D. **DEFAULT** — If either party fails to carry out substantially the terms of the lease in due and proper time, the other party may serve a notice of default citing the instance(s) of default. If the default is not cured within 15 days after notice is sent as provided in Section 9 below, the lease may be terminated by sending notice of termination on or after the 16th day following the notice of default.
- E. **YIELDING POSSESSION** — The TENANT agrees at the expiration or termination of this lease to yield possession of the Premises to the CITY without further demand or notice, in as good order and condition as when TENANT entered upon the lease, loss by fire, flood, or tornado, and ordinary wear excepted. If the TENANT fails to yield possession, the TENANT shall pay to the CITY an amount of rent per day that is equal to double rent based on payment made during the prior year for each day the TENANT remains in possession, in addition to court costs and attorney fees, and any

damages caused by the TENANT to the CITY'S land, improvements, livestock or other related farm personal property. Payments made by the TENANT do not give the TENANT any interest in the land or to land and improvements.

SECTION 3 — RENT

- A. RENT — The TENANT agrees to pay annual cash rent for the above-described Premises in the amount of One Hundred Sixty Dollars (\$160.00) per tillable acre to the CITY. Said rent shall be due and payable in full to the CITY on or before December 31, 2025. Should the TENANT and CITY extend the LEASE for succeeding years, the annual cash rent shall be due and payable in full to the CITY on or before December 31 of each year.
- B. CITY'S LIEN — The CITY shall have a lien by operation of law, statute, and by agreement between the TENANT and CITY, on crops grown or growing on the above described Premises as security for rent herein specified and for the faithful performance of the terms of the lease. Within ten days of being requested by the CITY, the TENANT shall provide the CITY with the names of persons or entities to whom TENANT intends to sell crops grown on the above-described Premises. Additionally, the TENANT agrees to cooperate fully in enabling the CITY'S timely perfection of its interest in any lien that may be provided by law, statute, and agreement such as now exists and as may be altered or amended in the future. The TENANT agrees to provide in a timely manner the CITY or the CITY'S attorney with the information that is considered necessary in order to protect and preserve the CITY'S right as provided by law, statute, and this agreement. If laws affecting this paragraph are changed in any manner, then the TENANT agrees to cooperate fully with any efforts of CITY to protect its interest.
- C. ACCELERATION CLAUSE — If, during the term of this lease, any of the machinery, equipment, goods, and chattels of the TENANT shall be seized or taken by creditors of the TENANT or if the TENANT becomes bankrupt or insolvent, then the current year's rent shall become due and payable and the term shall immediately be forfeited and void at the option of the CITY, the CITY having full and unrestricted access to the land as though the lease had not been made.

SECTION 4 — USE OF PREMISES

TENANT may use the Premises for grain production only. Any other use shall be deemed a material breach of this lease, unless authorized in writing by the CITY.

SECTION 5 — CITY'S INVESTMENT AND EXPENSES

The CITY agrees to provide the property.

SECTION 6 — TENANT'S INVESTMENT AND EXPENSES

The TENANT agrees to furnish the property and to pay the items of expense listed below:

1. All property taxes assessed for the Premises.
2. All the machinery, equipment, labor, fuel, and power necessary to farm the Premises properly.
3. All seed, inoculation, disease-treatment materials, and fertilizers.
4. Before commencing any operations on the Premises, the Tenant shall procure and provide to the City a certificate of insurance naming the City as an Additional Insured on Tenant's farm liability or general liability insurance policy, which shall have limits not less than \$1,000,000.00.

SECTION 7—TENANT'S DUTIES IN FARM OPERATION

The TENANT further agrees to perform and carry out the stipulations below:

1. To cultivate the farm faithfully and in a timely, thorough, and workmanlike manner.
2. To inoculate all alfalfa and soybean seed sown on land not known to be thoroughly inoculated for the crop planted.
3. To prevent noxious weeds from going to seed on said Premises and destroying same and keeping the weeds and grass cut. This maintenance work to include all non-tillable surfaces of the leased properties in addition to the maintenance of the tillable acreage.
4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair.
5. To preserve established watercourses or ditches and to refrain from any operation that would injure them.
6. To take proper care of all trees, vines, and shrubs, and to prevent injury to the same.
7. To keep the Premises neat and orderly.
8. To prevent all unnecessary waste, loss, or damage to the property of the CITY.
9. To comply with pollution control and environmental protection requirements, to implement soil erosion control practices, and to comply with soil loss standards mandated by the state.
10. To practice fire protection, follow safety rules, and abide by restrictions in any applicable insurance contracts.
11. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read

and follow label instructions for the use of such materials in order to avoid injury or damages to persons or property or both on the leased Premises and adjoining areas; and to comply with state pesticide training, licensing, storing and usage.

12. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation for the soil types involved. The TENANT agrees to provide to the CITY, annually, a written report indicating the product name, amount, date of application and location of application of all pesticides, fertilizers, and seed used on the farm, within 30 days of a written request.
13. No chemicals will be stored on the property for more than one year. When chemicals or petroleum products are stored on the Premises, they will be only those planned to be used for farming purposes and will be in closed, tight containers above ground, clearly marked. No chemicals or chemical containers will be disposed of on the Premises.
14. To generally follow Natural Resource Conservation Service and Farm Service Agency recommendations and to maintain all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.
15. Not to assign this LEASE to any person or persons or sublet any part of the Premises herein leased.
16. Not to displace any property pins, grading or utilities installed upon the Premises.
17. Not to erect or permit to be erected any structure or building or to incur any expense to the CITY for such purposes.
18. Not to permit, encourage, or invite other persons to use any part of the Premises for any purpose or activity (including hunting) not directly related to its use for agricultural production.
19. Not to plow any permanent pasture or meadowland.
20. Not to allow any stock on any part of the Premises.
21. Not to burn or remove cornstalks, straw, or other crop residues grown upon the farm.
22. Not to cut live trees for resale purposes or personal uses.
23. Not to erect or permit to be erected any commercial advertising signs on the farm.
24. To comply with all state and federal laws, rules and regulations relating to the Premises.

SECTION 8 — ADDITIONAL PROVISIONS AND AGREEMENTS

- A. **CITY'S RIGHT OF ENTRY** — The CITY reserves the right personally or by agents, employees, or assigns, to enter upon the Premises at any reasonable time to view them, to work or make repairs or improvements thereon, to have access to any portion of the Premises or improvements that have been excepted from this lease, to develop mineral resources, or, after notice of termination has been given and following severance of the crops, to prepare the land for the next year's crop and for any other operation necessary in good farming by a succeeding operator. Prior to any default by the TENANT, the CITY shall not interfere with the TENANT'S carrying out of the regular farming operation.
- B. **MINERAL RIGHTS** — Nothing in the LEASE shall confer upon the TENANT any right to mineral rights underlying the land. All mineral rights and interests, if any, remain the sole property of the CITY.
- C. **TREE TRIMMING** — TENANT may trim the trees that interfere with farming. Tree harvesting is not permitted, however, and firewood shall not be removed from the Premises.
- D. **EXTENT OF AGREEMENT** — The terms of this LEASE shall be binding on the heirs, executors, administrators, and assigns of both CITY and TENANT in like manner as upon the original Parties.
- E. **CITY LIABILITY** — The TENANT takes possession of the leased Premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, independent contractors, or agents in pursuance of farming operations, or in performing repairs on buildings, fences, tile, and other improvements. Furthermore, TENANT shall indemnify and hold the CITY harmless from any and all acts in connection with use or misuse of Premises and from any and all accidents on the Premises.
- F. **INTEGRATION CLAUSE** — This document, when fully executed, shall represent the entire agreement between the Parties, and no party may rely upon any other written or oral representation concerning this matter.
- G. **ALIENATION CLAUSE** — City shall have the right to alienate any or all of its rights in the Premises during the Term of this lease upon thirty (30) days written notice to Tenant.

SECTION 9 — NOTICE

All notices required under this lease shall be deemed to be properly served when delivered in writing personally or sent certified mail as follows:

To the tenant:
Mr. Andrew Kordik
39 Timber Ridge Drive
Coal Valley, IL 61240

To the City:
Leslie Day
City Attorney
1528 Third Avenue
Rock Island, IL 61201

IN WITNESS THEREOF, the Parties have hereunto set their hands and seal and have caused these presents to be signed.

Tenant

City Manager

City Clerk

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Director
Subject: Report from the Finance Department regarding a two-year Collection Services professional services agreement with Municipal Collections of America, Inc.

Motion: Motion to approve the agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The City recently issued an RFP for Collection Services to assist with collections related to the Commercial Industrial Revolving Loan Fund (CIRLF) loans, parking tickets, outstanding MUNICES fines and other billable services the City provides. By the end of the response deadline, six responses had been received. After thoroughly reviewing the responses, including a final interview process, City staff selected Municipal Collections of America, Inc (MCOA).

In addition to collection services, MCOA will also assist the City with setting up an account on the Illinois Comptrollers Local Debt Recovery Program (IDROP) portal. The portal is free for local governments and provides another mechanism for collecting unpaid debt, such as parking tickets, ordinance violations, court fines, administrative judgments, etc. Once the violator's debt information is placed into the portal, any income tax refunds due to the debtor will be redirected to the City to pay any unpaid debt. MCOA will also assist with maintaining the accuracy of the data in the IDROP portal, ensuring the demographic data is as up-to-date as possible, allowing the City to collect the outstanding debt.

As part of their pricing proposal included with the RFP, MCOA recommended the City adopt an ordinance adding a new section to the City's code permitting the City to pass private collection agent fees along to offenders. A proposed ordinance amending the City's code is included on the agenda for Council's review. The proposed ordinance allows for the addition of a 35% collection fee. Once the debt, along with the collection fees, has been collected, the 35% collection fee will be retained by MCOA as their payment. Most collections will be recovered at no cost to the City as MCOA's fees will be paid entirely by the collection fee paid by the debtor. Any collection efforts MCOA makes on behalf of the City prior to the approval of the proposed ordinance or any debts that are determined to be ineligible for participation in the fee structured under 65 ILCS 5/1-2-1 would be charged at 25% commission of the amount recovered.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

City Council approve the professional services agreement with Municipal Collections of America, Inc. and authorize the City Manager to execute the document.

Submitted by: Jessica Sager, Finance Director

Approved by:

COLLECTION SERVICES AGREEMENT

Municipal Collections of America, Inc

This COLLECTION SERVICES AGREEMENT, is established this ____ day of _____, 2025 by and between Municipal Collections of America, Inc, (MCOA) an Illinois corporation, and the City of Rock Island, an Illinois Municipal Corporation (hereinafter referred to as THE CITY).

WHEREAS, MCOA is a duly licensed collection agency in the State of Illinois, and;

WHEREAS, MCOA possesses the personnel, experience, expertise, and equipment to effectively aid THE CITY in collecting the said fines through an effective collection process and;

WHEREAS, THE CITY may wish to list certain other debts with MCOA for collection from time to time and MCOA may wish to accept such claims for collection. MCOA retains the right to reject any debt submitted for collection and will provide explanation for such action if taken.

MCOA and THE CITY do hereby agree as follows:

ARTICLE I

THE CITY agrees that any debts and/or fines listed for collection with MCOA will be collected and administered pursuant to the terms and conditions within this Agreement.

All municipal debts and fines listed for collection will be forwarded to MCOA, using the forms and procedures designated by MCOA.

Upon request of MCOA, THE CITY will provide certified copies of any documentation deemed necessary for use by MCOA in its collection efforts in a timely manner.

MCOA will acknowledge receipt of any violations listed for collection within five days thereof.

ARTICLE II

MCOA agrees to use its best efforts and any lawful means which in its judgment and discretion it believes will result in the collection of the debts/fines which are listed for collections.

ARTICLE III

No fees will be payable to MCOA unless money is collected, at which time MCOA will be paid as follows:

If THE CITY has added a 35% Cost of Collection Fee at delinquency per 65 ILCS 5/1-2-1; MCOA's fee shall be 25.92% of any payment received.

Any debts that are determined to not be eligible for adding-on the Cost of Collection under 65 ILCS 5/1-2-1 will be recovered with MCOA receiving 25% of the proceeds upon recovery.

MCOA's performance of the Local Debt Recovery Program (IDROP) on behalf of THE CITY shall be performed at no additional cost beyond the standard commission detailed above.

ARTICLE IV

Upon THE CITY'S listing of debt for collection, MCOA shall have the exclusive right to collect the amounts owed there under until such time as it determines the debt is uncollectable or THE CITY requests return of the debt to THE CITY. Any inquiries concerning any debt listed for collections, including attempts to make payment, shall be referred at the earliest possible time to MCOA.

MCOA will deposit any money collected in THE CITY'S separate bank trust account established for that purpose.

After deduction of the fees allowable by this Agreement, MCOA will forward to THE CITY, its share of any amounts collected. Remittance to the CITY will be made by the 15th of the month for any amounts collected by the last day of the preceding month.

In the event that any funds are paid to THE CITY for violations which have been listed for collection, THE CITY will report such collections to MCOA daily for accounting under this Article.

ARTICLE V

THE CITY hereby authorizes MCOA to accept a negotiated settlement on any violations listed for collection. However, unless otherwise authorized by the CITY, any such settlements shall be no less than 100% of the available balance.

Should THE CITY make any settlement or otherwise takes any action in derogation of MCOA's exclusive right to collect on any violation listed for collection, then MCOA shall be entitled to payment in full, as delineated in Article III hereof, based on the full amount of the violation, as listed. Any such payments which may become due may be deducted from the CITY'S next monthly payment from MCOA.

ARTICLE VI

MCOA agrees to defend, indemnify and hold THE CITY harmless against any and all liability, costs and expenses including attorney fees, occasioned by claims or suits for loss or damages arising out of the acts of the agents, servants or employees of MCOA during the term of this Agreement. MCOA shall defend, indemnify, and hold THE CITY harmless from any claim or action arising out of MCOA's performance or non-performance of its obligations under this agreement, including but not limited to any violation of the Fair Debt Collection Practice Act, any law dealing with the credit rating of any individual, and other applicable laws arising out of the acts or omissions of MCOA or its agents or employees. Conversely, THE CITY agrees to defend, indemnify and hold MCOA harmless against any and all liability, costs and expenses including attorney fees, occasioned by the claims or suits for loss or damages arising out of the acts of THE CITY, its servants or employees.

Further, the CITY warrants and represents to MCOA that any debt listed for collection will be a legal and valid debt owed to the CITY; and in addition to the indemnities listed above, the CITY agrees to defend, indemnify, and hold MCOA harmless against any and all liability, costs, and expenses including attorneys' fees occasioned by claims or suits under the Federal "Fair Debt Collection Practices Act", due to the breach of these warranties and representations.

ARTICLE VII

This Agreement is for a period of 24 months from the date first above written, however, it shall continue under the same terms and conditions for additional one-year periods until termination by either party, by notice given in writing to the other party, at least sixty days prior to termination.

However, in the event of termination of the Agreement by either party, THE CITY shall have the option of requesting MCOA to continue any outstanding collection efforts on debts until the debt is either paid or determined to be uncollectible under the same terms of this Agreement.

ARTICLE VIII

At least once per year, MCOA will return to THE CITY any violations it determines, in its sole judgment and discretion, to be uncollectible.

ARTICLE IX

Any notices to be given pursuant to this Agreement shall be deemed as served when placed in the United States Mail, with postage prepaid, sent by certified mail, return receipt requested; to the address designated, in writing, by either party. Until such time as a different address is designated notices shall be sent as follows:

If to MCOA, Municipal Collections of America, Inc.
3348 Ridge Road
Lansing, Illinois 60438

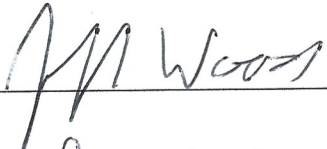
If to THE CITY, City of Rock Island
1528 Third Avenue
Rock Island, IL 61201

ARTICLE X

This Agreement contains the entire agreement between the parties hereto and supersedes any prior agreements or understandings between the parties. This agreement may only be altered or modified by written instrument signed by both parties.

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement of the date first above written.

Municipal Collections of America, Inc.

BY: 
TITLE: President

THE CITY

BY: _____

TITLE: _____

DATE: _____

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding the extension of the Levee and Right-of-Way Vegetations Control Contract for one year in the amount of \$18,800.

Motion: Motion to approve a one-year contract extension for JIMAX, Peoria, Illinois, in the amount of \$18,800.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Per the terms of the 2022 Levee and Right-of-Way Vegetation Control Contract between the City of Rock Island and JIMAX.; the original contract was established for a three-year period with the option to extend.

JIMAX desires to continue the contract for one year, i.e. the 2025 vegetation control for the levee portion of the contract. All right-of-way spraying will be done in-house for 2025. The pricing for the contract will be 80% of the 2024 contract, to continue the vegetation control on the levee.

Levee Vegetation Control - \$18,800

JIMAX has had an outstanding level of service over the duration of this contract, and City staff are confident that they will continue to fulfill their contracted obligations on the levee.

Previous Council Action (if any):

Budget Impact:

Vendor: JIMAX, Peoria, Illinois
Contract: Levee and Right-of-Way Contract
Amount: \$18,800

Account Chargeable:

Fund:	507	Stormwater
Division:	616	Municipal Services
Cost Center:	322	Levee/Right of Way Maintenance
Object Class:	53802	Horticulture S/C
Project:	0000	Levee and Right-of-Way Vegetation Control Contract

Requisition Number: R011064

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends that the City Levee Vegetation Control Contract be extended one year in the amount of \$18,800 to JIMAX, Peoria, Illinois, through the 2025 growing season.

Submitted by: Michelle Martin, Manager

Approved by:

Memorandum



To: Rock Island City Council
From: Nichole Mata
Subject: Report from the Community Development Department regarding the Regional Analysis of Fair Housing Choice Impediments final draft and the Regional Housing Needs Assessment final draft.

Motion: Motion to accept the Regional Analysis of Fair Housing Choice Impediments final draft and the Regional Housing Needs Assessment final draft

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

A study session was completed with Mosaic Community Planning and Points Consulting presenting the Regional Analysis of Fair Housing Choice Impediments report and the Regional Housing Needs Assessment report on January 13, 2025. The final drafts of the Regional Analysis of Fair Housing Choice Impediments and the Regional Housing Needs Assessment have been updated, and the final draft has been posted for a 30-day comment period that started on March 19, 2025, through April 18, 2025. Staff recommend City Council accept the reports so staff can send them to HUD and use them to begin the 5-year consolidated plan report that is due in early summer.

Previous Council Action (if any):

N/A

Budget Impact:

CDBG funds were used to pay for both of these reports.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

N/A

Recommendation:

The Community Development Department recommends City Council accept the Regional Analysis of Fair Housing Choice Impediments final draft and the Regional Housing Needs Assessment final draft.

Submitted by: Nichole Mata

Approved by:

CITIES OF MOLINE, DAVENPORT, AND ROCK ISLAND

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

EXECUTIVE SUMMARY



BACKGROUND

Title VIII of the Civil Rights Act of 1968, more commonly known as the Fair Housing Act, ensures protection of housing opportunity by prohibiting discrimination in the sale or rental of housing based on race, color, religion, sex, and national origin (the federally protected classes). The Act was amended in 1988 to include familial status and disability status as protected classes.

As recipients of federal funds, the Cities of Moline, Davenport, and Rock Island are required by HUD to complete an Analysis of Impediments to Fair Housing Choice (AI). The AI studies patterns of integration and segregation; racially and ethnically concentrated areas of poverty; disparities in access to opportunity; disproportionate housing needs; locations, occupancy, and policies for publicly supported housing; disability and access; and fair housing enforcement and outreach resources and activities. Based on the findings of this research, the AI proposes a series of strategies to overcome the identified fair housing issues.

PREPARED BY
MOSAIC COMMUNITY PLANNING

COMMUNITY INVOLVEMENT

An important component of the research process for this Analysis of Impediments to Fair Housing Choice involved gathering input regarding fair and affordable housing conditions, perceptions, and needs in Davenport, Moline, and Rock Island. The project team used a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including public meetings, focus groups, interviews, and a Housing Needs Survey.

Stakeholder Focus Groups and Interviews

The planning team also engaged with stakeholders representing a variety of perspectives through individual and small group interviews. Discussion topics included barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. In-person focus groups were held with the Center for Active Seniors, Inc. (CASI), Vera French Mental Health for Healthy Living, World Relief Quad Cities, and the Quad Cities Housing Cluster. The focus group began with a short presentation providing an overview of the Analysis of Impediments to Fair Housing Choice, and related grant programs. The presentation was followed by an interactive discussion of housing and community development needs and fair housing issues. Over 39 community members and stakeholders participated in these focus groups. Eight stakeholder interviews were held via telephone with staff from the Davenport Civil Rights Commission, Humility Homes, Churches United, Quad Cities Community Foundation, HOPE Fair Housing Center, and other community partners which focused on fair housing issues in the area, complaint patterns, and community development needs.

Housing Needs Survey

The fourth method for obtaining community input was an electronic and paper-based survey available to the general public, including people living or working in the region, and other stakeholders. The survey was available online and in hard copy, in English and Spanish, from June through August 2024. Paper copies were available at the public meetings and other related events held throughout the study area. A total of 706 survey responses were received, of which 492 were fully complete.

Pop-Up Engagement

The planning team conducted 4 pop-up engagement activities wherein facilitators informally engaged with residents in community locations, generally coinciding with an existing event. Pop-up engagement is useful for raising awareness around the project and obtaining input from residents who may not be sufficiently tuned into fair housing issues that they would attend a meeting on the subject, but who have opinions to share nonetheless. By canvassing at high-traffic locations such as job fairs, clothing giveaways, and community festivals, the planning team engaged 92 residents in the AI.

Public Meetings

Two in-person meetings open to the general public were held to inform the public about and gather information for the Analysis of Impediments to Fair Housing Choice. One additional virtual meeting was also held for those who could not attend in-person. Translation services and sign language interpretation were offered, however, were not requested by attendees. A total of 17 members of the public attended one of the three meetings.

FAIR HOUSING ISSUES & CONTRIBUTING FACTORS

SEGREGATION AND INTEGRATION

In addition to visualizing racial and ethnic compositions of Davenport, Moline, and Rock Island with the preceding maps, this study also uses a statistical analysis – referred to as dissimilarity – to evaluate how residential patterns vary by race and ethnicity, and how these patterns have changed since 1990. The Dissimilarity Index (DI) indicates the degree to which a minority group is segregated from a majority group residing in the same area because the two groups are not evenly distributed geographically. The DI methodology uses a pair-wise calculation between the racial and ethnic groups in the region. Evenness, and the DI, are maximized and segregation minimized when all small areas have the same proportion of minority and majority members as the larger area in which they live. Evenness is not measured in an absolute sense, but is scaled relative to the other group. The DI ranges from 0 (complete integration) to 100 (complete segregation). HUD identifies a DI value below 40 as low segregation, a value between 40 and 54 as moderate segregation, and a value of 55 or higher as high segregation.

Overall, in the Davenport-Moline-Rock Island MSA, the dissimilarity indices show slightly moderate levels of segregation between Non-White and White residents, with a DI measurement of 43.8. The highest level of segregation is occurring between Asian or Pacific Islander/White residents, which scored at a high level of segregation at 51.7. The level of segregation between Black and White residents also increased since 2010 and is currently slightly below the threshold of moderate level segregation with a score of 49.9. While 2010 data showed an overall decrease in segregation levels compared to previous decades, the current measurements indicate that levels of segregation have increased since 2010 and are also reaching higher levels of segregation again.

DISSIMILARITY INDEX FOR THE DAVENPORT-MOLINE-ROCK ISLAND MSA:

Race/Ethnicity	Trends			Current (2022)
	1990	2000	2010	
Davenport-Moline-Rock Island MSA				
Non-White/White	44.1	40.4	37.5	43.8
Black/White	58.5	52.9	47.8	49.9
Hispanic/White	37.8	39.6	37.8	36.7
Asian or Pacific Islander/White	33.0	39.4	36.6	51.7

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0006, Released November 2020, <https://egis.hud.gov/affht/>. ACS 2018-2022 5-Year Data.

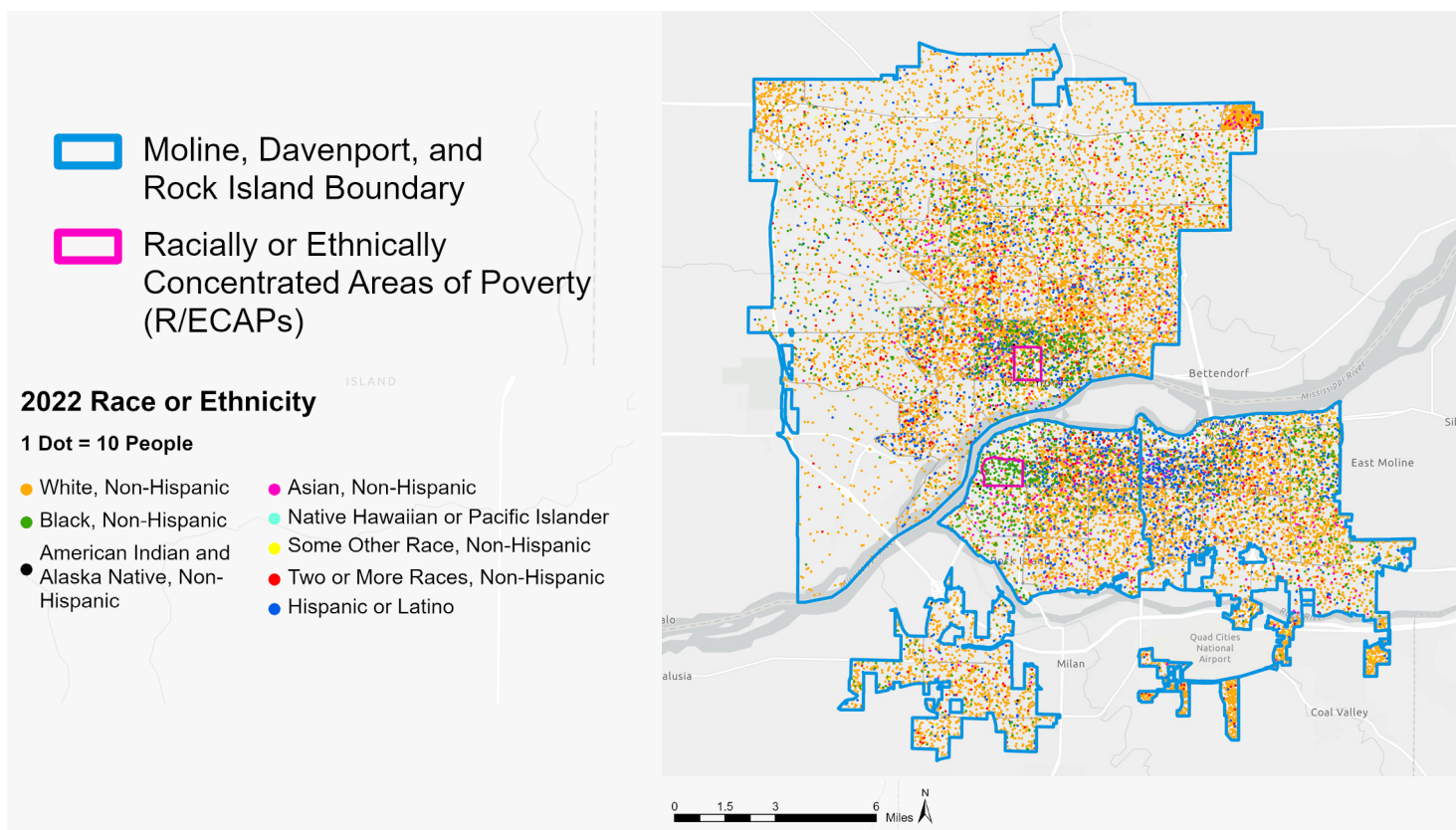
Foreign-born residents make up a small but significant share (5.2%) of the Davenport-Moline-Rock Island MSA. Looking by city, shares vary considerably. In Moline, 8.9% of residents are foreign-born. This figure is slightly higher in Rock Island (9.3%) and lower still in Davenport (4.7%). However, within the last decade, the foreign-born population increased in both Davenport and Rock Island by 11.7% and 57.3%, respectively, while slightly decreasing by -7.2% in Moline.

In each city, the largest group of foreign-born residents were from Mexico (53.1% of all foreign-born residents in Moline, 39.7% in Davenport, and 30.3% in Rock Island). In the MSA, the three largest groups of foreign-born residents are from Mexico, India, and the Philippines.

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

As of the 2018-2022 American Community Survey, (2) census tracts in the cities of Davenport and Rock Island fit the U.S. Department of Housing and Urban Development's definition of racially or ethnically concentrated areas of poverty (R/ECAPs), defined as census tracts in which 1) more than half of the population is non-white and 2) 40% or more of the population is in poverty, or the poverty rate is greater than three times the average poverty rate in the area, whichever is lower. These tracts are located near the cities' border with the Mississippi River.

Notably, the R/ECAPs tract exists in areas with higher-than-average concentrations of both Black and Hispanic residents, as well as areas with a high concentration of foreign-born residents as shown in Figure 2. This tract meets the definition of a Racially or Ethnically Concentrated Area of Poverty in that they have an individual poverty rate of 40% or more (or an individual poverty rate that is at least three times that of the tract average for the metropolitan area, whichever is lower) and a non-White population of 50% or more.



Source: 2018-2022 ACS 5-Year Estimates, Tables S1701, B03002

ACCESS TO OPPORTUNITY

Where people live shapes prospects for economic mobility and access to resources and services such as high-quality education; affordable transportation; a healthy environment; fresh, affordable food; and healthcare. However, neighborhood or housing choices are often limited by discrimination in housing markets or public policies that result in concentrated poverty, disinvestment, and a lack of affordable housing in neighborhoods with access to high-performing schools and jobs that pay living wages. In this way, limited housing choices reduce access to opportunity for many protected classes. In addition to proximity, access to opportunity is also shaped by economic, social, and cultural factors. For example, residents may live in locations with high numbers of jobs but may be unable to obtain them due to gaps in education or skills, a lack of reliable transportation, or childcare needs. Residents of Davenport, Moline, and Rock Island face disparities in access to opportunity in the following areas:

High-paying jobs: Census tracts adjacent to the Mississippi River tend to have a higher concentration of jobs in all three Cities, as do tracts in northern Davenport and southern Moline and Rock Island. The lowest job concentrations are found in west Davenport and east Moline.

Transportation: Areas with more affordable transit are located nearer to the Mississippi River, while areas with higher transportation costs are located on the outskirts of Davenport and Moline. The northernmost parts of Davenport have significantly higher vehicle access than the rest of the region.

Environmental Health: There are several industrial facilities located within the cities of Davenport, Moline, and Rock Island. Sites are primarily located along the Mississippi River with a couple of sites in the northern section of the city of Davenport. There are several more sites outside the cities of Davenport, Moline, and Rock Island that are within the region.

Education: There are significant discrepancies in the levels of access to proficient schools among census tracts within all three cities, but most notably within the City of Davenport. These discrepancies are also present in Moline and Rock Island, where no tracts score in the top 75th percentile but many tracts, especially those adjacent to Davenport, score in the bottom 10th percentile.

Poverty: The highest poverty areas are those adjacent to the Mississippi River in Davenport and Rock Island, with one tract in each City where more than 50% of households had an income below poverty level in the last 12 months. In contrast, Moline had no tracts where more than 50% of households experienced this. The lowest levels of poverty are found in northern Davenport and in southeastern Moline and Rock Island, where 10% of households or less earned an income below the poverty line in the last 12 months. In all three cities non-white residents had more exposure to poverty than white residents, with the exception of Asian residents in Moline. The largest discrepancies were present in Rock Island, where Black residents had a score nearly 25 points lower than white residents, Hispanic and Asian residents 15 points lower, and Native American residents 9 points lower. The lowest overall discrepancies between racial and ethnic groups were seen in Moline.



DISABILITY AND ACCESS

According to the most recent ACS, there are 48,979 people with a disability in the Davenport-Moline-Rock Island MSA (12.8% of total population). A higher share of Moline and Davenport residents have a disability (13.6% or 5,772 residents in Moline and 13.5% or 13,670 residents in Davenport). The rate is slightly higher in Rock Island, where 5,518 people with a disability comprise 14.8% of the city's population. According to the Social Security Administration, the standard Supplemental Security Income (SSI) payment for the year 2024 is \$943.00 per month. Affordable rent for an individual receiving this monthly income would be \$282.90. It is highly likely that people with disabilities who are unable to work and rely on SSI as their sole source of income face substantial cost burdens and difficulty locating affordable housing. Publicly supported housing is often a key source of accessible and affordable housing for people with disabilities, and in the study area, these subsidized housing options are much more likely to contain households with at least one member with a disability than the housing stock in general.

PUBLICLY SUPPORTED HOUSING

Low-income residents Moline, Davenport, and Rock Island receive publicly supported housing assistance from the Housing Authorities of their respective cities. Together, these authorities manage a total of 1,686 Housing Choice Vouchers, 1,788 Project-Based Section 8 units, 727 Public Housing units, 137 Section 202 units and 24 Section 811 units. The City of Moline has all five types of units, while Davenport has no public housing units and Rock Island has no Section 202 or Section 811 units.

During conversations with community members receiving public housing assistance and other stakeholders in the field, policies related to assistance qualification and subsidies were frequently cited frustrations, as increases in household income might disqualify a household from assistance but would still not enable them to afford market rate rents in the area. Additionally, residents who receive public housing assistance shared frustrations about the condition of their units, such as poor insulation, pest infestations, and plumbing issues.



HOUSING NEEDS

To assess affordability and other types of housing needs, HUD defines **four housing problems**:

- 1. Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
- 2. Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
- 3. Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
- 4. Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

Lack of complete kitchen or plumbing facilities is considered a severe housing problem, as are housing costs exceeding 50% of monthly income and crowding of 1.5 or more people per room.

DISPROPORTIONATE HOUSING NEEDS

In Davenport, Moline, and Rock Island, rates of housing problems vary significantly by race and ethnicity. In particular, Black and Native American households in Davenport, Moline, and Rock Island experience housing problems at disproportionate rates: about 41% to 43% of Black households have at least one of the four housing problems, and 53% to 90% of Native American households have a housing problem. In Rock Island, Asian and Hispanic households also experience housing problems at disproportionate rates (52.7% and 39.6%, respectively). While the total numbers of households are small, the 20 Pacific Islander households in Moline and Rock Island all experience housing problems (100% of the 10 Pacific Islander households in each city).

The most common housing needs identified by stakeholders are related to affordability, particularly for low- and moderate-income households. Many residents who participated in the community engagement process noted that housing costs frequently rise faster than wages, which creates affordability issues for households who already have tight budgets. A lack of affordable housing options frequently leads to cost burden.

Severe housing problems are also significantly more common for households with lower incomes. Across the three cities, about 58% to 72% of households with incomes of 30% HAMFI or below have one or more housing problems, while the same is true for only about 3% to 6% of households with incomes of 81% to 100% HAMFI.

FAIR HOUSING GOALS AND ACTIONS

The Analysis of Impediments concludes by identifying four barriers to fair housing choice in Davenport, Moline, and Rock Island and creating corresponding goals and strategies designed to alleviate each barrier. These include:

IMPEDIMENT #1: INSUFFICIENT ACCESS TO AFFORDABLE HOUSING

The persistent housing and affordability crisis, which was noted in the 2019 AI, has continued to grow in Moline, Davenport, and Rock Island and was the most common issue mentioned by stakeholders and community members in focus groups, public forums, and interviews. Many community engagement participants described poor building and unit conditions, and limited oversight has put many renters in unsafe situations. Vulnerable and marginalized populations, like those with disabilities, large families, or individuals reentering society after time in prison, are especially impacted by the lack of affordable, accessible housing options. There is a lack of homes and units specifically designed for individuals with disabilities who need accommodations such as ramps, wide doorways, elevators, and more. Systemic barriers have also resulted in mortgage denial disparities, which affect some minority groups who are two times as likely than non-Hispanic white households to face denial when seeking a loan. Data about housing problems presented in Chapter 6 of this report shows that, in each city, affordability issues are more acute for households of color than for White households. Black and Native American households in Davenport, Moline, and Rock Island experience housing problems at disproportionate rates: about 41% to 43% of Black households have at least one of the four housing problems, and 53% to 90% of Native American households have a housing problem. Together with input regarding housing condition, these rates show a continued need to expand the supply of affordable housing available in all three cities, along with improving and/or maintaining existing affordable housing.

Suggested strategies to overcome this impediment include:

- **Continue using CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental and for-sale housing through new construction and rehabilitation.**
- **Review the Qualified Allocation Plans issued by the Illinois Housing Development Authority and Iowa Finance Authority (as appropriate) under their respective Low Income Housing Tax Credit (LIHTC) programs to identify local government policies or actions that may positively impact the competitiveness of developers' applications. For developers proposing LIHTC projects in areas with access to key community resources/opportunity factors or areas experiencing a loss of affordable rental units, work with them to increase the competitiveness of their applications through letters of support, provision of data and information, gap financing, and other assistance.**

IMPEDIMENT #2: A LACK OF TARGETED INVESTMENT IN UNDERSERVED AREAS RESULTING IN INCREASING DISPARITIES IN ACCESS TO OPPORTUNITY

Data and mapping analysis of Moline, Davenport, and Rock Island reveals that each City contains neighborhoods with significant disparities in access to opportunity, especially for protected class groups.

A lack of targeted attention and investment to these areas results in widening disparities in access to many resources needed for residents to thrive and achieve upward mobility. The most severely impacted neighborhoods lack many different resources, compounding access issues for residents. Variations in school quality disproportionately impact residents living below the poverty line and, in Davenport and Rock Island, residents who are non-white. In addition, Davenport and Rock Island have significantly lower school proficiency scores as a whole than Moline, especially the latter. Residents who participated in the community feedback process additionally noted issues with recent school closures in Davenport. Transit access and affordability both shape many other opportunity factors, such as access to jobs and good schools. This is especially true for areas in which fewer residents own or have access to a personal vehicle, as is true for neighborhoods along the Mississippi River in all three cities. Neighborhoods along the Mississippi River, especially in Davenport and Rock Island, have the lowest labor market engagement rates in the area. These same neighborhoods also face a lack of many other resources, and these disparities likely compound each other.

These statistics, especially in combination with low educational achievement rates in impacted areas, likely indicate a severe need for employment assistance and job training programs in the most impacted areas. For neighborhoods that face several compounding needs – such as neighborhoods with low labor market engagement scores, low school proficiency scores, and low levels of high school educational achievement – there is a significant need for targeted, holistic revitalization efforts following a strategic plan.

Suggested strategies to overcome this impediment include:

- **Share school proficiency and related data from this report with school district officials to aid their planning and decision-making with regard to resource distribution in areas of greatest need.**
- **When proposed, and where possible, support local efforts to expand bus routes and covered shelters at existing bus stops in all three cities.**
- **Encourage CDBG public services funding applications from organizations that will provide job training and other employment assistance programs over the next few years.**
- **Encourage collaborative work among the cities of Davenport, Moline, and Rock Island to coordinate and align where possible to the goals, strategies, and outcomes promoted in their respective community revitalization efforts. Consider including business, neighborhood, and other leaders from impacted areas in neighborhood revitalization planning.**

IMPEDIMENT #3: INSUFFICIENT AND UNEQUALLY DISTRIBUTED PUBLICLY SUPPORTED HOUSING OPTIONS

Data and mapping analysis indicate that both the supply and distribution of publicly supported housing options in Moline, Davenport, and Rock Island are inadequate. Maintaining a variety of decent and accessible publicly supported housing options is crucial to any community in order to support low-income, disabled, elderly, and other vulnerable populations. Where data is available, average wait times for publicly supported housing units programs in Moline, Davenport, and Rock Island range from 8 months to 39 months. These extremely long wait times, particularly for Housing Choice Vouchers, indicate that demand for housing assistance far exceeds supply in all three Cities.

In addition, Moline is the only City that maintains all five types of publicly supported housing programs – Public Housing, Project-Based Section 8, Housing Choice Vouchers, Section 202 (elderly), and Section 811 (disabled). Davenport does not maintain Public Housing, and Rock Island does not maintain Section 202 or Section 811 housing. This means that residents of Davenport and Rock Island in need of such housing have more limited options than residents of Moline.

Overall, publicly supported housing is clustered in all three Cities to some extent. Davenport has the least clustering, likely due to a higher prevalence of Housing Choice Vouchers, which are intended to allow residents greater choice in where to live. Rock Island displays the highest levels of clustering, particularly among Housing Choice Vouchers, which is unusual due to the aforementioned nature of the HCV Program. There are almost no HCV holders residing in the southeastern portion of Rock Island. In combination with low utilization rates of Rock Island HCVs, this may indicate a lack of landlords who are willing to accept Housing Choice Vouchers in Rock Island and, to a lesser extent, in Moline and Davenport.

Suggested strategies to overcome this impediment include:

- **Investigate the potential for dedicating new funding towards TBRA and other forms of housing assistance in order to meet demand.**
- **Support public housing authorities in developing an educational campaign focused on 1) informing residents of their fair housing rights, especially as voucher holders, and 2) educating landlords on participation in the HCV program.**
- **Support the creation of incentive programs that would incentivize more landlords to accept vouchers (options may include tax breaks, subsidized repair costs, subsidized deposits, etc.).**
- **Continue using CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental housing and its distribution in neighborhoods offering good access to opportunity.**

IMPEDIMENT #4: FAIR HOUSING EDUCATION AND EQUITABLE ENFORCEMENT

The report identified several challenges related to fair housing education and enforcement. Many community members shared while they are aware of a few fair housing laws and tenants' rights, many landlords do not abide by them and continue to withhold repairs, threaten tenants with eviction, and discriminate based on mental and physical disabilities. Many participants were also not aware of where to access information or resources when in need of help. Despite some educational efforts, such as training sessions and brochures, these resources remain limited, often reaching only those actively engaged with city or community organizations. There is also a lack of coordination among legal aid, civil rights resources, and local fair housing organizations, which hinders effective enforcement of fair housing regulations. Community input also highlighted the cultural and language barriers that complicate fair housing education and enforcement. Populations with limited English proficiency (LEP), including immigrants and refugees, often struggle to access fair housing resources and navigate the legal landscape. Similarly, discriminatory lending practices and inconsistent enforcement across housing and rental markets contribute to disparities, further limiting housing choices for protected groups.

Planning for community development in general can greatly benefit from an equity lens applied to decision making processes. In this sense, there must be equitable enforcement, however, there are inconsistencies across city ordinances and zoning laws that may act as a barrier. For example, restrictive definitions of “family” and zoning policies that prevent group homes or multi-family housing contribute to barriers in fair housing choices, particularly for vulnerable populations such as people with disabilities.

Additionally, stakeholder input suggests a need for training and community education focused on overcoming racism and ableism. Meeting participants cited several examples of prejudicial and “Not In My Backyard” or NIMBY attitudes among people in positions of local leadership as well as among some members of the public at large. A broad-based and respected local convening organization could consider a periodic fair housing training aimed first at community leaders as a starting point to help disseminate the message more widely to other groups.

Suggested strategies to overcome this impediment include:

- **Either using in-house staff or through a contracted provider, the cities should annually design and/or update and coordinate delivery of a regional fair housing education program that reaches the public with information about fair housing rights and responsibilities, how to recognize discrimination, and how and where to file a complaint.**
- **Develop a centralized network that allows fair housing organizations, legal aid services, and related institutions to share resources and communicate more effectively. This could include an online platform for case management, referrals, and updates on available services, helping reduce workload on organizations while also easing accessibility for residents in search of help.**
- **Provide fair housing education in culturally appropriate ways, particularly to non-English speaking communities.**
- **Collaborate with local community centers, immigrant support organizations, and refugee aid groups to provide culturally relevant and accessible fair housing education.**



Davenport, IA | Moline, IL | Rock Island, IL

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

NOVEMBER 2024

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CHAPTER 1.

INTRODUCTION

Fair Housing Planning

Equal access to housing choice is crucial to America's commitment to equality and opportunity for all. Title VIII of the United States Civil Rights Act of 1968, more commonly known as the Fair Housing Act, provides housing opportunity protection by prohibiting discrimination in the sale or rental of housing on the basis of race, color, religion, sex, and national origin. The Act was amended in 1988 to provide stiffer penalties, establish an administrative enforcement mechanism and to expand its coverage to prohibit discrimination on the basis of familial status and disability. The U.S. Department of Housing and Urban Development (HUD), specifically HUD's Office of Fair Housing and Equal Opportunity (FHEO), is responsible for the administration and enforcement of the Fair Housing Act and other civil rights laws.

Provisions to affirmatively further fair housing (AFFH) are basic long-standing components of HUD's housing and community development programs. The AFFH requirements are derived from Section 808(e)(5) of the Fair Housing Act which requires the Secretary of HUD to administer the Department's housing and urban development programs in a manner to affirmatively further fair housing.¹

Jurisdictions (such as Davenport, Moline, and Rock Island), that receive grant funds from HUD through its entitlement process satisfy this obligation by performing an "Analysis of Impediments to Fair Housing Choice" (AI). In an AI, local communities that receive HUD entitlement grant funds evaluate barriers to fair housing choice and develop and implement strategies and actions to overcome any identified impediments based on their individual histories, circumstances, and experiences. Through this process, local entitlement communities promote fair housing choices for all persons, including classes protected under the Fair Housing Act, and provide opportunities for racially and ethnically inclusive patterns of housing occupancy, identify structural and systemic barriers to fair housing choice, and promote housing that is physically accessible and usable by persons with disabilities.

HUD will presume that the grantee is meeting its obligation and certification to affirmatively further fair housing by taking actions that address the impediments, including:

- Analyzing and eliminating housing discrimination within the jurisdiction;

¹U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. Fair Housing Planning Guide: Volume 1 (Chapter 1: Fair Housing Planning Historical Overview, Page 13). March 1996.

- Promoting fair housing choice for all persons;
- Providing opportunities for racially and ethnically inclusive patterns of housing occupancy;
- Promoting housing that is physically accessible to all persons to include those persons with disabilities; and
- Fostering compliance with the nondiscrimination provisions of the Fair Housing Act.

Through its Community Planning and Development (CPD) programs, HUD's goal is to expand mobility and widen a person's freedom of choice. The Department also requires Community Development Block Grant (CDBG) program grantees to document AFFH actions in the annual performance reports that are submitted to HUD.

In 2015, HUD published a final rule on Affirmatively Furthering Fair Housing, which outlined procedures that jurisdictions and public housing authorities who participate in HUD programs must take to promote access to fair housing and equal opportunity. This rule stipulated that grantees and housing authorities take meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected class characteristics. Under this new regulation, grantees were required to:

- Address disparities in housing need;
- Replace segregated living patterns with integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

To assist grantees and housing authorities in affirmatively furthering fair housing, HUD provided publicly available data, maps, and an assessment tool to use to evaluate the state of fair housing within their communities and set locally-determined priorities and goals. HUD's final rule mandated that, beginning in 2017, most grantees would use the new tool to prepare and submit to HUD an Assessment of Fair Housing; however, a 2018 HUD notice withdrew the requirement to prepare such assessments. A subsequent notice further required that grantees instead prepare and keep on file a current Analysis of Impediments to Fair Housing Choice. In 2020, HUD further relaxed requirements to complete an AI, allowing grantees to instead simply certify that they were affirmatively furthering fair housing, without prescribing any specific method for documenting compliance.

As of the time this report was drafted, HUD had published a new proposed regulation describing yet another new process for grantees to evaluate and document compliance with their obligations to affirmatively further fair housing. Reverting to an approach similar to the Assessment of Fair Housing model that was briefly implemented in 2017, this latest regulatory proposal calls for what will be known as an

Equity Plan. Until that new regulation is finalized and phased in, grantees must still affirmatively further fair housing but are not bound to any particular guidelines for doing so. Given the uncertainty, many grantees have opted to continue using the longstanding Analysis of Impediments format that was required prior to the flurry of regulatory changes beginning in 2015.

Mosaic Community Planning partnered with the cities of Davenport, Moline, and Rock Island to develop this Analysis of Impediments to Fair Housing Choice. This AI follows HUD's *Fair Housing Planning Guide* but also incorporates elements of HUD's assessment tool established in the 2015 final rule. In some places, it uses data developed by HUD for use by grantees as part of the Affirmatively Furthering Fair Housing final rule.

Definitions

Affirmatively Further Fair Housing

In keeping with current HUD regulations, Affirmatively Furthering Fair Housing (AFFH) is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Specifically, this means “taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”²

Affordable Housing

Though local definitions of the term may vary, the definition used throughout this analysis is congruent with HUD's definition:

HUD defines as “affordable” housing that costs no more than 30% of a household's total monthly gross income. For rental housing, the 30% amount would be inclusive of any tenant-paid utility costs. For homeowners, the 30% amount would include the mortgage payment, property taxes, homeowners insurance, and any homeowners' association fees.

Fair Housing Choice

This Analysis of Impediments to Fair Housing Choice uses the following definition of Fair Housing Choice:

² 24 CFR Part 5.151.

“Individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability. Fair housing choice encompasses:

- (1) Actual choice, which means the existence of realistic housing options;
- (2) Protected choice, which means housing that can be accessed without discrimination; and
- (3) Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual’s needs as required under Federal civil rights law, including disability-related services that an individual needs to live in such housing.”³

Impediments to Fair Housing Choice

As adapted from the HUD *Fair Housing Planning Guide*, impediments to fair housing choice are understood to include:⁴

- Any actions, omissions, or decisions taken *because of* race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices.
- Any actions, omissions, or decisions which *have the effect of* restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

Protected Classes

The following definition of federally protected classes is used in this document:

Title VIII of the Civil Rights Act of 1968 prohibits housing discrimination based on race, color, national origin or ancestry, sex, or religion. The 1988 Fair Housing Amendments Act added familial status and mental and physical handicap as protected classes.

³ 24 CFR Part 5.151.

⁴ U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity. Fair Housing Planning Guide: Volume 1 (Chapter 2: Preparing for Fair Housing Planning, Page 2-17). March 1996.

Affordable

Though local definitions of the term may vary, the definition used throughout this analysis is congruent with HUD's definition:

HUD defines as "affordable" housing that costs no more than 30% of a household's total monthly gross income. For rental housing, the 30% amount would be inclusive of any tenant-paid utility costs. For homeowners, the 30% amount would include the mortgage payment, property taxes, homeowners' insurance, and any homeowners' association fees.

Data Sources

Decennial Census Data

Data collected by the Decennial Census for 2020, 2010, and 2000 is used in this study (older Census data is only used in conjunction with more recent data to illustrate trends). This study uses several Census datasets:

2020 Decennial Census Demographic and Housing Characteristics File (DHC)

The 2020 Census Demographic and Housing Characteristics File (DHC) includes detailed data tables on the following:

- Subjects: Age, sex, race, Hispanic or Latino origin, household type, family type, relationship to householder, group quarters population, housing occupancy, and housing tenure
- Lowest level of geography: Varies, with many tables at the census block level
- Many of the DHC tables are also available for ZIP Code Tabulation Areas (ZCTA) generalized representations of U.S. Postal Service ZIP Code service routes.

2010 and 2000 Census Summary File 1 (SF 1)

This dataset contains what is known as "100% data," meaning that it contains the data collected from every household that participated in the Census and is not based on a representative sample of the population. Though this dataset is broad in terms of coverage of the total population, it is limited in the depth of the information collected. Basic characteristics such as age, sex, and race are collected, but not more detailed information such as disability status, occupation, and income. The statistics are available for a variety of geographic levels with most tables obtainable down to the census tract or block group level.

American Community Survey (ACS)

The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with annually updated population and housing data throughout each of the 10 years

between censuses. ACS data is compiled from an annual sample of approximately three million addresses rather than an actual count (like the Decennial Census's data) and therefore is susceptible to sampling errors, however, the sampled ACS data involves a much more detailed questionnaire and provides data for many more demographic and housing variables than the Decennial Census. ACS data is released in two different formats: single-year estimates and multi-year estimates. Because sampling error is reduced when estimates are collected over a longer period of time, 5-year estimates will be more accurate (but less recent) than 1-year estimates. The 2018-2022 ACS 5-year estimates are used most often in this housing study.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T)

HUD's AFFH Data and Mapping Tool provides a series of online, interactive maps and data tables to assist grantees in preparing fair housing analyses. Topics covered include demographics and demographic trends; racial and ethnic segregation; housing problems, affordability, and tenure; locations of subsidized housing and Housing Choice Voucher use; and access to educational, employment, and transportation opportunities. This report uses HUD's latest data and maps, AFFHT0006, which was released in July 2020. HUD's source data includes the American Community Survey (ACS), Decennial Census / Brown Longitudinal Tract Database (BLTD), Comprehensive Housing Affordability Strategy (CHAS), Longitudinal Employer-Household Dynamics (LEHD), HUD's Inventory Management System (IMS) / Public and Indian Housing (PIH) Information Center (PIC), and others. For a complete list of data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation available online at:

<https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>

CHAPTER 2.

COMMUNITY PARTICIPATION PROCESS

Community Engagement Overview

An important component of the research process for this Analysis of Impediments to Fair Housing Choice involved gathering input regarding fair and affordable housing conditions, perceptions, and needs in the Moline, Davenport, and Rock Island region. The project team used a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including public meetings, focus groups, interviews, pop-up information tables, and a communitywide survey.

Public Meetings

Two in-person meetings open to the general public were held to inform the public about and gather information for the Analysis of Impediments to Fair Housing Choice. One additional virtual meeting was also held for those who could not attend in-person. Each meeting began with a short presentation providing an overview of the AI followed by an interactive discussion of fair housing, neighborhood conditions, and community resources in the region. Translation services and sign language interpretation were offered, however, were not requested by attendees. A total of 17 members of the public attended one of the three meetings. Meeting dates, times, and locations are shown below:

Virtual Meeting: August 8, 2024

6:00-7:00pm, via Zoom

Moline Public Meeting: August 14, 2024

5:30pm-6:30pm, Mercado on Fifth, Moline

423 12th St., Moline, IL 61265

Davenport Public Meeting: August 15, 2024

5:30-6:30pm, Davenport City Hall

226 W 4th St, Davenport, IA 52801

Focus Groups

In addition to the public meetings, four focus groups were held to collect input from groups of residents and professionals with specific backgrounds and unique perspectives on fair housing. As with the public meetings, these groups typically began with an explanation of the Analysis of Impediments to Fair Housing Choice. The focus group leader then facilitated a discussion of fair and affordable housing needs, neighborhood conditions, and community resources in the region. In most cases, the AI project team worked with local agencies and organizations to host and promote the focus groups to their respective members or clients, resulting in a total of 39 participants. A list of the focus groups with their sponsoring organizations is provided below.

- Seniors and Aging Adults – coordinated by the Center for Active Seniors, Inc.
- Service Providers for People with Disabilities – coordinated by Vera French Mental Health for Healthy Living
- Immigrants and Refugees – coordinated by World Relief Quad Cities
- Non-profit Housing Service Providers, Developers, Lenders, and other Housing Industry Professionals – coordinated by the Quad Cities Housing Cluster

Pop-Up Engagement

The planning team conducted 4 pop-up engagement activities wherein facilitators informally engaged with residents in community locations, generally coinciding with an existing event. Pop-up engagement is useful for raising awareness around the project and obtaining input from residents who may not be sufficiently tuned into fair housing issues that they would attend a meeting on the subject, but who have opinions to share nonetheless. By canvassing at high-traffic locations such as job fairs, clothing giveaways, and community festivals, the planning team engaged 92 residents in the AI.

- **Pop-Up #1: North Park Mall Success Fair**
Wednesday, August 14; 10:00 AM – 12:00 PM
- **Pop-Up #2: South Rock Island Township Giveaway**
Thursday, August 15; 9:00 – 11:00 AM
- **Pop-Up #3: Mercado on 5th**
Friday, August 16; 5:00 – 10:00 PM
- **Pop-Up #4: Rock Island Soul of the City Festival**
Saturday, August 17; 10:00 AM – 3:00 PM

Stakeholder Interviews

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. These telephone interviews were

held during the month of September 2024. Stakeholders were identified by the local government staff and represented a variety of viewpoints including fair housing/legal advocacy, housing, affordable housing, community development and planning, education, employment, homelessness, people with disabilities, and others.

Interview invitations were made by email and/or phone to a list of stakeholders compiled by the project team with input from staff at the Cities of Moline, Davenport, and Rock Island. Eight people participated in an interview, and many other invitees participated in other manners, such as by attending a public meeting, hosting a focus group, or taking the community survey. Organizations from which one or more representatives participated in the development of this AI include:

- Davenport Civil Rights Commission
- Humility Homes
- Hilltop Campus Village
- Churches United
- Christian Care Quad Cities
- Quad Cities Community Foundation
- Ecumenical Housing Development Group
- City of Davenport Development and Planning
- Quad Cities Housing Cluster
- HOPE Fair Housing Center

Community Survey

The fourth method for obtaining community input was an electronic and paper-based survey available to the general public, including people living or working in the region, and other stakeholders. The survey was available online and in hard copy, in English and Spanish, from June through August 2024. Paper copies were available at the public meetings and other related events held throughout the study area. A total of 706 survey responses were received, of which 492 were fully complete.

Publicity for Community Engagement Activities

A variety of approaches were used to advertise the AI planning process and related participation opportunities to as broad an audience as possible. The survey and public meeting information were shared on the project website (qchousingplans.com) and through flyers placed in public places. Flyers were also emailed to all stakeholder organizations invited to participate in interviews. In all meeting advertisements, information for anyone needing special accommodations was provided, but none were requested.

FIGURE 1. ADVERTISEMENT FOR COMMUNITY MEETINGS

CITY OF MOLINE ILLINOIS **ROCK ISLAND ILLINOIS** **THE CITY OF DAVENPORT IOWA-USA**

Moline, Rock Island, & Davenport

Let's talk Housing.

- Can't afford to buy?
- Paying too much for rent?
- Living in a unit with substandard conditions?
- Want to see different types of housing developed?

Take Our Survey!

www.surveylegend.com/s/5n7w

Survey results will help inform a housing study that will be published by Moline, Rock Island, Davenport in collaboration with Points Consulting in late Fall 2024.

Join one of our Community Meetings!

Moline: Aug 14th
5:30pm - 6:30pm at Mercado on Fifth
423 12th St., Moline, IL 61265

Rock Island: Aug 15th
9am - 11am
South Rock Island Township
4330 11th St.
Rock Island, IL, 61201

Davenport: Aug 15th
5:30pm - 6:30pm at Davenport Police Dpt. Community Room
416 N. Harrison St., Davenport, IA 52801

Virtual Zoom Meeting: Aug 8th
6pm - 7pm, Join Zoom Meeting:
<https://us02web.zoom.us/j/84671071134>
Meeting ID: 846 7107 1134

Individuals requiring accommodations should call 563-326-7765 or TTY 563-326-6145 for assistance. Interpretive Services are available at no charge.

Community Engagement Results

For the community participation process, the consulting team developed a standard question set for use in public meetings, focus groups, and interviews. Listed below are the summarized comments from interview participants and meeting/focus group attendees, as well as a summary of survey results. All input was considered in the development of this AI. Note that these comments do not necessarily reflect the views of the Cities of Moline, Davenport, or Rock Island.

Public Meetings

1. Please share some background on the work of your organization and the clients you serve. What issues and challenges do they commonly face?

- Attendees included various community representatives, city staff, and civil rights investigators who discussed pressing local issues related to housing and public resources.

2. What types of housing needs are greatest in the community (e.g. workforce housing, affordable rental housing, housing for people who are homeless, assistance for first-time homebuyers, rehab/repair programs for homeowners, housing for seniors or people with disabilities, etc.)? How important a need is affordable multifamily rental housing?

- Attendees pointed out significant challenges in housing, such as deteriorating buildings and the need for stricter oversight of landlords. There was a call for more affordable housing options that extend beyond minimal affordability to deeply supportive housing with nearby essential services. Accessibility and proximity to healthcare, social, and maintenance services were emphasized as necessary components for livable housing.
- The discussion highlighted ongoing fears related to unsafe living conditions following a past building collapse, coupled with high rental costs and limited resources for repair or mediation. Attendees mentioned the detrimental impact of criminal records on securing housing and the long-lasting consequences of evictions, which remain on records indefinitely, creating barriers for those trying to find stable housing.
- The attendees expressed significant frustration and concern during the meeting. One attendee, living in Moline since 2013 after giving up an apartment in Davenport, highlighted their long-standing experience with rental issues. Another attendee emphasized tenant advocacy, questioning why only two individuals were present to address the severe housing crisis. They described issues such as mold, pests, negligent landlords, and called for city officials to intervene and reduce profit-driven practices like house flipping. The high costs of finding new housing and the inadequacies in inspection programs were noted, along with personal accounts of poor living conditions, including apartments without basic facilities and mold. Concerns were raised about the systemic issues in Davenport and the potential repercussions for tenants flagged with evictions. It was mentioned that progress on affordable housing projects has been made by one attendee with experience in this sector.
- Attendees discussed the pressing need for safe, affordable rental housing, particularly for those earning 30-50% of the median income and for larger families requiring four or more bedrooms. The lack of accessible units for individuals with disabilities was highlighted as a significant gap. The importance of affordable housing also extends to the maintenance and repair programs, as homeowners often struggle to afford necessary repairs, risking property value loss. The conversation emphasized the necessity for more flexible financial resources to promote housing stability and prevent evictions, which can lead to costly and disruptive mass displacements. These flexible funds could assist renters facing emergencies, such as car troubles, helping them stay current on rent and avoid a downward financial spiral.
- Attendees discussed the importance of balancing homeownership programs with support for landlords to maintain rental housing, ensuring neighborhoods

remain stable and thriving. Suggestions included funding to help landlords keep units available for lower-income tenants and incentives for repairs to prevent units from becoming unoccupied or offline. Attendees emphasized the value of partnerships that enable the purchase, renovation, and resale of units for affordable homeownership. A resident shared experiences from a neighborhood with many rentals, noting the need for support for both landlords and first-time homebuyers who struggle with repair costs. Ensuring that rental units remain safe, affordable, and well-maintained was highlighted as crucial for community stability.

3. What recent community development or housing initiatives have been especially successful in the area? What made them successful? How/where can they be replicated?

- Programs that combine transitional housing with supportive services, such as those offered by Vera French and Humility Homes, were highlighted as successful examples. Attendees stressed that funding should extend beyond housing itself to include essential support services, enabling residents to maintain stable living conditions.

4. What parts of the city are generally seen as areas of opportunity (i.e. places people aspire to live, places that offer good access to schools, jobs, and other amenities)? What makes them attractive places to live? Are there barriers someone might face in moving to one of these areas?

- Attendees discussed the factors considered when purchasing a home, such as proximity to schools, workplaces, and neighborhood amenities. One attendee noted that in various cities across the Quad Cities area, certain places or neighborhoods carry distinct reputations—both positive and negative—that residents are familiar with and consider when choosing where to live. This underscores the importance of community knowledge and perception in making housing decisions.
- Attendees highlighted that cost is a significant barrier in choosing where to live, with communities in the area having widely differing house prices. One attendee mentioned moving from an expensive city to a more affordable one and finding a warmer community there. Concerns were raised about the unwelcoming nature of some neighborhoods toward people of color and the growing impact of political divisions between Iowa and Illinois, which may affect how certain groups, such as the LGBTQ population, perceive their safety and acceptance. Factors that make a place attractive include unique, character-filled houses, the presence of sidewalks, and natural elements like trees and parks.

5. Do residents of similar incomes generally have the same range of housing options? Are there any barriers other than income/savings that might impact housing choices? Are you aware of any housing discrimination?

- The attendees voiced deep frustration over the ongoing affordable housing crisis, highlighting the poor conditions in many rental properties and the systemic issues contributing to it. One attendee pointed out the outdated nature of current research and expressed concern over the potential for homelessness and fatalities due to the lack of housing. The conversation stressed the power imbalance between landlords and tenants, with corporate landlords primarily focused on raising rents and ignoring other responsibilities.

Renters face challenges such as background check fees, stagnant wages, rising living costs, and the risk of eviction for complaints. The meeting underscored the disparities in property affordability and the economic divide between Iowa and Illinois. Attendees called for city officials to take action, create protective measures for tenants, and invest in programs like those run by Habitat for Humanity. The need for better competition, infrastructure, and quicker development of affordable housing projects was emphasized, alongside personal accounts of discrimination against renters and struggles with predatory practices by landlords.

6. Are people in the area segregated in where they live? What causes this segregation to occur?

- Attendees confirmed that redlining continues to affect local communities, perpetuating racial and economic segregation. They noted instances of nimbyism where neighbors and sellers obstruct efforts to create supportive housing. Discrimination based on race, physical and mental disabilities, and gender, particularly through harassment by landlords, was acknowledged as pervasive.
- Attendees discussed the tendency for refugees to settle in areas with communities that share their language and cultural practices, with one attendee highlighting the work of World Relief in assisting refugees. Many newcomers prefer to live near people from their own culture, as it helps them adjust and feel more at home. Some have even requested relocation to cities with larger populations from their cultural background. This phenomenon, while sometimes seen as segregation, is often driven by personal choice, as it provides comfort and a sense of familiarity for individuals adjusting to a new environment.
- Attendees discussed various forms of housing discrimination in the Quad Cities. One attendee highlighted challenges faced by single mothers, who often struggle to secure housing due to disruptive behaviors from their children, requiring professional assistance to work with landlords. Another attendee noted issues related to language barriers and immigration status, with some tenants fearing retaliation from landlords, including threats to call immigration authorities. Discrimination based on past criminal records or evictions, even if dismissed, was also raised as a concern. The topic of "white flight" and its impact on property values and neighborhood diversity was also discussed, with one attendee observing that as more minorities moved into their neighborhood, some expressed fears about declining property values. Another shared frustration over receiving complaints about neighbors that were often racially motivated, such as complaints about property conditions that were actually unfounded. Additionally, a personal account was shared of harassment from neighbors, which was addressed fairly by the city when reported.

7. What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area? How well are they coordinated with the work of other organizations in the community?

- Efforts to educate tenants on their rights were noted, including seminars and advocacy by local organizations like Quad Cities Interfaith. Attendees acknowledged that existing legal aid and civil rights resources are

overwhelmed, limiting their ability to assist all complaints. The need for more local civil rights commissions to handle cases effectively was emphasized.

- Attendees discussed the challenges and efforts related to housing discrimination and tenant advocacy in the Quad Cities. One attendee, representing the NAACP, mentioned the housing subcommittee's role in addressing complaints. Another highlighted the work of the MLK Center and the tenants association, acknowledging the ongoing challenges in meeting community needs. The director of the Davenport Civil Rights Commission shared that their office handles a significant number of housing discrimination complaints, far exceeding the expected workload, with many complaints going unresolved due to limited resources. She emphasized the prevalence of housing discrimination in Davenport and the lack of awareness among tenants about their rights or available agencies. Despite these efforts, tenants often fear retaliation and do not follow through with complaints. This fear of eviction is so strong that many continue to live in substandard conditions, such as housing with caved-in ceilings, due to the risk of becoming homeless. The need for a more reliable system that tenants can trust to address these issues was also discussed.

8. Are public resources (e.g. parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods in your community?

- There was consensus that public resources are unevenly distributed, with areas like West Davenport often neglected. Attendees cited a need for better sidewalk and street infrastructure, consistent snow removal, and increased police presence. An ADA coordinator and more resource coordinators were recommended to bridge service gaps across the city.
- Attendees discussed the growing diversity of grocery stores in the Quad Cities, particularly in Rock Island and Moline, where efforts have been made to open stores offering food from various cultures. One attendee noted the significant immigrant and refugee populations in Rock Island, with more ethnic food stores emerging in response. While not as familiar with Davenport, they observed that Moline also has seen an increase in such businesses, highlighting the push on the Illinois side to establish stores catering to diverse communities.
- Attendees discussed disparities in community investment and resource distribution. One attendee noted that West Davenport, being one of the oldest parts of the city, has received less investment in parks compared to newer areas, though an alderman has been advocating for improvement. Another attendee observed that while essential resources like police and fire services are well distributed, there are challenges in Rock Island, particularly in Ward 1, where the roads are in the worst condition. The city has created a five-year plan to address the issue, with 60% of the worst roads set to be fixed in the first year. The attendee shared that despite initial campaign promises to fix all roads, the cost proved prohibitive, leading to a more focused approach on addressing the most urgent needs.

9. Is there anything we haven't discussed that you feel is important to our research?

- Attendees discussed the challenges cities face in implementing regulations to protect housing sales, such as restrictions on all-cash offers, noting that it requires strong political will but is often opposed by high-profit interests. Differences in state laws between Iowa and Illinois were mentioned as potential obstacles. There was a call for stronger policies to hold landlords accountable, emphasizing the lack of options for displaced tenants if apartment complexes close. Concerns were raised about renters being dehumanized to benefit landlords and the complex issues surrounding tenant rights. The difficulty smaller communities face in establishing rent control was highlighted, with economic effects on property values and homeowner financial stress outlined. The conversation pointed out that while the community is often regarded as “generally affordable,” rising costs, increasing property values, and tracking developers are becoming significant challenges. Attendees noted that modest homes in Moline, once valued at \$30-40k, now sell for \$100k-200k, posing a financial strain for local residents compared to larger cities like Chicago.

Focus Groups

1. What do you believe are the area’s greatest community development needs (e.g. job training, homeless prevention, parks/playgrounds, youth activities, senior centers, sidewalks, etc.)?

- Participants expressed a range of concerns, primarily focusing on transportation and housing issues. One attendee working in Iowa noted difficulties with commuting, relying on a friend’s carpool due to not having a driver’s license, which impacts punctuality and job security. Concerns were also raised about neighborhood maintenance, such as uncollected tree debris causing safety and hygiene issues. Other housing challenges included repair needs and unresolved landlord responses despite involving World Relief. Infrastructure issues like leaking roofs and outdated plumbing were also highlighted.
- Some participants were employed, while three were still searching for work. Although World Relief assists in job placement, finding stable employment in Illinois can be challenging. Participants mentioned the uncertainty of job callbacks, particularly from Amazon. Community support was acknowledged in accessing grocery stores and services, with attendees stating that local support is beneficial for meeting basic needs.
- Participants confirmed that their children are in good schools that provide after-school homework assistance. There were no major complaints about educational access, implying general satisfaction with school programs and transportation options for children.

2. What types of housing needs are greatest in the community (e.g. workforce housing, affordable rental housing, housing for people who are homeless, assistance for first-time homebuyers, rehab/repair programs for homeowners, housing for seniors or people with disabilities, etc.)? How important a need is affordable multifamily rental housing?

- The responses highlight several key concerns about housing in the area, with an emphasis on the need for accessible, affordable, and private living spaces. One participant stressed the importance of handicap-accessible housing,

mentioning that many buildings lack essential features like accessible bathrooms and stairs. Another participant advocates for more affordable housing options, particularly duplexes and townhouses, as they offer more privacy and space compared to high-rise apartments. Participants criticized the trend of building luxury apartments that are unaffordable for many residents. Many agreed with the preference for duplexes, and all the respondents express concern over the impact of Palmer College's expansion, which has driven up rents and displaced residents in the area, leaving many without access to affordable housing.

- The greatest housing needs in the community include affordable housing, particularly in Moline, where zoning restrictions hinder development. There's a significant lack of affordable housing options due to the high cost of construction and low profitability for investors, as building affordable units often doesn't provide a return on investment. There is also a demand for supportive housing, as many households, especially those experiencing homelessness, require permanent supportive housing solutions. The state's housing analysis indicates a severe shortage, with a need for 120,000 units statewide and many renters paying more than half of their income on housing. The vacancy rate is low, particularly for units at affordable rents, making it difficult for people to find housing. The increase in homelessness, evictions, and housing instability, particularly post-pandemic, highlights the urgent need for better support systems and more affordable units. Additionally, the community faces challenges in developing luxury retirement homes and supportive living options due to opposition from local neighborhoods and zoning conflicts. Effective models for assisted living and permanent supportive housing need adequate staffing and scattered-site solutions to meet demand.
- Participants expressed a need for quality, affordable housing and raised issues like rising costs for homeowners and renters alike. Suggestions included transitional housing with flexible financial assistance and subsidies. Some participants recounted the difficulties of losing belongings due to homelessness and the need for government support when unable to cover rent. They also noted the repurposing of unused buildings as potential housing solutions.
- Accessibility features such as handicap accommodations and allowance for support animals were emphasized. Participants also discussed credit score and background check requirements as barriers to housing, proposing a fairer system where older records wouldn't heavily impact current applications. The importance of nuanced screening and support for individuals with past legal issues or disabilities was stressed.

3. How big an issue is homelessness in your community? What does homelessness look like? What steps could be taken to address needs related to homelessness?

- The responses emphasized the significant impact homelessness has on both individuals and the broader community, highlighting a range of challenges faced by unhoused people. One participant noted that homelessness often leads to crime, either as victims or perpetrators, while another pointed out the specific struggles faced by veterans and others with trauma-related conditions, like PTSD. Staff highlights mental health issues, substance abuse, and the difficulty

of securing stable housing and employment as key factors contributing to homelessness. Another participant added that the stress of not having a permanent address makes it nearly impossible to maintain a job. Two participants criticized the bureaucratic red tape and discriminatory processes that make it harder for people, especially those with past criminal records, to secure housing. One participant suggests looking into models like the one in LA, where the city temporarily housed homeless people in hotels to provide stability while they addressed their issues. The overall sentiment is that the system criminalizes homelessness and fails to address the root causes, with a call for more supportive housing options and less emphasis on parks or other non-essential developments.

- Participants highlight the several challenges that contribute to housing instability, including eviction records and mental illness. People with eviction marks on their record often find it nearly impossible to rent a place, despite having the financial means, due to landlords' reluctance to accept tenants with past evictions. Advocates suggest appealing to landlords to consider individuals with eviction histories. Additionally, mental health issues are a significant barrier to stable housing, as individuals struggling with mental illness may be unable to work or afford necessary medication, leading to situations like couch surfing or prolonged instability. Case managers, particularly at organizations like Humility, often witness this cycle, where individuals who were doing well face setbacks that result in eviction, forcing them to navigate a lengthy and difficult process of rebuilding their housing stability.
- Participants highlighted struggles with housing stability and the slow processing of social security disability claims, which left some uncertainty about temporary housing solutions. One attendee shared concern about safety at shelters due to personal conflicts, emphasizing the preference for staying at the center. The discussion set the tone for broader challenges related to housing, support, and safety.
- Attendees discussed the growing homeless population and the need for the city to repurpose vacant buildings for temporary shelters. Frustration was voiced over the prioritization of luxury housing while basic needs were unmet. Participants called for more housing developments specifically for the homeless and suggested better coordination of services to assist individuals in transition.

4. What recent community development or housing initiatives have been especially successful in the area? What made them successful? How/where can they be replicated?

- There are several aspects of housing in the cities that are working, but challenges remain. Participants acknowledge the rise in new housing developments, though they are mostly unaffordable, with rents exceeding \$1700 a month. There is a strong call for more affordable options, like duplexes, and for the renovation of outdated buildings. Programs like CARY and services such as social workers and service coordinators in buildings are seen as vital for helping people navigate the housing system. Organizations like CASI and Humility Homes are praised for their efforts in providing affordable housing and supporting the homeless population, with the suggestion that if they were given more funding, they could significantly reduce homelessness. The HUD voucher

program has also been expanding, helping more people access housing, though there is recognition that more help is needed. There is a push for better-maintained housing and less bureaucratic red tape, as participants believe that when people live in quality, well-maintained homes, they are more likely to take care of their living spaces, which can reduce crime. Additionally, Rock Island is mentioned as making positive strides in housing.

- Several housing initiatives are showing potential but still face limitations due to insufficient funding. Programs like CDBG (Community Development Block Grant), IDHA, and the Attorney General's grant have provided small amounts of financial support, but they are not enough to make a significant, lasting impact on housing needs. While older neighborhoods contribute heavily through taxes, they are often left behind in terms of infrastructure, such as waterlines and street repairs. Neighborhood revitalization grants are available, but the \$2 million allocated is seen as inadequate for the scale of the problem. Some hope is seen in utilizing cannabis tax revenue for housing, similar to how Colorado funds education and infrastructure, with the belief that this model could bring more substantial funding to housing initiatives.

5. What parts of the city are generally seen as areas of opportunity (i.e. places people aspire to live, places that offer good access to schools, jobs, and other amenities)? What makes them attractive places to live? Are there barriers someone might face in moving to one of these areas?

- The discussion highlighted several key barriers to finding housing, primarily centered around affordability, access to stable jobs, and housing maintenance issues. One participant mentioned that a lack of education or a degree can limit housing options, with some landlords unwilling to rent to individuals without higher qualifications. Other participants stress the rising cost of living, with rent prices increasing and wages not keeping up, making it difficult for many to afford housing. One participant also points out that, despite paying high rents, basic living expenses like food become secondary. Staff discusses how the revolving door of corporate ownership in housing complexes leads to poor maintenance and neglect, especially in senior housing, where corporations often sell properties after a few years and stop investing in upkeep. Participants also mention how some properties remain vacant or underutilized, suggesting that more effort should be made to renovate and repurpose these spaces into affordable housing options like duplexes.
- The main issue with finding housing in the cities revolves around a lack of affordable housing and bureaucratic hurdles. There is not enough available housing to meet the demand, and the process to secure a place is often complicated by red tape, making it difficult for people, especially those with children, to find stable housing and employment. Additionally, while many unhoused individuals don't want handouts, they are seeking support and assistance to get back on their feet, underscoring the need for more proactive help.

6. Do residents of similar incomes generally have the same range of housing options? Are there any barriers other than income/savings that might impact housing choices? Are you aware of any housing discrimination?

- The responses indicated strong agreement that new housing is not affordable, with a focus on the struggles faced by low-income individuals. One participant pointed out that much of the new housing is targeted at higher-income groups, such as John Deere employees and Palmer College students, leaving others behind. Another participant expressed frustration at the difficulty many people face in securing affordable housing, citing the suffering of an elderly woman as an example. Other personal perspectives were shared, mentioning the loss of friends to homelessness. Participants highlighted the visible reality of poverty, referencing people begging for money as a sign of the growing disparity in housing accessibility.
- Residents face numerous challenges when trying to find housing, primarily due to high costs and limited availability. Homeownership is increasingly out of reach for many, with astronomical prices and interest rates, and renting is similarly difficult, especially for those with poor rental histories or a series of evictions. Many landlords are no longer conducting credit checks, and even those with stable income struggle to secure a place. Additionally, the issue of vacant or abandoned properties remains a significant barrier, with absentee owners often unwilling to sell or repair their homes, creating further housing shortages. Policies and bureaucratic delays, such as lengthy title clearance processes and the lack of vacant property registration, exacerbate the situation. The demand for affordable housing is particularly high for larger families, with limited availability of 4-bedroom homes or apartments, and refugees face additional hurdles due to language barriers and limited resources for large family housing. Environmental concerns, such as mold, asbestos, and radon, add significant costs to rehabilitation efforts, often making demolition a more feasible option. Overall, the combination of rising costs, regulatory inefficiencies, and scarcity of suitable housing options is creating severe difficulties for residents in securing affordable and stable living arrangements.
- Participants reported issues in securing housing after World Relief leases ended, particularly due to income requirements by landlords despite having sufficient savings. Some experienced delays in repair responses from landlords, though not everyone faced this issue. The group did not report any significant discrimination experiences when seeking housing.
- While personal discrimination among residents was less of an issue, class- and history-based discrimination in housing was notable. Landlords' subjective decisions based on appearance or perceived background were highlighted as unjust practices. Participants with disabilities shared experiences of being marginalized, underlining the systemic barriers they face in securing housing and resources.

7. Are people in the area segregated in where they live? What causes this segregation to occur?

- The responses suggest that while some areas are segregated based on income, people largely live where they can afford to, and the primary issue is providing opportunities for all. One participant notes that some neighborhoods are more segregated than others, but overall, people live within their means. Another participant adds that wealthier individuals tend to live farther out, and he highlights the challenge of accessing 55-and-older housing. Another participant

points out that the growing unhoused population is becoming more visible, with people sleeping in public spaces, but he feels the system fails to offer hope or support to those struggling. Another participant reflects on how society has shifted from caring about community to focusing on money and power, noting that without stable housing, it's nearly impossible for people to focus on improving their lives. He also shares his experience working with homeless individuals, many of whom had once been highly capable but fell into hardship due to factors like addiction and loss of family, emphasizing that homelessness is not a choice but a consequence of financial instability.

- The community experiences significant segregation, largely driven by socioeconomic factors. In areas like Moline, neighborhoods are divided by income, with low- to moderate-income schools clustered in certain districts and wealthier schools in others. This creates a cycle of disadvantage, where children from poorer neighborhoods often lack exposure to opportunities that could change their circumstances. The closure of parks and schools, as well as the absence of basic services like grocery stores, exacerbates these disparities. The lack of investment in older neighborhoods, where many residents are "house poor" and struggle to afford basic home repairs, further entrenches inequality. The pandemic has accelerated these issues, and there is a noticeable shift towards disinvestment in certain areas, with more attention given to new developments in wealthier parts of town. Programs to stabilize neighborhoods, such as forgivable loans for home repairs, could help, but bureaucratic hurdles and insufficient resources continue to prevent meaningful change. The result is a community where access to resources and opportunities is often dictated by where you live.

8. What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area? How well are they coordinated with the work of other organizations in the community?

- Participants are not aware of many specific fair housing resources, although one mentions the Director at the Center of Albany as someone who might have knowledge of such resources. Social security income has been helpful for some in covering rent, and one participant was able to quickly secure housing at Edgewater with the help of the Mayor. However, there are challenges, such as longer waitlists for handicap-accessible units and issues with landlords not maintaining their properties. One participant highlights their involvement in the homeless network, suggesting it is well-connected and informed about available resources for those in need.
- Participants mentioned receiving information on tenant rights through pamphlets or brochures when signing leases. This indicated an awareness of basic rights among tenants, even though practical issues with landlords persisted.

9. Are public resources (e.g. parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods in your community?

- Transportation support was praised, with attendees highlighting the helpful nature of buses and community cooperation.

- Challenges included delays in receiving SNAP benefits and IDHS assistance.
- Participants called for more thoughtful urban planning, including grocery stores and parks within walkable distances, while noting high crime rates and poor public transportation. The lack of nearby amenities in some areas forced residents to rely on buses or long commutes. Concerns were raised about school closures and unequal distribution of resources within the city, further complicating daily life for residents.
- The Carol Center was praised for providing a sense of belonging and mental health support. Participants suggested expanding such centers to more locations for better access to assistance. They advocated for integrated housing with on-site support for those with mental health challenges, enabling quick access to help during episodes and assistance with practical tasks like paperwork.

10. Is there anything we haven't discussed that you feel is important to our research?

- There is uncertainty about the future availability of homes, as current data on housing is outdated and unreliable. Efforts are being made, such as the Transformation Grant's data task, which will work on creating a framework for annual reports on affordable housing. However, much of the existing data, such as Fair Market Rent (FMR) figures and home values, comes from sources like the Census and community surveys that are five years old and have large margins of error. The pandemic has further disrupted the accuracy of this data, making pre-2020 figures nearly obsolete. HUD is attempting to address these issues by contracting companies to gather more up-to-date information, but budget constraints and outdated figures for programs like Section 8 mean fewer people are being served, even as rents and housing costs continue to rise.
- Children with intermittent trauma or explosive behavioral disorders often face significant challenges in housing, as a single incident can lead to eviction, making it difficult for families to maintain stable living situations. Parents find it hard to navigate these situations, as there's little tolerance for such behaviors in housing settings, even when the child's actions stem from their condition. For example, a 15-year-old exhibiting a tantrum may function like a younger child, creating uncomfortable and disruptive situations for other residents. There is a strong need for more support for both parents and children with these needs, including understanding and tolerance from housing providers to help prevent evictions and provide a stable environment for families facing these challenges.
- A significant concern was the slow process of reuniting with families still in Afghanistan, which takes several years despite federal funding. Some participants, who held professional occupations/skills in their home country, struggled to find comparable jobs and expressed a desire for career development and respect for their skills. They questioned why they were often pushed into low-skilled positions, calling for trade programs and city support to match their expertise.
- More educational programs and literacy support were recommended for those struggling with understanding documents or lacking reading skills. Participants

underscored the importance of supportive environments where individuals could access help, learn, and build trust within the community.

Stakeholder Interviews

1. What do you believe are the area's greatest community development needs (e.g. job training, homeless prevention, parks/playgrounds, youth activities, senior centers, sidewalks, etc.)?

- The community's housing challenges are deeply intertwined with economic growth, as a lack of housing stifles job opportunities and overall neighborhood quality of life. Lower-income areas, particularly in Davenport and Rock Island, lack essential infrastructure and amenities, contributing to these difficulties. Zoning restrictions also play a significant role, with most areas designated for single-family homes, limiting multifamily developments and driving up prices. Although efforts to relax these restrictions are underway, barriers like high parking requirements and limited unit numbers deter developers. Compounding these issues are absentee landlords who often maintain rental properties at minimal standards, despite recent ordinances aimed at improving conditions.
- Solutions discussed include targeted homeownership programs to make better use of city investments, exploring innovative options like tiny homes for affordable housing, and providing mortgages through traditional lenders. Workforce housing is especially crucial to ease market pressure and create opportunities for people to move into more affordable units. The community currently faces a shortage of about 6,600 affordable rental units for low-income residents, underscoring the need for accessible, reasonably priced housing to support individuals across various income levels and alleviate systemic strain.

2. What types of housing needs are greatest in the community (e.g. workforce housing, affordable rental housing, housing for people who are homeless, assistance for first-time homebuyers, rehab/repair programs for homeowners, housing for seniors or people with disabilities, etc.)?

How important a need is affordable multifamily rental housing?

- Insufficient Affordable Housing: There is a severe lack of housing units for individuals earning at or below 50% of the area median income. The need for affordable rental units has increased, particularly after the pandemic, which exacerbated housing instability.
- Substandard and Aging Housing Stock: A significant portion of the existing housing is in poor condition, often due to absentee landlords who fail to maintain their properties. This contributes to unsafe living conditions and deteriorating neighborhoods.
- Weak Code Enforcement: Many properties suffer from inadequate enforcement of housing codes, leading to persistent issues such as malfunctioning elevators and general disrepair. This particularly impacts residents using housing vouchers, who face challenges when landlords neglect upkeep.
- Housing Instability and Eviction Risks: Many residents live with the constant threat of eviction, unable to afford their housing or recover from financial crises.

The community's safety net has not been robust enough post-pandemic to mitigate these issues.

- **Barriers for Special Populations:** There is a noted need for housing tailored to people with disabilities, larger families, and returning citizens (individuals exiting prison). The existing shelters, especially for domestic violence survivors, often do not provide sufficient long-term support for comprehensive recovery.
- **Absentee Landlords:** Properties are frequently purchased and neglected or transformed for non-residential purposes, which reduces the stock of affordable housing. This practice is sometimes seen with stakeholders such as colleges, which prioritize campus development.
- **Need for Homeownership and Transitional Housing:** There's a shortage of affordable homes for purchase that would allow residents to build wealth. Nonprofits are attempting to renovate and convert rental units into single-family homes but face funding challenges.
- **Concentration of Shelters and Services:** Homeless shelters are often grouped in specific areas while supportive services are spread across the region, causing inefficiencies and issues like loitering.
- **Funding Gaps for Nonprofits:** Nonprofit landlords who provide quality, affordable housing often struggle to access funding that could help them maintain and expand their properties.
- **Importance of Renovation and Repair:** Many once-viable affordable units have fallen into such disrepair that they are no longer habitable, underscoring the need for renovation programs.

3. How big an issue is homelessness in your community? What does homelessness look like? What steps could be taken to address needs related to homelessness?

- Homelessness and housing instability have become increasingly visible issues in the Quad Cities, affecting more families and individuals who are struggling to stay housed. The rise in evictions, particularly for those with eviction records, and the challenge of paying high rent is making many households one crisis away from homelessness. Organizations like QC Air and World Relief, which support refugees and immigrants, and community groups that hear directly from residents, are key in addressing these challenges. Municipalities are urged to go beyond passive communication methods like websites and engage more directly with residents to ensure they receive the help they need. There is also a growing concern about homelessness among veterans and the need for greater access to healthcare and supportive services.
- Local shelters, such as Christian Care, are operating at full capacity, and many properties in cities like Moline and Rock Island could be renovated to provide housing for the unhoused or victims of domestic violence. However, there is resistance from some property owners and neighborhoods, especially when new shelters or supportive housing initiatives are proposed. Despite this, there is a consensus that more needs to be done, with some advocates pushing for the spread of housing support and resources more evenly across the

community, rather than concentrated in a few areas. The region's approach to housing, particularly in Davenport, is seen as a model, but more support from neighboring cities is needed to address the issue comprehensively.

- The rise in family homelessness, with a significant number of families in shelters like the Salvation Army, highlights the need for more affordable housing for families, particularly larger units. Many local organizations, including those providing rapid rehousing services, are overwhelmed by the demand. The lack of affordable housing for very low-income households (30% AMI and below) remains a pressing issue, and current funding often falls short by targeting higher-income brackets (50-80% AMI). Housing strategies need to focus more on the most vulnerable populations, especially families and those who are in housing situations that do not meet the federal definition of homelessness but still experience significant instability. Collaborative efforts between organizations are key, with some groups stepping in to provide services like furnishing apartments for those transitioning out of homelessness, helping to stabilize individuals and families once they have a place to live.

4. What recent community development or housing initiatives have been especially successful in the area? What made them successful? How/where can they be replicated?

- In the Quad Cities, significant strides have been made in addressing housing issues, particularly through the use of low-income housing tax credits. Agencies like the Rock Island and Moline Housing Authorities, along with smaller organizations on the Iowa side, are spearheading various initiatives. These include projects like the HG development, which is bringing more affordable units back online, and a new affordable housing development in Moline set to break ground soon. While there has been notable development on the Iowa side, the Illinois side has seen less progress, though there are efforts underway, such as Moline's project-based housing for homeless individuals and veterans. The Rock Island community is also collaborating with health and housing partners to address these challenges.
- Efforts to prevent homelessness, such as eviction diversion programs, have proven effective, particularly on the Illinois side where collaboration with the court system has been stronger. These programs, which coordinate legal representation and financial assistance, have been vital in preventing evictions, but the cessation of COVID relief funds has created funding challenges. The Housing Council, along with organizations like Prairie State Legal, Project Now, and the Salvation Army, plays a crucial role in addressing housing needs through a comprehensive approach. This includes the preservation of existing units, the development of new ones, and the provision of services aimed at preventing homelessness. Continued collaboration and increased funding are essential to ensuring that these efforts can have a lasting impact.

5. What parts of the city are generally seen as areas of opportunity (i.e. places people aspire to live, places that offer good access to schools, jobs, and other amenities)? What makes them attractive places to live? Are there barriers someone might face in moving to one of these areas?

- People I work with prioritize locations with easy access to public transportation, schools, and job opportunities, with a focus on practical needs like proximity to

bus routes, grocery stores, and essential services. The LINK bus system is generally well-regarded, and access to transportation isn't a major issue for most, as long as buses run nearby. While schools are important, they are just one aspect of the bigger picture. Many residents tend to stay in Illinois, though some prefer living in Iowa due to access to specific services available only to Iowans. However, most individuals are flexible about location as long as they can access the services they need.

6. Do residents of similar incomes generally have the same range of housing options? Are there any barriers other than income/savings that might impact housing choices? Are you aware of any housing discrimination?

- Issues like prison records, eviction histories, and the inability to provide good references or rental history significantly impact tenants' ability to secure housing. Additionally, restrictions related to income qualifications for tax credit-funded housing can further limit options. Some people are disqualified for making too much money, while others are unable to meet the minimum requirements. This creates confusion, as many renters are unaware of housing laws and tenant protections, and there's limited information available to help them navigate the system. This lack of knowledge, especially among low-income and migrant communities, leads to further difficulties when trying to access housing.
- Another significant challenge is the shortage of accessible housing, particularly for individuals with disabilities. Approximately 60% of those served by local shelters have physical or mental health disabilities and finding ADA-compliant housing or units without stairs is a constant struggle. Many landlords fail to honor accommodation requests, ignoring tenants' needs and not providing necessary adjustments. While maintenance of rental properties is a concern, particularly for those with vouchers or low incomes, the more pressing issue is that many rental units are substandard or not suited to individuals with disabilities. This problem is especially prevalent in Davenport, where neglected buildings are worsening the housing crisis. The lack of resources, alongside these structural and regulatory barriers, makes securing stable housing even more difficult for those most in need.

7. Are people in the area segregated in where they live? What causes this segregation to occur?

- Food deserts and neighborhood segregation continue to impact communities, particularly in downtown areas where there is limited access to grocery stores offering healthy food options. While some areas have improved with new developments, historical redlining persists in certain parts of Davenport, where Black and Hispanic communities still face economic disparities despite educational achievements. These patterns are often tied to a lack of investment in certain neighborhoods, creating clear distinctions between more affluent areas and lower-income ones. In neighborhoods like Kirkwood Boulevard, there is a stark contrast between well-maintained homes and areas that feel neglected. The level of investment, rather than race or ethnicity, plays a significant role in the condition and appeal of a neighborhood.

- Although there is no active segregation, some areas of Davenport remain disinvested and predominantly low-income, while others have seen more diversity and economic growth. For example, the east side of Davenport, historically known for its challenges, has undergone improvements with investment in downtown areas. Despite the changes, there is still a noticeable divide between neighborhoods, with certain areas still carrying reputations of being less desirable. However, it is more difficult to pinpoint clear racial or cultural divisions in Davenport compared to other cities, as transitions between neighborhoods aren't as pronounced. In general, the disparities between neighborhoods are driven by investment and property conditions rather than racial or ethnic segregation.

8. What types of fair housing services (education, complaint investigation, testing, etc.) are offered in the area? How well are they coordinated with the work of other organizations in the community?

- There are a few organizations, like the Salvation Army, Humility Homes, and the Housing Council, that act as resources for individuals seeking housing assistance, but people often struggle to find them. Many individuals in need, including those referred to by community leaders, lack knowledge of where to begin the process of securing housing. While federal law mandates fair housing practices, there is a general lack of specific programs or education on housing rights and responsibilities. Moline has started offering rental assistance programs and tenant education through the Community Development Corporation, while Davenport lacks similar initiatives. There is also a critical need for larger family housing, especially for families dealing with disabilities, as these families face increasing financial pressures. Despite these challenges, the availability of information and resources seems sufficient, though there is room for greater education on tenant rights, especially in addressing issues like landlord noncompliance.

9. Are public resources (e.g. parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods in your community?

- Transportation continues to be a significant issue in the area, especially for seniors and individuals with disabilities who have limited access to reliable transportation. The local bus system lacks frequent service, runs only during daytime hours, and has limited routes that do not always serve areas where people need them. Accessibility is also a concern, with routes not being clear or safe for people using mobility devices. While healthcare services are available and major bus routes pass by healthcare centers, affordability remains a challenge for many. Additionally, there are complaints about street maintenance, flooding issues, and uneven access to city resources, with some neighborhoods, particularly those in lower-income areas, facing inadequate city support during adverse conditions like floods.
- Food deserts are another concern, particularly in the west end of Davenport, where residents have limited access to grocery stores, relying on small convenience stores or Dollar General for basic food needs. New development has been focused on the eastern and northern parts of the city, leaving parts of the west side underdeveloped. The closure of schools has also created a burden,

as students from the affected areas are now bussed to distant locations. While transportation options are better on the Illinois side of the Quad Cities, they still fall short in addressing the needs of people trying to access work, healthcare, and essential services across the region.

10. Are there uses of CDBG funds you wish the City would consider (e.g., public facilities and/ or improvements, public services, rehabilitation of housing, job creation/ retention, addressing blight)?

Concerns:

- **CDBG Funding Process:** The application process for Community Development Block Grant (CDBG) funding is seen as overly complex, requiring burdensome documentation, particularly for shelter providers. Many agencies report that the process is discouraging, especially when they lack the staff to handle the paperwork or assist those in need of housing.
- **Limited Access to Funds:** Agencies are often unable to access CDBG funds due to competitive processes and strict regulations. Even when eligible, many report that their applications are discouraged or rejected. There is also a perception that the funds are often redirected for other city projects, like road improvements, rather than addressing housing and community needs.
- **Insufficient Affordable Housing:** There is a shortage of affordable rental units, and existing funding options, like HOME dollars and IFA (Iowa Finance Authority) funding, are difficult to access and do not address the pressing demand. Developers and agencies struggle to cobble together resources for housing projects, particularly with limited state funding and competition from larger cities.
- **Regional Imbalance:** The region, particularly Rock Island, faces an inequitable distribution of resources for housing and social services. Rock Island has a food desert, lacks adequate housing support, and struggles with projects being sidelined in favor of other priorities. Cities in the region are not investing enough in housing and infrastructure, leading to gaps in services and resources.

Recommendations:

- **Simplify CDBG Application Process:** Streamline the paperwork and documentation requirements for CDBG funding to make it more accessible for smaller agencies and shelters. Reducing the burden on providers could encourage more agencies to apply and use the funds effectively.
- **Increase Funding for Housing Development:** Allocate more funding for building affordable housing, particularly rental properties, through partnerships with local agencies. Providing more resources for rehabbing existing properties could be a viable solution for increasing the housing stock.
- **Focus CDBG Funds on Housing:** Ensure that CDBG funds are used strictly for housing and housing-related services, rather than being redirected to unrelated city projects. This would ensure that the funds are being utilized as originally intended to support low-income communities.

- **Regional Collaboration and Fair Housing Investment:** Address the homelessness and housing crisis more regionally, ensuring that Davenport does not shoulder the entire burden. Cities like Rock Island should prioritize community needs, including food security and affordable housing, and collaborate with agencies to support development projects like senior housing and grocery stores.
- **Improve Housing Repair Programs:** Expand the scope and timeframes for programs like the Dream program to include rental properties and larger areas. This would help address the affordability and quality of housing in more areas of the city, benefiting a larger number of residents.

11. Is there anything we haven't discussed that you feel is important to our research?

- About six years ago, Kings Harvest, which had been running a local overflow shelter for people facing homelessness, could no longer continue its operations. With just six weeks' notice, the housing cluster scrambled to take over the shelter, raising \$75,000 to keep it running. Humility Homes and Services took charge, and a five-year plan to eliminate the need for overflow shelters was developed. However, the COVID-19 pandemic complicated the timeline, though it did reduce the number of people needing the shelter. This was achieved by year-round outreach workers who helped individuals before winter, addressing their needs such as bus tickets to reunite with family. The program showed that targeted, individualized support was effective, but the lack of community financial support made it unsustainable.
- The housing cluster's experience highlighted the need for both more housing units and sustainable support to ensure people maintain housing once they find it. While this model helped reduce homelessness during winter, it relied heavily on funding from limited municipal contributions, with some cities contributing as little as \$3,500. This meant that significant portions of the funding came from other sources, and Humility ended up losing money. The goal is to replicate this model, but sustainable support from municipalities is critical. Effective collaboration among cities is also essential to address housing challenges, which often require a coordinated approach to create long-term solutions.
- The development of new housing also faces challenges, especially when public opposition or zoning restrictions delay projects. In one instance, a housing development faced 13 public hearings before receiving approval, delaying the project by several months. This can be discouraging for developers, particularly when the local community resists projects that could potentially help address housing shortages. Public buy-in remains a major hurdle, as residents often organize to oppose new housing developments, especially in neighborhoods already experiencing poverty or with a concentration of social services. Many communities, particularly Davenport, need to shift their mindset and work together to address these issues equitably across the region.
- Funders such as community foundations play a crucial role in supporting housing projects. Many local foundations are supported by endowments that provide long-term, reliable funding for nonprofits, including those focused on housing and homelessness. These foundations also offer competitive grants to organizations working on housing solutions, though demand far outstrips the

available funds. In addition to funding local nonprofits directly, community foundations can help leverage larger federal funds by providing local matching grants. This strategy helps organizations demonstrate success and become eligible for larger investments. However, the ongoing gap in funding and competition for limited resources remains a significant challenge for addressing the region's affordable housing crisis.

CHAPTER 3.

SOCIOECONOMIC PROFILE

Demographic Profile

The three-city study area is home to an estimated 181,164 residents according to the 2018-2022 5-Year American Community Survey (ACS). The most populous of the three communities, Davenport accounts for 55.9% of that population, or 101,448 residents. Moline and Rock Island are somewhat similar in size, with populations of 42,452 and 37,264, respectively.

Since 2000, both Moline and Rock Island have lost about 3% of their population. In contrast, Davenport added residents, growing by about 4%. Population in the Davenport-Moline-Rock Island Metropolitan Statistical Area (MSA), which includes Scott County in Iowa and Rock Island, Henry, and Mercer Counties in Illinois, grew by about 2% since 2000 to reach 382,983 residents per the most recent ACS estimate. This section more closely examines population characteristics and trends in Moline, Davenport, Rock Island, and the region using Census and ACS data provided in Tables 1 and 2.

Race/Ethnicity

About three quarters of residents in the Davenport-Moline-Rock Island MSA are non-Hispanic White (76.9%). Latino/Hispanic residents make up the second largest population share at 9.3%, followed by Black/African American residents at 7.3%. Other racial groups account for less than 4% of the population, such as residents of two or more races (3.8%), and residents who identify as Asian or Pacific Islander (2.4%). No other population segment comprises more than 2% of the population in the region. Moline, Davenport, and Rock Island, however, are somewhat more diverse than the region as a whole.

In Moline, White residents make up more than two-thirds of the population (67.3%), Hispanic/Latino residents comprise 17.4%, and Black/African American residents constitute 9.3%. Davenport has a slightly higher White population share at 72.3%, and Black/African American residents make up the second largest population segment there at 10.8%, followed by Hispanic/Latino residents at 9.1%. Of the three cities, Rock Island is the most diverse. About two-thirds of its population is White (62.3%), 16.0% is Black/African American, and 13.6% is Hispanic/Latino.

In all three cities, Asian, Native American, other races, and people of multiple races make up relatively small population shares. The Asian population share ranges from 4.4% in Rock Island to 2.3% in Moline, and 1.9% in Davenport. Multiple race residents range from 5.2% of the population in Davenport to 3.4% in Rock Island and 3.3% of the

population in Moline. No other racial or ethnic group comprises more than 0.4% of the population in any of the three cities.

From 1990 to 2022, all three cities and the region became more diverse. The MSA lost about 21,000 White residents during the 30-year period, and each city saw a decline in its White population, both numerically and as a share of the population. Between 1990-2022, declines in the White population share were 22.9 percentage points in Moline, 16.1 percentage points in Rock Island, and 14.9 percentage points in Davenport. Within the last decade alone, between 2010 and 2022, the White population in Moline has declined by 8.1 percentage points, 5.5 percentage points in Rock Island, and 4.4 percentage points in Davenport.

Certain population segments also saw an increase in population and population share from 1990 to 2022 in the three cities and the region. The number of Hispanic/Latino residents more than doubled in each city; increases in population share were 10.6 percentage points in Moline, 9.8 percentage points in Rock Island, and 5.7 percentage points in Davenport. However, certain groups have slightly decreased within the last decade. For example, in Moline, between 2010 and 2022, the Asian or Pacific Islander population decreased by -13.9% and the Native American population decreased by -85.6%. In Davenport, between 2010 and 2022, every racial group saw a decrease in population, except for the Hispanic/Latino population. For example, the Black/African American population decreased by -12.9%, the Asian or Pacific Islander decreased by -22.8%, and the Native American population decreased by -66.1%. In Rock Island, the Black/African American population decreased by -20%, and the Asian/Pacific Islander population decreased by -66.9%.

African American population growth rates varied more by geography. Black residents make up a larger share of Rock Island's population (16%) compared to the other cities, but Rock Island's Black population also declined by -12.5% from 1990 to 2022. Davenport's Black population saw a substantial increase of 48.3%, comprising 10.8% of the city's total residents by 2022. Moline's Black/African American population grew more rapidly than that of the other cities between 1990 and 2022, increasing by 393% however, by 2022, it makes up only 9.3% of the city's population, the smallest share of all three cities.

With the exception of the Asian/Pacific Islander population in Rock Island, Asian and Native American populations have declined in each geography within the last decade and continue to remain low as overall shares of the population.

National Origin

Foreign-born residents make up a small but significant share (5.2%) of the Davenport-Moline-Rock Island MSA. Looking by city, shares vary considerably. In Moline, 8.9% of residents are foreign-born. This figure is slightly higher in Rock Island (9.3%) and lower still in Davenport (4.7%). However, within the last decade, the foreign-born population

increased in both Davenport and Rock Island by 11.7% and 57.3%, respectively, while slightly decreasing by -7.2% in Moline.

In each city, the largest group of foreign-born residents were from Mexico (53.1% of all foreign-born residents in Moline, 39.7% in Davenport, and 30.3% in Rock Island). In the MSA, the three largest groups of foreign-born residents are from Mexico, India, and the Philippines.

LEP

Population dynamics for people with limited English proficiency (LEP) often resemble those of foreign-born residents in a community. This is true for the MSA and its cities, where the LEP population in each area typically grew at similar although slightly lower rates than the foreign-born population.

Shares of residents with limited English proficiency are 5.3% in Moline, 2.1% in Davenport, and 3.9% in Rock Island. In all three cities, the most common language for the LEP population is Spanish. While the rank of other languages varies by city, African, Serbo-Croatian, Polish, French, Arabic, Vietnamese, Korean, Thai, and other Asian language are common in all three.

Disability

According to the most recent ACS, there are 48,979 people with a disability in the Davenport-Moline-Rock Island MSA (12.8% of total population). A higher share of Moline and Davenport residents have a disability (13.6% or 5,772 residents in Moline and 13.5% or 13,670 residents in Davenport). The rate is slightly higher in Rock Island, where 5,518 people with a disability comprise 14.8% of the city's population.

While precise shares of the population in each geography impacted varies by type of disability, general patterns are similar. In all three cities, the most common disability type was ambulatory difficulty, which impacts 6.2% of people with disabilities in Davenport, and 7.6% in Rock Island. In Moline, the most common disability type was cognitive difficulty, which impacts 5.6% of the total population with a disability. Cognitive difficulties were the second-most-common disability type in the other two cities as well, affecting about 5.6% of residents in Davenport and 6.7% in Rock Island.

Hearing difficulties affect about 3.5% of the population in the MSA, and vision difficulties impact 1.8%. Disabilities that require extensive assistance, such as difficulties with independent living or self-care, make up 4.3% and 2.1% of the population in the MSA, respectively.

Age

The population in the Davenport-Moline-Rock Island MSA and each city is relatively normally distributed regarding age. In each area, the largest segment of the population is between the ages of 18 and 64. This age group's population share is 57.3% in Moline,

61.8% in Davenport, and 59.9% in Rock Island. Youth (under age 18) comprise just under one-quarter of residents in each area, with the lowest share of the population in Davenport. Seniors make up about 15-18% of the population in the cities and the region, with the lowest share in Davenport as well.

Since 1990, the most notable change in age distribution in the MSA is a decrease of residents under the age of 18 as well as those between 18 and 64 years of age, meanwhile, the share of residents over 65 years old has grown. However, since 2010, the share of residents under 18 in Moline has grown by 0.4 percentage points and has also increased by 0.02 percentage points in Rock Island.

Sex

In each geography, women make up slightly larger shares of the population than men (49.8-50.0% compared to 48.5-49.2%). These shares have not changed appreciably since 1990, when women comprised 52-53% of the population in each geography and men made up 47-48%.

Family Type

Regionally, about 45.5% of families have children. The shares of families with children in Moline and Davenport are nearly identical to that of the region at 45.8% and 45.5%, respectively. In Rock Island, the figure is slightly higher – 47.6% of families have children.

Between 2010 and 2022, shares grew by 2.4 percentage points in Moline and 4.8 percentage points in Rock Island. However, shares declined by 0.2 percentage points in Davenport. In comparison, the trends in the previous AI indicated there was an overall decline in families with children in the region which indicating families with children were leaving the MSA and/or that families are not having children at the same rate as they did 20 years ago. Current figures indicate that more families with children may be joining the MSA or there has been an increase in families having children.

TABLE 1A. DEMOGRAPHIC OVERVIEW FOR THE CITY OF MOLINE AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Demographic Indicator	City of Moline			Davenport-Moline-Rock Island MSA		
		#	%		#	%
Race/Ethnicity						
Non-Hispanic		35,084	82.6%		347,335	90.7%
White		28,588	67.3%		294,524	76.9%
Black		3,959	9.3%		27,796	7.3%
Asian or Pacific Islander		978	2.3%		9,084	2.4%
Native American		26	0.1%		432	0.1%
Two or More Races		1,383	3.3%		4,399	3.8%
Other		150	0.4%		1,100	0.3%
Hispanic		7,368	17.4%		35,648	9.3%
Total Population		42,452	100.0%		382,983	100.0%
National Origin						
#1 country of origin	Mexico	2,001	4.7%	Mexico	6,639	1.7%
#2 country of origin	India	288	0.7%	India	1,460	0.4%
#3 country of origin	Philippines	211	0.5%	Philippines	838	0.2%
#4 country of origin	Togo	132	0.3%	Togo	835	0.2%
#5 country of origin	Burma (Myanmar)	73	0.2%	Burma (Myanmar)	786	0.2%
#6 country of origin	Morocco	41	0.1%	Vietnam	780	0.2%

#7 country of origin	Venezuela	38	0.1%	China:	647	0.2%
#8 country of origin	Vietnam	36	0.1%	Pakistan	426	0.1%
#9 country of origin	Germany	33	0.1%	Germany	355	0.1%
#10 country of origin	Syria	30	0.1%	Canada	319	0.1%
Total Foreign-Born Population		3,768	8.9%		19,934	5.2%
Limited English Proficiency (LEP) Language						
#1 LEP Language	Spanish	1,747	9.6%	Spanish	8,905	5.4%
#2 LEP Language	Other Indo-European	257	1.4%	Other Indo-European	1,641	1.0%
#3 LEP Language	French, Haitian, or Cajun	240	1.3%	French, Haitian, or Cajun	1,445	0.9%

Note: All % represent a share of the total population within the jurisdiction or region. The most populous places of birth and languages at the city and regional levels may not be the same and are thus labeled separately.

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, <https://egis.hud.gov/affht/>. American Community Survey, 5-Year 2018-2022 Data.

TABLE 1A. DEMOGRAPHIC OVERVIEW FOR THE CITY OF DAVENPORT AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Demographic Indicator	City of Moline			Davenport-Moline-Rock Island MSA		
		#	%		#	%
Disability Type						
Hearing difficulty		1,288	3.0%		13,546	3.5%
Vision difficulty		734	1.7%		6,884	1.8%
Cognitive difficulty		2,383	5.6%		19,309	5.0%
Ambulatory difficulty		2,349	5.5%		22,320	5.8%
Self-care difficulty		885	2.1%		7,885	2.1%
Independent living difficulty		1,881	4.4%		16,282	4.3%
Total Population with a Disability		5,772	13.6%		48,979	12.8%
Sex						
Male		20,896	49.2%		186,611	48.7%
Female		21,242	50.0%		191,234	49.9%
Age						
Under 18		9,832	23.2%		86,914	22.7%
18-64		24,306	57.3%		221,711	57.9%
65+		8,000	18.8%		69,220	18.1%

Family Type						
Households with one or more people under 18 years						
Married-couple with children		3,128	17.1%		30,295	18.4%
Female householder with children, no spouse present		1,517	8.3%		11,389	6.9%
Male householder with children, no spouse present		529	2.9%		4,645	2.8%
Households with no people under 18 years						
Married couple with no children		4,994	27.3%		46,513	28.3%
Female householder with no children, no spouse present		776	4.2%		5,159	3.1%
Male householder with no children, no spouse present		360	2.0%		2,785	1.7%
Total Households		18,267	100.0%		164,230	100.0%

Note: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total households. The most populous places of birth and languages at the city and regional levels may not be the same, and are thus labeled separately.

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, <https://egis.hud.gov/affht/>. American Community Survey, 5-Year 2018-2022 Data.

TABLE 1B. DEMOGRAPHIC OVERVIEW FOR THE CITY OF DAVENPORT AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Demographic Indicator	City of Davenport			Davenport-Moline-Rock Island MSA		
		#	%		#	%
Race/Ethnicity						
Non-Hispanic		92,248	90.9%		347,335	90.7%
White		73,396	72.3%		294,524	76.9%
Black		10,994	10.8%		27,796	7.3%
Asian or Pacific Islander		1,960	1.9%		9,084	2.4%
Native American		236	0.2%		432	0.1%
Two or More Races		5,251	5.2%		14,399	3.8%
Other		411	0.4%		1,100	0.3%
Hispanic		9,200	9.1%		35,648	9.3%
Total Population		101,448	100.0%		382,983	100.0%
National Origin						
#1 country of origin	Mexico	1,881	1.9%	Mexico	6,639	1.7%
#2 country of origin	Vietnam	638	0.6%	India	1,460	0.4%
#3 country of origin	Haiti	235	0.2%	Philippines	838	0.2%
#4 country of origin	Philippines	190	0.2%	Togo	835	0.2%
#5 country of origin	Bosnia and Herzegovina	175	0.2%	Burma (Myanmar)	786	0.2%
#6 country of origin	Togo	157	0.2%	Vietnam	780	0.2%
#7 country of origin	Korea	131	0.1%	China:	647	0.2%

#8 country of origin	Canada	121	0.1%	Pakistan	426	0.1%
#9 country of origin	Nepal	107	0.1%	Germany	355	0.1%
#10 country of origin	China:	101	0.1%	Canada	319	0.1%
Total Foreign-Born Population		4,732	4.7%		19,934	5.2%
Limited English Proficiency (LEP) Language Households						
#1 LEP Language	Spanish	1,597	3.7%	Spanish	8,905	5.4%
#2 LEP Language	Other Asian and Pacific Island Languages	275	0.6%	Other Indo-European	1,641	1.0%
#3 LEP Language	German or other West Germanic Languages	222	0.5%	French, Haitian, or Cajun	1,445	0.9%
Note: All % represent a share of the total population within the jurisdiction or region. The most populous places of birth and languages at the city and regional levels may not be the same, and are thus labeled separately. Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/. American Community Survey, 5-Year 2018-2022 Data.						

TABLE 1B. DEMOGRAPHIC OVERVIEW FOR THE CITY OF DAVENPORT AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Demographic Indicator	City of Davenport			Davenport-Moline-Rock Island MSA		
		#	%		#	%
Disability Type						
Hearing difficulty		3,443	3.4%		13,546	3.5%
Vision difficulty		2,138	2.1%		6,884	1.8%
Cognitive difficulty		5,675	5.6%		19,309	5.0%
Ambulatory difficulty		6,336	6.2%		22,320	5.8%
Self-care difficulty		2,094	2.1%		7,885	2.1%
Independent living difficulty		4,539	4.5%		16,282	4.3%
Total Population with a Disability		13,670	13.5%		48,979	12.8%
Sex						
Male		49,516	48.8%		186,611	48.7%
Female		50,571	49.8%		191,234	49.9%
Age						
Under 18		21,631	21.3%		86,914	22.7%
18-64		62,691	61.8%		221,711	57.9%
65+		15,765	15.5%		69,220	18.1%
Family Type						

Households with one or more people under 18 years						
Married couple with children		6,228	14.6%		30,295	18.4%
Female householder with children, no spouse present		3,615	8.5%		11,389	6.9%
Male householder with children, no spouse present		1,122	2.6%		4,645	2.8%
Households with no people under 18 years						
Married couple with no children		10,745	25.2%		46,513	28.3%
Female householder with no children, no spouse present		1,761	4.1%		5,159	3.1%
Male householder with no children, no spouse present		633	1.5%		2,785	1.7%
Total Households		42,667	100.0%		164,230	100.0%
Note: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total households. The most populous places of birth and languages at the city and regional levels may not be the same, and are thus labeled separately. Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/. American Community Survey, 5-Year 2018-2022 Data.						

TABLE 1C. DEMOGRAPHIC OVERVIEW FOR THE CITY OF ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Demographic Indicator	City of Rock Island			Davenport-Moline-Rock Island MSA		
		#	%		#	%
Race/Ethnicity						
Non-Hispanic		32,186	86.4%		47,335	90.7%
White		23,211	62.3%		94,524	76.9%
Black		5,964	16.0%		27,796	7.3%
Asian or Pacific Islander		1,638	4.4%		9,084	2.4%
Native American		76	0.2%		432	0.1%
Two or More Races		1,265	3.4%		14,399	3.8%
Other		32	0.1%		1,100	0.3%
Hispanic		5,078	13.6%		35,648	9.3%
Total Population		37,264	100.0%		82,983	100.0%
National Origin						
#1 country of origin	Mexico	1,050	2.8%	Mexico	6,639	1.7%
#2 country of origin	China, excluding Hong Kong and Taiwan	156	0.4%	India	1,460	0.4%
#3 country of origin	Tanzania	150	0.4%	Philippines	838	0.2%
#4 country of origin	Thailand	122	0.3%	Togo	835	0.2%
#5 country of origin	Philippines	102	0.3%	Burma (Myanmar)	786	0.2%
#6 country of origin	Pakistan	83	0.2%	Vietnam	780	0.2%

#7 country of origin	India	74	0.2%	China:	647	0.2%
#8 country of origin	Vietnam	70	0.2%	Pakistan	426	0.1%
#9 country of origin	Ethiopia	55	0.1%	Germany	355	0.1%
#10 country of origin	Guyana	51	0.1%	Canada	319	0.1%
Total Foreign-Born Population		3,466	9.3%		19,934	5.2%
Limited English Proficiency (LEP) Language Households						
#1 LEP Language	Spanish	1,047	2.8%	Spanish	8,905	5.4%
#2 LEP Language	Other and unspecified languages	238	0.6%	Other Indo-European	1,641	1.0%
#3 LEP Language	French, Haitian, or Cajun	202	0.5%	French, Haitian, or Cajun	1,445	0.9%
Note: All % represent a share of the total population within the jurisdiction or region. The most populous places of birth and languages at the city and regional levels may not be the same, and are thus labeled separately. Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/. American Community Survey, 5-Year 2018-2022 Data.						

TABLE 1C. DEMOGRAPHIC OVERVIEW FOR THE CITY OF ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Demographic Indicator	City of Rock Island			Davenport-Moline-Rock Island MSA		
		#	%		#	%
Disability Type						
Hearing difficulty		1,177	3.2%		13,546	3.5%
Vision difficulty		591	1.6%		6,884	1.8%
Cognitive difficulty		2,499	6.7%		19,309	5.0%
Ambulatory difficulty		2,845	7.6%		22,320	5.8%
Self-care difficulty		1,053	2.8%		7,885	2.1%
Independent living difficulty		1,869	5.0%		16,282	4.3%
Total Population with a Disability		5,518	14.8%		48,979	12.8%
Sex						
Male		18,085	48.5%		186,611	48.7%
Female		18,605	49.9%		191,234	49.9%
Age						
Under 18		8,281	22.2%		86,914	22.7%
18-64		22,304	59.9%		221,711	57.9%
65+		6,105	16.4%		69,220	18.1%
Family Type						

Households with one or more people under 18 years						
Married couple with children		1,908	12.5%		30,295	18.4%
Female householder with children, no spouse present		1,494	9.8%		11,389	6.9%
Male householder with children, no spouse present		392	2.6%		4,645	2.8%
Households with no people under 18 years						
Married couple with no children		3,268	21.4%		46,513	28.3%
Female householder with no children, no spouse present		642	4.2%		5,159	3.1%
Male householder with no children, no spouse present		270	1.8%		2,785	1.7%
Total Households		15,247	100.0%		164,230	100.0%
Note: All % represent a share of the total population within the jurisdiction or region, except family type, which is out of total households. The most populous places of birth and languages at the city and regional levels may not be the same, and are thus labeled separately. Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/. American Community Survey, 5-Year 2018-2022 Data.						

TABLE 2. DEMOGRAPHIC TRENDS FOR THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Demographic Indicator	City of Moline							
	1990		2000		2010		Current (2022)	
	#	%	#	%	#	%	#	%
Race/Ethnicity								
White, Non-Hispanic	39,025	90.20%	35,667	82.40%	32,797	75.40%	28,588	67.34%
Black, Non-Hispanic	803	1.90%	1,479	3.40%	2,566	5.90%	3,959	9.33%
Hispanic	2,936	6.80%	5,189	12.00%	6,760	15.60%	7,368	17.36%
Asian or Pacific Islander, Non-Hispanic	333	0.80%	660	1.50%	1,137	2.60%	978	2.30%
Native American, Non-Hispanic	83	0.20%	170	0.40%	181	0.40%	26	0.06%
National Origin								
Foreign-born	1,534	3.50%	3,047	7.00%	4,062	9.30%	3,768	8.88%
LEP								
Limited English proficiency	1,011	2.30%	2,204	5.10%	2,822	6.50%	2,244	5.29%
Sex								
Male	20,440	47.20%	20,567	47.50%	20,962	48.20%	20,896	49.22%
Female	22,846	52.80%	22,742	52.50%	22,521	51.80%	21,242	50.04%
Age								
Under 18	10,814	25.00%	10,865	25.10%	9,903	22.80%	9,832	23.16%

18-64	25,510	58.90%	25,868	59.70%	26,386	60.70%	24,306	57.26%
65+	6,961	16.10%	6,576	15.20%	7,194	16.50%	8,000	18.84%
Family Type								
Families with children	5,692	47.60%	5,036	45.90%	4,902	43.40%	5,174	45.8%
Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families. Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/. American Community Survey, 5-Year 2018-2022 Data.								

TABLE 2. DEMOGRAPHIC TRENDS FOR THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Demographic Indicator	City of Davenport							
	1990		2000		2010		Current (2022)	
	#	%	#	%	#	%	#	%
Race/Ethnicity								
White, Non-Hispanic	83,627	87.20%	79,949	81.30%	76,414	76.70%	73,396	72.35%
Black, Non-Hispanic	7,411	7.70%	9,938	10.10%	12,626	12.70%	10,994	10.84%
Hispanic	3,293	3.40%	5,267	5.40%	7,253	7.30%	9,200	9.07%
Asian or Pacific Islander, Non-Hispanic	965	1.00%	2,247	2.30%	2,539	2.60%	1,960	1.93%
Native American, Non-Hispanic	330	0.30%	679	0.70%	697	0.70%	236	0.23%

National Origin								
Foreign-born	2,356	2.50%	3,671	3.70%	4,237	4.30%	4,732	4.66%
LEP								
Limited English proficiency	1,739	1.80%	2,705	2.80%	3,038	3.10%	2,094	2.06%
Sex								
Male	45,784	47.70%	47,773	48.60%	48,553	48.70%	49,516	48.81%
Female	50,123	52.30%	50,571	51.40%	51,132	51.30%	50,571	49.85%
Age								
Under 18	26,287	27.40%	26,229	26.70%	23,946	24.00%	21,631	21.32%
18-64	57,490	59.90%	59,999	61.00%	63,216	63.40%	62,691	61.80%
65+	12,130	12.70%	12,115	12.30%	12,523	12.60%	15,765	15.54%
Family Type								
Families with children	12,688	51.10%	12,427	50.10%	11,185	45.70%	10,965	45.5%
Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families. Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/. American Community Survey, 5-Year 2018-2022 Data.								

TABLE 2. DEMOGRAPHIC TRENDS FOR THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Demographic Indicator	City of Rock Island							
	1990		2000		2010		Current (2022)	
	#	%	#	%	#	%	#	%
Race/Ethnicity								
White, Non-Hispanic	31,560	78.40%	29,139	74.10%	26,061	67.80%	23,211	62.29%
Black, Non-Hispanic	6,813	16.90%	7,247	18.40%	7,672	20.00%	5,964	16.00%
Hispanic	1,530	3.80%	2,296	5.80%	3,601	9.40%	5,078	13.63%
Asian or Pacific Islander, Non-Hispanic	237	0.60%	384	1.00%	820	2.10%	1,638	4.40%
Native American, Non-Hispanic	78	0.20%	181	0.50%	230	0.60%	76	0.20%
National Origin								
Foreign-born	962	2.40%	1,267	3.20%	2,203	5.70%	3,466	9.30%
LEP								
Limited English proficiency	634	1.60%	803	2.00%	1,620	4.20%	1,487	3.99%
Sex								
Male	18,905	46.90%	18,776	47.70%	18,487	48.10%	18,085	48.53%
Female	21,385	53.10%	20,572	52.30%	19,970	51.90%	18,605	49.93%
Age								

Under 18	9,818	24.40%	9,250	23.50%	8,551	22.20%	8,281	22.22%
18-64	23,368	58.00%	23,666	60.20%	23,991	62.40%	22,304	59.85%
65+	7,104	17.60%	6,431	16.30%	5,915	15.40%	6,105	16.38%
Family Type								
Families with children	4,530	45.20%	3,791	45.70%	3,867	42.80%	3,794	47.6%

Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families.

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, <https://egis.hud.gov/affht/>. American Community Survey, 5-Year 2018-2022 Data.

TABLE 2. DEMOGRAPHIC TRENDS FOR THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Demographic Indicator	Davenport-Moline-Rock Island MSA							
	1990		2000		2010		Current (2022)	
	#	%	#	%	#	%	#	%
Race/Ethnicity								
White, Non-Hispanic	332,490	90.30%	324,058	86.20%	311,053	81.90%	294,524	76.90%
Black, Non-Hispanic	18,776	5.10%	23,551	6.30%	29,904	7.90%	27,796	7.26%
Hispanic	13,196	3.60%	20,914	5.60%	29,024	7.60%	35,648	9.31%
Asian or Pacific Islander, Non-Hispanic	2,407	0.70%	4,925	1.30%	7,179	1.90%	9,084	2.37%

Native American, Non-Hispanic	778	0.20%	1,869	0.50%	2,092	0.60%	432	0.11%
National Origin								
Foreign-born	7,577	2.10%	12,733	3.40%	16,133	4.30%	19,934	5.20%
LEP								
Limited English proficiency	5,758	1.60%	9,142	2.40%	10,982	2.90%	11,991	3.13%
Sex								
Male	177,861	48.30%	183,403	48.80%	186,589	49.10%	186,611	48.73%
Female	190,290	51.70%	192,616	51.20%	193,101	50.90%	191,234	49.93%
Age								
Under 18	98,550	26.80%	97,174	25.80%	89,568	23.60%	86,914	22.69%
18-64	218,889	59.50%	226,523	60.20%	233,011	61.40%	221,711	57.89%
65+	50,712	13.80%	52,322	13.90%	57,111	15.00%	69,220	18.07%
Family Type								
Families with children	49,083	49.10%	42,772	46.90%	43,014	42.80%	45,119	45.5%
Note: All % represent a share of the total population within the jurisdiction or region for that year, except family type, which is out of total families. Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released November 2017, https://egis.hud.gov/affht/. American Community Survey, 5-Year 2018-2022 Data.								

CHAPTER 4.

SEGREGATION AND INTEGRATION

Communities experience varying levels of segregation between different racial, ethnic, and socioeconomic groups. High levels of residential segregation often lead to conditions that exacerbate inequalities among population groups within a community. Increased concentrations of poverty and unequal access to jobs, education, and other services are some of the consequences of high residential segregation.⁵

Federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968 not only encouraged segregation, but mandated restrictions based on race in specific neighborhoods. The Fair Housing Act of 1968 outlawed discriminatory housing practices but did little to address the existing segregation and inequalities. Other federal housing policies and programs, like Section 8 and HOPE VI, have been implemented in an effort to ameliorate the negative effects of residential segregation and reduce concentrations of poverty. Despite these efforts, the repercussions of the discriminatory policies and practices continue to have a significant impact on residential patterns today.

Race and Ethnicity

As of 2022, the spatial distribution patterns of all racial and ethnic groups are relatively uniform and proportionate with population density throughout the cities of Moline, Rock Island, and Davenport. Although, all three cities tend to have more density along their intersection with the Mississippi River.

While the overall population in the city of Moline is evenly distributed with no significant differences in density among neighborhoods throughout the city, there is a higher concentration of Hispanic/Latino residents within its northwestern tracts. Black/African American residents also appear to concentrate in the city's northwestern and north-eastern tracts in comparison to their sparse distribution throughout the rest of the city. The interspersed spatial distribution of racial and ethnic minority populations with certain concentrations of some groups indicates residential segregation is occurring. The other southern neighborhoods in Moline have less density while also containing fewer concentrations of minority groups. Similar to the residential patterns from 2010, the spatial data shown in Figure 2 indicates the Hispanic population as the largest minority group in the city. There is also a noticeable concentration of Asian residents in the southeast quadrant despite the southern half of the city being less racially and ethnically diverse.

⁵ Massey, D. (1990). American Apartheid: Segregation and the Making of the Underclass. *American Journal of Sociology*, 96(2), 329-357. Retrieved from <http://www.jstor.org/stable/2781105>

Since 2000, all three cities have experienced a significant influx of non-White residents similar to other cities in the Davenport-Moline-Rock Island MSA. The residential patterns of racial and ethnic minority groups since 2000 show less geographic concentration and segregation of specific groups. Although there is still some degree of residential segregation, there is less of a spatial divide between the groups, and the population as a whole is now more diverse and mixed.

The overall population distribution in the city of Davenport in 2022 is similar to residential patterns in Moline. Since 2000, the population has become less centralized and spread evenly to neighborhoods throughout the city. Racial and ethnic minority groups were mostly concentrated in dense, central neighborhoods and the south-west quadrant of the city, but have since moved progressively outwards following the residential patterns of the overall population. In addition to an overall population increase of non-White residents, the city of Davenport also experienced a noticeable growth in diversity among racial and ethnic minority populations. In 2000, the largest concentration of minority groups, particularly Black/African American and Hispanic/Latino residents, were mostly within the south-western tracts along the Mississippi River. As of 2022, as density has disbursed throughout the rest of the city, other neighborhoods have also become more diverse. However, the largest concentration of minority residents still remains within the same south-western tracts of the city where density is highest.

Compared to the cities of Davenport and Moline, the spatial distribution of the population by race and ethnicity in the city of Rock Island is similar, with higher concentration of minority groups in the north-west tracts at which the city meets the Mississippi River. Similar to residential patterns from 2000, the residential population in the northwest quadrant of the city is predominantly Black/African American and Hispanic/Latino. The northern half of the city is more densely populated and racially and ethnically diverse compared to the southern half.

Although the cities have become significantly more diverse over the last 20 years, racial and ethnic minority communities still tend to live in the most densely populated areas of the cities along the Mississippi River and are less prevalent in the less densely populated areas on the outer limits of the region.

2022 Race or Ethnicity

1 Dot = 10 People

- White, Non-Hispanic
- Black, Non-Hispanic
- American Indian and Alaska Native, Non-Hispanic
- Asian, Non-Hispanic
- Native Hawaiian or Pacific Islander
- Some Other Race, Non-Hispanic
- Two or More Races, Non-Hispanic
- Hispanic or Latino

- Moline, Davenport, and Rock Island Boundary
- Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Source: 2018-2022 ACS Table B03002

0 1.5 3 6 Miles

FIGURE 3. POPULATION BY RACE AND ETHNICITY IN THE CITIES OF MOLINE, DAVENPORT, AND ROCK ISLAND, 2010

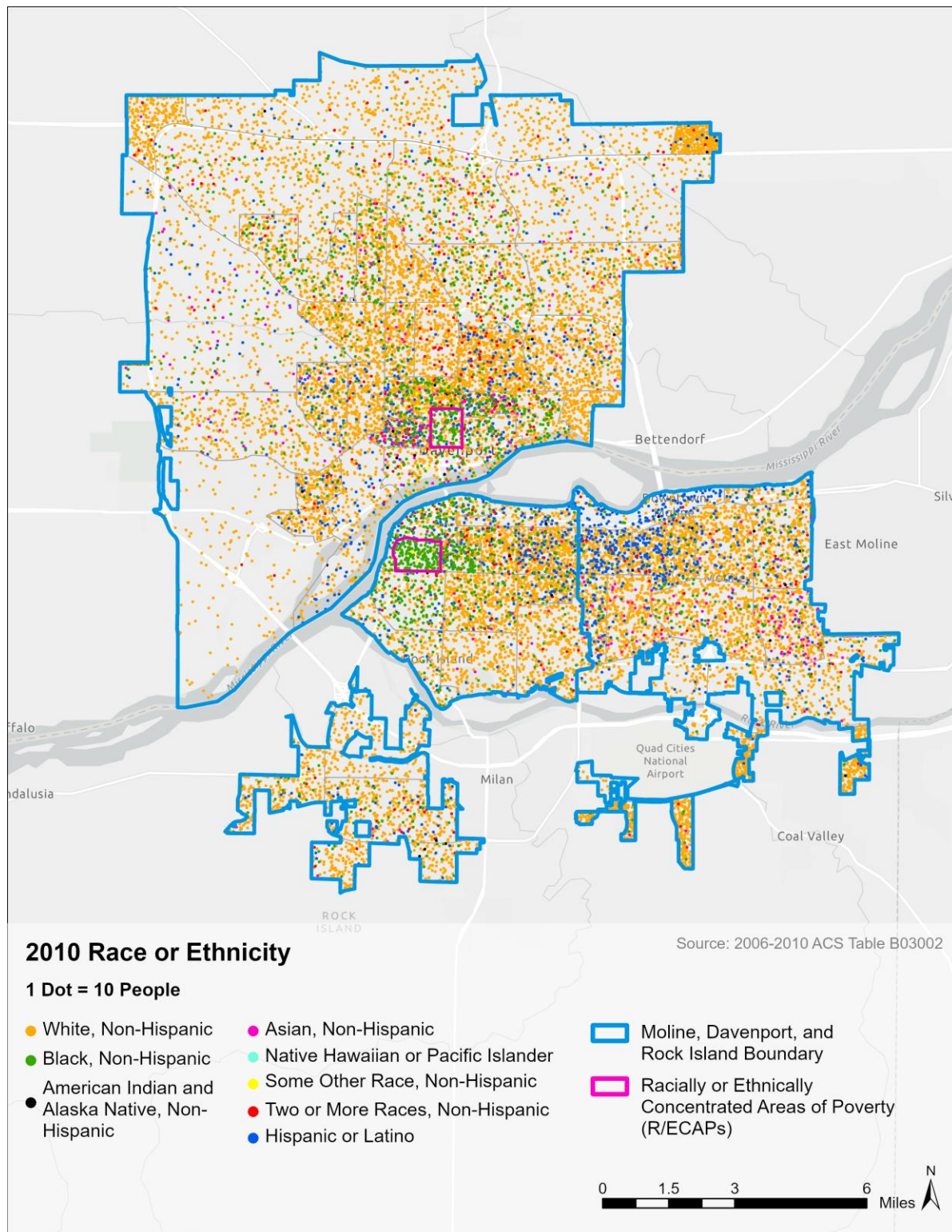
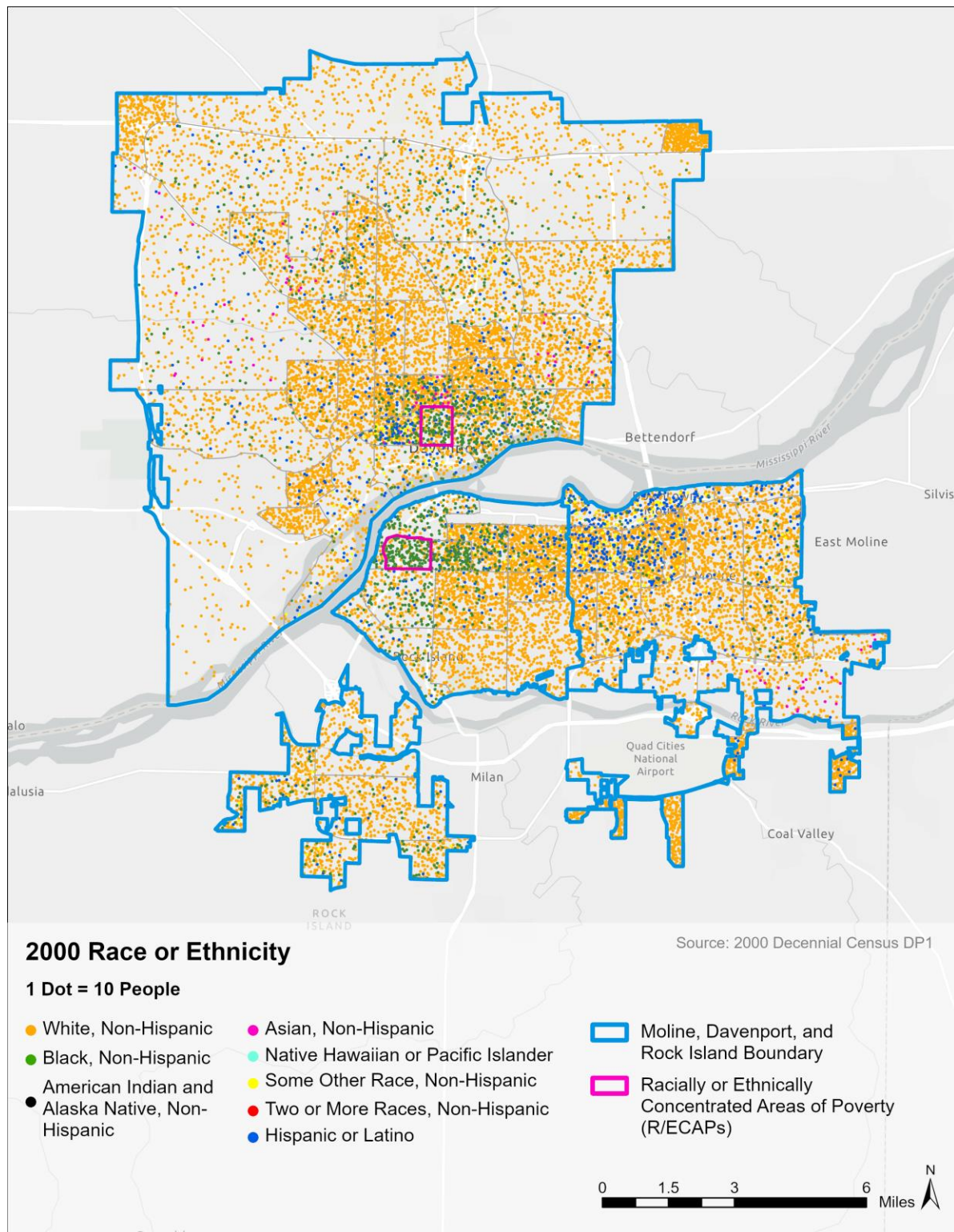


FIGURE 4. POPULATION BY RACE AND ETHNICITY IN THE CITIES OF MOLINE, DAVENPORT, AND ROCK ISLAND, 2000



Segregation Levels

In addition to visualizing racial and ethnic compositions of Davenport, Moline, and Rock Island with the preceding maps, this study also uses a statistical analysis – referred to as dissimilarity – to evaluate how residential patterns vary by race and ethnicity, and how these patterns have changed since 1990. The Dissimilarity Index (DI) indicates the degree to which a minority group is segregated from a majority group residing in the same area because the two groups are not evenly distributed geographically. The DI methodology uses a pair-wise calculation between the racial and ethnic groups in the region. Evenness, and the DI, are maximized and segregation minimized when all small areas have the same proportion of minority and majority members as the larger area in which they live. Evenness is not measured in an absolute sense but is scaled relative to the other group. The DI ranges from 0 (complete integration) to 100 (complete segregation). HUD identifies a DI value below 40 as low segregation, a value between 40 and 54 as moderate segregation, and a value of 55 or higher as high segregation.

The proportion of the minority population group can be small and still not segregated if evenly spread among tracts or block groups. Segregation is maximized when no minority and majority members occupy a common area. When calculated from population data broken down by race or ethnicity, the DI represents the proportion of minority members that would have to change their area of residence to match the distribution of the majority, or vice versa.

The table on the following page shares the dissimilarity indices for four pairings in the cities of Davenport, Moline, Rock Island, and the region. This table presents values for 1990, 2000, and 2010, all calculated using census tracts as the area of measurement. The “current” figure is calculated using block groups. Because block groups are typically smaller geographies, they measure segregation at a finer grain than analyses that use census tracts and, as a result, often indicate slightly higher levels of segregation than tract-level calculations.⁶ This assessment begins with a discussion of segregation at the tract-level from 1990 through 2010, and then examines the “current” figures calculated using block groups based on ACS 2018-2022 data.

The 2010 dissimilarity indices calculated for each pairing in the city of Davenport show low levels of segregation. The highest DI value of 33.93 was for the Black/White pairing. The Hispanic/White pairing resulted in the lowest DI of 21.29. DI for all pairings declined from 1990, however, the Black/White pairing experienced the most

⁶ Iceland, John and Erika Steinmetz. 2003. *The Effects of Using Block Groups Instead of Census Tracts When Examining Residential Housing Patterns*. U.S. Census Bureau, Washington DC: US. Accessed via https://www.census.gov/hhes/www/housing/resseg/pdf/unit_of_analysis.pdf.

This study of the effect of using census block groups instead of tracts to examine housing pattern in 331 metropolitan areas throughout the U.S. indicated that index scores were modestly higher when using block groups, by an average of 3.3 points for all metro area dissimilarity scores.

significant decrease moving from moderate to low segregation. DI for Hispanic/White and Asian or Pacific Islander/White pairings have remained in low segregation levels since 1990.

TABLE 3. DISSIMILARITY INDICES FOR THE CITIES OF MOLINE, DAVENPORT, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Race/Ethnicity	Trends			Current (2022)
	1990	2000	2010	
City of Moline				
Non-White/White	28.7	29.3	23.7	30.7
Black/White	14.6	23.3	23.5	39.2
Hispanic/White	38.1	41.5	35.6	34.7
Asian or Pacific Islander/White	19.3	36.7	33.3	44.0
City of Davenport				
Non-White/White	33.3	31.2	25.7	32.8
Black/White	42.6	39.3	33.9	35.3
Hispanic/White	26.3	26.0	21.3	29.2
Asian or Pacific Islander/White	27.7	26.8	21.6	41.6
City of Rock Island				
Non-White/White	53.9	46.2	43.1	44.1
Black/White	60.8	54.8	51.1	50.3
Hispanic/White	35.4	31.4	31.6	31.3
Asian or Pacific Islander/White	23.4	14.8	34.4	32.8
Davenport-Moline-Rock Island MSA				
Non-White/White	44.1	40.4	37.5	43.8
Black/White	58.5	52.9	47.8	49.9
Hispanic/White	37.8	39.6	37.8	36.7
Asian or Pacific Islander/White	33.0	39.4	36.6	51.7

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0006, Released November 2020, <https://egis.hud.gov/affht/>. ACS 2018-2022 5-Year Data.

DI calculations in the city of Moline in 2010 also indicate low levels of segregation. However, DI for two pairings have increased since 1990. The Black/White pairing increased by nearly 9 points while the Asian or Pacific Islander/White pairing experienced the greatest of 14 points. The DI for the Hispanic/White decreased slightly

from moderate to low segregation levels in 2000 but remained the highest of all groups in 2010. In contrast to DI calculations in Davenport and Rock Island, the Black/White pairing in Moline had the lowest DI of 23.53 in 2010.

The dissimilarity indices calculated for each pairing in the city of Rock Island show moderate segregation among Black and White populations. Although the DI for the Black/White pairing decreased by nearly 10 points since 1990, the DI is significantly higher than the Hispanic/White and Asian or Pacific Islander/White pairing. The DI of 43.06 for non-White/White pairing also indicates moderate segregation between the two populations. Contrary to the overall decreases in DI for other pairings, the Asian or Pacific Islander/White pairing yielded a DI of 34.41 in 2010, 11 points higher than the calculated DI in 1990.

The “current” figures for dissimilarity indices show slightly higher levels of segregation compared to 2010 data, however, most of the pairings in all three cities are at low segregation levels. The Asian or Pacific Islander/White pairing has the highest DI (44.0) in the city of Moline slightly crossing the threshold of moderate segregation. The most significant difference in DI also occurs with the Asian or Pacific Islander/White pairing where there is a 11-point discrepancy between “current” and 2010 figures.

“Current” figures in the city of Davenport indicate moderate segregation among Asian or Pacific Islander and White populations as well. Since 2010, calculations for all Non-White groups and White pairings yielded higher DI measurements but remained in low segregation levels. The most significant difference in DI also occurs with the Asian or Pacific Islander/White pairing where there is a 20-point discrepancy between “current” and 2010 figures.

Among the three cities, the city of Rock Island experiences the highest levels of segregation between Non-White and White residents according to “current” DI figures. The highest DI value of 50.3 was for the Black/White pairing which indicates moderate segregation. The DI calculated for both the Hispanic/White and Asian or Pacific Islander/White pairings indicate low levels of segregation between these populations. The most significant difference in DI also occurs with the Asian or Pacific Islander/White pairing, however, in this case there was a decrease of 1.6 percentage points between “current” and 2010 figures.

Overall, in the Davenport-Moline-Rock Island MSA, the dissimilarity indices show slightly moderate levels of segregation between Non-White and White residents, with a DI measurement of 43.8. The highest level of segregation is occurring between Asian or Pacific Islander/White residents, which scored at a high level of segregation at 51.7. The level of segregation between Black and White residents also increased since 2010 and is currently slightly below the threshold of moderate level segregation with a score of 49.9. While 2010 data showed an overall decrease in segregation levels compared

to previous decades, the current measurements indicate that levels of segregation have increased since 2010 and are also reaching higher levels of segregation again.

National Origin and Limited English Proficiency Population

Settlement patterns of immigrants significantly impact the composition and landscape of communities across the United States. Large central cities have the largest population of foreign-born residents, but suburban areas are experiencing rapid growth of foreign-born populations recently.⁷ Clusters of immigrants of the same ethnicity form for a variety of reasons. Social capital in the form of kinship ties, social network connections, and shared cultural experiences often draw new immigrants to existing communities. Settling in neighborhoods with an abundance of social capital is less financially burdensome for immigrants and provides opportunities to accumulate financial capital through employment and other resources that would otherwise be unattainable.⁸

Populations with limited English proficiency (LEP) are typically composed of foreign-born residents that originate from countries where English is not the primary language, however, a substantial portion (19%) of the national LEP population is born in the United States. Nationally, the LEP population has lower levels of education and is more likely to live in poverty compared to the English proficient population.⁹ Recent studies have also found that areas with high concentrations of LEP residents have lower rates of homeownership.¹⁰

Communities of people sharing the same ethnicity and informal networks are able to provide some resources and opportunities, but numerous barriers and limited financial capital influence residential patterns of foreign-born and LEP populations.

Figure 5 shows foreign-born residents are somewhat dispersed throughout the entirety of Moline and Rock Island. In Moline, there is a higher concentration of foreign-born residents within the northern half of the city. There is also some residential segregation occurring between residents born in Mexico who are concentrated on the west side of the city and residents from Vietnam, who are concentrated on the east

⁷ James, F., Romine, J., & Zwanzig, P. (1998). The Effects of Immigration on Urban Communities. *Cityscape*, 3(3), 171-192.

⁸ Massey, D. (1999). Why Does Immigration Occur?: A Theoretical Synthesis. In Hirschman C., Kasinitz P., & DeWind J. (Eds.), *Handbook of International Migration, The: The American Experience* (pp. 34-52). Russell Sage Foundation.

⁹ Zong, J. & Batalova, J. (2015). "The Limited English Proficient Population in the United States" *Migration Information Source*. Retrieved: <http://www.migrationpolicy.org/article/limited-english-proficient-population-united-states>

¹⁰ Golding, E., Goodman, L., & Stochack, S. (2018). "Is Limited English Proficiency a Barrier to Homeownership." Urban Institute. Retrieved: <https://www.urban.org/research/publication/limited-english-proficiency-barrier-homeownership>

side. Residents originating from Mexico and Vietnam comprise the two largest groups among the foreign-born population in Moline. There is a slightly stronger residential pattern of Vietnamese residents in central Davenport compared to the other two cities. In Rock Island, there is a larger presence of residents originating from India and also appears to have the lowest levels of residential segregation amongst the foreign-born population.

Figure 6 shows the geographic distribution of residents with limited English proficiency (LEP) coincide with the locations of the foreign-born population in all three cities. The residential patterns of the Spanish-speaking and Vietnamese-speaking LEP populations closely mirror that of foreign-born residents originating from Mexico and Vietnam, respectively. LEP populations that speak French are concentrated in neighborhoods where residents from West African countries reside in the city of Moline. There is also some concentration of residents who speak Indo-European languages in the south-east quadrants of Moline and Davenport.

FIGURE 5. FOREIGN-BORN POPULATION BY NATIONALITY IN THE CITIES OF MOLINE, DAVENPORT, AND ROCK ISLAND

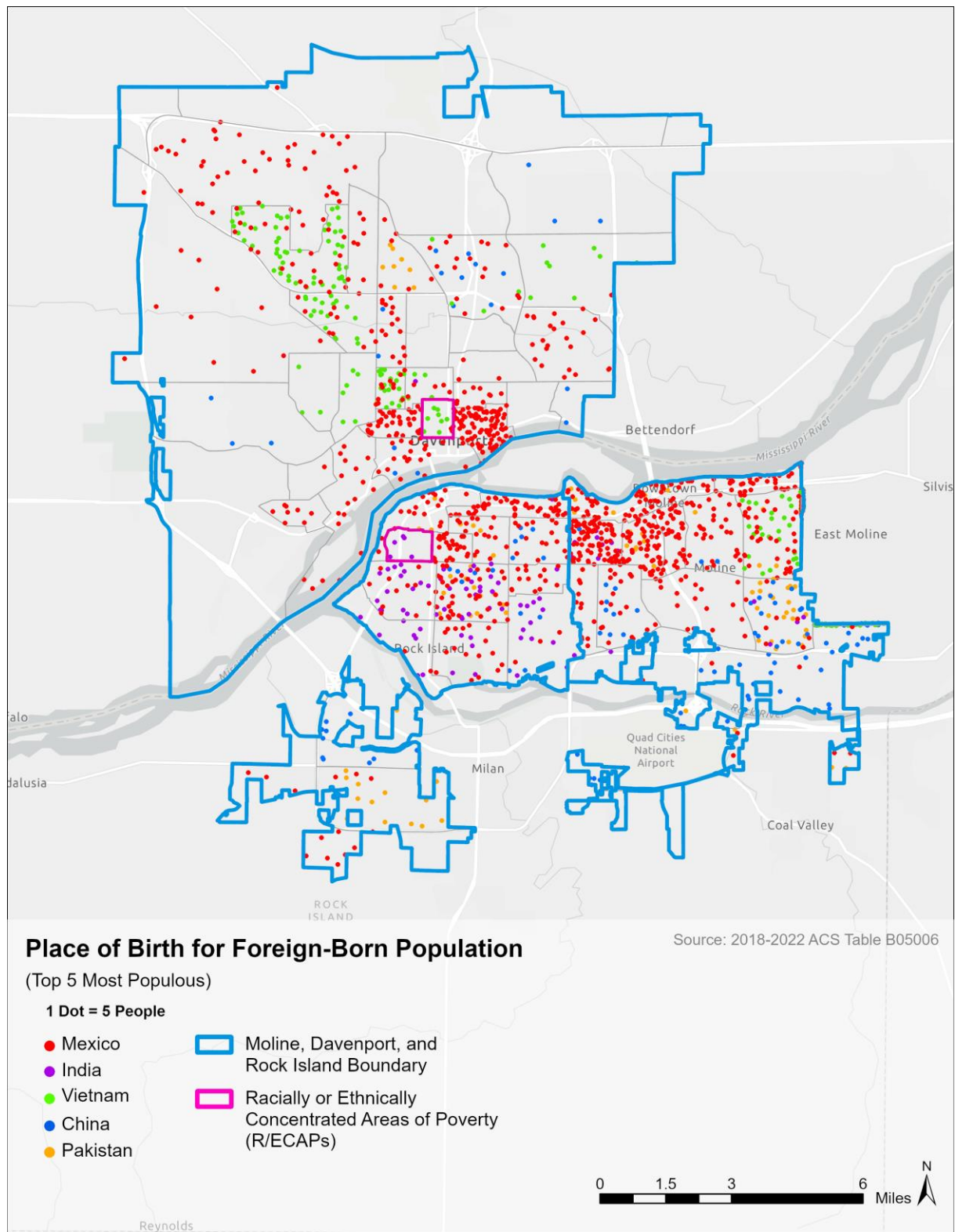
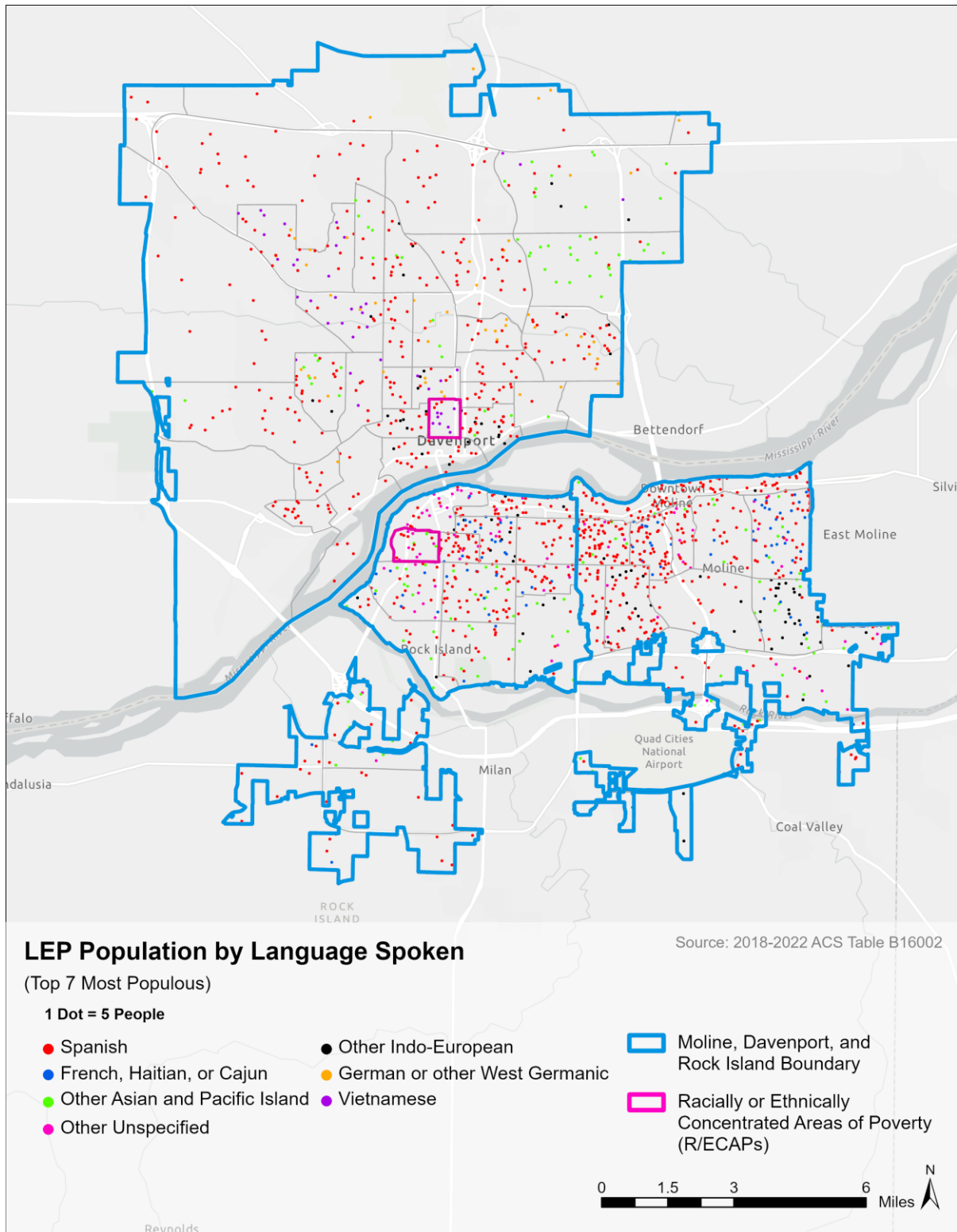


FIGURE 6. POPULATION WITH LIMITED ENGLISH PROFICIENCY IN THE CITIES OF MOLINE, DAVENPORT, AND ROCK ISLAND



CHAPTER 5.

ACCESS TO OPPORTUNITY

Where people live shapes prospects for economic mobility, as well as access to quality education, affordable transportation, a healthy environment, and fresh, affordable food. For protected classes, such as people of color or with disabilities, neighborhood or housing choices are often limited by factors such as discrimination in housing markets or public policies that result in concentrated poverty, disinvestment, and a lack of affordable housing in neighborhoods with access to proficient schools and jobs that pay a living wage. In this way, limited housing choice reduces access to opportunity for many protected classes.

It is important to understand opportunity, as used in this context, as a subjective quality. Typically, it refers to access to resources like employment, quality education, healthcare, childcare, and other services that allow individuals and communities to achieve a high quality of life. However, research on this subject has found perceptions of opportunity follow similar themes but are prioritized differently by different groups. Racial and ethnic minorities, low-income groups, and residents of distressed neighborhoods identified job access, employment, and training as important opportunities while white residents, higher income groups, and residents of wealthier neighborhoods more often identified sense of community, social connections among neighbors, freedom of choice, education, and retirement savings.

Proximity is often used to indicate levels of access to opportunity; however, it would be remiss to consider proximity as the only factor in determining level of access. Access to opportunity is also influenced by social, economic, and cultural factors, thus making it difficult to accurately identify and measure. HUD conducted research regarding Moving to Opportunity for Fair Housing (MTO) to understand the impact of increased access to opportunity. Researchers found residents who moved to lower-poverty neighborhoods experienced safer neighborhoods and better health outcomes, but there was no significant change in educational outcomes, employment, or income. However, recent studies show the long-term effects of MTO on the educational attainment of children who were under the age of 13 are overwhelmingly positive, including improved college attendance rates and higher incomes. On the other hand, children who were over the age of 13 show negative long-term impacts from MTO.

The strategy to improve access to opportunities through housing and community development programs has been two-pronged. Tenant-based housing vouchers allow recipients mobility to locate in lower-poverty areas, while programs such as the Community Development Block Grant and Choice Neighborhoods Initiative provide funds to increase opportunities in disadvantaged neighborhoods.

Overview of HUD-Defined Opportunity Factors

Among the many factors that drive housing choice for individuals and families are neighborhood factors including access to quality schools, jobs, and transit. To measure economic and educational conditions at a neighborhood level, HUD developed a methodology to quantify the degree to which a neighborhood provides such opportunities. For each block group in the U.S., HUD provides a score on several “opportunity dimensions,” including school proficiency, poverty, labor market engagement, jobs proximity, transportation costs, transit trips, and environmental health. For each block group, a value is calculated for each index and results are then standardized on a scale of 0 to 100 based on relative ranking within the metro area, state, or nation. For each opportunity dimension, a higher index score indicates more favorable neighborhood characteristics.

Average index values by race and ethnicity for the city and region are provided in Table 4 for the total population and the population living below the federal poverty line. These values can be used to assess whether some population subgroups tend to live in higher opportunity areas than others, and will be discussed in more detail by opportunity dimension throughout the remainder of this chapter. The Opportunity Index Disparity measures the difference between the scores for the White non-Hispanic group and other groups. A negative score indicates that the particular subgroup has a lower score on that dimension than the White non-Hispanic group. A positive score indicates that the subgroup has a higher score than the White non-Hispanic Group. Significant disparities of 10 points or more are denoted in yellow, while the most extreme disparities of 20 points or more are denoted in red.

TABLE 4. DISPARITY IN ACCESS TO NEIGHBORHOOD OPPORTUNITY IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Opportunity Dimension	Race / Ethnicity					Opportunity Index Disparity between White Non-Hispanic Population and Other Groups			
	White	Black	Hispanic	Asian/Pacific Islander	Native American	Black	Hispanic	Asian/Pacific Islander	Native American
City of Moline – Total Population									
Low Poverty Index	56.14	50.81	49.66	64.25	52.99	-5.33	-6.48	8.11	-3.15
School Proficiency Index	37.82	41.54	24.17	51.97	39.02	3.72	-13.65	14.15	1.2
Labor Market Index	58.84	56.44	46.40	64.21	54.96	-2.4	-12.44	5.37	-3.88
Transit Index	71.22	69.71	75.44	69.31	72.05	-1.51	4.22	-1.91	0.83
Low Transportation Cost Index	49.55	51.18	52.15	51.05	51.14	1.63	2.6	1.5	1.59
Jobs Proximity Index	46.72	43.51	48.24	45.26	43.95	-3.21	1.52	-1.46	-2.77
Environmental Health Index	54.33	53.45	51.57	56.73	53.54	-0.88	-2.76	2.4	-0.79
City of Moline – Population below the Poverty Line									
Low Poverty Index	49.33	46.54	50.23	77.00	34.09	-2.79	0.9	27.67	-15.24
School Proficiency Index	26.93	35.18	31.95	56.34	43.84	8.25	5.02	29.41	16.91
Labor Market Index	49.37	54.85	47.33	75.00	67.03	5.48	-2.04	25.63	17.66
Transit Index	75.60	68.13	71.55	67.00	62.98	-7.47	-4.05	-8.6	-12.62
Low Transportation Cost Index	51.17	52.69	51.88	53.00	50.96	1.52	0.71	1.83	-0.21
Jobs Proximity Index	48.03	43.10	48.52	37.94	27.90	-4.93	0.49	-10.09	-20.13
Environmental Health Index	52.39	51.91	53.04	59.00	49.04	-0.48	0.65	6.61	-3.35
Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released July 2020, https://egis.hud.gov/affht/									

TABLE 4. DISPARITY IN ACCESS TO NEIGHBORHOOD OPPORTUNITY IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Opportunity Dimension	Race / Ethnicity					Opportunity Index Disparity between White Non-Hispanic Population and Other Groups			
	White	Black	Hispanic	Asian/Pacific Islander	Native American	Black	Hispanic	Asian/Pacific Islander	Native American
City of Davenport - Total Population									
Low Poverty Index	46.90	35.24	38.64	43.91	40.23	-11.66	-8.26	-2.99	-6.67
School Proficiency Index	16.59	12.56	11.64	14.47	11.76	-4.03	-4.95	-2.12	-4.83
Labor Market Index	58.56	47.58	48.66	58.47	48.50	-10.98	-9.9	-0.09	-10.06
Transit Index	72.03	75.12	76.34	70.65	75.34	3.09	4.31	-1.38	3.31
Low Transportation Cost Index	53.64	56.65	56.24	53.40	55.51	3.01	2.6	-0.24	1.87
Jobs Proximity Index	68.48	73.07	70.31	65.89	69.17	4.59	1.83	-2.59	0.69
Environmental Health Index	64.63	63.34	63.37	65.73	63.83	-1.29	-1.26	1.1	-0.8
City of Davenport - Population below the Poverty Line									
Low Poverty Index	38.84	29.27	35.01	21.34	17.31	-9.57	-3.83	-17.5	-21.53
School Proficiency Index	11.79	8.45	8.72	3.92	1.40	-3.34	-3.07	-7.87	-10.39
Labor Market Index	50.06	42.21	44.73	29.71	19.07	-7.85	-5.33	-20.35	-30.99
Transit Index	74.35	75.35	79.58	81.02	87.56	1	5.23	6.67	13.21
Low Transportation Cost Index	55.06	56.30	59.68	61.74	61.07	1.24	4.62	6.68	6.01
Jobs Proximity Index	68.36	70.24	73.32	78.23	79.20	1.88	4.96	9.87	10.84
Environmental Health Index	63.89	63.72	61.51	58.33	62.47	-0.17	-2.38	-5.56	-1.42
Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released July 2020, https://egis.hud.gov/affht/									

TABLE 4. DISPARITY IN ACCESS TO NEIGHBORHOOD OPPORTUNITY IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Opportunity Dimension	Race / Ethnicity					Opportunity Index Disparity between White Non-Hispanic Population and Other Groups			
	White	Black	Hispanic	Asian/Pacific Islander	Native American	Black	Hispanic	Asian/Pacific Islander	Native American
City of Rock Island – Total Population									
Low Poverty Index	43.83	19.00	28.10	28.07	34.77	-24.83	-15.73	-15.76	-9.06
School Proficiency Index	14.71	6.28	9.28	10.63	11.05	-8.43	-5.43	-4.08	-3.66
Labor Market Index	54.23	24.00	38.86	32.52	39.11	-30.23	-15.37	-21.71	-15.12
Transit Index	76.71	81.02	81.11	80.78	78.43	4.31	4.4	4.07	1.72
Low Transportation Cost Index	46.44	53.26	50.53	50.51	49.91	6.82	4.09	4.07	3.47
Jobs Proximity Index	61.87	77.55	69.52	73.17	70.01	15.68	7.65	11.3	8.14
Environmental Health Index	59.26	59.31	57.86	60.11	59.50	0.05	-1.4	0.85	0.24
City of Rock Island – Population below the Poverty Line									
Low Poverty Index	27.86	13.86	23.50	N/a	N/a	-14	-4.36	N/a	N/a
School Proficiency Index	9.30	5.25	7.37	N/a	N/a	-4.05	-1.93	N/a	N/a
Labor Market Index	44.32	15.42	28.38	N/a	N/a	-28.9	-15.94	N/a	N/a
Transit Index	81.12	82.56	81.59	N/a	N/a	1.44	0.47	N/a	N/a
Low Transportation Cost Index	51.33	55.79	51.07	N/a	N/a	4.46	-0.26	N/a	N/a
Jobs Proximity Index	71.62	81.85	74.82	N/a	N/a	10.23	3.2	N/a	N/a
Environmental Health Index	58.95	59.72	58.79	N/a	N/a	0.77	-0.16	N/a	N/a
Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released July 2020, https://egis.hud.gov/affht/									

TABLE 4. DISPARITY IN ACCESS TO NEIGHBORHOOD OPPORTUNITY IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA (CONTINUED)

Opportunity Dimension	Race / Ethnicity					Opportunity Index Disparity between White Non-Hispanic Population and Other Groups			
	Non-Hispanic White	Black	Hispanic	Asian/Pacific Islander	Native American	Black	Hispanic	Asian/Pacific Islander	Native American
Davenport-Moline-Rock Island MSA – Total Population									
Low Poverty Index	58.45	34.42	44.36	53.60	49.18	-24.03	-14.09	-4.85	-9.27
School Proficiency Index	42.91	20.07	25.56	36.58	31.09	-22.84	-17.35	-6.33	-11.82
Labor Market Index	60.99	41.31	47.23	61.02	52.67	-19.68	-13.76	0.03	-8.32
Transit Index	56.23	71.96	66.94	66.77	64.28	15.73	10.71	10.54	8.05
Low Transportation Cost Index	40.72	51.79	47.85	48.34	46.66	11.07	7.13	7.62	5.94
Jobs Proximity Index	48.72	66.40	55.22	58.21	56.74	17.68	6.5	9.49	8.02
Environmental Health Index	67.53	60.79	58.83	61.60	63.26	-6.74	-8.7	-5.93	-4.27
Davenport-Moline-Rock Island MSA – Population below the Poverty Line									
Low Poverty Index	47.32	28.82	38.42	32.70	36.98	-18.5	-8.9	-14.62	-10.34
School Proficiency Index	30.00	14.45	20.45	17.96	23.48	-15.55	-9.55	-12.04	-6.52
Labor Market Index	51.70	36.53	41.86	36.75	49.86	-15.17	-9.84	-14.95	-1.84
Transit Index	59.81	72.66	70.07	74.68	51.07	12.85	10.26	14.87	-8.74
Low Transportation Cost Index	45.10	52.97	50.99	56.07	47.36	7.87	5.89	10.97	2.26
Jobs Proximity Index	53.46	66.20	59.75	67.65	35.17	12.74	6.29	14.19	-18.29
Environmental Health Index	65.46	62.68	57.72	60.28	68.18	-2.78	-7.74	-5.18	2.72
Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0004, Released July 2020, https://egis.hud.gov/affht/									

Education

School proficiency is an indication of the quality of education that is available to residents of an area. High quality education is a vital community resource that can lead to more opportunities and improve quality of life. HUD's school proficiency index is calculated based on the performance of 4th grade students on state reading and math exams. For each block group, the index is calculated using test results in up to the three closest schools within 1.5 miles. Results are then standardized on a scale of 0 to 100 based on relative ranking within the state. A higher index score indicates greater access to high-performing elementary schools.¹¹

**SCHOOL PROFICIENCY
INDEX: BASED ON 4TH
GRADE STUDENTS'
PERFORMANCE ON STATE
READING AND MATH
TESTS AT ELEMENTARY
SCHOOLS IN OR NEAR
EACH BLOCK GROUP**

The map on the following page shows HUD-provided opportunity scores related to education for census tracts within the cities of Davenport, Moline, and Rock Island. Follow-up maps display the percentage of residents with completed high school and college educations by location, as well as the number of residents over age 3 enrolled in school by location (this includes college enrollment).

There are significant discrepancies in the levels of access to proficient schools among census tracts within all three cities, but most notably within the City of Davenport. Some tracts in the northern portion of the city score above the 75th percentile, while many tracts in the central and southern portions of the City score in the bottom 10th percentile. These discrepancies are also present in Moline and Rock Island, where no tracts score in the top 75th percentile but many tracts, especially those adjacent to Davenport, score in the bottom 10th percentile.

Table 4 displays significant disparities in access to proficient schools by race and ethnicity, with the most severe disparities noted among Hispanic students in the city of Moline. Disparities also exist by income level, with students living below the poverty line in all three Cities as well as in the MSA experiencing lower school proficiency index scores than their peers as a whole, with the exception of low-income Asian, Hispanic, and Native American students in Moline, who score slightly higher than their peers as a whole. The students with the lowest school proficiency index ratings are low-income

¹¹ HUD's data sources for its school proficiency index include attendance area zones from School Attendance Boundary Information System (SABINS) and Maponics, school proficiency data from Great Schools, and school addresses and attendance from Common Core of Data. For a more detailed description of HUD's methodology and data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report.

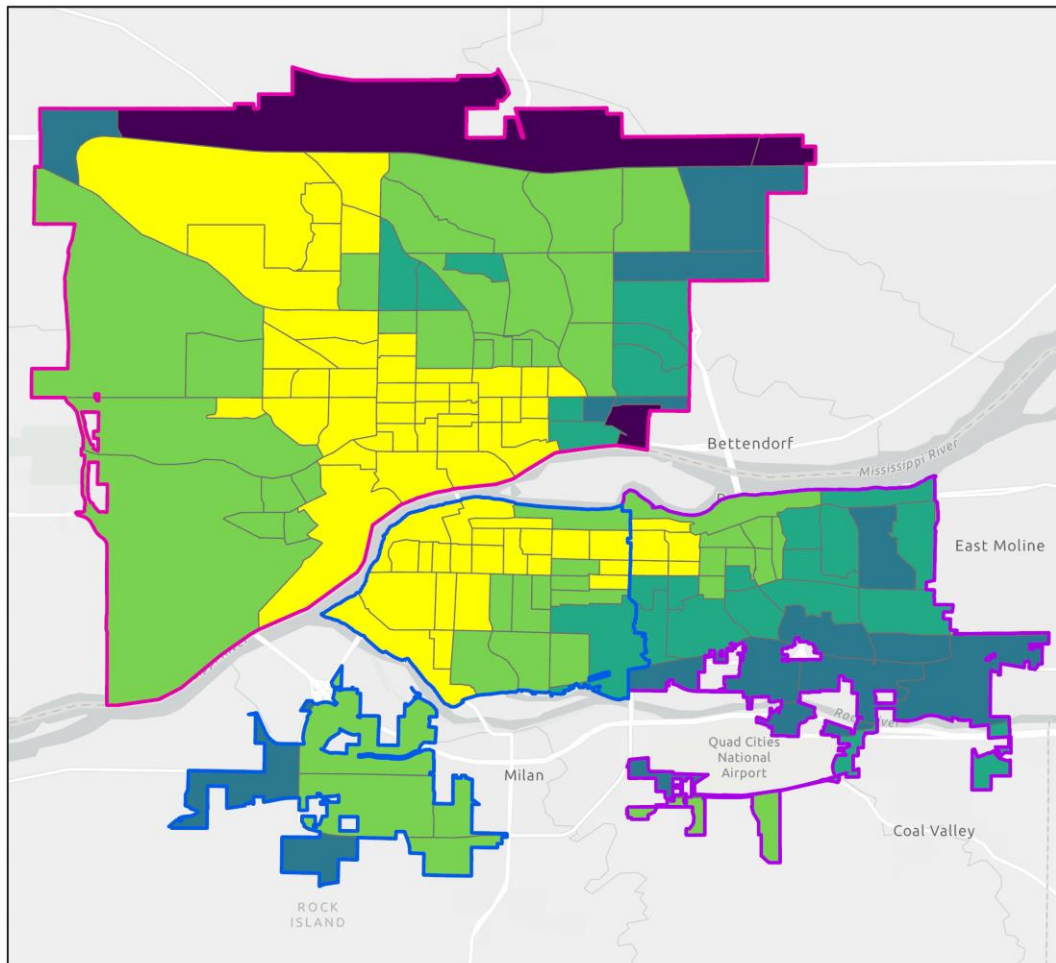
non-white students within the cities of Davenport and Rock Island, where all have scores of less than 10.

Image 9 depicts geographically the number of residents over age 3 enrolled in school in all three Cities, including college enrollment. Trends here coincide somewhat with school proficiency indices, with areas with higher scores generally seeing a higher student enrollment. Notable exceptions include small areas in central Davenport and eastern Rock Island, which have low proficiency indices but high student enrollment. This may be due to the location of high school or higher education facilities in these areas, as the school proficiency index is based on 4th grade performance.

Figure 10 depicts geographically the percentage of residents in all three Cities who hold a high school diploma or equivalent. This map also has significant overlap with the trends shown in Figure 7, with areas of higher school proficiency producing more high school graduates. This is a significant factor in access to opportunity, as residents without a completed high school education are often severely limited in employment and other economic opportunities. The Cities of Davenport and Rock Island have several areas where more than 95% of residents have a high school diploma, while the City of Moline has no areas where more than 95% of residents have a high school diploma. The lowest rates of a completed high school education are found in areas adjacent to the Mississippi River, where Rock Island has one neighborhood where less than 70% of residents have a high school education.

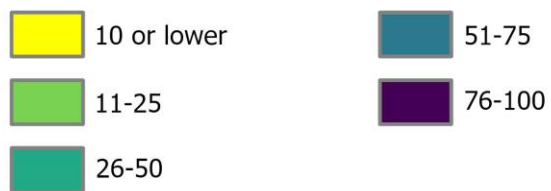
Finally, figure 11 depicts geographically the percentage of residents in all three Cities who hold a bachelor's degree or greater (including residents with Master's Degrees, Doctorates, and Law Degrees). Residents who have completed at least this level of higher education typically have significantly greater access to employment and economic opportunities than residents who have not, especially in comparison to residents without a completed high school education. Davenport has the highest concentration of residents with at least a bachelor's degree, with multiple neighborhoods where more than 50% of residents hold a degree. In contrast, Moline and Rock Island have no neighborhoods where more than 40% of residents hold such a degree.

FIGURE 7. SCHOOL PROFICIENCY INDEX IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



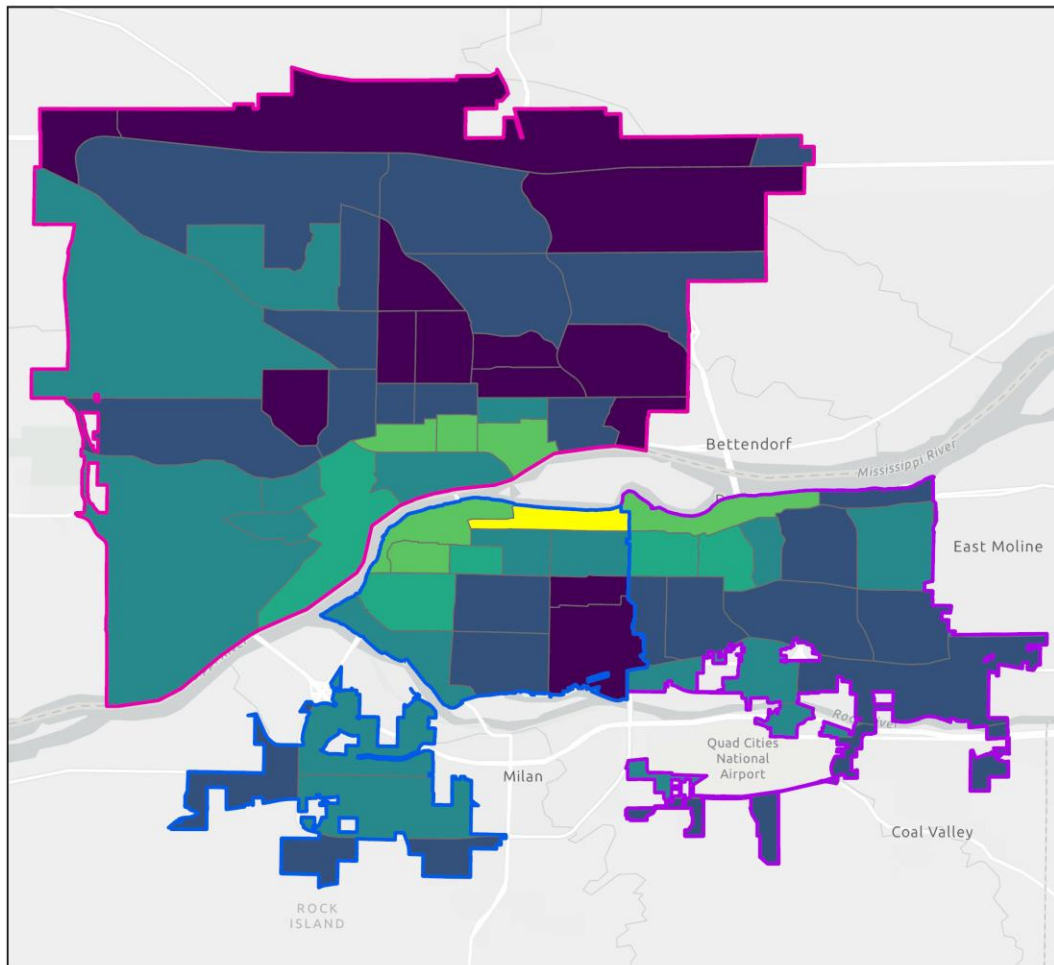
School Proficiency Rating

out of a total possible score of 100



Davenport Moline Rock Island

FIGURE 9. SCHOOL ENROLLMENT IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Educational Attainment: High School Diploma or Greater
by percentage of population aged 25 and over

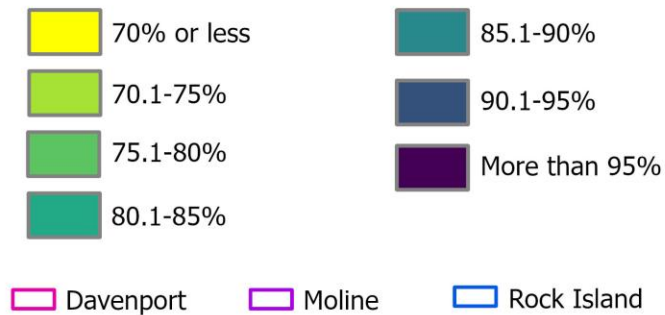
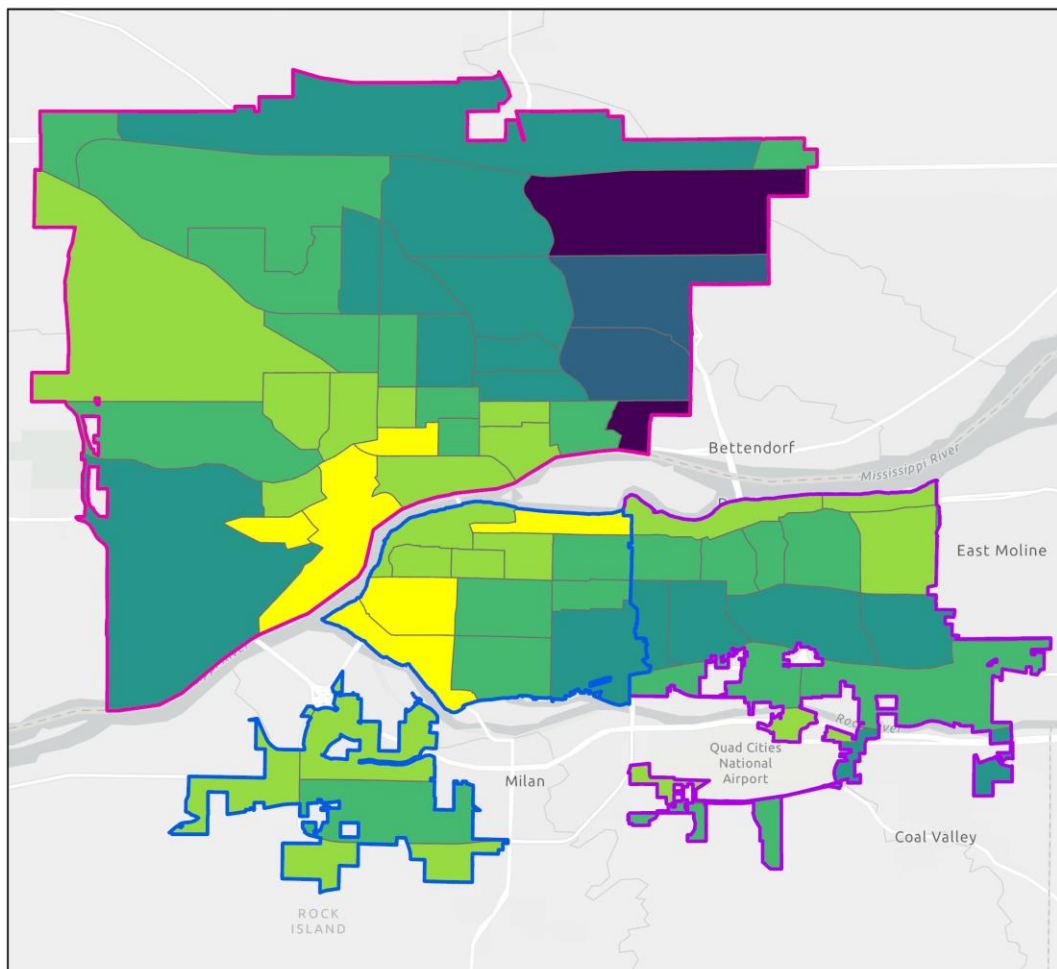


FIGURE 10. RESIDENTS WITH HIGH SCHOOL EDUCATIONS IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND

Map Source: 2018-2022 American Community Survey

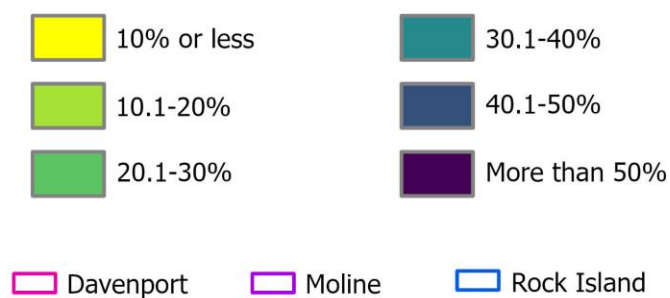
Map Source: 2018-2022 American Community Survey

FIGURE 11. RESIDENTS WITH COLLEGE EDUCATIONS IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Educational Attainment: Bachelor's Degree or Greater

by percentage of population aged 25 and over



Map Source: 2018-2022 American Community Survey

Employment

Neighborhoods with jobs in close proximity are often assumed to have good access to jobs. However, distance alone does not capture any other factor such as transportation options, the type of jobs available in the area, or the education and training necessary to obtain them. There may be concentrations of jobs and low-income neighborhoods in urban centers, but many of the jobs are unattainable for residents of low-income neighborhoods. Therefore, this section analyzes both the labor market engagement and jobs proximity indices which, when considered together, offer a better indication of how accessible jobs are for residents of a specific area.

JOBS PROXIMITY INDEX: BASED ON DISTANCE TO REGIONAL EMPLOYMENT CENTERS AND THE LABOR SUPPLY SERVING THOSE CENTERS

The Jobs Proximity Index measures the physical distance between place of residence and job locations, with employment centers weighted more heavily. It also takes into account the local labor supply (i.e., competition for jobs) near such employment centers. Block group results are then standardized on a scale of 0 to 100 based on relative ranking within the metro area. A higher index score indicates greater access to job locations.¹²

The Jobs Proximity Index scores of block groups in the cities of Davenport, Moline, and Rock Island are mapped in Figure 12. Census tracts adjacent to the Mississippi River tend to have a higher concentration of jobs in all three Cities, as do tracts in northern Davenport and southern Moline and Rock Island. The lowest job concentrations are found in west Davenport and east Moline.

The Labor Market Engagement Index is based on unemployment rate, labor force participation rate, and the percentage of the population age 25 and over with a bachelor's degree or higher.

LABOR MARKET ENGAGEMENT INDEX: BASED ON EMPLOYMENT LEVELS, LABOR FORCE PARTICIPATION RATES, AND EDUCATIONAL ATTAINMENT

¹² HUD's data source for its jobs proximity index includes the Longitudinal Employer-Household Dynamics (LEHD) database. For a more detailed description of HUD's methodology and data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report.

Block group results are standardized on a scale of 0 to 100 based on relative ranking nationally. A higher index score indicates greater labor market engagement.¹³

Figure 13 maps Labor Market Engagement Index scores in Davenport, Moline, and Rock Island. The lowest scoring block groups are located along the Mississippi River in all three cities, with the highest labor market engagement found in northeast Davenport and southern Rock Island. Unemployment trends mirror this, as depicted in figure 14 – the areas with the highest unemployment rates are located along the Mississippi river and coincide with the areas of lowest labor market engagement.

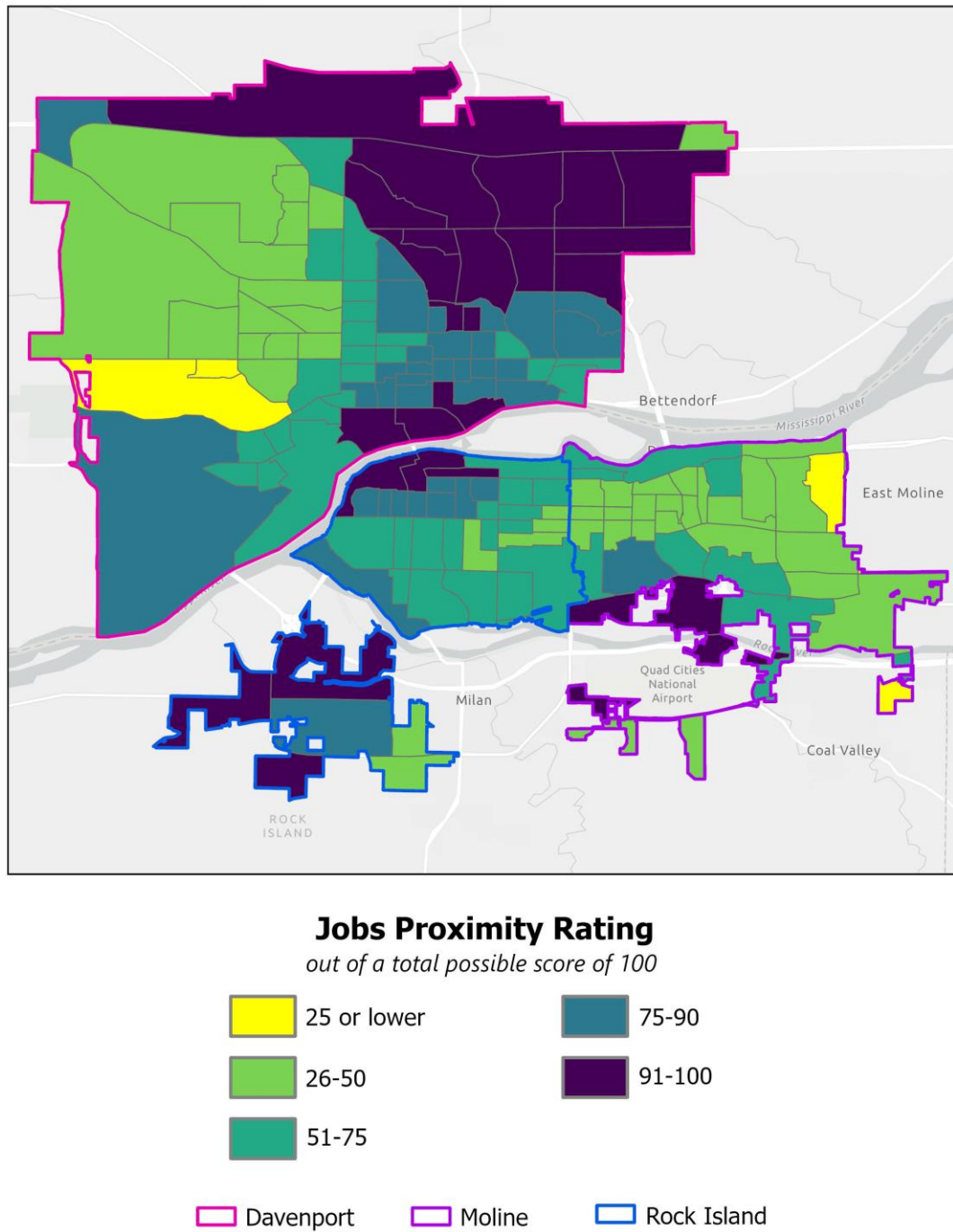
Table 4 depicts Labor Market and Job Proximity Index scores by race and ethnicity for all three Cities. White and Asian residents have the highest Labor Market scores in all areas except for Rock Island, where Asian residents have a significantly lower score than white residents. Significant disparities in labor market scores exist among Hispanic residents in Moline, Black, Hispanic, and Native American residents in Davenport, and all non-white residents in Rock Island. The most severe discrepancy is between Black and white residents of Rock Island, with Black residents having a Labor Market score 30 points lower than white residents.

Labor Market scores are also impacted by income, with residents of all three cities who live below the poverty line generally having scores of 5-10 points lower than their peer group as a whole. Larger discrepancies exist among Asian and Native American residents in Davenport, where those living below the poverty line have Labor Market scores of around 30 points below their groups as a whole, and among Hispanic, Asian, and Native American residents of Moline, where those living above the poverty line have higher Labor Market scores than their groups as a whole.

Job Proximity scores also vary by race and ethnicity, although somewhat less significantly and in different ways than Labor Market scores. Most non-white residents have Job Proximity scores equal to or higher than those of white residents, and residents of all races and ethnicities living below the poverty line tend to have higher Job Proximity scores than their group as a whole with the exception of Asian and Native American residents in Moline. While a higher Job Proximity score may seem on the surface to be a positive factor, it is complicated by the fact that low-income residents are often limited in the neighborhoods they can live in by a lack of transit options that may be available to higher-income residents and are therefore restricted to living near their place of work. This factor is examined in detail in the next chapter.

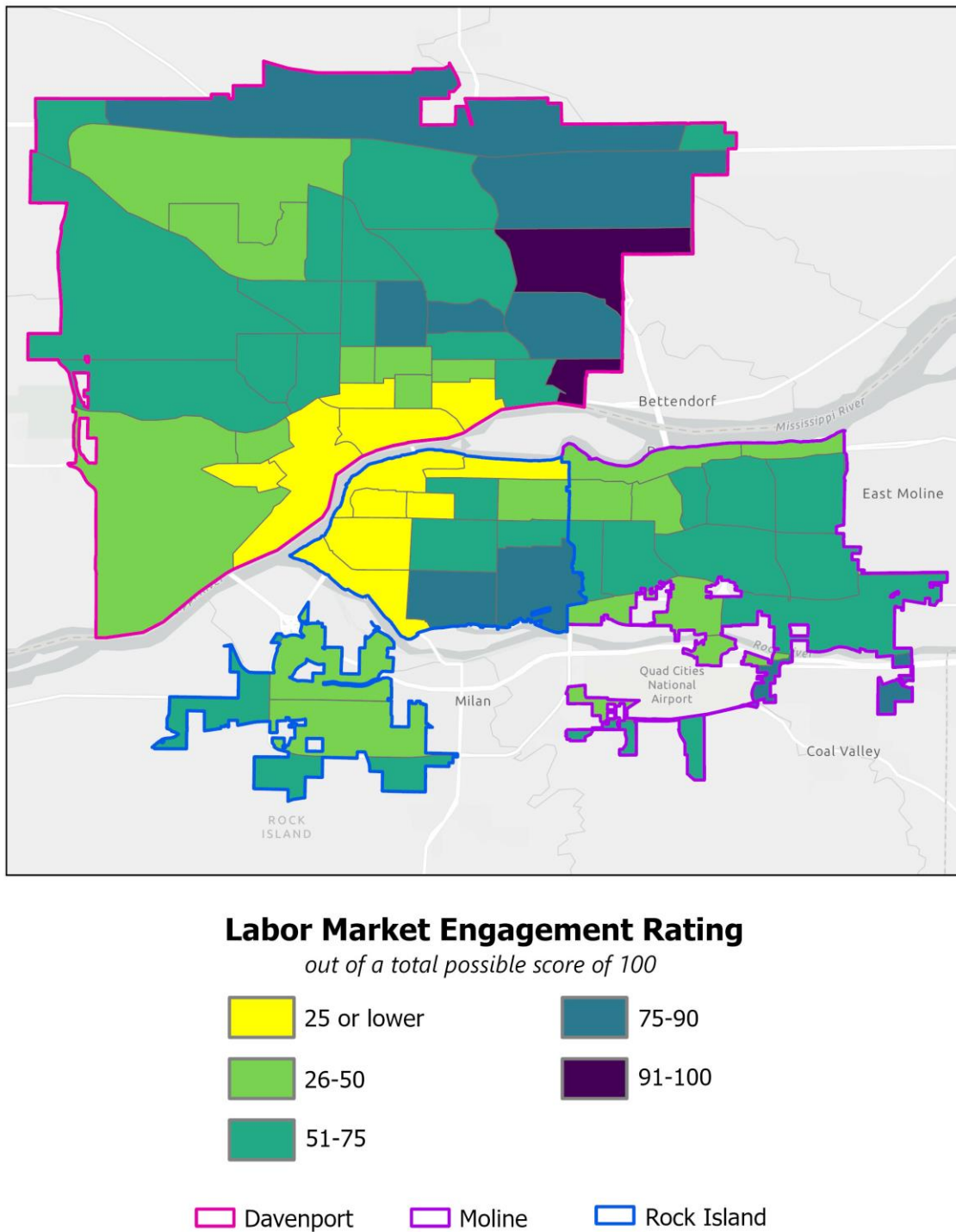
¹³ HUD's data source for its labor market engagement index is the American Community Survey. For a more detailed description of HUD's methodology and data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report.

FIGURE 12. JOBS PROXIMITY INDEX IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



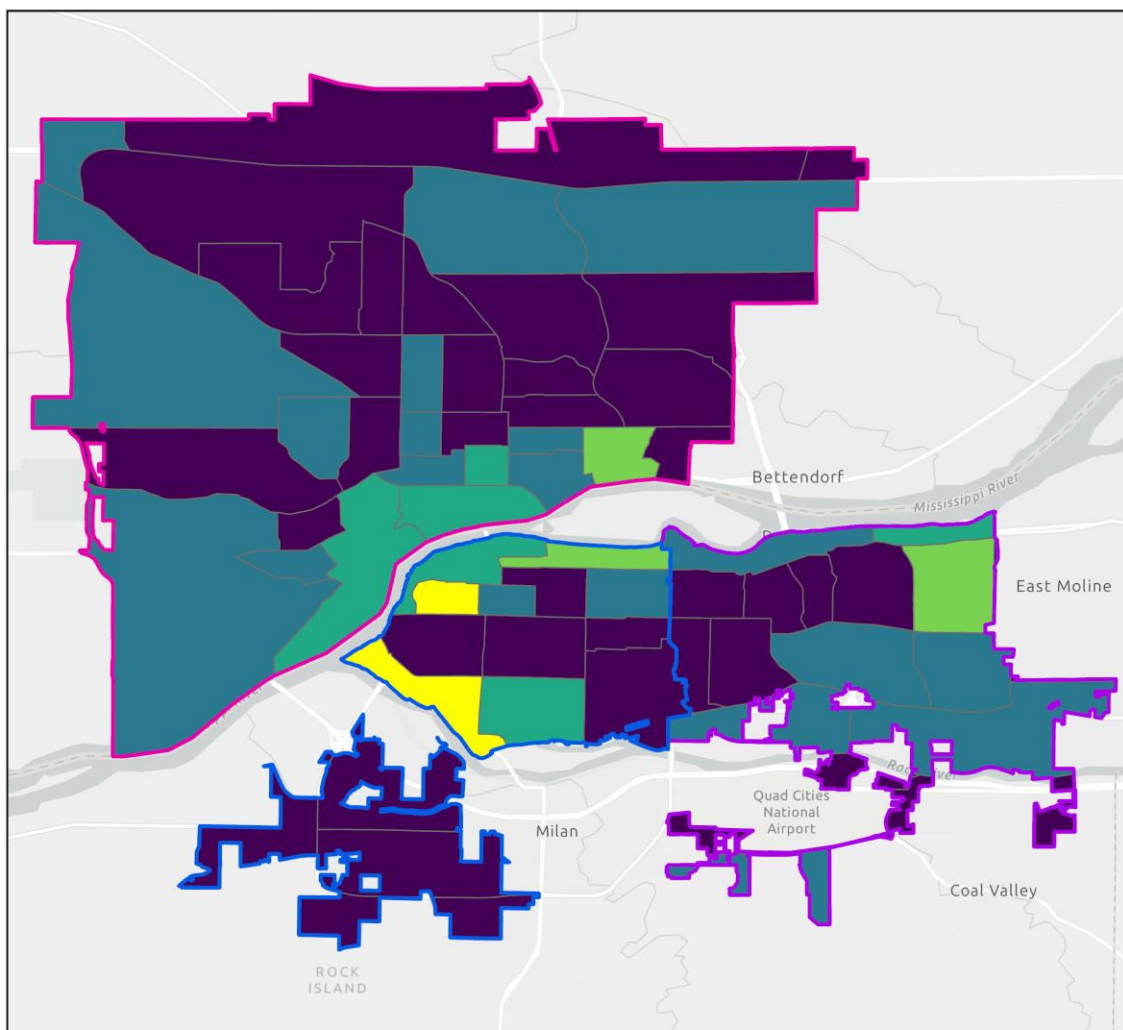
Map Source: HUD Jobs Proximity Index, updated August 2024, accessed via <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about>

FIGURE 13. LABOR MARKET INDEX IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND

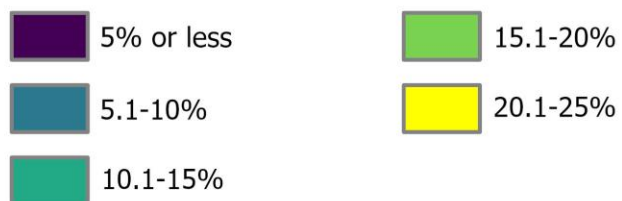


Map Source: HUD Labor Market Engagement Index, updated July 2023, accessed via <https://hudgis-hud.org/arcgis/rest/services/LaborMarketEngagement/MapServer>

FIGURE 14. UNEMPLOYMENT RATE IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Unemployment Rate



 Davenport
  Moline
  Rock Island

Map Source: 2018-2022 American Community Survey

Transportation

The Low Transportation Cost Index is based on estimates of transportation costs as a percentage of income for low-income renter families in a given neighborhood. Results are standardized on a scale of 0 to 100 based on relative ranking nationally. The higher the Low Transportation Cost Index, the lower the cost of transportation in that neighborhood.¹⁴ For clarity, this score will be referred to as a Transportation Affordability Score for the remainder of this section. Figure 16 maps Transportation Affordability Scores for Davenport, Moline, and Rock Island, while Figure 17 maps car access in all three cities by average number of cars per household.

Figure 16 depicts that, in general areas with more affordable transit are located nearer to the Mississippi River, while areas with higher transportation costs are located on the outskirts of Davenport and Moline. Notably, affordability ratings are low to moderate in all three cities, with no census tract in any city having an affordability rating of 75 or higher.

Table 4 depicts the Low Transportation Cost Index by race and ethnicity in all three cities. There are less significant disparities by race and ethnicity for this index than for others discussed, with most racial and ethnic groups having scores within 5 points of other groups and no groups having a discrepancy greater than 7 points in comparison to white residents. Residents living below the poverty line typically show slightly higher affordability scores than their racial or ethnic group as a whole. This is likely explained by the fact that low-income households are less likely to own a car, which is typically a more expensive mode of transportation than walking or using public transit services.

Table 4 also depicts the Transit Trip Index by race and ethnicity in all three cities. This index measures how often low-income renter families in a neighborhood use public transit. Values are then standardized on a scale of 0 to 100 based on relative ranking nationally. The higher the index value, the more likely residents in that neighborhood

**LOW TRANSPORTATION
COST INDEX: BASED ON
TRANSPORTATION COSTS
AS A SHARE OF INCOME
FOR FAMILIES WITH
INCOMES AT 50% OF
MEDIAN INCOME FOR
RETNERS IN THE REGION**

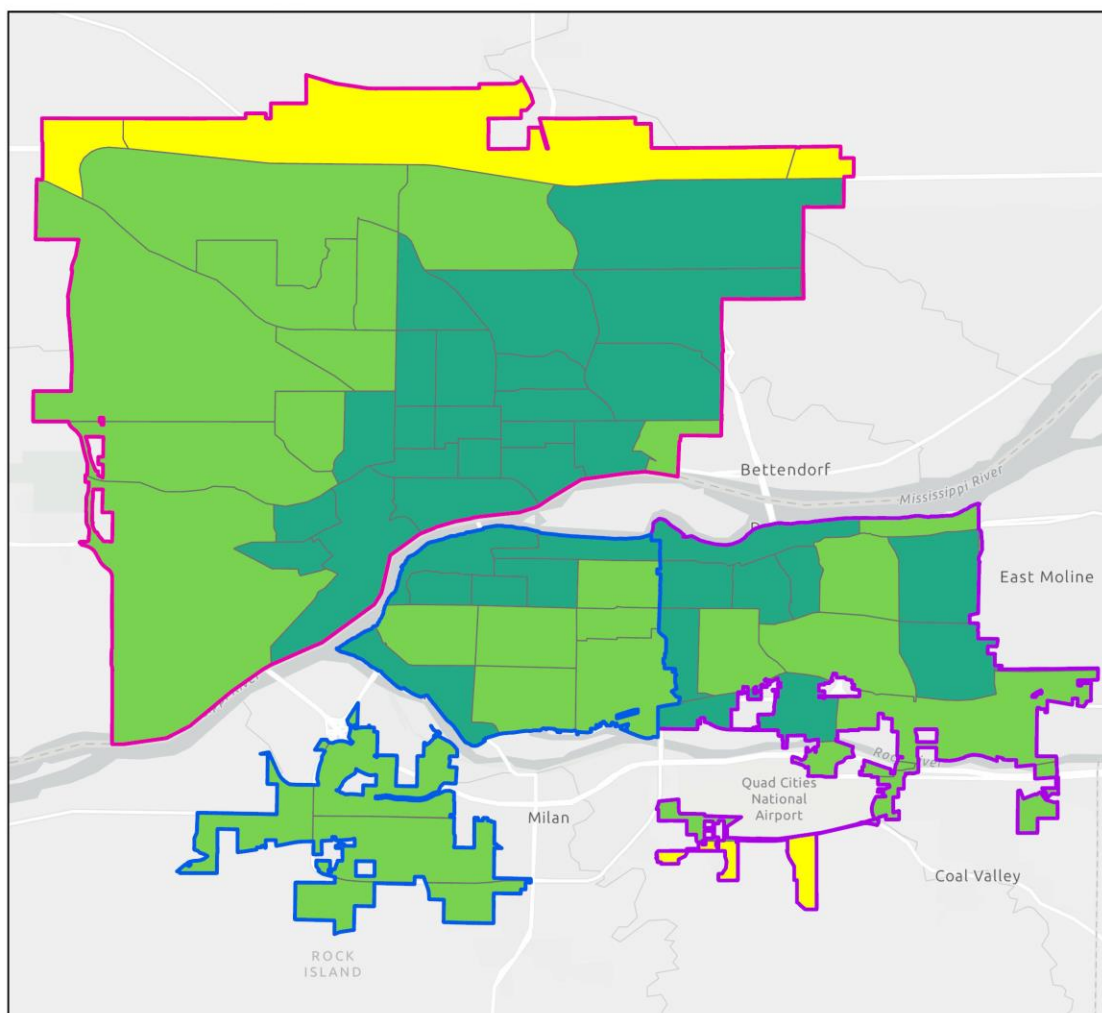
**TRANSIT TRIP INDEX:
BASED ON ESTIMATED
NUMBER OF TRANSIT
TRIPS TAKEN BY FAMILIES
WITH INCOMES AT 50% OF
MEDIAN INCOME FOR
RENTERS IN THE REGION**

¹⁴ HUD's data source for its transit trip and low transportation costs indices is Location Affordability Index (LAI) data. For a more detailed description of HUD's methodology and data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report.

use public transit. Because of this, it would be expected that residents living below the poverty line would have Transit Trip scores equal to or higher than residents as a whole. While this is true for Davenport and Rock Island, non-white residents of Moline living below the poverty line actually have lower scores than their peer groups as a whole. This may indicate an inaccessibility to transit for Moline's low-income households due to factors such as price or location.

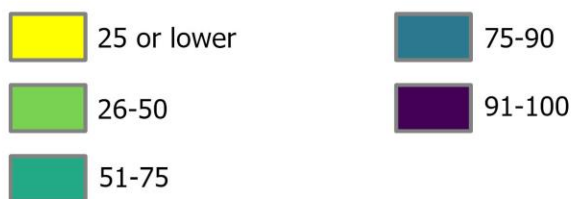
Finally, figure 17 maps vehicle access in all three cities by average number of cars per household. If the number is less than 1, this means that a significant number of households in the area do not have a vehicle. The lowest rates of vehicle access are seen adjacent to the Mississippi River, which correlates with areas of lower labor market engagement, lower educational attainment, and higher poverty rates. In contrast, the northernmost parts of Davenport have significantly higher vehicle access than the rest of the region.

FIGURE 16. LOW TRANSPORTATION COST INDEX IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Transportation Affordability Rating

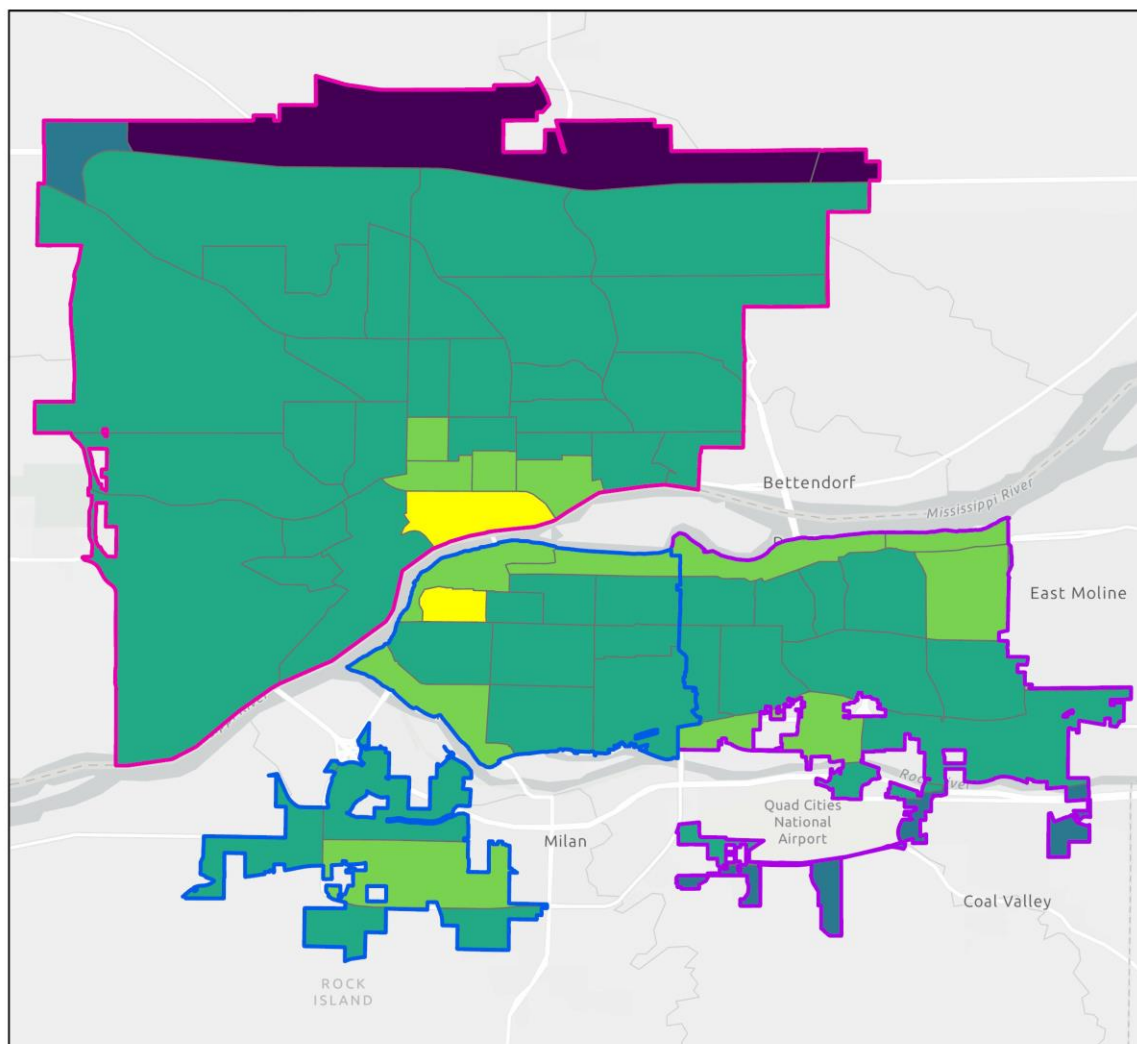
out of a total possible score of 100



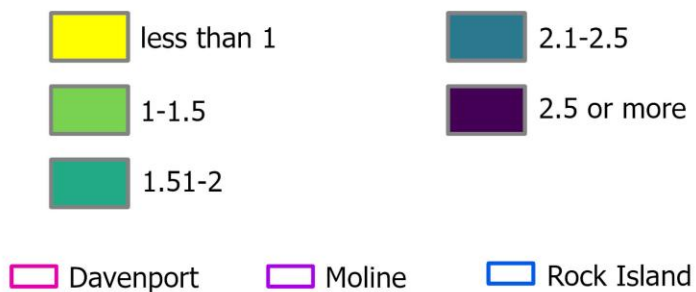
Davenport Moline Rock Island

Map Source: HUD Low Transportation Cost Index, updated August 2024, accessed via <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-transportation-cost-index/about>

FIGURE 17. AVERAGE NUMBER OF CARS PER HOUSEHOLD IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Average Number of Vehicles per Household



Map Source: HUD Location Affordability Index, updated June 2024, accessed via <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::location-affordability-index-v-3/about>

Walk Score measures the walkability of any address by analyzing hundreds of walking routes to nearby amenities using population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.

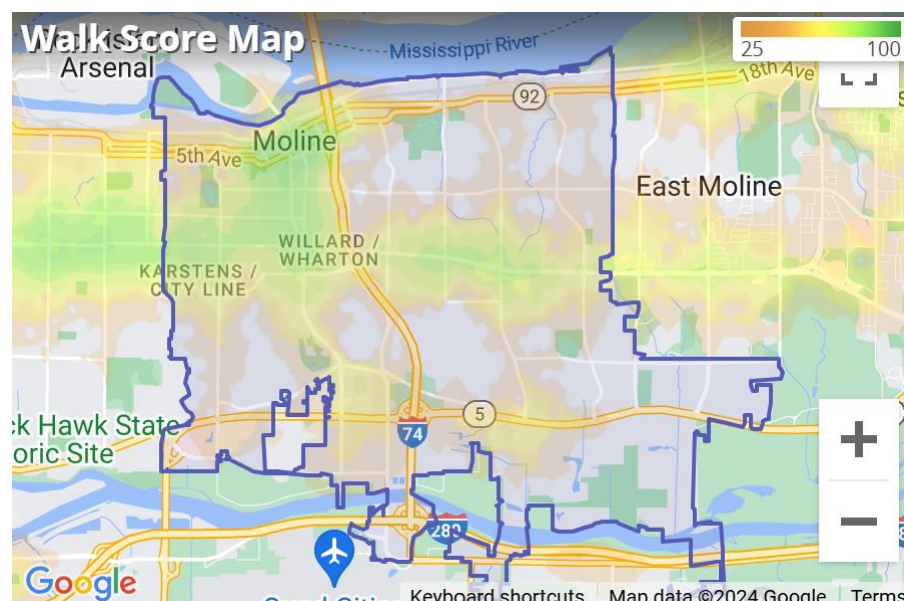
Points are awarded based on the distance to amenities in several categories including grocery stores, parks, restaurants, schools, and shopping. Not only is the measure useful for showing walkability but also access in general to critical facilities. Moline, Davenport, and Rock Island all received a Walk Score of 44, meaning that most errands require a car.

The Walk Score Map for the city of Moline shows neighborhoods in the northwest corner of the city as the most walkable areas. Similar to walkable areas in the city of Davenport, the northwest corner is the most densely populated.

The most walkable neighborhoods in the city of Davenport are in or around Downtown. Major thoroughfares throughout the city are also shown as somewhat conducive to walking. The block groups in the most walkable areas are also the most densely populated.

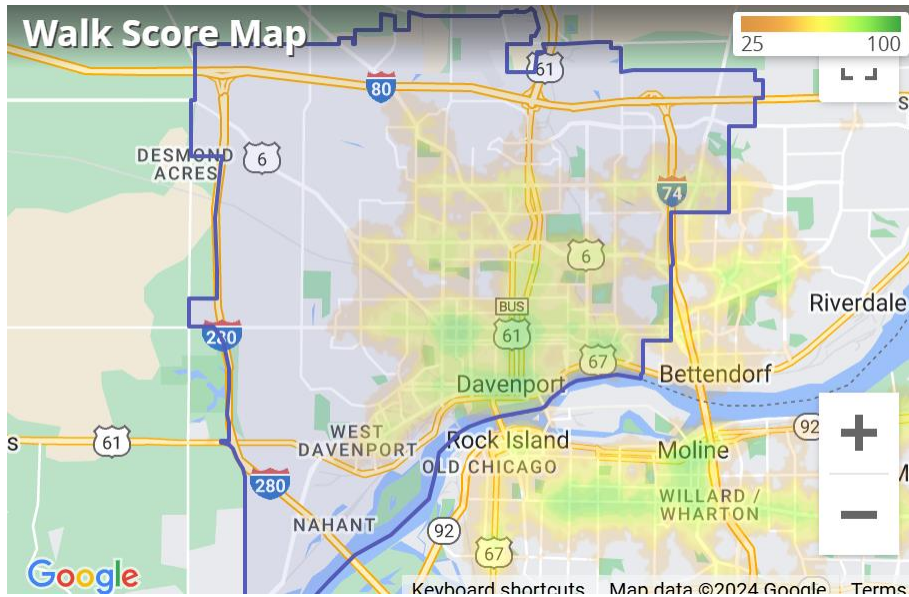
Walkable neighborhoods in the city of Rock Island are located along the Mississippi River between Centennial Bridge and 24th Street. Walk scores are also high in the areas surrounding the intersection of 18th Avenue and 30th Street.

FIGURE 18. WALKABILITY IN THE CITY OF MOLINE



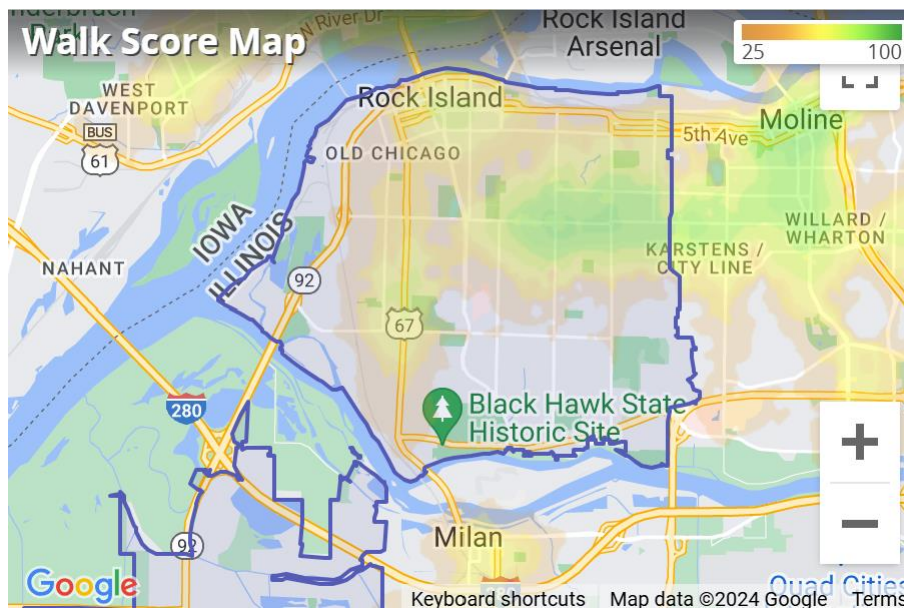
Map Source: Walkscore, Retrieved from: <https://www.walkscore.com/IL/Moline>

FIGURE 19. WALKABILITY IN THE CITY OF DAVENPORT



Map Source: Walkscore, Retrieved from: <https://www.walkscore.com/IA/Davenport>

FIGURE 20. WALKABILITY IN THE CITY OF ROCK ISLAND



Map Source: Walkscore, Retrieved from: https://www.walkscore.com/IL/Rock_island

Poverty

Residents in high poverty areas tend to have lower levels of access to opportunity due to the absence of critical resources and disinvestment in their communities. As poverty increases, disparities in access to opportunities often increase among population groups and disadvantaged communities become even more isolated. HUD's Low Poverty Index uses family poverty rates (based on the federal poverty line) to measure

exposure to poverty by neighborhood. Values are standardized based on national ranking to produce scores ranging from 0 to 100 where a higher score indicates less exposure to poverty.¹⁵ Table 4 depicts the Low Poverty Index scores for racial and ethnic groups in Moline, Davenport, and Rock Island, while Figure 21 maps poverty rates by depicting the number of households who had incomes below the poverty line in the last 12 months.

Figure 21 shows that the highest poverty areas are those adjacent to the Mississippi River in Davenport and Rock Island, with one tract in each City where more than 50% of households had an income below poverty level in the last 12 months. In contrast, Moline had no tracts where more than 50% of households experienced this. The lowest levels of poverty are found in northern Davenport and in southeastern Moline and Rock Island, where 10% of households or less earned an income below the poverty line in the last 12 months.

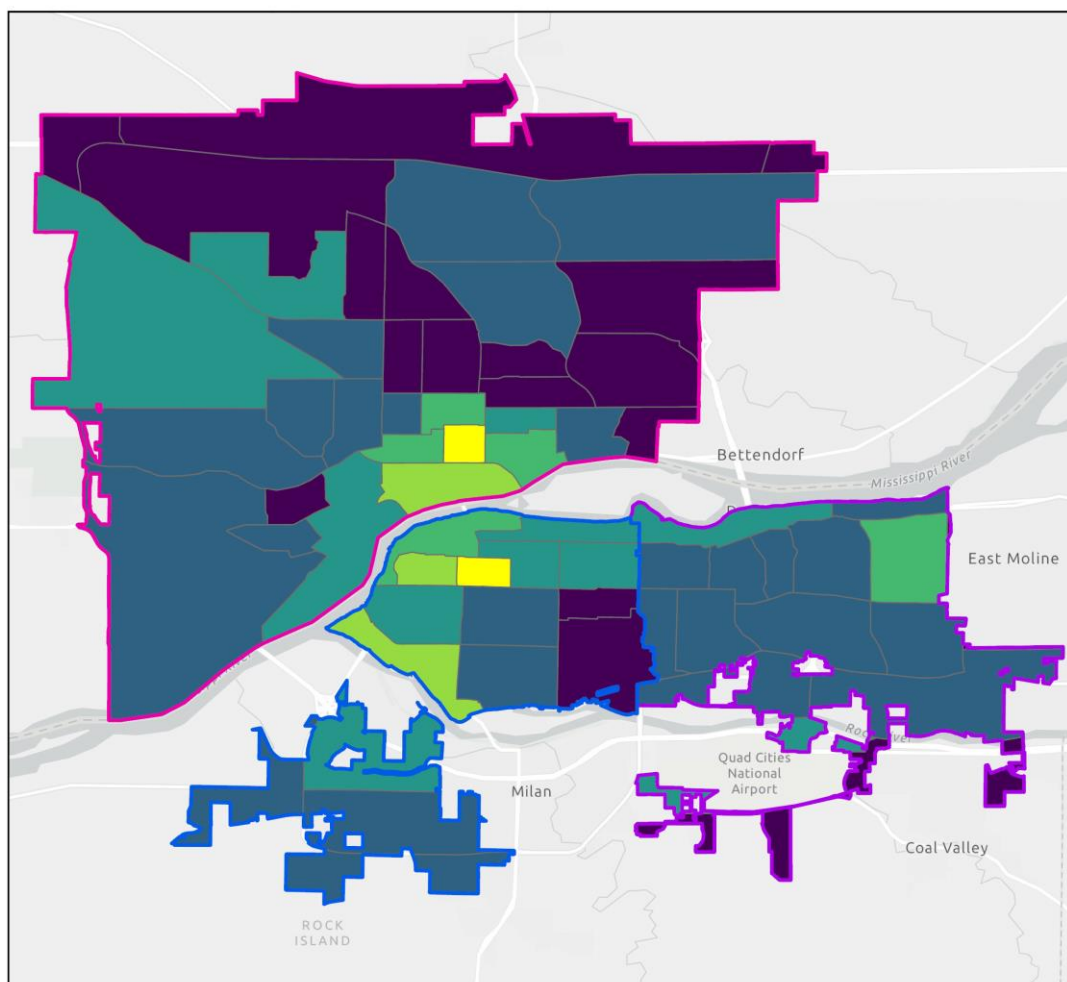
Low Poverty Index scores in Table 4 show the levels of exposure to poverty for each racial and ethnic population group in all three cities. In all three cities non-white residents had more exposure to poverty than white residents, with the exception of Asian residents in Moline. The largest discrepancies were present in Rock Island, where Black residents had a score nearly 25 points lower than white residents, Hispanic and Asian residents 15 points lower, and Native American residents 9 points lower. The lowest overall discrepancies between racial and ethnic groups were seen in Moline.



LOW POVERTY INDEX: BASED ON NEIGHBORHOOD POVERTY RATES

¹⁵ HUD's data source for its low poverty index is the American Community Survey. For a more detailed description of HUD's methodology and data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report.

FIGURE 21. PERCENT OF HOUSEHOLDS WITH INCOMES BELOW THE POVERTY LINE IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Poverty rate

by percentage of residents whose income in the last 12 months was below the poverty line



 Davenport  Moline  Rock Island

Map Source: 2018-2022 American Community Survey

Environmental Health

HUD's Environmental Health Index measures exposure based on EPA estimates of air quality (considering carcinogenic, respiratory, and neurological toxins) by neighborhood. The index only measures issues related to air quality and not other factors impacting environmental health. Values are standardized based on national ranking to produce scores ranging from 0 to 100 where a higher score indicates less exposure to environmental hazards.¹⁶

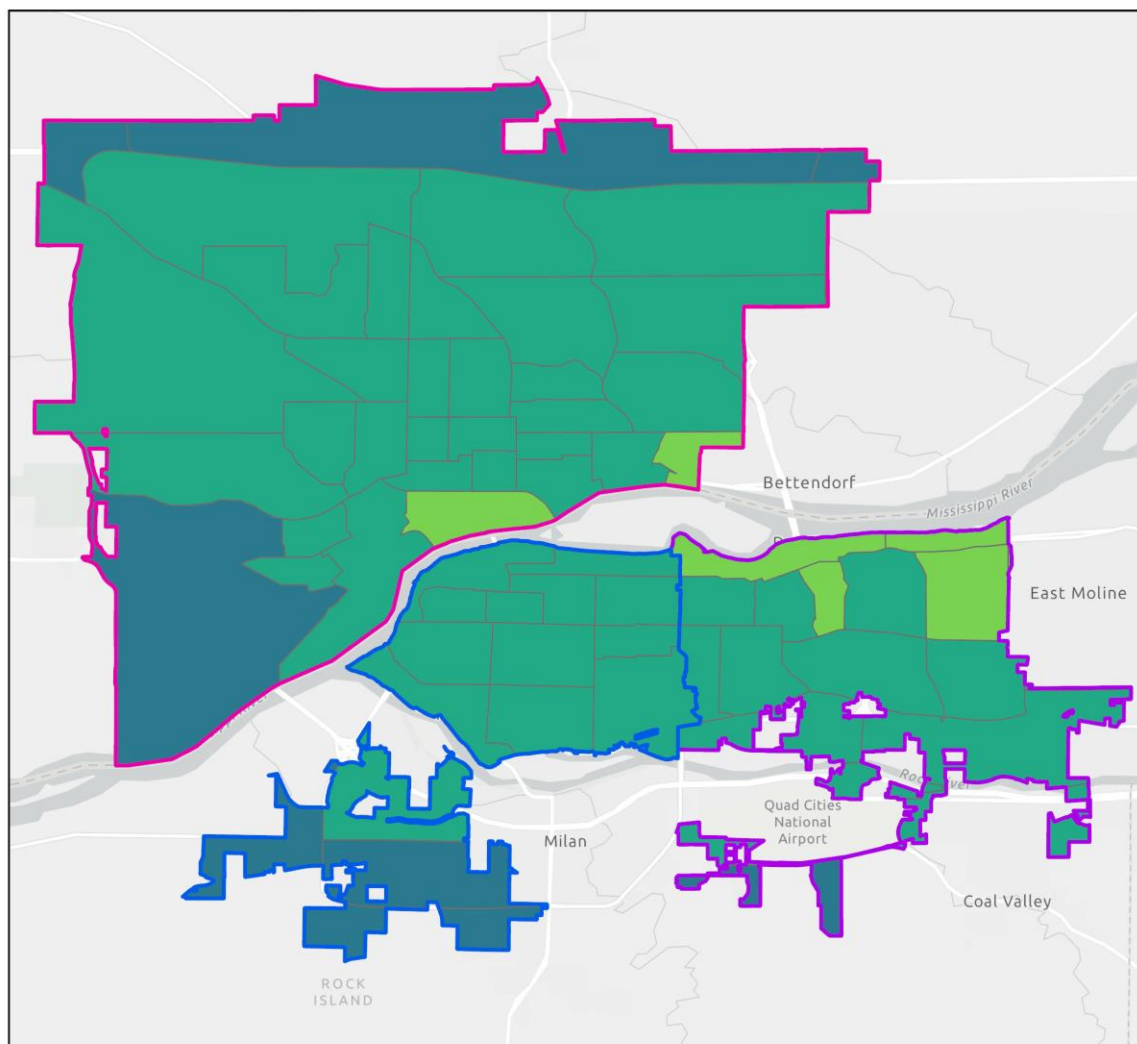
ENVIRONMENTAL HEALTH INDEX: BASED ON STANDARDIZED EPA ESTIMATES OF AIR QUALITY HAZARDS

Figure 22 maps Environmental Health Index scores for Moline, Davenport, and Rock Island. As depicted, areas with the lowest Environmental Health scores are located along the Mississippi River, coinciding with areas of higher poverty and lower educational attainment. Areas with higher environmental attainment scores are located along the outskirts of all three cities. No area in any city had a score below 25 or above 90, and Davenport has the largest area with scores above 75.

Table 4 depicts Environmental Health Index scores for all three cities by race and ethnicity. This is one of the lowest areas of disparity among all opportunity indices, with most racial and ethnic groups having scores within 4 points of each other. Outliers include low-income Asian residents in Moline, who have a score 6 points higher than white residents, and low-income Asian residents in Rock Island, who have a score 5 points lower than white residents. Notably, Rock Island, which has some of the highest score discrepancies in other areas, has the smallest discrepancies between racial and ethnic groups in the area of environmental health.

¹⁶ HUD's data source for its environmental health index is the EPA's National Air Toxins Assessment (NATA) data. For a more detailed description of HUD's methodology and data sources, please see HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool Data Documentation appended to this report.

FIGURE 22. ENVIRONMENTAL HEALTH INDEX IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Environmental Health Rating

out of a total possible score of 100



25 or lower



75-90



26-50



91-100



51-75

 Davenport

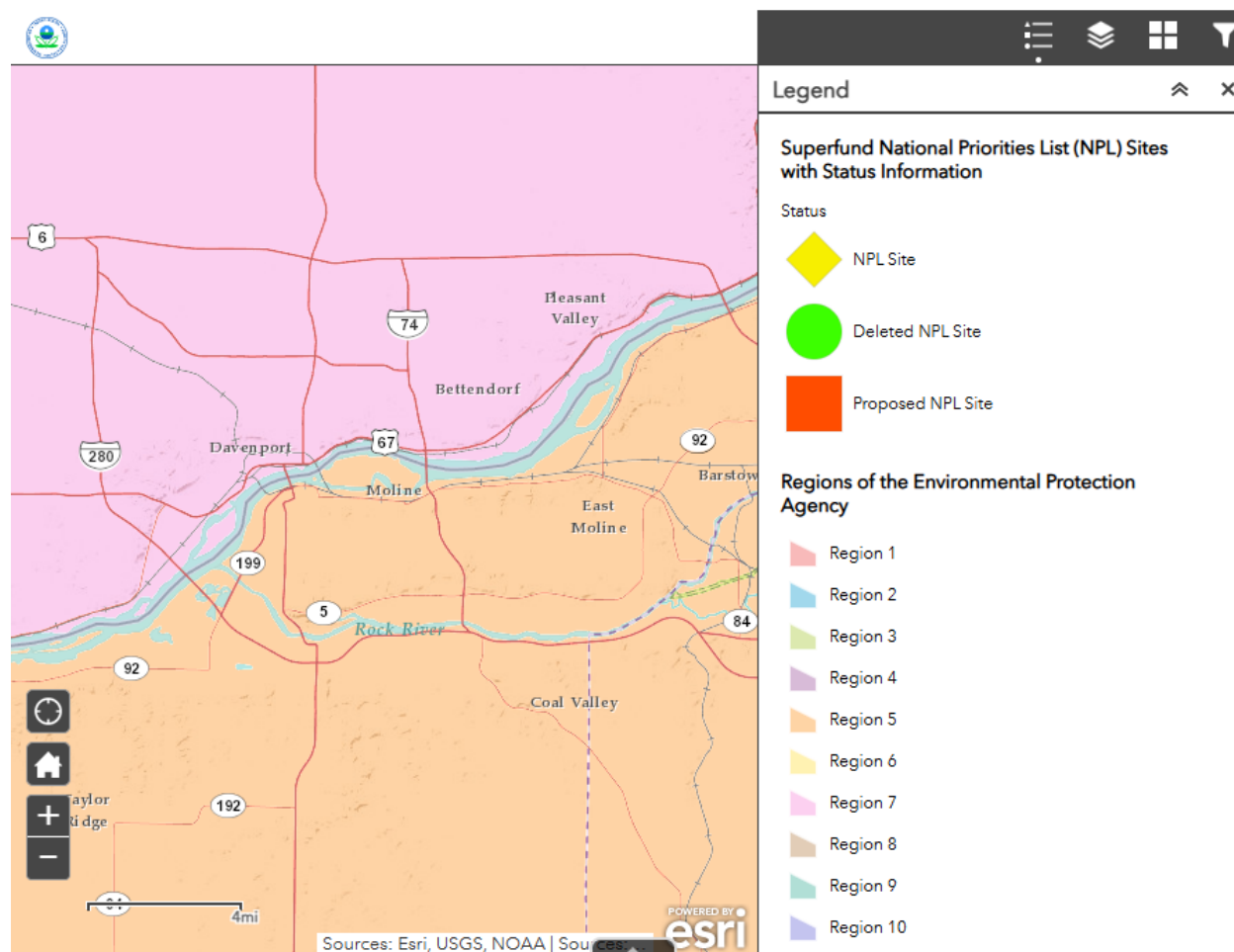
 Moline

 Rock Island

Map Source: HUD Environmental Health Hazard Index, updated August 2024, accessed via <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::environmental-health-hazard-index/about>

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. These sites are placed on the National Priorities List (NPL). There are no Superfund sites in Davenport, Moline, Rock Island, or the region.

FIGURE 23. SUPERFUND NATIONAL PRIORITIES LIST (NPL) SITES IN THE DAVENPORT-MOLINE-ROCK ISLAND AREA

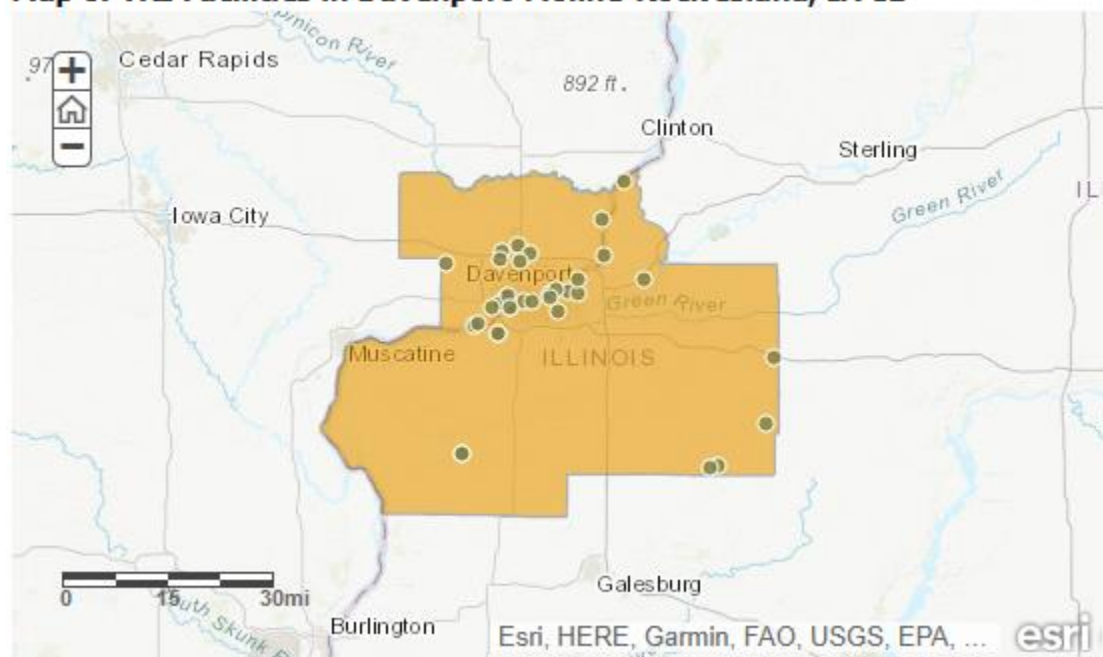


Map Source: Environmental Protection Agency GIS Data, Retrieved from: <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

The Toxics Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. Certain industrial facilities in the U.S. must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on- and off-site. This information is collectively referred to as production-related waste managed. There are several sites located within the cities of Davenport, Moline, and Rock Island. Sites are primarily located along the Mississippi River with a couple of sites in the northern section of the city of Davenport. There are several more sites outside the cities of Davenport, Moline, and Rock Island that are within the region.

FIGURE 24. TOXIC RELEASE INVENTORY (TRI) IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND

Map of TRI Facilities in Davenport-Moline-Rock Island, IA-IL



Map Source: Environmental Protection Agency GIS Data, Retrieved from:
<https://enviro.epa.gov/triexplorer/msa.html?pYear=2022&pLoc=19340&pParent=NAT>

CHAPTER 6.

HOUSING PROFILE

The availability of quality, affordable housing plays a vital role in ensuring housing opportunities are equally accessible to all residents. On the surface, high housing costs in certain areas are exclusionary based solely on income. But the disproportionate representation of several protected class groups in low- and middle-income levels can lead to unequal access to housing options and neighborhood opportunity in high-cost housing markets. Black and Hispanic residents, immigrants, people with disabilities, and seniors often experience additional fair housing barriers when affordable housing is scarce.

Beyond providing fair housing options, the social, economic, and health benefits of providing quality affordable housing are well-documented. National studies have shown that affordable housing encourages diverse, mixed-income communities, which result in many social benefits. Affordable housing also increases job accessibility for low- and middle-income populations and attracts a diverse labor force critical for industries that provide basic services for the community. Affordable housing is linked to improvements in mental health, reduction of stress, and decreased cases of illnesses caused by poor-quality housing.¹⁷ Developing affordable housing is a strategy used to prevent displacement of existing residents when housing costs increase due to economic or migratory shifts.

Conversely, a lack of affordable housing eliminates many of these benefits and increases socioeconomic segregation. High housing costs are linked to displacement of low-income households and an increased risk of homelessness.¹⁸ Often lacking the capital to relocate to better neighborhoods, displaced residents tend to move to socioeconomically disadvantaged neighborhoods where housing costs are most affordable.¹⁹

This section discusses the existing supply of housing in the study area. It also reviews housing costs, including affordability and other housing needs by householder income.

¹⁷ Maqbool, Nabihah, et al. "The Impacts of Affordable Housing on Health: A Research Summary." *Insights from Housing Policy Research*, Center for Housing Policy, www.rupco.org/wp-content/uploads/pdfs/The-Impacts-of-Affordable-Housing-on-Health-CenterforHousingPolicy-Maqbool.etal.pdf.

¹⁸ "State of the Nation's Housing 2015." Joint Center for Housing Studies of Harvard University, <http://www.jchs.harvard.edu/sites/default/files/jchs-sonhr-2015-full.pdf>

¹⁹ Deirdre Oakley & Keri Burchfield (2009) Out of the Projects, Still in the Hood: The Spatial Constraints on Public-Housing Residents' Relocation in Chicago." *Journal of Urban Affairs*, 31:5, 589-614.

Homeownership rates and access to lending for home purchases and mortgage refinancing are also assessed.

Housing Supply Summary

The Davenport-Moline-Rock Island, IA-IL metropolitan area has approximately 173,868 housing units, of which an estimated 46,830 are in Davenport, 19,795 are in Moline, and 16,985 are in Rock Island. While Davenport and the metro area have expanded their housing stock in recent years, the cities of Moline and Rock Island have not experienced the same growth in housing units. During the time period covered by the 2008-2012 American Community Survey five-year estimates (centered in 2010) to the 2018-2022 estimates (centered in 2020), Davenport experienced the largest increase in total housing units (5.5%), followed by the metro area (4.1%), while Moline and Rock Island experienced little growth or slight declines in housing units (0.1% and -1.0%, respectively).

The American Community Survey's definition of vacancy includes housing that is available for sale or rent, housing that has been rented or sold but not yet occupied, seasonal housing, and other vacant units. Using this definition, the vacancy rates in the tri-cities were 8.9% in Davenport, 7.7% in Moline, and 10.2% in Rock Island as of the 2018-2022 American Community Survey. These rates are similar to those of the MSA, Illinois, Iowa, and the United States overall (8.5%, 8.4%, 9.0%, and 10.8% as of the 2018-2022 ACS). Vacancy rates are up slightly in Davenport, Rock Island, and the metro area and slightly lower in Moline since the 2008-2012 estimates.

Shares of for-sale homeowner units are low, pointing to tight housing markets and high demand for homeownership. The share of owner units that are vacant and for sale (homeowner vacancy rate) is 1.7% in Davenport, 1.3% in Moline, 0.6% in Rock Island, and 1.0% in the MSA. These shares are similar to those of Illinois, Iowa, and the United States (1.0%, 1.3%, and 1.1%, respectively), indicating high demand for homeowner housing units.

The share of renter units that are vacant and for rent (renter vacancy rate) is 7.2% in Davenport, 4.7% in Moline, 7.4% in Rock Island, and 6.2% in the MSA. With the exception of Moline's low renter vacancy rate, these rates are slightly higher than those of Illinois, Iowa, and the United States (5.6%, 6.0%, and 5.5%, respectively), indicating lower demand for and greater availability of rental housing, particularly in Davenport and Rock Island.

About 4% to 5% of units in Davenport, Moline, and the MSA and 6.5% of units in Rock Island are vacant for reasons other than being available for sale or rent, being rented or sold but not yet occupied, or use as seasonal housing. These reasons include need for rehabilitation or repair, foreclosure, legal proceedings, abandonment, and other reasons. These rates are similar to those of Illinois and Iowa (about 4%) and slightly higher than that of the United States (3.9%).

The following analysis examines several features of housing supply, including structure type, size, tenure, and age of housing.

TABLE 5 – HOUSING UNITS BY OCCUPANCY STATUS

	2008-2012	2018-2022	2012-2022 % Change
Davenport			
Total Housing Units	44,394	46,830	5.5%
Occupied Housing Units	40,957	42,667	4.2%
Vacant Housing Units	3,437	4,163	21.1%
Vacancy Rate	7.7%	8.9%	+1.1
Moline			
Total Housing Units	19,778	19,795	0.1%
Occupied Housing Units	18,096	18,267	0.9%
Vacant Housing Units	1,682	1,528	-9.2%
Vacancy Rate	8.5%	7.7%	-0.8
Rock Island			
Total Housing Units	17,157	16,985	-1.0%
Occupied Housing Units	15,519	15,247	-1.8%
Vacant Housing Units	1,638	1,738	6.1%
Vacancy Rate	9.5%	10.2%	+0.7%
Davenport-Moline-Rock Island, IA-IL Metro Area			
Total Housing Units	167,099	173,868	4.1%
Occupied Housing Units	154,862	159,072	2.7%
Vacant Housing Units	12,237	14,796	20.9%
Vacancy Rate	7.3%	8.5%	+1.2

Data Source: 2008-2012 and 2018-2022 5-Year American Community Survey Table B25002

Housing Structure

Jurisdictions with a variety of housing structure types are better able to meet the needs of all residents, including different members of protected classes. Multifamily housing, including rental apartments, are often more affordable rental options than single-family homes for low- and moderate-income households, who are disproportionately likely to be non-white households. Multifamily units may also be the preference of some elderly and disabled householders who are unable or do not desire to maintain a single-family home.

Table 6 shows housing units by structure types in Davenport, Moline, Rock Island, and the Davenport-Moline-Rock Island, IA-IL metropolitan area. Single family detached homes are the predominant housing type, making up about 66% to 74% of housing units in all four areas. Single-family detached units make up the greatest share of housing in the MSA and Moline (73.5% and 70.1%), while Davenport and Rock Island have slightly lower shares (65.7% and 68.5%, respectively). Davenport has the largest share of units that are not single-family detached (34.5%), followed by Rock Island (31.4%).

After single-family detached homes, units in large multifamily buildings of 10 or more units are the next most common housing type (about 10% to 15% of units across the four areas). Units in small multifamily buildings of five to nine units make up about 5% to 6% of units across Davenport, Moline, and Rock Island, while making up a slightly smaller share in the MSA as a whole (3.9%). Single-family attached homes, duplexes, and triplexes/quadruplexes each make up about 3% to 5% of units across the four areas, while mobile homes or other types of housing make up about 1% to 3% of housing units. Relative to the MSA, the tri-cities each have a slightly larger share of units in ‘missing middle’ housing types of two to nine units (about 12% to 13% compared to 9.5% in the MSA).

The high shares of single family-detached structures in the area may pose limitations on residents in obtaining housing in units of other housing types, including ‘missing middle’ housing, such as duplexes, triplexes, quadruplexes, units in small apartment buildings, or other housing types that may provide opportunities for increased affordability, variety in housing unit size, or specific amenities or opportunities for social connection. When neighborhoods contain a concentration of similar housing types, residents may find it difficult to obtain housing that meets their needs or to remain in their neighborhoods of choice as they experience life changes.

TABLE 6 – HOUSING UNITS BY STRUCTURE TYPE

Structure Type	Davenport		Moline		Rock Island		Davenport-Moline-Rock Island, IA-IL Metro Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied housing units	42,667	100%	18,267	100%	15,247	100%	159,072	100%
1 unit, detached	28,014	65.7%	12,800	70.1%	10,448	68.5%	116,913	73.5%
1 unit, attached	1,825	4.3%	991	5.4%	608	4.0%	6,995	4.4%
2 units	1,479	3.5%	615	3.4%	738	4.8%	4,406	2.8%
3 or 4 units	1,141	2.7%	716	3.9%	462	3.0%	4,488	2.8%
5-9 units	2,723	6.4%	938	5.1%	768	5.0%	6,208	3.9%
10 or more units	6,426	15.1%	2,027	11.1%	2,039	13.4%	16,440	10.3%
Mobile home or other type of housing	1,059	2.5%	180	1.0%	184	1.2%	3,622	2.3%
Source: American Community Survey, 2018-2022 5-Year Estimates, Table S2504								

Housing Tenure and Size (by Number of Bedrooms)

Availability of housing in a variety of sizes is important to meet the needs of different demographic groups. Neighborhoods with multi-bedroom detached, single-family homes typically attract larger families, whereas dense residential developments with smaller unit sizes and fewer bedrooms often accommodate single-person households or small families. However, market forces and affordability impact housing choice and the ability to obtain housing of a suitable size. Markets that do not offer a variety of housing sizes at different price points can lead to barriers for some groups. Rising housing costs can, for example, lead to overcrowding as large households with lower incomes are unable to afford pricier, larger homes and are forced to reside in smaller units. On the other hand, people with disabilities or seniors with fixed incomes may not require large units but can be limited by higher housing costs in densely populated areas where most studio or one-bedroom units are located.

Table 7 details housing units by the number of bedrooms and resident tenure (renters or homeowners). In Davenport, Moline, Rock Island, and the MSA, the majority (about 66% to 77%) of owner-occupied units have three or more bedrooms. Another 21% to 26% of owner-occupied units have two bedrooms. Studio and one-bedroom units are the least common owner-occupied units in all four areas, together comprising about 2% to 4% of units.

Compared to owner-occupied units, rental units tend to have fewer bedrooms. Two-bedroom units are the most common renter-occupied housing size, comprising about 40% to 47% of unit. One-bedroom units are the next most common, comprising about 25% to 32% of renter-occupied units across the four areas. Three-bedroom units are significantly less common among renter-occupied units than homeowner units, making up about 16% to 20% of renter-occupied units. Studios and units with four or more bedrooms each make up about 4% to 8% of all rented units in the three areas.

The low shares of owner-occupied units with zero to two bedrooms across the Tri-Cities points to challenges for homebuyers seeking smaller housing units that may provide increased levels of affordability and have lower maintenance costs. Renter households with large families, to the contrary, may experience challenges securing housing with more than three bedrooms.

TABLE 7 – HOUSING UNITS BY SIZE AND TENURE

Number of Bedrooms	Davenport		Moline		Rock Island		Davenport-Moline-Rock Island, IA-IL Metro Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Housing Units								
Zero	11	0.0%	54	0.4%	0	0.0%	241	0.2%
One	566	2.1%	286	2.4%	350	3.7%	2,292	2.0%
Two	5,863	22.1%	3,137	25.9%	2,933	30.8%	23,934	21.3%
Three	13,084	49.3%	6,095	50.3%	4,469	47.0%	55,049	49.0%
Four or more	7,012	26.4%	2,548	21.0%	1,758	18.5%	30,918	27.5%
Total	26,536	100%	12,120	100%	9,510	100%	112,434	100%
Renter-Occupied Housing Units								
Zero	795	4.9%	445	7.2%	343	6.0%	2,439	5.2%
One	4,641	28.8%	1,515	24.6%	1,838	32.0%	12,581	27.0%
Two	6,966	43.2%	2,825	46.0%	2,225	38.8%	19,497	41.8%
Three	2,932	18.2%	1,089	17.7%	893	15.6%	9,159	19.6%
Four or more	797	4.9%	273	4.4%	438	7.6%	2,962	6.4%
Total	16,131	100%	6,147	100.0%	5,737	100%	46,638	100%

Note: Unoccupied units are not included in this table because tenure data is not available for these units.

Data Source: 2018-2022 5-Year American Community Survey, Table B25042

Age of Housing

An assessment of the region's housing conditions can provide a basis for developing policies and programs to maintain and preserve the quality of the housing stock. The age of housing can have a substantial impact on housing conditions and costs. As housing ages, maintenance costs rise, which can present significant affordability issues for low- and moderate-income homeowners. Aging rental stock can lead to rental rate increases to address physical issues or deteriorating conditions if building owners defer or ignore maintenance needs. Deteriorating housing can also depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. Homes built prior to 1950 have a high likelihood of containing lead-based paint. However, the use of lead-based paint did not end until 1978 and may affect an even larger number of area households.

Development of new market-rate and subsidized housing units can support housing affordability and reduce displacement of lower-income residents. In contrast, areas with growing populations in which few new housing units are built tend to experience housing shortages and reduced affordability. Subsidized units, such as those built with low-income housing tax credits and other federal and state subsidies, have been found to be particularly protective in reducing displacement.

Data on age of housing points to an older housing stock in Moline and Rock Island relative to Davenport and the MSA and a decline in construction of new units since 2010 across the Tri-Cities and the region. An estimated 48.1% and 41.2% of units in Rock Island and Moline, respectively, are in structures built in 1949 or earlier, while in Davenport and the MSA these shares are much lower (about 30% to 31%). About 38% to 41% of units in the four areas were built between 1950 and 1979. Davenport and the MSA contain a greater share of newer housing, with about 29% of units built in 1980 and later, compared to just 13.7% in Rock Island and 17.8% in Moline. Slightly higher shares of units in Davenport and the region were built in 2010 or later (4.4% and 5.4%, or 2,051 and 9,355 units, respectively), than in Moline and Rock Island (2.4% in both areas, or 484 and 402 units, respectively). The older housing stock in the Tri-Cities, and in Rock Island and Moline in particular, may pose both economic and public health challenges, particularly for individuals and families living in older housing units.

TABLE 8 – AGE OF HOUSING STOCK

Year Structure Built	Davenport		Moline		Rock Island		Davenport-Moline-Rock Island, IA-IL Metro Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
2010 to 2022	2,051	4.4%	484	2.4%	402	2.4%	9,355	5.4%
2000 to 2009	3,801	8.1%	633	3.2%	631	3.7%	13,455	7.7%
1990 to 1999	4,257	9.1%	884	4.5%	495	2.9%	14,641	8.4%
1980 to 1989	3,435	7.3%	1,513	7.6%	793	4.7%	12,485	7.2%
1970 to 1979	7,413	15.8%	2,519	12.7%	1,657	9.8%	27,763	16.0%
1960 to 1969	5,997	12.8%	2,649	13.4%	1,987	11.7%	23,315	13.4%
1950 1959	5,151	11.0%	2,965	15.0%	2,850	16.8%	20,886	12.0%
1949 or earlier	14,725	31.4%	8,148	41.2%	8,170	48.1%	51,968	29.9%
TOTAL	46,830	100%	19,795	100%	16,985	100%	173,868	100%

Data Source: 2018-2022 5-Year American Community Survey, Table B25034

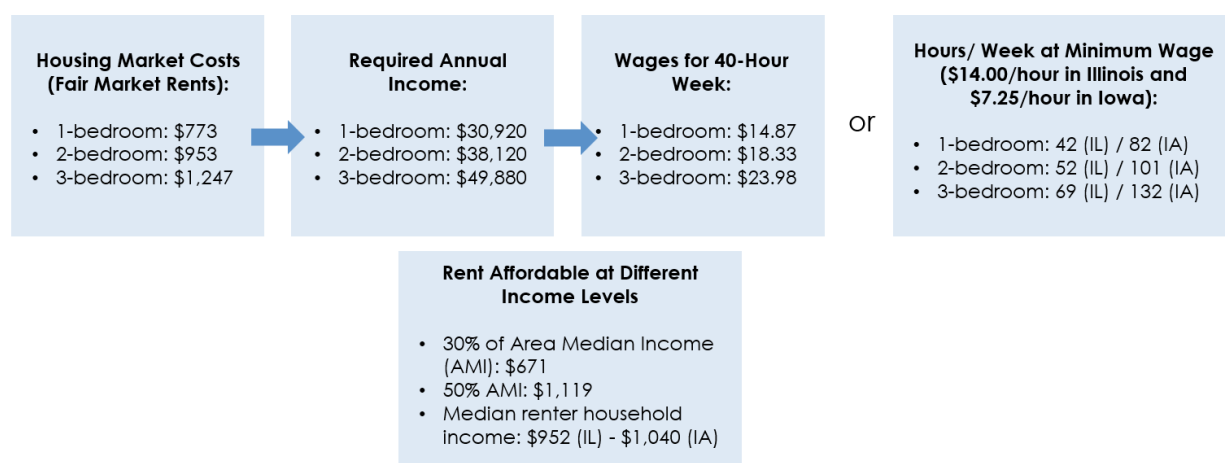
Housing Costs and Affordability

The most common housing needs identified by stakeholders are related to affordability, particularly for low- and moderate-income households. Many residents who participated in the community engagement process noted that housing costs frequently rise faster than wages, which creates affordability issues for households who already have tight budgets. A lack of affordable housing options frequently leads to cost burden, as described in the next section titled Housing Needs.

Housing Cost by Unit Size

The National Low Income Housing Coalition's annual *Out of Reach* report examines rental housing rates relative to income levels for counties throughout the U.S. Figure 25 below shows annual household income and hourly wages needed to afford Fair Market Rents (FMRs) in the Davenport-Moline-Rock Island MSA for one-, two-, and three-bedroom rental units in 2024.

FIGURE 25– REQUIRED INCOME, WAGES, AND HOURS TO AFFORD FAIR MARKET RENTS IN BLACK HAWK COUNTY, IOWA



Housing Coalition Out of Reach 2024, Accessed from <https://nlihc.org/oor/state/il>

Fair Market Rent (FMR) is a standard set by HUD at the county or regional level for use in administering its Section 8 rental voucher program. FMRs are typically the 40th percentile gross rent (i.e., rent plus utility costs) for typical, non-substandard rental units in the local housing market.

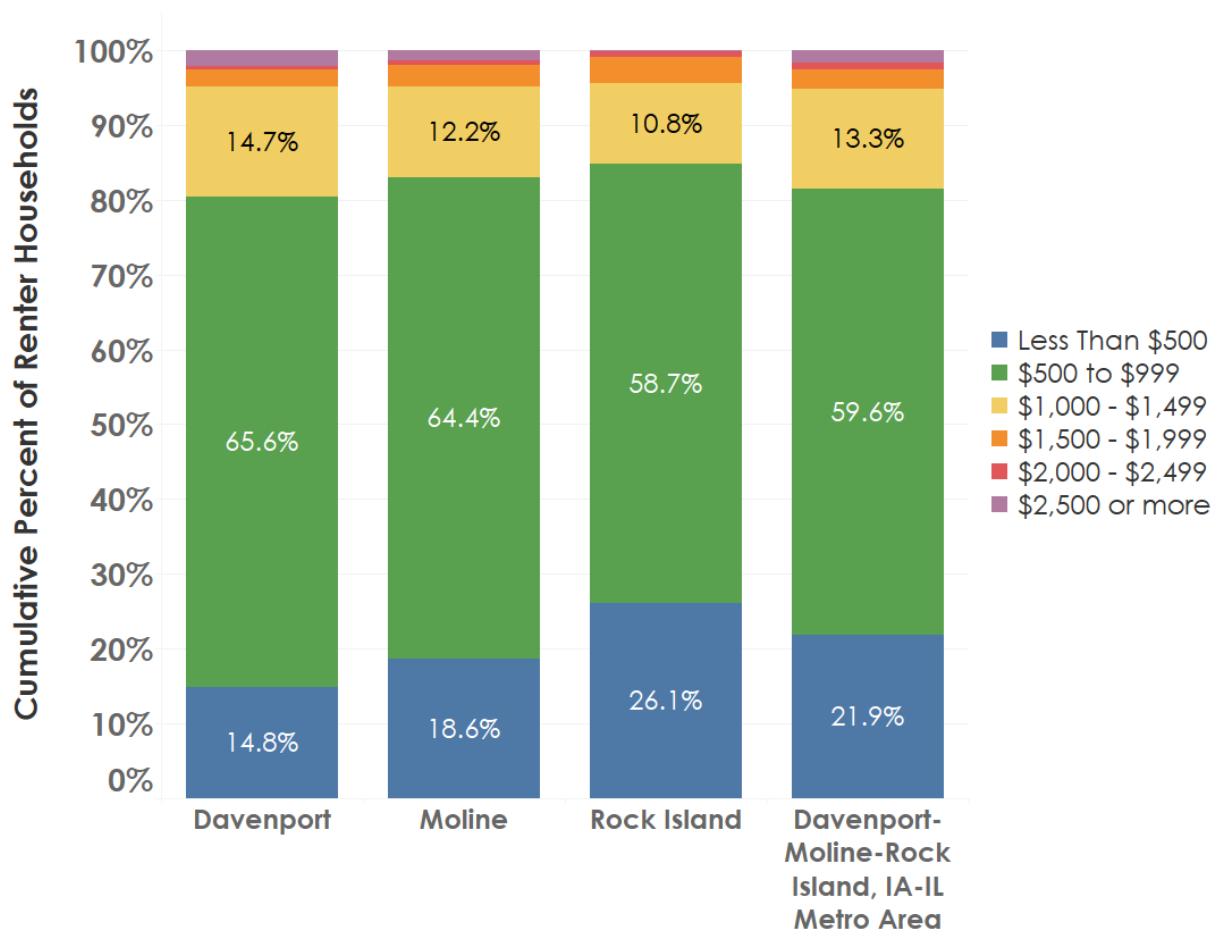
As shown in Table 7, the most common rental unit size in the Tri-Cities is a two-bedroom unit. In the Davenport-Moline-Rock Island MSA, the average rental cost for a two-bed unit was \$953 per month in 2024. To afford this rent without being cost burdened (i.e. spending more than 30% of income on housing), a household would require an annual income of \$38,120. This amount translates to a 52-hour work week

at a wage of \$14 per hour (the minimum wage in Illinois) or 101-hour work week at a wage of \$7.25 per hour (the minimum wage in Iowa). A household earning the median renter household income could afford a two-bedroom unit if available at the fair market rent of \$953 but would have difficulty affording a three-bedroom unit at the fair market rent of \$1,247.

Overall, this data indicates that low incomes make housing at fair market rents unaffordable to individuals earning the minimum wage and, in some cases, the average renter wage in the Davenport-Moline-Rock Island MSA. Individuals earning the median renter household income and working a 40-hour work week are unable to afford a three-bedroom housing unit at fair market rent, which has implications for families of all sizes, but especially larger families and single-parent families.

The American Community Survey also provides estimates on monthly renter and homeowner costs. This data indicates that rental housing in Rock Island and the MSA tends to be slightly more affordable relative to that in Davenport and Moline. As of the 2018-2022 American Community Survey five-year estimates, about 80% to 85% of renter households in the Tri-Cities and the MSA spend less than \$1,000 per month on rent, with slightly greater shares of households in Rock Island and the MSA spending under \$500 per month (26.1% and 21.9%, respectively, compared to 18.6% and 14.8% in Moline and Davenport, respectively). Across the four areas, about 14% to 17% of households spend \$1,000 to \$1,999 on rent, while only about 1% to 3% of households spend \$2,000 or more. More recent data from the Zumper database shows average rents in Davenport at \$875 to \$1,066 for a two-bedroom unit and \$1,252 to \$1,580 for a three-bedroom unit as of November 2024, indicating sharp increases in rental costs in recent years. Renters earning the median renter household income may thus find it difficult to find housing in the Tri-Cities at an affordable rate for their income level.

FIGURE 26. CONTRACT RENT, 2018-2022

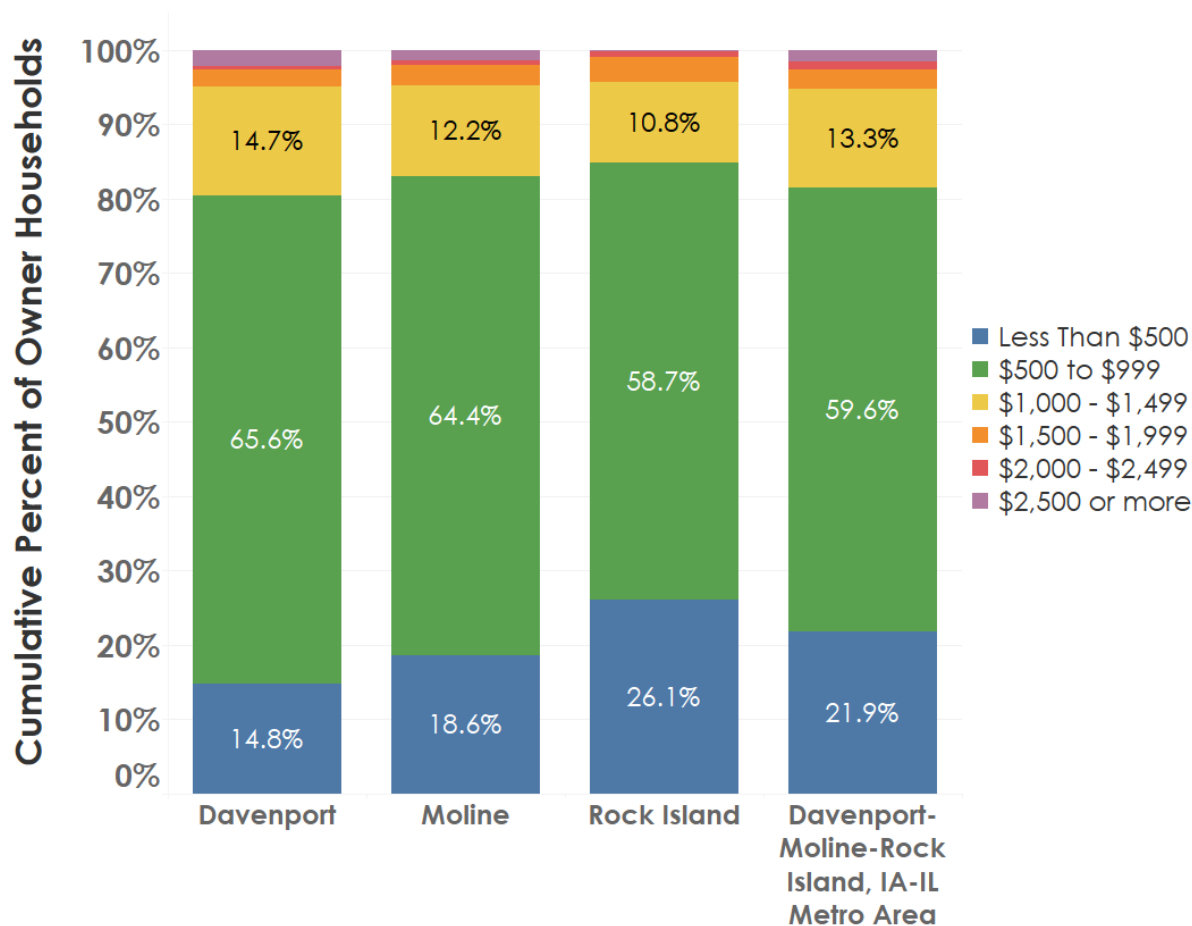


For many households in the area, homeownership is more expensive than renting. As of the American Community Survey five-year estimates for 2018-2022, the share of homeowners spending \$1,500 or more per month on housing ranges from 17.7% in Rock Island to 26.5% in the MSA—larger shares than the estimated 4% to 5% of renter households spending within this same range. Owner households are also significantly more likely to spend \$2,000 or more per month on housing costs than renters (about 8% to 13% of homeowner households, compared to about 1% to 3% of renter households).

More recent data from Zillow's Home Value Index (ZHVI) estimates the typical home value in Davenport as \$172,876 as of September 2024, a 26.7% increase over the typical value of \$136,466 in September 2019. Home values in the metro increased at a similar rate of 24.0%, from \$141,400 in 2019 to \$175,266 in 2024. Housing values in Moline and Rock Island started lower in 2019 and increased at slightly lower rates over the time period: Home values in Moline increased by 18.4%, from \$119,589 in 2019 to \$141,616 in 2024, and home values in Rock Island increased 22.3%, from \$100,397 in 2019 to \$122,770 in 2024.

While these values indicate greater affordability in Moline and Rock Island relative to Davenport and the metro area, they indicate steep increases in home prices in recent years that may serve as barriers to homeownership for lower-income residents. As home values and interest rates have increased, renting is generally more accessible to low-to-moderate income families than homeownership in the Tri-Cities.

FIGURE 27. MONTHLY OWNER COSTS, 2018-2022



Housing Needs

Housing cost and condition are key components to housing choice. Housing barriers may exist in a jurisdiction when some protected class groups have greater difficulty accessing housing in good condition and that they can afford. To assess affordability and other types of housing needs, HUD defines four housing problems:

1. A household is *cost burdened* if monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. A household is *overcrowded* if there is more than 1.0 people per room, not including kitchen or bathrooms.
3. A housing unit *lacks complete kitchen facilities* if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
4. A housing unit *lacks complete plumbing facilities* if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly housing income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (also as described above).

To assess housing need, HUD receives a special tabulation of data from the U. S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This data, known as Comprehensive Housing Affordability Strategy (CHAS) data, counts the number of households that fit certain combinations of HUD-specified criteria, such as housing needs by race and ethnicity. CHAS data for Davenport, Moline, and Rock Island is shown below in Tables 9 through 11. Table 9 shows overall likelihood of housing problems by race or ethnicity regardless of income, while Tables 10 and 11 show rates of housing problems and severe housing problems by race, ethnicity, and income band up to 100% HAMFI.

White, non-Hispanic households account for the majority of households across the Tri-Cities (about 71% to 81% of households in each area), followed by Black households (about 8% to 18%) and Hispanic households (about 7% to 13%). Other races and ethnicities make up much smaller shares of households across the cities (see Table 9).

Black and Native American households in Davenport, Moline, and Rock Island experience housing problems at disproportionate rates:²⁰ about 41% to 43% of Black

²⁰ HUD defines a group as having a disproportionate need if its members experience housing needs at a rate that is ten percentage points or more above that of the entire population at that income level.

households have at least one of the four housing problems, and 53% to 90% of Native American households have a housing problem. In Rock Island, Asian and Hispanic households also experience housing problems at disproportionate rates (52.7% and 39.6%, respectively). While the total numbers of households are small, the 20 Pacific Islander households in Moline and Rock Island all experience housing problems (100% of the 10 Pacific Islander households in each city).

Housing problems are more prevalent for households with lower incomes than for those with higher incomes. Across the three cities, about 75% to 78% of households with incomes of 30% HAMFI or below have one or more housing problems, while the same is true for only about 11% to 16% of households with incomes of 81% to 100% HAMFI. Table 10 shows that the subgroups most likely to have a housing problem when accounting for income, race, and ethnicity are Native American households with incomes of 80% HAMFI or less and Asian, Pacific Islander, and Hispanic households with incomes of 30% HAMFI or less.

Severe housing problems are also significantly more common for households with lower incomes. Across the three cities, about 58% to 72% of households with incomes of 30% HAMFI or below have one or more housing problems, while the same is true for only about 3% to 6% of households with incomes of 81% to 100% HAMFI. Table 11 shows that the subgroups most likely to have a severe housing problem are Pacific Islander households and Hispanic households with incomes of 30% HAMFI or less.

TABLE 9 – HOUSING PROBLEMS BY RACE OR ETHNICITY

Household Demographics	Davenport			Moline			Rock Island		
	Total Households	# with Housing Problems	% with Housing Problems	Total Households	# with Housing Problems	% with Housing Problems	Total Households	# with Housing Problems	% with Housing Problems
Housing Problems									
White, non-Hispanic	32,830	7,990	24.3%	13,785	3,445	25.0%	10,645	2,465	23.2%
Black, non-Hispanic	4,219	1,800	42.7%	1,297	527	40.6%	2,689	1,154	42.9%
Asian, non-Hispanic	825	275	33.3%	358	48	13.4%	370	195	52.7%
American Indian or Alaska Native, non-Hispanic	94	50	53.2%	12	8	66.7%	40	36	90.0%
Pacific Islander, non-Hispanic	25	0	0.0%	10	10	100.0%	10	10	100.0%
Hispanic, any race	2,744	759	27.7%	2,389	810	33.9%	1,300	515	39.6%
Total	40,737	10,874	26.7%	17,851	4,848	27.2%	15,054	4,375	29.1%

Source: 2017-2021 CHAS Data

TABLE 10 –HOUSING PROBLEMS BY RACE AND ETHNICITY AND INCOME UP TO 100% HAMFI

Household Demographics	Davenport			Moline			Rock Island		
	Total Households	# with Housing Problems	% with Housing Problems	Total Households	# with Housing Problems	% with Housing Problems	Total Households	# with Housing Problems	% with Housing Problems
0-30% HAMFI									
White, non-Hispanic	3,775	2,880	76.3%	1,740	1,430	82.2%	1,440	1,090	75.7%
Black, non-Hispanic	1,205	945	78.4%	350	140	40.0%	1,045	715	68.4%
Asian, non-Hispanic	165	140	84.8%	50	40	80.0%	75	75	100.0%
American Indian or Alaska Native, non-Hispanic	30	20	66.7%	4	4	100.0%	14	14	100.0%
Pacific Islander, non-Hispanic	0	0	--	10	10	100.0%	10	10	100.0%
Hispanic, any race	350	220	62.9%	314	300	95.5%	170	170	100.0%
Total	5,525	4,205	76.1%	2,468	1,924	78.0%	2,754	2,074	75.3%
31-50% HAMFI									
White, non-Hispanic	3,840	2,605	67.8%	1,585	1,020	64.4%	1,290	775	60.1%
Black, non-Hispanic	684	360	52.6%	465	285	61.3%	440	320	72.7%
Asian, non-Hispanic	65	35	53.8%	20	0	0.0%	55	25	45.5%
American Indian or Alaska Native, non-Hispanic	0	0	--	4	4	100.0%	10	10	100.0%
Pacific Islander, non-Hispanic	0	0	--	0	0	--	0	0	--
Hispanic, any race	620	350	56.5%	545	255	46.8%	240	155	64.6%
Total	5,209	3,350	64.3%	2,619	1,564	59.7%	2,035	1,285	63.1%

Household Demographics	Davenport			Moline			Rock Island		
	Total Households	# with Housing Problems	% with Housing Problems	Total Households	# with Housing Problems	% with Housing Problems	Total Households	# with Housing Problems	% with Housing Problems
51-80% HAMFI									
White, non-Hispanic	5,800	1,640	28.3%	2,070	615	29.7%	2,135	360	16.9%
Black, non-Hispanic	825	240	29.1%	144	64	44.4%	480	85	17.7%
Asian, non-Hispanic	230	70	30.4%	59	4	6.8%	115	80	69.6%
American Indian or Alaska Native, non-Hispanic	0	0	--	0	0	--	8	8	100.0%
Pacific Islander, non-Hispanic	25	0	0.0%	0	0	--	0	0	--
Hispanic, any race	370	125	33.8%	395	115	29.1%	295	70	23.7%
Total	7,250	2,075	28.6%	2,668	798	29.9%	3,033	603	19.9%
81-100% HAMFI									
White, non-Hispanic	4,060	495	12.2%	1,290	120	9.3%	1,055	65	6.2%
Black, non-Hispanic	520	230	44.2%	124	34	27.4%	260	0	0.0%
Asian, non-Hispanic	30	0	0.0%	0	0	--	40	0	0.0%
American Indian or Alaska Native, non-Hispanic	34	30	88.2%	0	0	--	0	0	--
Pacific Islander, non-Hispanic	0	0	--	0	0	--	0	0	--
Hispanic, any race	239	4	1.7%	375	55	14.7%	250	110	44.0%
Total	4,883	759	15.5%	1,789	209	11.7%	1,605	175	10.9%

Source: 2017-2021 CHAS Data

TABLE 11 –SEVERE HOUSING PROBLEMS BY RACE AND ETHNICITY AND INCOME UP TO 100% HAMFI

Household Demographics	Davenport			Moline			Rock Island		
	Total Households	# with Severe Housing Problems	% with Housing Problems	Total Households	# with Severe Housing Problems	% with Housing Problems	Total Households	# with Severe Housing Problems	% with Housing Problems
0-30% HAMFI									
White, non-Hispanic	3,775	2,490	66.0%	1,745	1,305	74.8%	1,440	840	58.3%
Black, non-Hispanic	12,05	790	65.6%	350	140	40.0%	1,045	550	52.6%
Asian, non-Hispanic	165	90	54.5%	50	40	80.0%	80	65	81.3%
American Indian or Alaska Native, non-Hispanic	29	4	13.8%	4	4	100.0%	14	14	100.0%
Pacific Islander, non-Hispanic	0	0	--	10	10	100.0%	10	10	100.0%
Hispanic, any race	350	205	58.6%	315	275	87.3%	170	125	73.5%
Total	5,524	3,579	64.8%	2,474	1,774	71.7%	2,759	1,604	58.1%
31-50% HAMFI									
White, non-Hispanic	3,845	840	21.8%	1,590	265	16.7%	1,285	355	27.6%
Black, non-Hispanic	679	44	6.5%	460	125	27.2%	450	215	47.8%
Asian, non-Hispanic	65	0	0.0%	20	0	0.0%	55	10	18.2%
American Indian or Alaska Native, non-Hispanic	0	0	--	4	0	0.0%	10	0	0.0%
Pacific Islander, non-Hispanic	0	0	--	0	0	--	0	0	--
Hispanic, any race	615	80	13.0%	540	85	15.7%	240	50	20.8%
Total	5,204	964	18.5%	2,614	475	18.2%	2,040	630	30.9%
51-80% HAMFI									
White, non-Hispanic	5,795	305	5.3%	2,070	65	3.1%	2,130	30	1.4%

Household Demographics	Davenport			Moline			Rock Island		
	Total Households	# with Severe Housing Problems	% with Housing Problems	Total Households	# with Severe Housing Problems	% with Housing Problems	Total Households	# with Severe Housing Problems	% with Housing Problems
Black, non-Hispanic	830	110	13.3%	145	45	31.0%	480	40	8.3%
Asian, non-Hispanic	230	40	17.4%	59	0	0.0%	115	55	47.8%
American Indian or Alaska Native, non-Hispanic	0	0	--	0	0	--	8	0	0.0%
Pacific Islander, non-Hispanic	25	0	0.0%	0	0	--	0	0	--
Hispanic, any race	370	45	12.2%	395	35	8.9%	294	4	1.4%
Total	7,250	500	6.9%	2,669	145	5.4%	3,027	129	4.3%
81-100% HAMFI									
White, non-Hispanic	4,055	225	5.5%	1,290	65	5.0%	1,055	35	3.3%
Black, non-Hispanic	515	0	0.0%	119	4	3.4%	260	0	0.0%
Asian, non-Hispanic	30	0	0.0%	0	0	--	40	0	0.0%
American Indian or Alaska Native, non-Hispanic	34	30	88.2%	0	0	--	0	0	--
Pacific Islander, non-Hispanic	0	0	--	0	0	--	0	0	--
Hispanic, any race	235	0	0.0%	375	30	8.0%	250	10	4.0%
Total	4,869	255	5.2%	1,784	99	5.5%	1,605	45	2.8%

Source: 2017-2021 CHAS Data

Homeownership and Lending

Homeownership is vital to a community's economic well-being. It provides the opportunity to build wealth, is generally associated with higher levels of civic engagement,²¹ and is correlated with positive cognitive and behavioral outcomes among children.²²

Federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968, along with continuing impediments to access, have had significant impacts on the homeownership rates of racial and ethnic minorities, particularly Black and Hispanic populations. The gap between the white and Black homeownership rate is the largest among racial and ethnic groups. In 2022, the U.S. Census Bureau reported a 25.4 percentage point gap in homeownership rate between white and Black households, representing a slight widening of the gap since 2002 (24.3 percentage points). Over the same period, the gap in the homeownership rate between white and Hispanic households narrowed from 24.7 to 21.8 percentage points.²³

Homeownership trends have changed in recent years because of significant events in the housing market and labor force. The homeownership rate for Millennials (the generation born between 1981 and 1997) is eight percentage points lower than the two previous generations, controlling for age. This discrepancy can be attributed to a multitude of factors ranging from preference for urban areas, cost of education and associated debt, changes in marriage and childbearing patterns, rising housing costs, and the current supply of affordable housing.²⁴

Homeownership rates across Davenport, Moline, and Rock Island are highest among white households and households identifying as 'some other race' (about 65% to 75% across the three cities), and lowest among Black households (about 28% to 34%).

The map that follows shows the homeownership rate by census tract in Davenport, Moline, and Rock Island. Homeownership rates are highest in parts of east Davenport, west Moline, and central Rock Island, where they top 90% in five census tracts. Rates

²¹ Manturuk K, Lindblad M, Quercia R. "Homeownership and civic engagement in low-income urban neighborhoods: a longitudinal analysis." *Urban Affairs Review*. 2012;48(5):731-60.

²² Haurin, Donald R. et al. "The Impact of Homeownership on Child Outcomes." Low-Income Homeownership Working Paper Series. Joint Center for Housing Studies of Harvard University. October 2001, <http://www.jchs.harvard.edu/sites/default/files/liho01-14.pdf>.

²³ U.S. Census Bureau. Homeownership Rates by Race and Ethnicity of Householder: 1994 to 2017.

²⁴ Choi, Jung et al. "Millennial Homeownership: Why Is It So Low, and How Can We Increase It?" The Urban Institute. July 2018. www.urban.org/sites/default/files/publication/98729/millennial_homeownership_0.pdf.

are lowest in south Davenport, north Moline, and north Rock Island along the Mississippi River, where they fall below 25% in four census tracts.

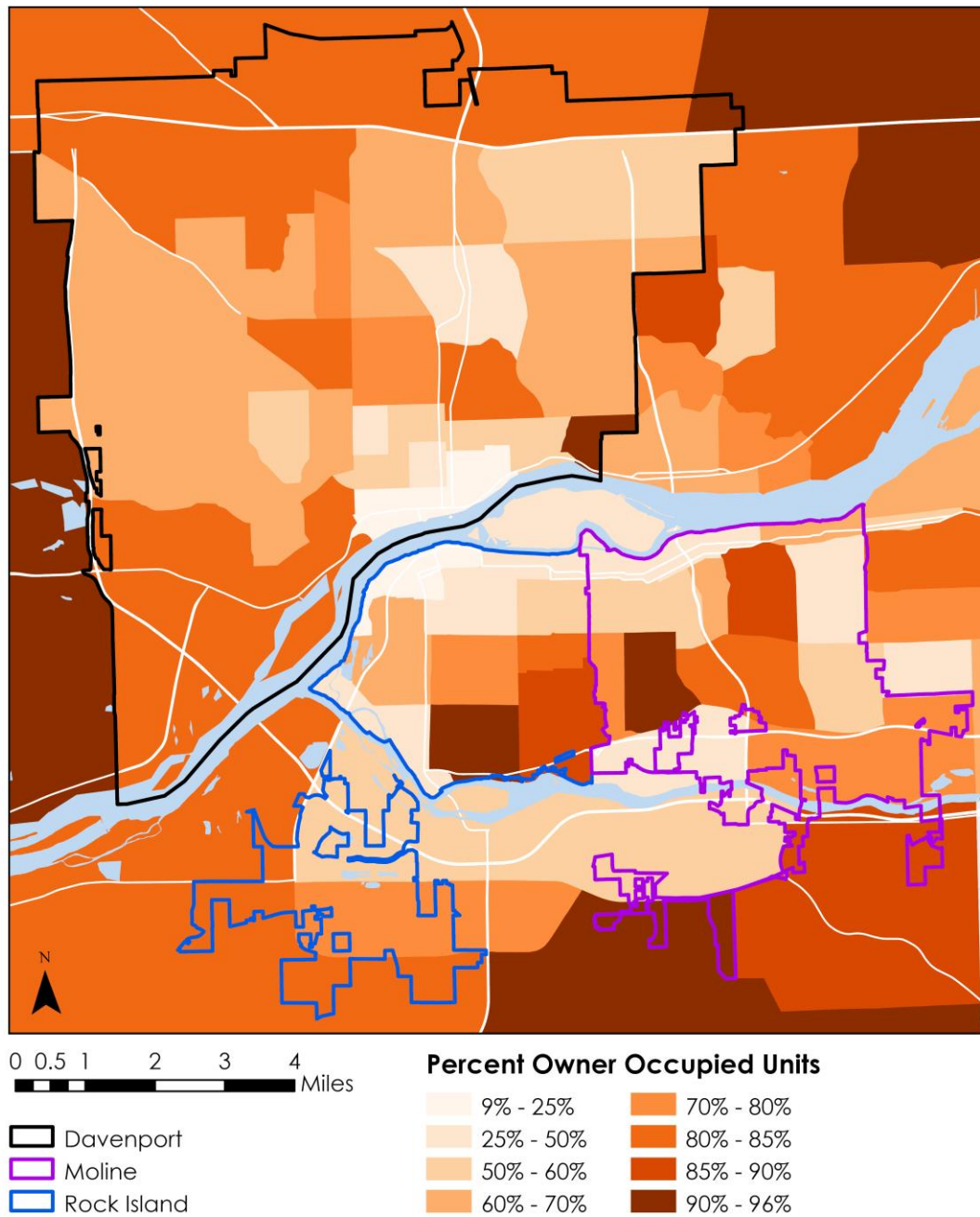
TABLE 12 – HOMEOWNERSHIP AND RENTAL RATES BY RACE AND ETHNICITY

Householder Race/Ethnicity	Davenport			Moline			Rock Island		
	Owner Households	Renter Households	Home-ownership Rate	Owner Households	Renter Households	Home-ownership Rate	Owner Households	Renter Households	Home-ownership Rate
Non-Hispanic									
White	23,449	11,629	66.8%	10,319	4,378	70.2%	7,806	3,527	68.9%
Black	1,191	3,095	27.8%	458	958	32.3%	875	1,677	34.3%
Asian/ Pacific Islander	392	379	50.8%	155	231	40.2%	220	171	56.3%
Native American	95	104	47.7%	15	0	100.0%	27	22	55.1%
2+ Races	986	779	55.9%	587	265	68.9%	348	228	60.4%
Other	423	145	74.5%	586	315	65.0%	234	112	67.6%
Hispanic	1,583	1,239	56.1%	1,538	776	66.5%	813	484	62.7%
Total	26,536	16,131	62.2%	12,120	6,147	66.3%	9,510	5,737	62.4%

Note: Data presented are number of households, not individuals.

Source: 2018-2022 American Community Survey, Table S2502

FIGURE 28 – HOMEOWNERSHIP RATE BY CENSUS TRACT IN DAVENPORT, MOLINE, AND ROCK ISLAND, 2018-2022



Source: 2018-2022 American Community Survey, Table DP05

Mortgage Lending

Prospective homebuyers need access to mortgage credit, and programs that offer homeownership should be available without discrimination. The proceeding data and analysis assesses the degree to which the housing needs of residents are being met by home loan lenders.

The Home Mortgage Disclosure Act of 1975 (HMDA) requires most mortgage lending institutions to disclose detailed information about their home lending activities annually. The objectives of HMDA include ensuring that borrowers and loan applicants are receiving fair treatment in the home loan market.

The national 2023 HMDA data consists of information for 10 million home loan applications reported by 5,113 home lenders including banks, savings associations, credit unions, and mortgage companies.²⁵ HMDA data, which is provided by the Federal Financial Institutions Examination Council (FFIEC), includes the type, purpose, and characteristics of each home mortgage application that lenders receive during the calendar year. It also includes additional data related to those applications including loan pricing information, action taken, property location (by census tract), and information about loan applicants such as sex, race, ethnicity, and income. 300 financial institutions reported HMDA data for Scott County, IA and Rock Island County, IL in 2023.

Applicants in the two counties submitted a total of 10,394 home purchase loan applications in 2023. The following analysis looks at 3,912 applications in the counties in which the mortgage was applied for as a first lien, including conventional, FHA-insured, VA-guaranteed, and FSA / RHS-guaranteed loans for single-family homes. Within each record, some data variables are 100% reported— “Loan Type,” “Loan Amount,” and “Action Taken,” for example—but other data fields are less complete. According to the HMDA data, these records represent applications taken entirely by mail, Internet, or phone in which the applicant may have declined to identify their sex, race, and/or ethnicity. Records for applications with missing race and ethnicity data are included in a separate category entitled “No Race or Ethnicity Given.” This data does not include seller-financed loans.

Looking at first-lien applications for single-family homes completed in 2023, about two-thirds of applications in the counties were completed by white applicants (2,578 applications, or 65.9%). Hispanic, Black, and Asian applicants each submitted about 3% to 9% of applications (360, 193, and 117 applications, respectively). 16.7% of applications were submitted jointly by applicants of different races, by applicants of two or more minority races, or by applicants who did not provide race or ethnicity

²⁵ Federal Financial Institutions Examination Council. “FFIEC Publishes 2023 Data on Mortgage Lending.” July 11, 2024. <https://www.ffiec.gov/press/pr071124.htm>

data (653 applications). Native American applicants submitted 0.3% of all applications (11 applications).

The tables that follow show loan approval rates for completed loan applications by race and ethnicity at various income levels in Scott County and Rock Island County.²⁶ The Median Family Income in the Davenport-Moline-Rock Island, IA-IL HUD Metro FMR Area is \$88,400, according to HUD's FY 2023 Income Limits. The income tiers below represent low-income applicants earning up to 80% AMI (\$70,720), middle-income applicants earning 80% to 120% AMI (\$70,720 to \$106,080), and high-income applicants earning more than 120% AMI (over \$106,080). In 2023, there were 297 applications for which income was not reported. These applications are included in the totals under "all applicants." Excluded from these figures are applications that were withdrawn or closed due to incompleteness such that no decision was made regarding approval or denial.

Mortgage Denials

HMDA data indicates that 6.4% of first-lien mortgage applications for single-family homes in the county were denied in 2023. 9.8% of all applications from low-income earners were denied. Among middle-income earners, 5.9% of applicants were denied a loan, and 3.2% of applications from high-income earners were denied.

Looking at these figures by race and ethnicity, Asian, Black, and Hispanic applicants were denied mortgages at significantly higher rates (about 11% to 12%) than the counties' average rate of 6.4%. Native American applicants also experienced a higher rate of mortgage denial (9.1%), although total numbers of applicants were low (11). White applicants in the county experienced the lowest rates of denial (4.8%). Overall, Asian, Black, and Hispanic applicants in the counties were about 2.3 to 2.5 times as likely to be denied a loan as white applicants.

Low-Income Applicants

9.8% of low-income mortgage loan applicants were denied a mortgage loan. Low-income applicants identifying as Native American, Asian, and Hispanic experienced the highest rates of mortgage denial (25.0%, 16.2%, and 14.1%, respectively). White applicants were denied a mortgage at the lowest rates of all low-income applicants (7.4%).

²⁶ The low-income category includes applicants with a household income at or below 80% of area median family income (MFI). The middle-income range includes applicants with household incomes from 81% to 120% MFI, and the upper income category consists of applicants with a household income above 120% MFI.

Middle-Income Applicants

Middle-income applicants, earning between 80% to 120% MFI, were denied mortgages at a rate of 5.9%. At this income level, Black applicants were denied at the highest rates (13.0%), while white and Native American households were least likely to be denied (4.3% and 0.0%, respectively).

High-Income Applicants

At high incomes, 3.2% of applicants experienced a mortgage loan denial. At this income level, Asian/ Pacific Islander and Hispanic/ Latino applicants experienced denials at the highest rates (11.7.% and 7.0%), while Black, Native American, and white applicants had the lowest rates of denial (0.0%, 0.0%, and 2.3%, respectively).

Reasons for Denial

Reasons for denial are shown in Table 14. White applicants had the largest number of denials (124), followed by Hispanic/Latino and Black applicants (39 and 21, respectively). The primary reason for mortgage loan denial was debt-to-income ratio (81 applicants). Other frequent reasons for loan denial include credit history (44 applicants), collateral (26 applicants), and insufficient cash (23 applicants).

These findings indicate disparities in access to mortgage loans in the service area, particularly for Asian/Pacific Islander, Black, and Hispanic/Latino applicants. Denials based on a high debt-to-income ratio and credit history indicate that many applicants struggle with long-term financial instability, which creates additional barriers to accessing a mortgage. Denials based on collateral indicate that the value of a requested loan is high relative to the appraised value of a home, creating loan-to-value ratios that fall above lenders' thresholds. The data suggests that additional resources are needed to stabilize the path to homeownership, including support for homebuyer readiness classes or other pre-application assistance, down payment assistance programs, and wider-ranging social support for households to improve their chances of securing mortgage loans.

TABLE 13 – HOME PURCHASE LOAN APPROVAL RATES IN SCOTT COUNTY AND ROCK ISLAND COUNTY BY RACE AND ETHNICITY, 2023

Applicant Income		Applicant Race and Ethnicity						All Applicants
		Non-Latino					Latino/ Hispanic	
		White	Black	Asian/ Pacific Islander	Native American	Other/ Race Not Available		
Low Income	Completed Applications	1,061	116	37	4	143	184	1,545
	Denial Rate	7.4%	12.1%	16.2%	25.0%	17.5%	14.1%	9.8%
Middle Income	Completed Applications	630	54	18	2	108	102	914
	Denial Rate	4.3%	13.0%	5.6%	0.0%	10.2%	7.8%	5.9%
High Income	Completed Applications	862	22	60	5	136	71	1,156
	Denial Rate	2.0%	0.0%	11.7%	0.0%	5.9%	7.0%	3.2%
All Applicants	Completed Applications	2,578	193	117	11	653	360	3,912
	Denial Rate	4.8%	10.9%	12.0%	9.1%	7.8%	10.8%	6.4%

Note: Applications in which no income information was listed were excluded.

Data Source: FFIEC 2023 Home Mortgage Disclosure Act Data, Accessed via <https://ffiec.cfbp.gov/data-browser/data/2023?category=counties&items=19163,17161>

TABLE 14 – HOME PURCHASE LOAN DENIAL REASONS IN SCOTT COUNTY AND ROCK ISLAND COUNTY BY RACE AND ETHNICITY, 2023

Applicant Income	Applicant Race and Ethnicity							All Applicants	
	Non-Latino						Latino/ Hispanic		
	White	Black	Asian	Native American	Other/ Race Not Available				
Denial Reason Provided									
Debt-to-income ratio	38	9	3	1	19			11	81
Employment History	1	1	1	0	2			0	5
Credit history	26	1	3	0	5			9	44
Collateral	16	3	0	0	4			3	26
Insufficient cash (down payment, closing costs)	7	2	1	0	7			6	23
Unverifiable information	5	2	2	0	2			1	12
Credit application incomplete	11	0	2	0	2			1	16
Mortgage insurance denied	0	0	0	0	0			0	0
Other	9	2	0	0	4			3	18
Reason not reported	11	1	2	0	6			5	25
Total denials	124	21	14	1	51			39	250

Note: Applications in which no income information was listed were excluded.

Data Source: FFIEC 2022 Home Mortgage Disclosure Act Data, Accessed via <https://ffiec.cfbp.gov/data-browser/data/2022?category=counties&items=19013>

Zoning, Affordability, and Housing Choice

Comprehensive land use planning is a critical process by which communities address a myriad of public policy issues such as housing, transportation, health, recreation, environmental protection, commercial and retail services, and land values, and address how the interconnection and complexity of these issues can ultimately impact the entire municipality. “The land use decisions made by a community shape its very character – what it’s like to walk through, what it’s like to drive through, who lives in it, what kinds of jobs and businesses exist in it, how well the natural environment survives, and whether the community is an attractive one or an ugly one.”²⁷ Likewise, decisions regarding land use and zoning have a direct and profound impact on affordable housing and fair housing choice, shaping a community or region’s potential diversity, growth, and opportunity for all. Zoning determines where housing can be built, the type of housing that is allowed, and the amount and density of housing that can be provided. Zoning also can directly or indirectly affect the cost of developing housing, making it harder or easier to accommodate affordable housing.

The following sections will explore (I) how Illinois and Iowa state law impacts local land use and zoning authority and decision-making and (II) how the zoning and land use codes of the Cities of Moline, Davenport, and Rock Island impact housing affordability and fair housing choice within those borders.

Intersection of Local Zoning with Federal and State Fair Housing Laws

One goal of zoning is to balance individual property rights with the power of government to promote and protect the health, safety, and general welfare of the overall community. Zoning codes regulate how a parcel of land in a community may be used and the density of development. Local governments may divide their jurisdiction into zoning districts by adopting a zoning map consistent with the comprehensive plan; define categories of permitted and special/conditional uses for those districts; and establish design or performance standards for those uses. Zoning may regulate the height, shape, and placement of structures and lot sizes or shapes. Jurisdictions also can expressly prohibit certain types of uses within zoning districts. In this way, local ordinances may define the type and density of housing resources available to residents, developers, and other organizations within certain areas, and as a result influence the availability and affordability of housing.

While local governments have the power to enact zoning and land use regulations, that power is limited by state and federal fair housing laws (e.g., the Illinois Human Rights Act, the Iowa Civil Rights Act, the federal FHAA, the Americans with Disabilities Act, constitutional due process and equal protection), which apply not only to private

²⁷ John M. Levy. *Contemporary Urban Planning, Eighth Edition*. Upper Saddle River, NJ: Pearson Prentice Hall, 2009.

individuals but also to government actions. See H.R. Rep. No. 100-711, at 24 (1988), reprinted in 1988 U.S.C. C.A.N. 2173, 2185 (showing that Congress' intent was that the amendments "would also apply to state or local land use and health and safety laws, regulations, practices or decisions which discriminate against individuals with handicaps"). In a recent landmark disparate impact case under the FHA, the Supreme Court affirmed that part of the FHA's central purpose is to eradicate discriminatory housing practices, including specifically unlawful zoning laws and other housing restrictions. *Tex. Dep't of Hous. & Cmty. Affairs v. Inclusive Cmty's. Project, Inc.*, 135 S.Ct. 2507, 2521-2522 (2015) (citing multiple published court opinions involving challenges to local zoning and land use decisions and stating: "Suits targeting such practices reside at the heartland of disparate-impact liability.") Besides intentional discrimination and disparate treatment, discrimination under the FHA also includes

[A] refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling. FHA § 804(f)(3)(b).

This provision has been held to apply to zoning and land use decisions by local governments. See, e.g., *Howard v. City of Beavercreek*, 276 F.3d 802 (6th Cir. 2001) (finding Section 804(f)(3)(b) "creates an affirmative duty on municipalities . . . to afford its disabled citizens reasonable accommodations in its municipal zoning practices if necessary to afford such persons equal opportunity in the use and enjoyment of their property"); *Smith & Lee Assocs., Inc. v. City of Taylor*, 102 F.3d 781, 794-795 (6th Cir. 1996) (holding that city had violated the FHAA by failing to allow adult foster care homes to operate in areas zoned only for single-family neighborhoods).

In 1979 the Illinois legislature passed the state's own fair housing protection in the Illinois Human Rights Act. The IHRA protects against discrimination in housing/real estate transactions as well as employment, education, public accommodations, and access to financial credit. The Act prohibits discrimination based on sex, age, race, color, religion, arrest record, marital status, sexual orientation, physical and mental disability, citizenship status (with regard to employment), national origin, ancestry, unfavorable military discharge, familial status (with respect to real estate transactions), military status, sexual harassment, and orders of protection.

Iowa passed its Civil Rights Act ("ICRA") in 1965, prohibiting discrimination in the sale, rental, and financing of dwellings, or to otherwise make housing unavailable, based on a person's sex, race, color, disability (physical and mental), religion, national origin, or familial status (families with children). In addition, Iowa protects persons based on creed, sexual orientation, and gender identity.

Fair housing laws do not preempt local zoning laws but do apply to municipalities and local government units and prohibit them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons. And even where a specific zoning decision does not violate a fair

housing law, HUD entitlement communities must certify annually that they will set and implement standards and policies that protect and advance fair housing choice for all.

The City of Davenport adopted a local fair housing ordinance, which has been amended through the years to update protections for additional protected classes: in 2000, the ordinance was amended to include sexual orientation as a protected class, in 2005 to clarify provisions and add education as another area protected from discrimination; and in 2008 to bring the local ordinance into accord with the Iowa Civil Rights Act by adding gender identity and familial status to the list of protected classes. In addition to the protected classes under the FHAA and Iowa Civil Rights Act, the Davenport ordinance extends fair housing protections to persons on the basis of age and marital status.

As of 2024, aside from the Illinois Human Rights Act and the Fair Housing Act, Moline and Rock Island have not adopted their own local fair housing ordinance. However, the Illinois Human Rights Act currently extends protections for protected classes such as prohibiting discrimination in real estate transactions or the interference with fair housing rights. The Illinois Human Rights Act is in accordance with the Fair Housing Act in that it protects against discrimination based on race, color, national origin, religion, sex, familial status, and age.

Cities of Moline, Davenport, and Rock Island Zoning Ordinance Reviews

Although comprehensive plans and zoning and land use codes play an important role in regulating the health and safety of the structural environment, overly restrictive codes can negatively impact housing affordability and fair housing choice within a jurisdiction. Examples of zoning provisions that most commonly result in barriers to fair housing choice include:

- Restrictive forms of land use that exclude any specific form of housing, particularly multi-family housing, or that require large lot sizes or low-density that deter affordable housing development by limiting its economic feasibility;
- Restrictive definitions of family that impede unrelated individuals from sharing a dwelling unit;
- Placing administrative and siting constraints on group homes for persons with disabilities;
- Restrictions making it difficult for residents with disabilities to locate housing in certain neighborhoods or to modify their housing;
- Restrictions on occupancy of alternative sources of affordable housing such as accessory dwellings, mobile homes, and mixed-use structures.

The cities' treatment of these types of issues are explored and evaluated in the tables and narrative below.

Because zoning codes present a crucial area of analysis for a study of impediments to fair housing choice, the latest available zoning ordinances of Moline, Davenport, and Rock Island were reviewed and evaluated against a list of ten common fair housing issues. Taken together, these issues give a picture of (1) the degree to which exclusionary zoning provisions may impact affordable housing opportunities within those jurisdictions and (2) the degree to which the zoning code may impact housing opportunities for persons with disabilities. The zoning ordinance was assigned a risk score of either 1, 2, or 3 for each of the ten issues and was then given an aggregate score calculated by averaging the individual scores, with the possible scores defined as follows:

1 = low risk – the provision poses little risk for discrimination or limitation of fair housing choice, or is an affirmative action that intentionally promotes and/or protects affordable housing and fair housing choice;

2 = medium risk – the provision is neither among the most permissive nor most restrictive; while it could complicate fair housing choice, its effect is not likely to be widespread;

3 = high risk – the provision causes or has potential to result in systematic and widespread housing discrimination or the limitation of fair housing choice or is an issue where the jurisdiction could take affirmative action to further affordable housing or fair housing choice but has not.

Research has shown that restricting housing choice for certain historically/socio-economically disadvantaged groups and protected classes can happen in any number of ways and should be viewed on a continuum. The zoning analysis matrix developed for this report and the narrative below are not designed to assert whether the cities' codes create a per se violation of the FHA or HUD regulations but are meant as a tool to highlight significant areas where zoning and land use ordinances may otherwise jeopardize the spirit and intent of fair housing protections and HUD's AFFH standards for its entitlement communities.

The issues chosen for discussion show where zoning ordinances and policies could go further to protect fair housing choice for protected and disadvantaged classes, and yet still fulfill the zoning objective of protecting the public's health, safety, and general welfare. Specifically, the issues highlighted by the matrix inform, first, the degree to which the zoning ordinance may be overly restrictive and exclusionary to the point of artificially limiting the affordable housing inventory and directly contributing to higher housing and rental costs. And secondly, the matrix helps inform the impact the local regulations may have on housing opportunities for persons with disabilities, a protected class under state and federal fair housing law.

The following table lists the ten issues reviewed and the cities' scores for each issue. A complete report for each jurisdiction, including citations to relevant statutes, code sections, and explanatory comments, is included as an appendix to this document.

TABLE 15. ZONING CODE RISK SCORES

Issue	Risk Scores		
	Moline	Davenport	Rock Island
1a. Does the jurisdiction's definition of "family" have the effect of preventing unrelated individuals from sharing the same residence? Is the definition unreasonably restrictive?	2	1	2
1b. Does the definition of "family" discriminate against or treat differently unrelated individuals with disabilities (or members of any other protected class)?			
2a. Does the zoning code treat housing for individuals with disabilities (e.g. group homes, congregate living homes, supportive services housing, personal care homes, etc.) differently from other single family residential and multifamily residential uses? For example, is such housing only allowed in certain residential districts, must a special or conditional use permit be granted before siting such housing in certain residential districts, etc.?	2	1	2
2b. Does the zoning ordinance unreasonably restrict housing opportunities for individuals with disabilities who require onsite supportive services? Or is housing for individuals with disabilities allowed in the same manner as other housing in residential districts?			
3a. Do the jurisdiction's policies, regulations, and/or zoning ordinances provide a process for persons with disabilities to seek reasonable modifications or reasonable accommodations to zoning, land use, or other regulatory requirements?	1	2	2
3b. Does the jurisdiction require a public hearing to obtain public input for specific exceptions to zoning and land-use rules for applicants with disabilities? If so, is the public hearing process only required for applicants seeking housing for persons with disabilities or required for all applicants?			
4. Does the ordinance impose spacing or dispersion requirements on certain protected housing types?	3	2	2
5. Does the jurisdiction restrict any inherently residential uses protected by fair housing laws (such as residential substance abuse treatment facilities) only to non-residential zones?	2	2	3

Issue	Risk Scores		
	Moline	Davenport	Rock Island
6. Does the jurisdiction's zoning and land use rules constitute exclusionary zoning that precludes development of affordable or low-income housing by imposing unreasonable residential design regulations (such as high minimum lot sizes, wide street frontages, large setbacks, low FARs, large minimum building square footage or large livable floor areas, restrictions on number of bedrooms per unit, and/or low maximum building heights)?	1	1	1
7a. Does the zoning ordinance fail to provide residential districts where multi-family housing is permitted as of right? Are multifamily dwellings excluded from all single-family dwelling districts?	1	1	1
7b. Do multi-family districts restrict development only to low-density housing types?			
8. Are unreasonable restrictions placed on the construction, rental, or occupancy of alternative types of affordable or low-income housing (for example, accessory dwellings or mobile/manufactured homes)?	2	2	2
9a. Are the jurisdiction's design and construction requirements (as contained in the zoning ordinance or building code) congruent with the Fair Housing Amendments Act's accessibility standards for design and construction?	1	1	1
9b. Is there any provision for monitoring compliance?			
10. Does the zoning ordinance include an inclusionary zoning provision or provide any incentives for the development of affordable housing or housing for protected classes?	1	2	2
Average Risk Score	1.6	1.5	1.8

Risk scores for the three communities are similar, (calculated by taking the average of the 10 individual issue scores) ranging from 1.5 to 1.8, indicating that overall there is low to moderate risk of the zoning regulations contributing to discriminatory housing treatment or impeding fair housing choice. In most cases, the zoning and other land use code sections are reasonably permissive and allow for flexibility as to the most common fair housing issues.

Moline's cumulative scores averaged 1.6. It received a "3" (high risk) score on one issue (#4- spacing requirements) as well as several "2" (medium risk) scores.

Davenport's average risk score is 1.5. It received no "3" (high risk) scores but did receive several "2" (medium risk) scores on certain issues where the zoning regulations have the potential to negatively impact fair and affordable housing.

Rock Island's scores averaged 1.8. It received one "3" (high risk) score (on issue #5 - treatment facility restrictions) and several "2" (medium risk) scores.

These medium and high-risk scores could indicate the local governments may be vulnerable to fair housing complaints where the ordinance is applied in a way that impacts a protected class of persons. In such cases, improvements to the rules and policies could be made to more fully protect the fair housing rights of all the area's residents and to better fulfill the mandate to affirmatively further fair housing.

Impact of Zoning Provisions on Affordable Housing

Academic and market research have proven what also is intuitive: land use regulations can directly limit the supply of housing units within a given jurisdiction, and thus contribute to making housing more expensive, i.e. less affordable.²⁸ Zoning policies that impose barriers to housing development and artificially limit the supply of housing units in a given area by making developable land and construction costlier than they are inherently can take different forms and may include: high minimum lot sizes, low density allowances, wide street frontages, large setbacks, low floor area ratios, large minimum building square footage or large livable floor areas, restrictions on number of bedrooms per unit, low maximum building heights, restrictions against infill development, restrictions on the types of housing that may be constructed in certain residential zones, arbitrary or antiquated historic preservation standards, minimum off-street parking requirements, restrictions against residential conversions to multi-unit buildings, lengthy permitting processes, development impact fees, and/or restrictions on accessory dwelling units. Where these zoning regulations are not congruent with the actual standards necessary to protect the health and safety of residents and prevent overcrowding, they may not be in express violation of fair housing laws but may nonetheless contribute to exclusionary zoning and have the effect of disproportionately reducing housing choice for moderate to low-income families,

²⁸ See Gyourko, Joseph, Albert Saiz, and Anita A. Summers, A New Measure of the Local Regulatory Environment for Housing Markets: The Wharton Residential Land Use Regulatory Index (2007), available at real.wharton.upenn.edu; Randal O'Toole, The Planning Penalty: How Smart Growth Makes Housing Unaffordable (2006), available at independent.org/pdf/policy_reports/2006-04-03-housing.pdf; Edward L. Glaeser and Joseph Gyourko, The Impact of Zoning on Housing Affordability (2002), available at law.yale.edu/system/files/documents/pdf/hier1948.pdf; The White House's Housing Development Toolkit, 2016, available at whitehouse.gov/sites/whitehouse.gov/files/images/Housing_Development_Toolkit%20f.2.pdf.

minorities, persons with disabilities on fixed incomes, families with children, and other protected classes by making the development of affordable housing cost prohibitive.

Missing Middle and Higher-Density Housing

Question 6 examines zoning and land use regulations that have the effect of limiting affordable housing. Large minimum lot sizes tend to increase the overall cost of housing, make it more difficult for residents to obtain housing, increase social segregation, and exacerbate sprawl. Large minimum living areas also tend to increase housing costs by prohibiting the development of smaller units, which tend to be more affordable.

None of the three cities' design standards, density allowances, and housing-type diversity appears facially exclusionary, and the cities all received "1" (low risk) score for Issue 6 and Issue 7 regarding exclusionary zoning regulations for single and multifamily housing types with one exception - Rock Island's relatively low limits on density and high minimum living area requirements resulted in a score of "2" (medium risk) for Issue 7. While the zoning ordinances may impact the feasibility of developing affordable housing in some cases, on the whole, the codes provide for lot sizes and densities that could accommodate affordable housing. But there are recommendations for how each city could use more flexible zoning and land use policy to support investment in its affordable housing stock.

Rezoning is a discretionary review process, which makes more sense for large, complex developments, but is less efficient or economical for smaller-scale, less complex projects which often can be effectively reviewed by planning staff in accordance with objective criteria, lowering the risk and cost to developers and making these projects more feasible. Jurisdiction-wide upzoning that opens more neighborhoods to townhomes, duplexes, and small apartment buildings by-right could substantially increase the supply of housing, while also making those communities financially accessible to more families. Smaller lots and homes near transportation and services should take priority. The Cities could also upzone more acreage to medium and high density multifamily and mixed-use zones; adopt minimum density requirements (especially around transit nodes and commercial and public services); and rezone underutilized industrial and/or commercial areas for adaptive residential use. Implementing regulatory changes and incentives to increase missing middle and higher density multifamily housing can ease price pressure on existing home sales as more housing makes it to market.

Multifamily Uses

Questions 7a and 7b inquire if the zoning ordinance allows multifamily uses by right.

Consistent with the adopted Moline Comprehensive Plan, Moline's zoning code and map divide the City's residential districts into a single-family district, R-2, a one to six family district, R-4, a multifamily district, R-6, and a manufactured home district, R-7.

The minimum lot size for R-2 is 6,000 square feet, and all other districts have a minimum of 5,000 square feet. R-4 requires 3,000 square feet per unit for multiple unit developments. Parking requirements are the same across all zoning districts, a minimum of three spaces per dwelling unit, which is fairly high. Front setbacks are 25 feet or more in all zoning districts. Height is limited to 2.5 stories in R-2 and R-4 and 12 stories in R-6 and R-7. Floor area ratio is limited but only for non-residential uses. There are no minimum bedroom or minimum livable floor area standards.

Multifamily dwellings are allowed in the R-4, R-6, and R-7 districts. In addition, several commercial districts, O-1, B-2, and B-3, and B-4, allow multifamily dwellings with a special use permit. The R-2, single-family district, allows twin houses by right and town houses and multiplexes by Special Use Permit.

Density is limited by a maximum number of units per acre of 14 for R-4 and 34 for R-6 and R-7. R-6 and R-7 also require a 1,250 square foot minimum area per unit. Height is restricted to 2.5 stories in R-4 and 12 stories in R-6 and R-7. Floor area ratio is limited but only for non-residential uses. The R-4 district is somewhat restrictive because of the height and maximum density requirements. The R-6 and R-7 districts allow for a fair amount of density, though the 34 units per acre maximum makes any development approaching the maximum 12 stories unlikely.

There are no minimum bedroom or minimum livable floor area standards. Parking minimums for multifamily are 2.5 spaces per 3-bedroom unit, 2 per 2-bedroom unit, and 1 per 1 bedroom or efficiency. The zoning map shows that the R-4, R-6, and R-7 districts are in use within the City.

Davenport's zoning code was updated in 2029, including amendments to its Zoning Map and additional amendments approved in 2024. Currently, the map divides the City's residential districts into eight different districts, including, low density (R-1: Single-Family and R-2: Single-Family), moderate density (R-3: Single-Family and Two-Family and R-3C: Single-Family and Two-Family Central Residential District, R-4: Single-Family and Two-Family and R-4C: Single-Family and Two-Family Central Residential), high density (R-MF: Multi-family Residential), and a manufactured home park (R-MHP: Residential Manufactured Home Park District). Minimum single-family lot sizes range from 20,000 sq. ft. per unit in the R-1 district; 10,000 sq. ft. in the R-2 district; 7,500 sq. ft. in the R-3 districts; and 6,000 sq. ft. in the R-4 district. The R-4C districts are now limited to a minimum lot area of 4,000 sq. ft, and the R-MF district is limited to a minimum of 4,000 sq. ft. Although the minimum lot sizes for R-1 and R-2 are large and may make the construction of affordable housing in these districts challenging, the zoning map shows that these districts are not widespread throughout the city. R-3, with a 7,500 minimum, is more common, though this is still a fairly large lot on which to provide affordable housing. Front setbacks are 25 feet or more in all zoning districts except for R-4 districts which have a front setback minimum requirement between 15-20 feet. Building height appears to be limited to approximately 3 stories in all districts except R-MF, which allow up to 70 feet. Two-family units are allowed in all these

districts except R-1 and R-2 districts with a somewhat larger minimum lot area for two-family developments and other requirements. There are no floor area ratio, minimum bedroom, or minimum livable floor area standards.

Multifamily dwellings are allowed in the R-MF district in Davenport. In addition, several commercial districts, C-T, C-1, C-2, C-3, C-D, C-V, and C-E allow multifamily dwellings. Single family lots in R-MF are required to be a minimum of 4,000 square feet, but for multifamily housing in the R-MF zoning district, a minimum of 1,500 square feet per unit is required. This equates to about 29 units per acre. Though the R-MF district allows multifamily building heights up to 70 feet, the minimum 1,500 square feet per acre makes any development approaching the maximum height unlikely.

Rock Island's zoning code was updated in 2020 and divides the City's residential districts into four districts with minimum single-family lot sizes ranging from 7,500 square feet for the R-1 district, and 6,000 square feet for the R-2 district. The R-3 district, which allows one-to-six-unit residences, requires a 2,000 square foot lot area per dwelling unit. Front setbacks are 25 feet or more in all zoning districts. Height is limited to 2.5 stories in the R-1 - R-4 districts.

Multifamily dwellings are allowed in the R-4 district. These districts require a minimum of 2,000 square feet of lot area per dwelling unit, which results in approximately 22 units allowed per acre. This allows for only moderate density, despite the allowances for buildings to be up to 6 or 12 stories. In addition, several office and commercial districts, O-1, B-1, and B-2, allow dwellings above the ground floor and do not contain density restrictions.

Across all zoning districts, dwelling units must meet both the International Building Code floor area standards and must be at least 900 square feet, with the length of the unit being no more than the width. There are no floor area ratio or minimum bedroom standards. Parking requirements are the same across all zoning districts, a minimum of two spaces per dwelling unit, and for six-plexes or greater, guest parking equal to 10% of the total dwelling units. The zoning map shows that the multifamily zoning districts are applied to a number of properties on the ground.

Accessory Dwelling Units

Question 8 explores the Cities' restrictions on the construction, rental or occupancy of accessory dwelling units and mobile homes. The use of accessory structures as dwellings provides private market opportunities to incorporate smaller, more affordable housing units, with a very low impact to the zoning district's infrastructure or traffic, in neighborhoods of opportunity that otherwise would be expensive places to live.

Davenport's code defines "accessory dwelling unit" as an additional dwelling unit incidental to a principal single-family dwelling on the same lot with separate cooking and sanitary facilities, and with its own legal means of ingress and egress. These units

are expressly allowed in the R-1, R-2, R-3, and R-4 zoning districts; Accessory dwelling units are not listed as an allowable use in any other zoning district. Manufactured homes are allowed only in the MHP zoning district, but within that district do not necessarily have to be located within a manufactured home park.

Moline allows for accessory dwellings in only two scenarios: within a Commercial Apartment where dwelling units may be above the ground floor of a building used for a commercial land use or a Caretaker's Residence for permanent housing for a caretaker of the property. Except for these two, "in no instance shall an accessory use, cellar, basement, tent or recreational trailer be used as a residence." This broad statement appears to prohibit garage and basement apartments and other small accessory dwellings. Manufactured Homes are permitted in the C-2, AG-2, R-2, R-4, R-6, and R-7 zoning districts. Manufactured home parks are permitted in the R-7 zoning district.

In Rock Island, accessory dwelling units were not expressly discussed in the zoning ordinance in the 2019 AI. As of the 2020 Zoning Code, accessory dwelling units are discussed under "Accessory Buildings and Accessory Dwellings in Residence Districts". Accessory structures or buildings must be located away from the front yard and meet specific setback requirements in side and rear yards, with no more than 30% of the rear yard occupied. They must also maintain required distances from lot lines and other structures. Height limits are set based on roof type, ranging from 15 feet for certain roof styles to 20 feet for others. Accessory buildings cannot be built before the principal structure and may only be connected by a breezeway if at least 6 feet apart. An accessory dwelling unit (ADU) is allowed on residential lots but must be a detached structure no larger than 400 square feet, located in the rear yard, and meet setback and height regulations. The ADU requires one additional off-street parking space and must share utility services with the principal dwelling, though with separate meters. The principal dwelling and ADU must also maintain required off-street parking for both units.

Design and Construction Requirements

Questions 9a and 9b ask design and construction requirements as they pertain to the Fair Housing Act. HUD identifies the 2009, 2012, 2015 and 2018 editions of the International Building Code (IBC) as safe harbors under the Fair Housing Act, promoting the health, safety, and welfare of the public through building construction. Monitoring compliance with these codes is not required but is a good practice for ensuring safe and accessible housing products. The City of Moline²⁹ has adopted the 2021 International Building Code with local amendments to the Moline Code of

²⁹ City of Moline. Current Codes. Retrieved from: <https://www.moline.il.us/427/Current-Codes>

Ordinances. Both the City of Davenport³⁰ and the City of Rock Island³¹ have adopted the 2015 International Building Code.

Incentives for Affordable Housing

Exclusionary zoning can happen on a continuum and each of the jurisdictions could do more to ease their zoning and land use policies to further remove artificial barriers to development of and access to affordable housing across all residential zones. For example, all three cities could encourage more infill development in traditionally low-density neighborhoods by reducing minimum lot sizes, front setbacks, and parking requirements. To encourage more and a greater variety of multifamily, allowable densities in multifamily zones could be increased. To allow additional affordable housing options, accessory dwelling units could be allowed outside the specific and limited areas in the cities in which they are now.

All together, these zoning tools could potentially allow for more supply of housing, which helps put downward pressure on rental prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

Moreover, the cities' land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies (Issue 10). Currently, Davenport and Rock Island have not adopted specific development incentives like inclusionary zoning, reduced parking, design waivers, variances, or expedited permitting for the development of affordable or low-income housing or housing for protected classes. In Moline, within Planned Unit Developments, Council may allow deviation from default development standards for the provision of affordable housing for moderate, low, and very low-income households pursuant to HUD definitions for no less than 15 years.

³⁰ City of Davenport, Building Codes. Retrieved from: https://www.davenportiowa.com/our_community/building_land_development/codes_and_regulations/building_codes

³¹ City of Rock Island, Building Codes & Ordinances. Retrieved from: <https://www.rigov.org/645/Building-Codes-Ordinances>

CHAPTER 7.

PUBLICLY SUPPORTED HOUSING

Publicly supported housing encompasses several strategies and programs developed since the 1930s by the federal government to ameliorate housing hardships that exist in neighborhoods throughout the country. The introduction and mass implementation of slum clearance to construct public housing projects during the mid-1900s signified the beginning of publicly supported housing programs. Government-owned and managed public housing was an attempt to alleviate problems found in low-income neighborhoods such as overcrowding, substandard housing, and unsanitary conditions. Once thought of as a solution, the intense concentration of poverty in public housing projects often exacerbated negative conditions that would have lasting and profound impact on their communities.

Improving on public housing's model of high-density, fixed-site dwellings for very low-income households, publicly supported housing programs have since evolved into a more multi-faceted approach overseen by local housing agencies. The Housing and Community Development Act of 1974 created Section 8 rental assistance programs. Section 8, now referred to as the Housing Choice Voucher (HCV) program, provides two types of housing vouchers to subsidize rent for low-income households: project-based and tenant-based. Project-based vouchers can be applied to fixed housing units in scattered site locations while tenant-based vouchers allow recipients the opportunity to find and help pay for available rental housing on the private market.

The Tax Reform Act of 1986 created the Low-Income Housing Tax Credit (LIHTC) program to incentivize development of affordable, rental-housing development. Funds are distributed to state housing finance agencies that award tax credits to qualified projects to subsidize development costs. Other HUD Programs including Section 811 and Section 202 also provide funding to develop multifamily rental housing specifically for disabled and elderly populations.

The now-defunct HOPE VI program was introduced in the early 1990s to revitalize and rebuild dilapidated public housing projects and create mixed-income communities. Although HOPE VI achieved some important successes, the Choice Neighborhoods Initiative program was developed to improve on the lessons learned from HOPE VI. The scope of Choice Neighborhoods spans beyond housing and addresses employment access, education quality, public safety, health, and recreation.

Current publicly supported housing programs signify a general shift in ideology toward more comprehensive community investment and de-concentration of poverty. However, studies have shown a tendency for subsidized low-income housing developments and residents utilizing housing vouchers to continue to cluster in disadvantaged, low-income neighborhoods. Programmatic rules and the point allocation systems for LIHTC are thought to play a role in this clustering and recent

years have seen many states revising their allocation formulas to discourage this pattern in new developments. The reasons for clustering of HCVs is more complicated since factors in decision-making vary greatly by individual household. However, there are indications that proximity to social networks, difficulties searching for housing, and perceived or actual discrimination contribute to clustering. This section will review the current supply and occupancy characteristics of publicly supported housing types and its geographic distribution across the region.

Supply and Occupancy

Low-income residents Moline, Davenport, and Rock Island receive publicly supported housing assistance from the Housing Authorities of their respective cities. Together, these authorities manage a total of 1,686 Housing Choice Vouchers, 1,788 Project-Based Section 8 units, 727 Public Housing units, 137 Section 202 units and 24 Section 811 units. The City of Moline has all five types of units, while Davenport has no public housing units and Rock Island has no Section 202 or Section 811 units.

TABLE 16. HOUSING UNITS BY PROGRAM CATEGORY FOR MOLINE, DAVENPORT, AND ROCK ISLAND HOUSING AUTHORITIES

Housing Authority	Public Housing Units	Housing Choice Vouchers (HCV)	Project-Based Section 8 Units	Section 202	Section 811
Moline	486	261	222	60	14
Davenport	0	865	734	77	10
Rock Island	241	560	832	0	0
Total	727	1,686	1,788	137	24

Note: Data presented are number of housing units or vouchers owned and/or administered by each housing authority.

Data Sources: PHA 5-Year Plans; HUD's A Picture of Subsidized Households, <https://www.huduser.gov/portal/datasets/assthsg.html>

Table 17 shows the residents of publicly supported housing in the three cities by race and ethnicity. White and Black residents are the primary residents served by publicly supported housing in all three cities, with Davenport having significant unreported data on the race or ethnicity of many publicly supported housing residents. In Moline, Black residents are the primary demographic served by Public Housing and Housing Choice Vouchers, while white residents are the primary demographic served by the Project-Based Section 8, Section 202, and Section 811 programs. In Rock Island, Black residents are the primary demographic served by all three available programs. In Davenport, among residents whose race and ethnicity is reported, white residents are

the primary demographic served by the Public Housing, Housing Choice Vouchers, and Project-Based Section 8 programs, with no data on the racial or ethnic makeup of Section 811 residents.

TABLE 17 – RACE AND ETHNICITY OF PUBLICLY SUPPORTED HOUSING RESIDENTS BY PROGRAM CATEGORY IN MOLINE, DAVENPORT, AND ROCK ISLAND

Race/Ethnicity	Public Housing	HCV Program	Project-Based Section 8	Section 202	Section 811
MOLINE					
White	42%	33%	55%	61%	50%
Black/African American	53%	59%	19%	2%	N/A
Asian/Pacific Islander	0%	1%	1%	N/A	N/A
American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A
Hispanic/Latino	5%	8%	14%	4%	0%
Other/Unknown	0%	0%	11%	23%	50%
Total	100%	100%	100%	100%	100%
DAVENPORT					
White		33%	48%	78%	N/A
Black/African American		1%	1%	N/A	N/A
Asian/Pacific Islander		1%	1%	1%	N/A
American Indian/Alaska Native		1%	1%	1%	N/A
Hispanic/Latino		4%	6%	6%	N/A
Other/Unknown		60%	47%	14%	N/A
Total		100%	100%	100%	100%
ROCK ISLAND					
White	37%	25%	38%		
Black/African American	58%	70%	47%		
Asian/Pacific Islander	0%	0%	3%		
American Indian/Alaska Native	0%	0%	0%		

Hispanic/Latino	4%	5%	4%		
Other/Unknown	1%	0%	8%		
Total	100%	100%	100%		

Geography of Supported Housing

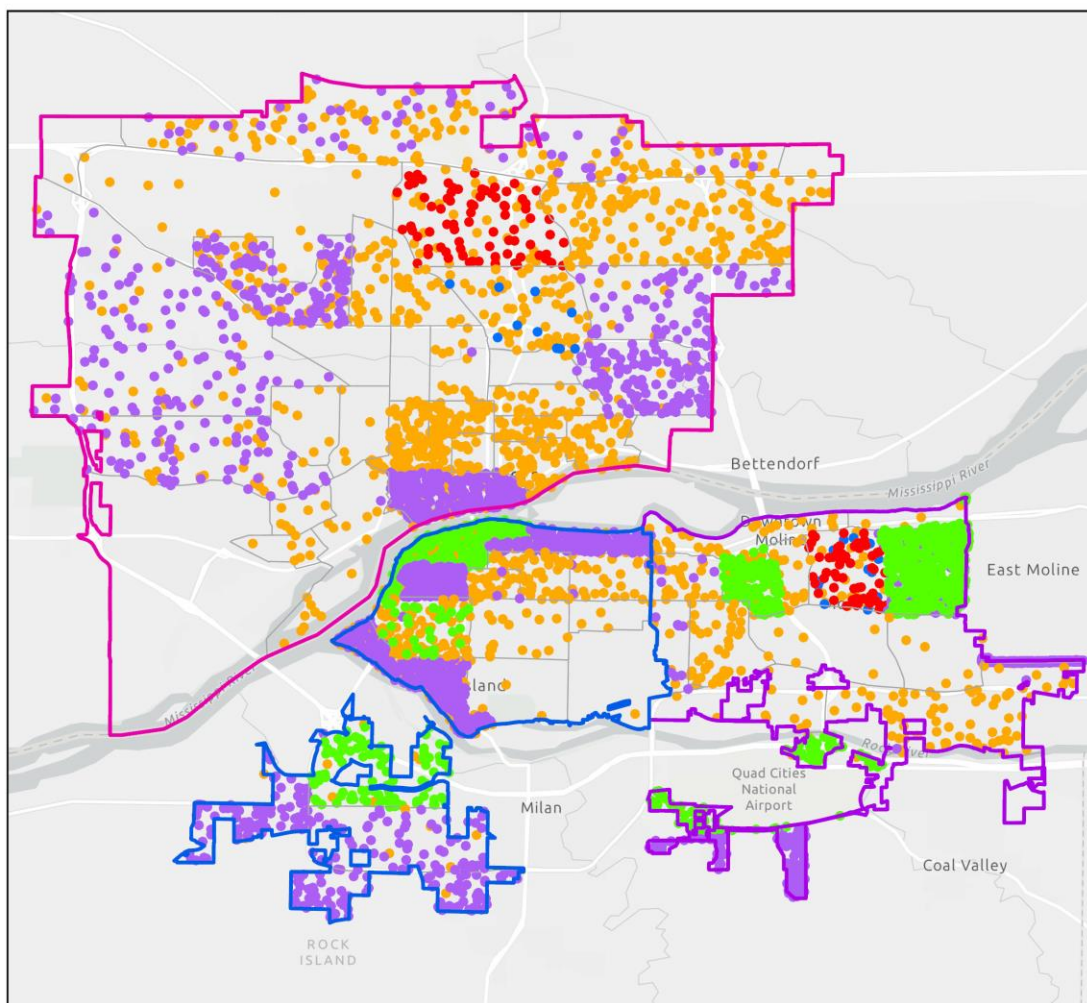
Figure 29 depicts the locations and prevalence of various types of publicly supported housing throughout Moline, Davenport, and Rock Island. As shown in table 16, Davenport has no Public Housing units, while Rock Island has no Section 202 or Section 811 units.

Publicly supported housing appears to be the most diversely located within Davenport, although some clustering is present near the Mississippi River. Housing Choice Voucher use is more widespread than Project-Based Section 8, which is expected due to the program nature. All Section 202 units are clustered within a single census tract, which likely indicates that there is only one Section 202 development within the City.

Moline shows diversely located Housing Choice Voucher usage, but all other types of publicly supported housing within the City are tightly clustered. The City's Section 202 and Section 811 developments are both located within the same census tract, while public housing is present in three tracts and Project-Based Section 8 units are only present in the southernmost portion of the City.

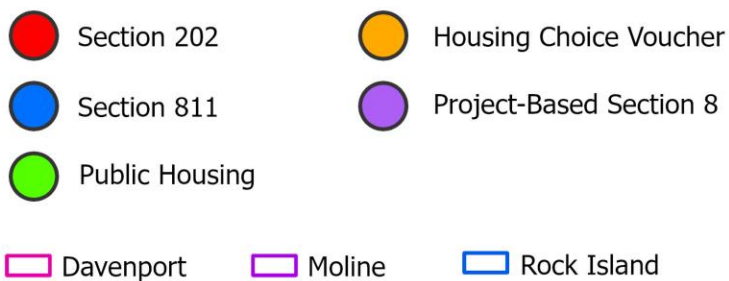
Publicly supported housing units are most tightly clustered in Rock Island, where even Housing Choice Voucher usage follows specific patterns and is largely absent from the southeastern portion of the City. The southwestern portion of the City contains many public housing and Project-Based Section 8 units, but few Housing Choice Vouchers. The northern and western portions of the City have significantly more publicly supported housing activity than the southeastern quadrant, which has almost none.

FIGURE 29. PUBLICLY SUPPORTED HOUSING BY TYPE IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND



Publicly Supported Housing

1 dot = 1 unit



Map Source: HUD APSH Data, 2023

CHAPTER 8.

HOUSING FOR PEOPLE WITH DISABILITIES

An estimated 12.9% of the U.S. population had a disability as of the American Community Survey Five-Year Estimates for 2018-2022. Research has found an inadequate supply of housing that meets the needs of people with disabilities and allows for independent living. The U.S. Department of Housing and Urban Development identified that approximately one third of the nation's housing stock can be modified to accommodate people with disabilities, but less than 1% is currently accessible by wheelchair users³².

Identifying and quantifying existing accessible housing for all disabilities is a difficult task because of varying needs associated with each disability type. Unique housing requirements for people with ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, and installation of grab bars, along with access to community services such as transit. People with hearing difficulty require modifications to auditory notifications like fire alarms and telecommunication systems while visually impaired individuals require tactile components in design and elimination of trip hazards. Housing for people that have difficulty with cognitive functions, self-care, and independent living often require assisted living facilities, services, and staff to be accessible. For low- and moderate-income households, the costs of these types of home modifications can be prohibitive, and renters may face particular hardships, as they could be required to pay the costs not just of the modifications, but also the costs of removing or reversing the modifications if they later choose to move.

Modifications and assisted living arrangements tend to pose significant costs for people with disabilities, who already experience more difficulty affording housing compared to populations with no disability. Studies have found that 55% of renter households that have a member with a disability have housing cost burdens, compared with 45% of those with no disabilities³³.

Residential Patterns

In the City of Moline, an estimated 5,772 persons 5-years-old or older have a disability, representing 13.6% of the total population. People aged 65+ have the highest disability rate (6.1%), and the rate for those aged 18-64 is 5.8%. In contrast, less than 2% of

³² Chan, S., Boshier, L., Ellen, I., Karfunkel, B., & Liao, H. . L. (2015). Accessibility of America's Housing Stock: Analysis of the 2011 American Housing Survey. U.S. Department of Housing and Urban Development: Office of Policy Development and Research.

³³ America's Rental Housing 2017. (2017). Joint Center for Housing Studies of Harvard University.

children between the ages of 5 and 17 are disabled. In Davenport, an estimated 13,670 persons 5-years-old or older have a disability, representing 13.5% of the total population. Though this overall share of the population is similar to Moline's, the age distribution is different. People aged 18-64 have the highest disability rate (7.2%), followed by people aged 65+ (5.2%). In Rock Island, as in Davenport, those aged 18-64 had the highest rates of disability (7.4%), followed by those over 65 (5.9%), and also have the highest share of people under 5 with a disability (1.8%).

Ambulatory disabilities are the most common type in two of the three jurisdictions affecting 6.2% of Davenport and 7.6% of Rock Island residents. In Moline, the most common type of disability are cognitive difficulties, affecting 5.6% of the population. Independent living and cognitive disabilities are the two next most common across all jurisdictions. The three least common in all cities are hearing, self-care, and vision.

TABLE 18. DISABILITY BY TYPE IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Disability Type	City of Moline		City of Davenport		City of Rock Island		Davenport-Moline-Rock Island MSA	
	#	%	#	%	#	%	#	%
Hearing difficulty	1,288	3.0%	3,443	3.4%	1,177	3.2%	13,546	3.5%
Vision difficulty	734	1.7%	2138	2.1%	591	1.6%	6,884	1.8%
Cognitive difficulty	2,383	5.6%	5,675	5.6%	2,499	6.7%	19,309	5.0%
Ambulatory difficulty	2,349	5.5%	6,336	6.2%	2,845	7.6%	22,320	5.8%
Self-care difficulty	885	2.1%	2094	2.1%	1053	2.8%	7,885	2.1%
Independent living difficulty	1,881	4.4%	4,539	4.5%	1,869	5.0%	16,282	4.3%
Total Population with a Disability	5,772	13.6%	13,670	13.5%	5,518	14.8%	48,979	12.8%
Note: All % represent a share of the total population within the jurisdiction or region. Data Source: American Community Survey, 2018-2022, Table S1810								

TABLE 19. DISABILITY BY AGE GROUP IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Age of People with Disabilities	City of Moline	City of Davenport	City of Rock Island	Davenport-Moline-Rock Island MSA
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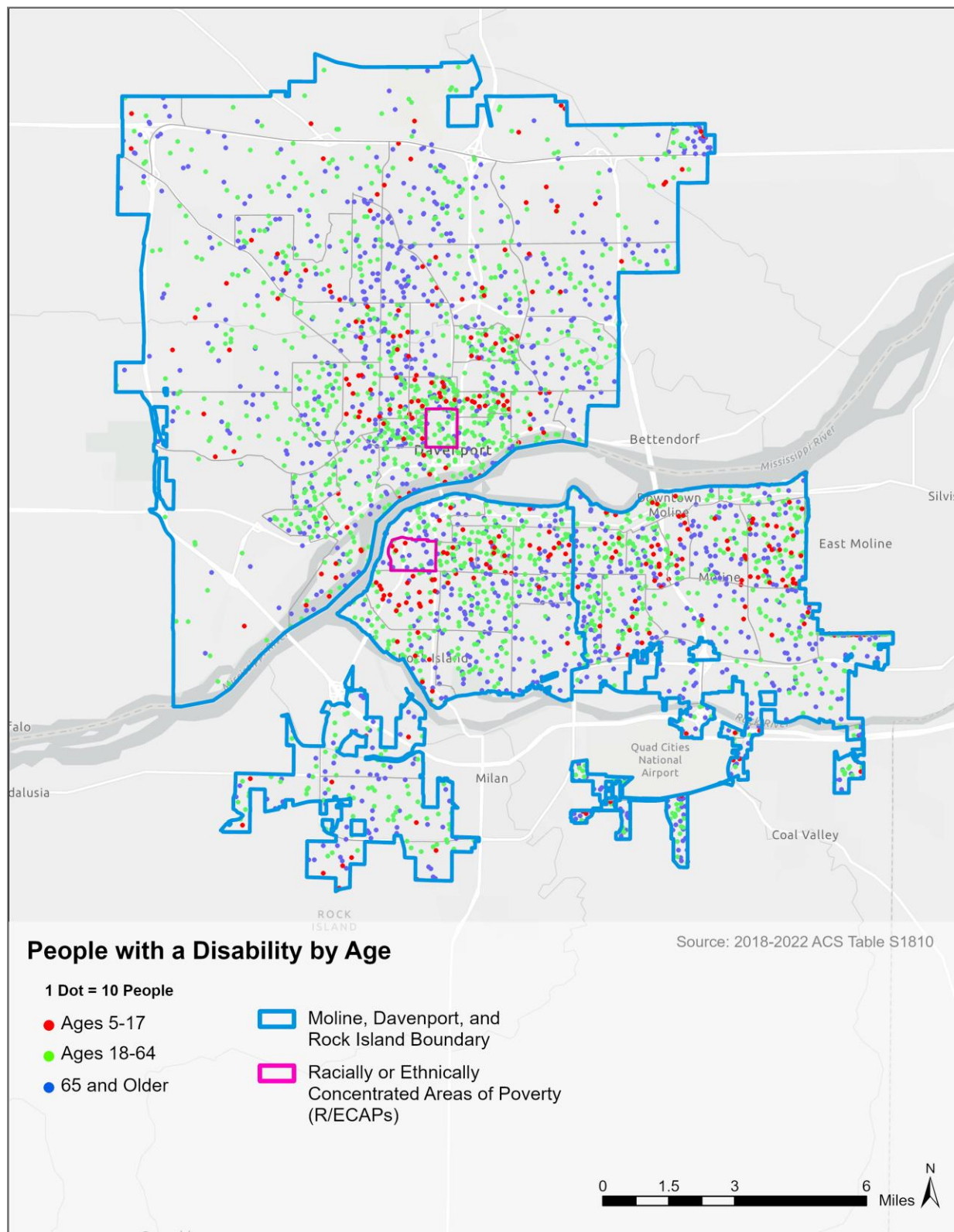
	#	%	#	%	#	%	#	%
Age 5-17 with disabilities	736	1.75%	1,252	1.25%	660	1.80%	4,863	1.29%
Age 18-64 with disabilities	2,461	5.84%	7,219	7.21%	2,708	7.38%	22,989	6.08%
Age 65+ with disabilities	2,575	6.11%	5,199	5.19%	2,150	5.86%	21,127	5.59%

Note: All % represent a share of the total population within the jurisdiction or region.

Data Source: American Community Survey, 2018-2022, Table S1810

The map that follows shows the geographic distribution of persons with disabilities throughout the study area. All three cities appear to have the highest concentration of people with disabilities in the tracts at which they all intersect with the Mississippi River. The higher percentage of those aged between 18 and 64 with disabilities is highlighted by the blue dots. Generally, people with disabilities are dispersed throughout the cities in a pattern similar to the population overall.

FIGURE 30. PEOPLE WITH A DISABILITY BY AGE IN THE CITIES OF MOLINE, DAVENPORT, AND ROCK ISLAND



Accessible Housing Supply and Affordability

Any new multifamily housing with five or more units constructed after 1988 using federal subsidies must include a minimum of 5% of units accessible to persons with mobility impairments and an additional 2% of units accessible to persons with vision / hearing impairments (or one unit of each type, whichever is greater). Additionally, HUD provides support for accessible housing through its Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities programs.

A search using HUD's Affordable Apartment Search Tool was conducted to identify affordable rental properties in the cities of Moline, Davenport, and Rock Island designed to serve people with disabilities. The search for Moline returned 5 results; one property specifically designated for low-income elderly people, four listed as serving low-income family households including special needs households. The search for Davenport returned 10 results, all listed as being for low-income households, three specifically for low-income elderly households, and one property specifically serving persons with disabilities. The search for Rock Island returned five results, all of which are designated to serve low-income, elderly, and special needs households.

According to the Social Security Administration, the standard Supplemental Security Income (SSI) payment for the year 2024 is \$943.00 per month. Affordable rent for an individual receiving this monthly income would be \$282.90. It is highly likely that people with disabilities who are unable to work and rely on SSI as their sole source of income face substantial cost burdens and difficulty locating affordable housing. Publicly supported housing is often a key source of accessible and affordable housing for people with disabilities, and in the study area, these subsidized housing options are much more likely to contain households with at least one member with a disability than the housing stock in general. The table below shows that persons with disabilities are able to access all types of publicly supported housing, except for other multifamily in the cities of Moline, Davenport, and Rock Island.

TABLE 20. DISABILITY BY HOUSING PROGRAM CATEGORY IN THE CITIES OF DAVENPORT, MOLINE, AND ROCK ISLAND AND THE DAVENPORT-MOLINE-ROCK ISLAND MSA

Housing Type	People with a Disability									
	City of Moline		City of Davenport		City of Rock Island		Rock Island County		Scott County	
	#	%	#	%	#	%	#	%	#	%
Public Housing	486	18.0%	N/A	N/A	241	35.0%	1,213	21.0%	N/A	N/A
Project-Based Section 8*	222	15.0%	734	16.0%	832	15.0%	2,166	17.0%	884	19.0%
HCV Program	261	17.0%	865	28.0%	560	18.0%	1,162	16.0%	1,351	23.0%
All HUD Programs	1,044	17.0%	1,686	22.0%	1,632	18.0%	4,614	18.0%	2,415	21.0%
*Includes units with project-based Section 8 vouchers in properties that may be owned by public agencies (such as cities or housing authorities), non-profit organizations, or private entities. **Includes multifamily housing units developed under HUD's Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities programs. These units may be in properties owned by public agencies (such as cities or housing authorities), non-profit organizations, or private entities. Note: All % represent the share of total housing units of each housing type occupied by a person with a disability. The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs. Data Source: HUD A Picture of Subsidized Housing, 2023 Data Based on 2020 Census										

Supportive housing, a typically subsidized long-term housing option combined with a program of wrap-around services designed to support the needs of people with disabilities, is another important source of housing for this population. Unique housing requirements for people with an ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, and installation of grab bars, along with access to community services such as transit. For low- and moderate-income households, the costs of these types of home modifications can be prohibitive, and renters may face particular hardships as they could be required to pay the costs not just of the modifications, but also the costs of removing or reversing the modifications if they later choose to move.

Zoning and Accessibility

From a regulatory standpoint, local government measures to control land use typically rely upon zoning codes, subdivision codes, and housing and building codes, in concurrence with comprehensive plans. Local zoning authority is directed by the state enabling laws as part of the local government's police power but limited by superseding state laws related to specific land use, for example the regulation of public

property, flood plains, utilities, natural resources, airports, housing regulated by a state licensing authority for persons with disabilities, higher education institutions, etc.

Fair housing laws do not preempt local zoning laws but do apply to municipalities and local government units and prohibit them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons. This includes a local government's affirmative obligation to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to have an equal opportunity to use and enjoy housing. It also includes the affirmative obligation not to segregate housing for protected classes into lower-opportunity, less desirable areas of the jurisdiction. A jurisdiction's design and construction requirements (as contained in the zoning ordinance or building codes) also must be congruent with the Fair Housing Amendments Act's accessibility standards for design and construction.

Effective March 8, 2021, the 2018 IBC is a HUD-recognized safe harbor for compliance with the FHAA's accessibility design and construction requirements. Additionally, HUD identifies the 2009, 2012, 2015 editions of the International Building Code (IBC) as safe harbors under the Fair Housing Act, promoting the health, safety, and welfare of the public through building construction. Monitoring compliance with these codes is not required but is a good practice for ensuring safe and accessible housing products. The City of Moline³⁴ has adopted the 2021 International Building Code with local amendments to the Moline Code of Ordinances. Both the City of Davenport³⁵ and the City of Rock Island³⁶ have adopted the 2015 International Building Code.

Definition of "Family" and Group Housing for Persons with Disabilities

Often one of the most scrutinized provisions of a municipality's zoning code is its definition of "family." Local governments use this provision to limit the number of unrelated persons who may live together in a single dwelling. Unreasonably restrictive definitions may have the unintended or intended (depending on the motivations behind the drafting of the jurisdiction's definition) consequence of limiting housing for nontraditional families and for persons with disabilities who reside together in congregate living situations.

The City of Moline defines "family" to include one or more persons related by blood, marriage or adoption (including foster children), and in addition, any domestic servants and up to one gratuitous guest thereof, or a group of not more than three

³⁴ City of Moline. Current Codes. Retrieved from: <https://www.moline.il.us/427/Current-Codes>

³⁵ City of Davenport, Building Codes. Retrieved from: https://www.davenportiowa.com/our_community/building_land_development/codes_and_regulations/building_codes

³⁶ City of Rock Island, Building Codes & Ordinances. Retrieved from: <https://www.rigov.org/645/Building-Codes-Ordinances>

persons who need not be so related, and in addition domestic servants or gratuitous guests thereof, who are living together in a single dwelling unit and maintaining a common household.

As of the 2019 AI, Davenport amended its ordinance to completely remove a “family” definition, so as to make no distinction or limitation on the number of people, related or unrelated, who may live together in a dwelling unit.

Rock Island defines “family” to include one or more persons related by blood, marriage or adoption (including foster children), and in addition, any domestic servants and up to one gratuitous guest thereof, or a group of not more than three persons who need not be so related, and in addition domestic servants or gratuitous guests thereof, who are living together in a single dwelling unit and maintaining a common household. An additional definition, “Unrelated Group Family” allows a group of no more than five unrelated adults living together as a common household by doing their own cooking and living together, as distinguished from a group occupying a boarding house, lodging house, club, fraternity, sorority, or hotel. Unrelated group families are permitted with administrative approval, provided that they submit an application, pay an application fee, comply with certain standards such as a spacing requirement, and pay for and pass bi-annual inspections.

Though the mechanics of each is different, both Moline and Rock Island define family based on the relationship and number of the residents. Limiting single family to no more than 5 unrelated individuals is neither the most permissive nor most restrictive under case precedent, but does fail to treat nontraditional, but functionally equivalent, household relationships equal with those related by blood or marriage, and may violate fair housing, privacy, and due process protections. More permissive and neutral definitions of family do not distinguish between related and unrelated occupants as long as the residents live together as a functionally or factually equivalent family or common household sharing common space, meals, and household responsibilities, and/or leaves maximum occupancy per dwelling as a matter of safety under occupancy standards rather than the zoning regulations. While the Supreme Court has recognized a local government’s right to limit the number of unrelated individuals who may live together as constitutionally permissible, the restriction must be reasonable and not exclude a household which in every sense, but a biological one is a single family. An unreasonably, or arbitrarily, restrictive definition could violate state due process and/or the federal FHAA as it may have a disproportionate impact on people with disabilities, minorities, and families with children. Another option is to amend the ordinances to add an administrative process for rebutting the presumption that a group exceeding the permitted maximum number of unrelated persons is not otherwise residing together as a single housekeeping unit and functional family. Accordingly, Moline and Rock Island each received a “2” moderate risk score on Issue 1 of the matrix; Davenport received a “1” low risk score on this issue.

None of the cities' "Family" definitions distinguish between or treat persons with disabilities differently *because of* their disability. However, each contains additional requirements and location restrictions on certain types of housing for people with disabilities. In Davenport, group homes allowed by right in nearly all residential zoning districts provided that, when a group home is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure. Treatment facilities for drug and alcohol addiction, however, always require a special use permit and then can only be sited in commercial and industrial districts. Because of its permissive group home siting regulations, Davenport scored a "1" low risk on Issue #2 from the zoning review.

In Moline, Group and Institutional uses such as care homes are subject to location and capacity requirements and require a Special Use Permit in some districts. In Rock Island, none of the care home facilities are allowed in the SE residential districts. Group houses and Large Care Homes are subject to an additional discretionary approval from the Board of Zoning Appeals that other multifamily uses are not subject to. For these distinct reasons, Moline, and Rock Island each received a "2" medium risk score on Issue #2. None of the cities ban or functionally ban housing for people with disabilities, but regulations should be amended to make clear that housing for persons with disabilities may be sited equally with other single-family housing for unrelated persons.

Reasonable Accommodations

Adopting a reasonable accommodation ordinance is one specific way to address land use regulations' impact on housing for persons with disabilities. Federal and state fair housing laws require that municipalities provide individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use and zoning and building regulations, practices, and procedures or even waive certain requirements, when it is reasonable and necessary to eliminate barriers to housing opportunities, or "to afford persons with a disability the equal opportunity to use and enjoy a dwelling." (The requirements for reasonable accommodation under the Americans with Disabilities Act (ADA) are the same as those under the FHA. 42 U.S.C. 12131(2).) However, the FHA does not set forth a specific process that must be used to request, review, and decide on reasonable accommodation.

Neither Davenport nor Rock Island have adopted a clear and objective process by which persons with disabilities may request a reasonable accommodation to zoning, land use, and other regulatory requirements. Rather both jurisdictions rely on the variance process for such matters. In Davenport, this is through the Board of Adjustments, and in Rock Island, it is the Board of Zoning Appeals. This is required for any applicant seeking a variance and is not limited to housing for persons with disabilities. The purpose of a variance is not congruent with the purpose of requesting a reasonable accommodation, as a variance requires a showing of special circumstances or conditions applying to the land. In contrast, a reasonable accommodation is to allow individuals with disabilities to have equal access to use and

enjoy housing. The jurisdiction does not comply with its duty to provide reasonable accommodation if it applies a standard based on the physical characteristics of the property rather than considering the need for modification based on the disabilities of the residents. Accordingly, both jurisdictions received a “2” on Issue #3. Moline has adopted a process by which persons with disabilities may request a reasonable accommodation to zoning, land use, and other regulatory requirements. Notification of surrounding property owners is required, and the Plan Commission may receive citizen input at their discretion, but Moline was assessed a “1” low risk score for this issue. However, the accommodation is at the discretion of the Plan Commission, and as is true of the variance process in Davenport and Rock Island, subjecting the applicant to the public hearing process where there is the potential that community opposition based on stereotypical assumptions about people with disabilities and unfounded speculations about the impact on neighborhoods or threats to safety may impact the outcome.

Supportive Housing for Persons Recovering from Alcohol or Substance Addiction

Under federal law (e.g. FHA, ADA, Rehabilitation Act), it is discriminatory to deny an individual or entity the right to site a residential treatment program in a residential zone because it will serve individuals with alcohol or other drug problems or mental health disabilities.

In Davenport, residential drug or alcohol treatment facilities, halfway houses for people who have exited a correctional setting, and homeless shelters all require a special use permit to be located anywhere, and then must be sited in a commercial or industrial zoning district. These facilities must be spaced a minimum of 1,000 feet apart from one another and at least 300 feet from any residential area. Domestic violence shelters and residential care facilities are allowed as of right in multifamily residential, commercial, and industrial zoning districts. In Moline Halfway Houses and Group Homes are included along with other Group/Institutional Land Uses. Presumably treatment facilities would be defined as community based residential facilities though this is not explicit in the code. Small care facilities as defined by the City require a Special Use Permit in R-1, though they are allowed by right in the other residential districts, and large care facilities require a Special Use Permit in any residential zoning district. In Rock Island, “Halfway House/Group Homes” are allowed only in the R-3 and R-4 zoning districts and only when authorized by the Board of Zoning Appeals, so they are not allowed by right in any zoning districts and are effectively prohibited in single-family districts.

While housing for persons with disabilities may be subject to state and local regulations related to health and safety, they cannot be excluded from residential districts altogether, and such regulations must not be based on stereotypes or presumptions about specific types of disabilities. Accordingly, for treatment facilities which house three or fewer unrelated persons (consistent with the City’s family definition) recovering from drug or alcohol addiction, this disparate treatment may

violate the FHA, and Rock Island received a “3” high risk score on Issue #5. Davenport and Moline do not prohibit these facilities but do enforce additional restrictions that are not applicable to other similar uses, so they each received a “2” medium risk score.

CHAPTER 9.

FAIR HOUSING ENFORCEMENT ACTIVITIES

Fair Housing Rights and Resources

Currently, the federal Fair Housing Act—Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq. (the “FHA” or “FHAA”)—protects persons from unlawful discrimination in the sale, rental, financing, advertising, and insurance of dwellings, and from actions or conditions that would otherwise deny or make housing unavailable on an equal basis because of a person’s race, color, national origin, religion, sex, disability (mental or physical), or familial status (families with children). The FHA also makes it illegal to retaliate against someone who files a complaint, testifies, or assists in a fair housing proceeding. The FHA applies broadly to private, public, and subsidized dwellings though it contains some limited exemptions for certain single family home sales by owner, owner-occupied buildings of four or less units, religious and private clubs, and qualifying age-restricted housing for older persons. Specific to protections based on disability, the FHA requires housing providers to allow reasonable modifications to premises and reasonable accommodations to rules and policies, and requires “covered multifamily housing” (generally meaning ground floor units in buildings with four or more units or all units in buildings of four or more units serviced by an elevator and constructed after March 13, 1991) to meet minimum standards of accessible design and construction.

Although federal law sets the minimum standards for fair housing rights and enforcement, it does not preclude state legislatures and local county and city governing bodies from expanding the classes of protected persons and fair housing rights via state fair housing and antidiscrimination laws or county and city ordinances. Under the Iowa and Illinois state civil and human rights laws and the local code of ordinances for Davenport, additional classes of persons residing in Davenport, Moline, and Rock Island also are protected from discriminatory housing practices that would limit access to fair housing.

State and local fair housing laws deemed substantially equivalent to the FHA—with parallel provisions regarding rights, procedures, remedies, and judicial review and enforcement—may qualify the state or local fair housing enforcement agency for HUD-subsidized enforcement funding via grants or reimbursements, technical support, and cooperative and work-share agreements through HUD’s Fair Housing Assistance Program (FHAP). All residents in the Davenport/Moline/Rock Island study jurisdictions are covered by state and local level fair housing laws substantially equivalent to the Fair Housing Act and the additional enforcement and support resources those bring.

Iowa's Civil Rights Act

Iowa's counterpart to the text of the Fair Housing Act is codified within the IOWA CIVIL RIGHTS ACT of 1965 (IOWA CODE § 216.8 et seq., as amended) and is substantively identical to the FHA in rights, remedies, and enforcement processes. The ICRA expands on the FHA's protected classes to include also creed, sexual orientation, and gender identity.³⁷ Like the FHA, unlawful actions under the ICRA include discriminatory terms, conditions, privileges, notices or advertising; a refusal to permit reasonable modifications of existing premises occupied or to be occupied by persons with disabilities; a refusal to make reasonable accommodations in rules, policies, practices, or services to give a person with disabilities equal opportunity to use and enjoy a dwelling; etc. Retaliation against someone exercising (or assisting) fair housing rights is illegal, which could look like evicting a tenant or refusing to renew a lease because the person filed a complaint, testified, assisted, or participated in a fair housing proceeding.

Under the ICRA and Iowa Administrative Code (Chapter 161.9.1 et seq.), the Iowa Civil Rights Commission (ICRC) is empowered to receive, investigate, mediate, conciliate, litigate, and finally determine the merits of complaints alleging unfair or discriminatory housing practices (as well as in the areas of employment, public accommodations, credit, and educational institutions). As of July 1, 2023, an agency realignment moved the ICRC to be part of the Iowa Department of Inspections, Appeals, and Licensing (DIAL). DIAL investigators now will conduct the initial intake and screenings of complaints to help improve case response times. The ICRC also provides education, training, and technical assistance to the public regarding their civil rights and responsibilities.

In 2021, Iowa passed legislation (Senate File 252) prohibiting its cities and counties from enacting and enforcing "source of income" regulatory protections, instead leaving it to landlords to decide whether or not to deny housing to renters who receive assistance through the federal housing choice voucher program. Although source of income is not an explicitly protected class under the FHA or ICRA (nor the DAVENPORT CIVIL RIGHTS ORDINANCE), housing and disability rights advocates have argued that fair housing law may require a housing provider to accept a housing choice voucher as a reasonable accommodation of a tenant's disabilities if accepting the voucher will not impose undue financial and administrative burdens on the landlord.³⁸ A case also could

³⁷ In January 2024, members of an Iowa House panel rejected a proposed bill (House File 2082) to remove "gender identity" as a protected class under the IOWA CIVIL RIGHTS ACT and classify "gender dysphoria" as a disability.

³⁸ Lower courts are divided on whether the FHA's reasonable accommodation provisions require landlords to accept alternative methods of payment such as housing choice vouchers from someone who cannot earn income due to a disability. The Eighth Circuit Court of Appeals recently ruled, however, that the FHA's reasonable accommodation duty does not extend to accommodating a tenant's lack of income by accepting a government housing voucher nor compel landlords to make reasonable

be made that Iowa's law will likely have a disparate impact on low-income Iowans based on race, color, or disabilities as these classes disproportionately make up HCV program recipients and rely on housing subsidy aid.³⁹

The fair housing provisions of Iowa's CIVIL RIGHTS ACT have been certified by HUD as "substantially equivalent" to the "rights, procedures, remedies, and the availability of judicial review" provided in the FHA, allowing the ICRC as the state fair housing enforcement agency to apply for federal funding under HUD's Fair Housing Assistance Program (FHAP). The ICRC is a HUD certified FHAP agency, giving it concurrent jurisdiction to receive, investigate, process, and adjudicate fair housing complaints under the state and federal acts and to receive reimbursement and grant funding through its work-share agreement with HUD for enforcement activities across the state. A complainant under the ICRA has 300 days from the alleged discriminatory conduct to file a complaint with the Commission.

Davenport Fair Housing Ordinance

The City of Davenport also has adopted local civil rights ordinances under its 2000 DAVENPORT MUNICIPAL CODE, Title 2 Ch. 58 et seq., in connection with housing, employment, public accommodations, education, and credit. The fair housing ordinance, MUNICIPAL CODE § 2.58.300 et seq., includes the protected classes found in the FHA and in the Iowa Civil Rights Act—*race, color, creed, religion, sex, national origin or ancestry, familial status, disability, gender identity, and sexual orientation*—and also extends protected status on the basis of *age* and *marital status*. The seven-member Davenport Civil Rights Commission, its director and commission staff, are empowered by ordinance to receive and investigate claims of discriminatory practices with power to issue subpoenas and discovery orders in aid of that investigation. The commission also may file its own complaint against an alleged offending party where an investigation shows an apparent pattern or practice of discrimination. A person has one year from the offense to file a complaint with the Commission. Before seeking redress in district court for an alleged violation of the local ordinance, the complainant must file a complaint with the Commission and receive a release. However, the local ordinance does not limit any right, procedure, or remedy available under federal or state law.

Davenport's local fair housing ordinance also has been certified by HUD as substantially equivalent to the FHA and qualifies the Civil Rights Commission to

accommodations for the economic effects of a disability, only the physical effects. *Klossner v. IADU Table Mound MHP, LLC*, 65 F.4th 349 (8th Cir. 2023). The plaintiff in that case appealed, but the Supreme Court declined to review so the Circuit Court's ruling under these facts remains for Iowa and other Eighth Circuit jurisdictions.

³⁹ According to U.S. Census Bureau data available at the time of the bill's passage, Black residents make up approximately 4% of Iowa's population but 27% of the state's voucher holders. Similarly, 29% of housing choice voucher households have at least one person with a disability.

receive FHAP funding for fair housing discrimination investigation, enforcement, and education activities. The Commission may cross-file complaints with HUD/FHEO.

Illinois Human Rights Act

The ILLINOIS HUMAN RIGHTS ACT, 775 ILCS 5 et seq. (IHRA), was enacted in 1979 and amended over the next decades to become one of the most comprehensive of state civil rights acts. Protected classes have been added and fair housing procedural rights and remedies have been updated to maintain substantial compliance with federal fair housing law. Currently, the IHRA prohibits discrimination in the areas of real estate transactions (residential and commercial), employment, financial credit, and public accommodations. Real estate transactions include renting or leasing, home sales, mortgage lending and insurance, advertising, restrictive covenants or deed restrictions, and housing construction activities. For real estate transactions, the fair housing provisions of the IHRA are more broad than the FHA, protecting people on the basis of race⁴⁰, color, ancestry, national origin, religion, sex (including sexual harassment), pregnancy, age (40 and over), order of protection status, marital status, sexual orientation (including gender-related identity), military status, unfavorable military discharge, disability, arrest record⁴¹, familial status, immigration status, and source of income. Source of income protection—meaning lawful, verifiable non-wage income including but not limited to Section 8 Housing Choice Voucher payments, disability payments, veteran’s benefits, Social Security income, child support, etc.—was added to the IHRA by amendment in 2022, becoming effective January 1, 2023. Immigration status as a protected class became effective January 1, 2024.

Retaliation, intimidation, interference, or coercion in connection with a person’s enjoyment of any of the protected housing rights also are unlawful discriminatory practices. The IHRA applies to most housing in the state with exceptions for owner-occupied housing with four or fewer units or rental of a private room within a home where the owner or family resides.

The IHRA also grants authority for municipalities and counties to pass local antidiscrimination measures and establish a department or commission to address discrimination.

The IHRA bifurcates enforcement between two separate administrative agencies: the Department of Human Rights and the Human Rights Commission. The Department of Human Rights receives and investigates complaints of discrimination, seeks conciliation between the parties, undertakes affirmative actions and public education

⁴⁰ Effective January 1, 2023, Illinois’s Crown Act expanded and clarified the definition of race to include traits commonly associated with a race such as hairstyle and texture.

⁴¹ Effective January 1, 2020, the Housing as a Human Right bill makes it illegal to discriminate against a person seeking housing based on records of arrest that did not lead to a conviction, juvenile records, and sealed/expunged records.

activities, and makes findings and recommendations to the Human Rights Commission. The Commission adjudicates charges via public hearings and may issue orders granting relief to parties harmed by discrimination. The IHRA empowers the state attorney general to investigate broad, systemic problems or incidents of discrimination, referred to as “patterns or practices” of discrimination, and to file suits to seek redress and remedy of such violations. The I Department of Human Rights was certified as a HUD FHAP agency on an interim basis in 2002, fully certified in 2006, and certifications renewed in 2012 and 2018.

Moline and Rock Island Local Fair Housing Ordinances

The City of Moline has not adopted a separate fair housing or civil rights ordinance, but it does maintain an active Human Rights Commission whose duties include educating the public, city staff, and elected officials about diversity and discrimination and notifying aggrieved persons about their rights under the ILLINOIS HUMAN RIGHTS ACT and the complaint process under state law. (MOLINE CODE OF ORDINANCES §2-4700 et seq.)⁴²

Article VI of the City of Rock Island CODE OF ORDINANCES contains fair housing and antidiscrimination provisions and grants authority to a Fair Housing Board and the Human Rights Commission to promote and enforce fair housing for certain protected classes: *Fair Housing Board*, Sec. 2-256.1 et seq. (persons are protected from certain unfair practices on the basis of race, religion, or ancestry) and *Civil Rights Violations: Real Estate Transactions* Sec. 2-274.1 et seq. (persons are protected from certain unlawful discrimination based on familial status, arrest record, or disability; unlawful blockbusting based on present or prospective changes in the race, color, religion, national origin, ancestry, age, sex, sexual orientation, marital status, familial status or disability of residents). The rights, enforcement procedures, and remedies are not as comprehensive as found under the ILLINOIS HUMAN RIGHTS ACT or the FHA. Complaints must be filed within 90 days of the violation (or discovery of the violation but no more than one year from the violation). The Human Rights Commission also serves as the City’s Fair Housing Board. The Fair Housing Board can attempt to resolve housing discrimination complaints between parties through mediation and can make referrals to the Illinois Department of Human Rights or HUD. For violations under Sec. 2-274.1 et seq., after investigation and a finding of probable cause but failure of conciliation efforts, the Commission can require a public hearing before an appointed independent hearing officer. If the hearing officer finds that the respondent has committed a civil rights violation of the city’s ordinances related to unlawful housing discrimination, the

⁴² More information about the Human Rights Commission, including its latest 2023 Annual Report, is available at: moline.il.us/190/Human-Rights-Commission

hearing officer may impose a fine up to \$500 per violation, actual damages, and attorney's fees.

The Fair Housing Board is likely able to help the parties reach a settlement and resolve claims more quickly relative to the federal and state administrative complaint processes or litigation. Even cases that advance to the Human Rights Commission's public hearing procedures are required by ordinance also to have a shorter timeframe than the federal or state processes. However, the Fair Housing Board advises complainants that filing a local complaint should not replace filing a timely complaint with an appropriate court, HUD, and/or the Illinois Department of Human Rights to preserve the complainant's rights to remedies under state and federal fair housing laws. The City's ordinances have not been certified as "substantially equivalent" to the FHA and the Rock Island Human Rights Commission (Fair Housing Board) is not a certified FHAP agency.

Local FHIP Grantees

Under its Fair Housing Initiatives Program (FHIP), HUD administers multiple competitive grant categories to award money to local fair housing advocacy organizations who assist persons believed to have been harmed by discriminatory housing practices; to help people identify government agencies that handle complaints of housing discrimination; to conduct preliminary investigation of claims; to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices; and to educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws. Fortunately, several nonprofit housing advocacy organizations serving residents of Davenport, Moline, and Rock Island have been awarded FHIP grant funding to provide fair housing related services.

- The **Fair Housing Organizations Initiative (FHOI)** provides funding to start new housing advocacy organization in underserved communities or build the growth, capacity, and effectiveness of existing non-profit fair housing organizations to continue to serve the rights and needs of underserved groups, particularly persons with disabilities.
- The **Private Enforcement Initiative (PEI)** funds non-profit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.
- The **Education and Outreach Initiative (EOI)** funds programs and initiatives that educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

Prairie State Legal Services

Prairie State Legal Services provides legal advice and representation, advocacy, education, and outreach to low-income, elderly, and other vulnerable groups across Illinois. Its Fair Housing Project investigates cases of discrimination by housing

providers; helps clients resolve fair housing disputes; and conducts community legal education on fair housing rights and responsibilities. PSLS may negotiate on behalf of an aggrieved tenant; conduct fair housing testing; and represent a client who files a complaint with HUD or the Illinois Department of Human Rights or in court.

PSLS is consistently a FHIP PEI grantee to build on and continue its fair housing testing program. For FY2024, PSLS was awarded a \$425,000 multiyear grant, up from a \$375,000 PEI award in 2021. Fair housing testing refers to the use of testers who pose as prospective renters, sellers, or buyers of residential real estate for the purpose of determining whether housing providers and others are complying with the Fair Housing Act or whether prospective tenants or buyers are treated differently based on a protected trait. PSLS trains testers and also offers a range of fair housing legal services that include complaint intake, disability accommodation advocacy, legal advice and representation, complaint filing with administrative agencies and courts, conciliation/mediation, settlement negotiation, and referrals. Other housing related services offered include eviction defense; housing protection for seniors, veterans, people living with HIV/AIDS; and subsidized housing eviction defense, termination of assistance, rent calculations, and admissions issues.

PSLS has multiple locations throughout the state and can be contacted through their website or through their Moline office:

1515 5th Avenue
Suite 200
Moline, IL 61265
Phone: 309-794-1328
Web: pslegal.org

HOPE Fair Housing Center

HOPE Fair Housing Center serves clients across 40+ counties in Illinois including Rock Island County (City of Moline and City of Rock Island). HOPE currently has 10 staff members, 1 AmeriCorps VISTA, and 2 social work interns on its team. HOPE has been awarded funds from several categories of FHIP grants over the past five-year period including PEI, EOI, American Rescue Plan, and Fair Housing Organizations Initiative (FHOI) awards: a \$425,000 multiyear PEI award for FY2022, 2023, and 2024; \$374,996 PEI award for FY2021; \$125,000 PEI-ARP (American Rescue Plan) award for FY2021; \$125,000 EOI award for FY2023; \$100,000 EOI-ARP award for FY2023; \$125,000 EOI award for FY2022; \$100,000 EOI-Striving for Equity award for FY2022; \$125,000 EOI award for FY2021; and \$132,000 FHOI award for FY2021.

With PEI funds, HOPE staff conducts intake and screening of fair housing complaints, counsels clients regarding fair housing protections and options, and provides appropriate referrals for other housing issues. HOPE conducts investigations of systemic or complaint-based rental, sales, and lending housing discrimination matters

including through covert testing. HOPE helps mediate and resolve complaints between clients and housing providers. HOPE also assists clients in advocating for their fair housing rights, self-filing complaints with administrative agencies, and refers victims of discrimination to administrative agencies (HUD, DOJ, and IDHR/FHAP) or private counsel when evidence supports allegations of violations to fair housing laws.

With EOI funds, HOPE provides free educational materials and trainings across Illinois for community members, service providers, and housing industry professionals on topics ranging from general fair housing rights; housing providers' rights and responsibilities; realtors responsibilities under fair housing laws; housing rights granted to victims of domestic violence and abuse; understanding assistance animals; design and construction standards; protections based on specific protected classes such as source of income, national origin, individuals with disabilities, etc.; and protections and resources for those seeking housing with a previous arrest or conviction record. HOPE also hosts an annual conference open to community members, community organizations, housing industry, and local governments where participants receive comprehensive education on fair housing topics. HOPE additionally meets or collaborates with public and private partners to increase compliance with the Affirmatively Furthering Fair Housing Rule, and to increase housing opportunities to those groups historically harmed by housing discrimination, residential segregation, and exclusionary public policies.

Since 2020, HOPE has received 15 complaint intakes from Rock Island County residents. Five of those intakes were housing related but not fair housing issues. Seven intakes were connected to a fair housing complaint based on the person's disability. HOPE was able to assist three of those clients in direct advocacy resulting in reasonable accommodation/modification requests related to accessible services, accessible parking spaces, and ramp installation. Other matters involved allegations of housing discrimination based on sex and race in the rental context. HOPE did not file formal administrative or court complaints on any matters deriving from Rock Island County intakes from 2020 - YTD 2024.

IDHR's 2023 Annual Report indicated that only 7 charges of housing discrimination were filed from Rock Island County in one year. From the small number of intakes HOPE has received coming from Rock Island County and the few Rock Island County cases identified by IDHR, HOPE infers that more education on rights and responsibilities under Fair Housing laws and information on what organizations or agencies to contact for assistance would likely benefit Rock Island County residents.

In support of its core mission of ensuring communities and individuals can enjoy housing free from discrimination, specific priorities for 2024 and beyond include addressing inequitable tenant screening practices to prevent the discriminatory effects caused by blanket bans on eviction records, conviction/arrest records, and overly restrictive credit score requirements, and refusals to rent to subsidized renters. Further HOPE will continue to advocate for the dismantling of discriminatory policies

such as Crime Free/ Nuisance Free Ordinances, which disproportionately harm black households, persons with disabilities, and victims of domestic violence. HOPE will continue to advocate for accessible housing in new developments to support persons with disabilities and for occupancy codes and unit sizes that accommodate families with children.

Hope can be contacted via:

Phone: 630-690-6500

Email: info@hopefair.org

Web: hopefair.org/contact

A plethora of resources are available on HOPE's website, including self-advocacy toolkits based on discrimination on the emerging topics of real estate appraisal, eviction, source of income, and arrest and conviction records.

They can be found here: <https://hopefair.org/toolkits/>

Iowa Legal Aid

Residents of Davenport may receive housing-related legal services from Iowa Legal Aid, which provides free legal help for civil (not criminal) issues to low-income Iowans. ILA's Fair Housing Project addresses causes and complaints of illegal housing discrimination to help expand housing opportunities for vulnerable Iowans. ILA received a \$133,183 FHOI grant in FY2021 to help build its housing discrimination enforcement capacity. In FY2023, ILA received \$417,532 in PEI funds and in FY2024 was awarded a \$422,457 PEI multiyear grant, which it will use to expand its fair housing testing program and representation of victims of housing discrimination.

Davenport residents can contact Iowa Legal Aid at:

736 Federal Street

Suite 2309

Davenport, IA 52803

Phone: 1-800-532-1275

Web: iowalegalaid.org

Fair Housing Complaints

The administrative processes for investigating and resolving housing discrimination complaints follow substantially similar tracks and procedures among the FHAP agencies identified above and the HUD/FHEO process. For victims in Davenport (and Iowa generally), an aggrieved party has 300 days from the alleged discriminatory conduct to file a formal complaint with the Iowa Civil Rights Commission or one year to file a complaint with the Davenport Civil Rights Commission. Complainants in Moline and Rock Island have 300 days to file a complaint with the Illinois Department of

Human Rights. In both states, aggrieved persons may file directly with the appropriate HUD Regional Office of Fair Housing and Equal Opportunity (FHEO) within one year of the alleged discriminatory conduct. The investigation, mediation, reasonable or probable cause findings, conciliation efforts, charge procedures, and public hearing decisions under the FHA, IOWA CIVIL RIGHTS ACT, ILLINOIS HUMAN RIGHTS ACT, and Davenport Fair Housing ordinance vary but are substantially similar, including the potential for a finding of liability by an administrative law judge or hearing officer with the availability of compensatory and injunctive relief for the aggrieved complainant. Cases that proceed after a probable cause finding will be adjudicated by the different fact-finding bodies (an ALJ for HUD, an ALJ at the Iowa Department of Inspection and Appeals, an ALJ at the Illinois Human Rights Commission, or a hearing officer with the Davenport Civil Rights Commission).⁴³

If an administrative complaint is filed with the FHEO office, typically, once certified, HUD refers complaints of housing discrimination that it receives back to the state or local FHAP agency for investigation, conciliation, and enforcement activities. HUD policy favors having fair housing professionals based locally where the alleged discrimination occurred because it has found that a state or local agency's closer proximity to the site of the alleged discrimination provides greater familiarity with local housing stock and trends and may lead to greater efficiency in case processing.

Complaints filed with HUD

Region V of the FHEO receives and investigates complaints by households regarding alleged violations of the FHA for cities and counties throughout Illinois, including Moline and Rock Island (as well as Ohio, Indiana, Michigan, Minnesota, and Wisconsin). The FHEO Region VII office receives complaints for cities and counties throughout Iowa, including Davenport (as well as Kansas, Missouri, and Nebraska).

The respective FHEO Regional Offices maintain county-level data reflecting the number of complaints of housing discrimination received by HUD, whether the case is retained by the FHEO or referred to a state or local FHAP for investigation and processing, the status and closure reason of all such complaints, the basis/bases of discrimination and the discriminatory issues identified in each case, and the settlement/conciliation amounts, if any, awarded for each case. Region V and Region

⁴³ A detailed description of the complaint, charge, and hearing procedures under the respective Illinois Human Rights Act, Iowa Civil Rights Act, and Davenport fair housing ordinance are available at: (i) Illinois Department of Human Rights, Procedures for Housing Cases, accessed 11/1/2024, <https://dhr.illinois.gov/content/dam/soi/en/web/dhr/filingacharge/documents/hc-proced.pdf>; (ii) Iowa Civil Rights Commission, Outline of Complaint Process, accessed 11/1/2024, <https://icrc.iowa.gov/file-complaint/outline-complaint-process>; and (iii) Davenport Civil Rights Commission, Complaint Process, accessed 11/1/2024, https://www.davenportiowa.com/UserFiles/Servers/Server_6481372/File/Departments/Civil%20Rights/Complaint%20Process.pdf

VII personnel responded to requests for data regarding complaints received which concern alleged discriminatory housing practices having occurred in Davenport, Moline, or Rock Island for the previous five-year period from October 1, 2019, to October 1, 2024.

HUD reported the filing of 162 formal complaints alleging housing discrimination within the subject jurisdictions: 144 originating from the City of Davenport, 12 from the city of Rock Island, and 6 from the city of Moline.

Of the 144 Davenport cases, 133 cases were referred to a FHAP agency (either the Iowa Civil Rights Commission or the Davenport Civil Rights Commission) for investigation and processing and 11 cases were retained by HUD. For the Moline and Rock Island cases, 2 of the 18 cases were retained by HUD with the others referred to the state FHAP agency (the Illinois Department of Human Rights).

HUD's records showed that 4 of the Illinois cases and 41 of the Davenport cases were still pending/under investigation (as of 10/24/24); 9 Illinois cases (50%) and 69 Davenport cases (48%) were closed by the FHEO/FHAP agency for "no cause"—i.e. after a full investigation was conducted, the investigating agency did not find sufficient evidence to support the complainant's allegations of unlawful discrimination); 21 Davenport cases (15%) had been successfully resolved through conciliation and a settlement agreement negotiated between the parties; 1 Rock Island case and 5 Davenport cases were administratively closed after the complainant stopped cooperating; 1 Moline case and 3 Davenport cases were withdrawn by the respective complainant either after resolution or because the complainant no longer wanted to pursue; 1 Rock Island case was closed for lack of jurisdiction; and 1 Rock Island and 1 Moline case were charged or the FHAP found cause and were still open and pending next steps in the prosecution or conciliation efforts (as of 12/2/24). In 5 Davenport cases, HUD found reasonable cause to believe discrimination occurred and issued a Charge of Discrimination. After election by the parties of these cases to have their respective case then moved to federal district court for a final determination of liability, 3 of the 5 cases were still pending in the courts (as of 10/24/24) and 2 of the 5 charged cases had been dismissed by the district court after overruling the agency's investigative findings or conclusions of law.

In 21 Davenport cases resolved through conciliation/settlement and one case withdrawn after resolution by the complainant, respondents paid damages to the aggrieved party and/or into a victims' fund in amounts ranging from \$500 to \$7,500 and totaling \$35,585. Details regarding whether and what form of equitable or injunctive remedies were also negotiated and approved as part of case settlements were not disclosed in HUD's data. In cases resolved by settlement/conciliation, the respondents did not necessarily admit liability, but may have settled to avoid further expense, time, and the uncertainty of litigation.

The following table shows the basis of discrimination, also understood as the protected class status, alleged in the 12 cases originating in Rock Island, 6 Moline cases, and 144

Davenport cases. More than one basis of discrimination may be cited in a single complaint, thus why there were 205 identified bases of discrimination alleged in the 162 complaints filed.

TABLE 21. BASIS/PROTECTED CLASS STATUS OF DISCRIMINATION COMPLAINTS

Basis of Discrimination Reported	Rock Island	Moline	Davenport
Disability	8	3	66
Race	5	1	64
Retaliation	1	1	25
Sex	0	1	15
National Origin	1	0	7
Familial Status	0	1	5
Religion	0	0	1
Color	0	0	0
Total	15	7	183

The City of Davenport was named as a respondent in 9 cases. One of those cases is still open/under investigation (as of 10/24/24); 6 cases were closed after a “no cause” determination; 1 case was withdrawn by the complainant without resolution; and 1 case was dismissed because the complainant failed to cooperate.

Complainants also may cite more than one discriminatory act or practice, recorded as the discriminatory “issue.” HUD reported complainants identified the following discriminatory issues: “discrimination in terms/conditions/privileges relating to rental” was the most often cited issue in the Davenport cases, in 77 cases (~53% of cases), and cited in 1 Rock Island and 1 Moline case; failure to make reasonable accommodation or permit reasonable modification was cited in 51 Davenport cases (~35% of cases) and 11 Moline/Rock Island cases (~61% of those cases); discriminatory acts under Section 818 (coercion, etc.) was cited in 42 Davenport cases and 1 Moline case; discriminatory terms, conditions, privileges, or services and facilities in 27 Davenport cases and 6 Moline/Rock Island cases; discriminatory refusal to rent in 23 Davenport cases, 2 Moline cases, and 1 Rock Island case; otherwise deny or make housing unavailable in 20 Davenport cases and 2 Rock Island cases; discriminatory advertising, statements and notices in 13 Davenport cases and 2 Rock Island cases; discriminatory financing (includes real estate transactions) was cited in 1 Rock Island case. Finally, using ordinances to discriminate in zoning and land use was reported in 1 Rock Island case (dismissed for lack of jurisdiction).

Complaints filed with Iowa Civil Rights Commission

A request also was made to the Iowa Civil Rights Commission for data reflecting the number of housing discrimination related complaints received by the Commission regarding housing units in the City of Davenport. The Commission provided the following data for 42 cases it processed between October 1, 2019, and October 24, 2024:

TABLE 22. ICRC HOUSING DISCRIMINATION COMPLAINTS

Basis	Cause of Action	Result
National Origin (Hispanic), Retaliation	Terms and Conditions, Participation	No Probable Cause
Disability	Reasonable Accommodation	No Probable Cause
Disability	Refusal to Rent	No Probable Cause
Race (Black)	Terms and Conditions	No Probable Cause
Disability	Refusal to Rent, Reasonable Accommodation	No Probable Cause
Race (Black), Disability	Reasonable Accommodation, Terms and Conditions, Harassment	Satisfactory Adjustment (\$500), plus waive all fees associated with early termination of lease.
Retaliation	Terms and Conditions	No Probable Cause
Sex (Female), Retaliation	Sexual Harassment, Eviction	Administrative Closure
Sex (Female), Retaliation	Sexual Harassment, Eviction	No Probable Cause
Race (Black)	Terms and Conditions	Local – Open
Retaliation	Eviction	No Probable Cause
Disability	Reasonable Accommodation, Terms and Conditions	No Probable Cause
Race (Black)	Terms and Conditions, Harassment, Eviction	Local – Open

Basis	Cause of Action	Result
Familial Status	Terms and Conditions, Eviction	Local – Open
Retaliation	Terms and Conditions	Local – Open
Disability	Harassment	Local Administrative Closure
Race (Black), Sex (Female)	Harassment, Terms and Conditions	Local Administrative Closure
Race (Black)	Terms and Conditions	Local – Open
Race (Other)	Other	Local – Open
Race (White)	Harassment	No Probable Cause
Race (Other), Sex (Female)	Sexual Harassment, Other	Local – Open
Race (Other)	Harassment, Eviction	Local – Open
Race (Other)	Terms and Conditions	Local
Race (Black)	Terms and Conditions	No Probable Cause
National Origin (Mexican)	Terms and Conditions, Eviction	Local – Open
Familial Status, Retaliation	Terms and Conditions, Other	Local – Open
Race (Black)	Terms and Conditions, Other	Local – Open
Race (Black)	Refusal to Rent	No Probable Cause
Race (Black)	Refusal to Rent, Terms and Conditions	No Probable Cause
Race (Black)	Refusal to Rent	No Probable Cause
Race (Black), Familial Status, Disability	Terms and Conditions, Eviction	No Probable Cause
Race (Black)	Terms and Conditions, Harassment	No Probable Cause
National Origin (Mexican)	Terms and Conditions, Otherwise deny or make housing unavailable	No Probable Cause

Basis	Cause of Action	Result
Race (Black), Disability	Reasonable Accommodation, Terms and Conditions	No Probable Cause
Race (Black)	Harassment	No Probable Cause
Race (Black), Sex (Female)	Terms and Conditions, Eviction	No Probable Cause
Disability	Terms and Conditions	No Probable Cause
Race (Black)	Harassment, Eviction	Open; investigation
Race (Black)	Harassment, Eviction	Open; investigation
Sex (Male), Gender Identity, Disability	Reasonable Accommodation, Terms and Conditions	No Probable Cause
Race (Black)	Harassment, Terms and Conditions, Refusal to Rent	Administrative Closure
Race (White), Disability	Denied Accommodation, Harassment, Other	Open; mediation

Of the 42 cases processed by the Commission, 15 cases were still open at the time of reporting (12 open at the local level, 2 cases open in the investigation phase, and 1 case open in the mediation phase). Of the closed cases, a “no cause” finding was made in 22 cases (52%); 2 cases had been administratively closed by the Commission; 1 case closed administratively by the local fair housing enforcement authority; and 1 case reached an individualized settlement that included a satisfactory adjustment of \$500 plus agreement by the respondent landlord to waive all fees associated with early termination of the lease.

Race was the most often cited basis of discrimination in the Davenport cases cited in 25 matters (~60%), followed by disability in 11 cases (~26%); retaliation in 7 cases; sex in 6 cases; national origin in 3 cases; familial status in 3 cases; and gender identity in one case. The most often cited issues (“cause of action”) included discriminatory terms and conditions in 25 cases (~60%); harassment in 12 cases (~29%); eviction in 11 cases; reasonable accommodation or denied accommodation in 7 cases; discriminatory refusal to rent in 6 cases; and sexual harassment in 3 cases.

Complaints filed with Davenport Civil Rights Commission

The Commission reports data reflecting complaints it receives, investigates, and processes in each calendar year’s Annual Report. As of the writing of this report, DCRC Annual Reports for CY2019—2021 were posted. The Commission received and opened

44 housing discrimination cases and closed 40 housing cases in CY2019; opened 14 housing discrimination cases and closed 22 in CY2020; and opened 29 housing discrimination cases and closed 29 cases in CY2021. Three cases were referred to HUD in 2021.

The Annual Reports provide data regarding the basis of discrimination (i.e. race, disability, sex, etc.) and the disposition of cases (i.e. settlement, no probable cause finding, probable cause, etc.), but the numbers are not broken down by whether the alleged discriminatory action occurred in the context of housing versus employment, public accommodation, education, credit, or transit. So, for example, in 2021, of the 105 total complaints that were filed with the Commission, race was cited 62 times as a basis of discrimination, but the report does not indicate how many of those were housing cases versus employment, public accommodation, etc. Annual Reports are available on the Commission's website.

The Commission's website also provides information on settlements it has secured stemming from housing discrimination complaints:

TABLE 23. DCRC HOUSING DISCRIMINATION COMPLAINTS RESOLVED BY SETTLEMENT

Davenport Civil Rights Commission Settlement Terms for Resolved Housing Discrimination Complaint Cases			
Closure Date	Basis	Trigger Event/Issue	Terms
7/10/2023	Disability	Failure to Accommodate	\$2,500, Creation of Policy
6/30/2023	Race, Disability, Age	Harassment, Discriminatory Statements, Different Treatment	\$1,750, Notification of Terms of Agreement
6/13/2023	Disability	Failure to Accommodate	Specific Performance, Notification of Fair Housing Policies, Posters
4/24/2023	Familial Status	Discriminatory Statements	\$12,000 to Complainant, \$6,422.13 to the Commission
4/3/2023	Disability	Failure to Accommodate	\$500, Apology, Notification of Fair Housing Policies

3/20/2023	Disability	Failure to Accommodate	\$2,500, Notification of Fair Housing Policies
11/7/2022	Disability	Failure to Accommodate	\$1,000, Notification of Fair Housing Policies
2/28/2022	National Origin	Different Treatment	\$2,000, Training
1/20/2022	Race, Disability	Failure to Accommodate, Different Treatment	\$1,081, Specific Performances
10/29/2021	Race	Different Treatment	\$3,500, Training
10/19/2021	Disability	Failure to Accommodate	\$1,269, Notification of Fair Housing Policies
5/1/2021	Disability	Failure to Accommodate	Apology, Fair Housing Posters
2/12/2021	Disability	Failure to Accommodate	\$1,000, Training
6/1/2020	Disability	Failure to Accommodate	\$835, Letter of Reference, Specific Performances
5/27/2020	Race	Different Treatment	Apology, Fair Housing Logo on Applications, and Leases
3/20/2020	Disability	Failure to Accommodate	\$4,700, Apology, Neutral Reference, Training
3/9/2020	Disability	Failure to Accommodate, Different Treatment	\$4,900, Fair Housing Posters
10/30/2019	Disability	Harassment	Apology, Training

		Total Compensation	\$45,957
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For the 18 housing-related discrimination cases conciliated and settled between October 2019 through December 31, 2023 (the most current data available), disability was the most alleged basis of discrimination, occurring in 14 cases (~78%), followed by race in 4 cases and familial status, age, and national origin occurring in 1 case each. The Commission secured a total of \$45,957 in damages to aggrieved parties and civil penalties. Relief also included fair housing training and terms requiring that housing providers adopt fair housing policies, communications, and notifications.

In its most recently published Annual Report, CY2021, the Commission illustrated its work in resolving fair housing disputes by describing the mediation process in one particular case: A Complainant filed a housing discrimination complaint alleging that the manager of the mobile home park where she leased a lot space for the trailer she owned was terminating her lot lease because of her household’s national origin, though the manager’s stated reason for termination was the complainant’s failure to make repairs to the trailer. Complainant alleged that the manager would not allow her to make the needed repairs to bring the trailer up to standards and instead pressured her to sell the trailer to new owners. Respondents initially refused to cooperate with the investigation, but after going through the Commission’s subpoena process, the respondents submitted the necessary information for the investigation. Prior to the completion of the investigation, the parties agreed to participate in Commission-led conciliation. The complainant ultimately settled in conciliation for \$2,000 in relief and respondents agreed to attend fair housing training as relief in the public interest.

Complaints filed with the Illinois Department of Human Rights

A FOIA response from the IDHR reveals that between October 1, 2019, through October 1, 2024, the Department opened or closed 8 cases alleging housing discrimination related to properties or parties located in the City of Moline and 7 cases from the City of Rock Island.

TABLE 24. IDHR HOUSING DISCRIMINATION COMPLAINTS

Illinois Department of Human Rights					
Jurisdicti on	Open and Closure Dates	Basis / Bases	Issues	Closure Reason	Respondent (if a city or city agency)

Moline	01/25/18 - 11/15/22	Sex	Terms	Adjusted Terms of Settlement	
Moline	12/20/18 - 10/24/19	Race	Additional Civil Rights	Lack of Substantial Evidence	Moline Housing Authority
Moline	02/22/19 - 12/18/19	Race	Terms	Lack of Substantial Evidence	Moline Housing Authority
Moline	05/10/19 - 4/15/20	Disability (Mental)	Terms	Failure to proceed	
Moline	04/09/20 - 4/5/21	Disability (Mental)	Failure to accommodate	Lack of Substantial Evidence	Moline Housing Authority
Moline	11/15/21 - 3/14/23	Disability (Mental)	Failure to accommodate	Lack of Substantial Evidence	
Moline	02/23/23 - 11/14/23	Disability (Mental)	Failure to accommodate	Lack of Substantial Evidence	
Moline	05/29/24 - Open	Familial Status	Rental		Moline Housing Authority
Rock Island	09/18/17 - 5/13/21	Religion	Terms	Failure to Proceed	Rock Island Housing Authority
Rock Island	10/22/18 - 10/24/19	Race	Terms	Lack of Substantial Evidence	Rock Island Housing Authority
Rock Island	04/09/20 - 4/12/22	Disability (physical)		Lack of Substantial Evidence	
Rock Island	09/01/20 - open	Race	Terms	Lack of Jurisdiction	City of Rock Island
Rock Island	11/17/22 - open	Race	Terms		City of Rock Island

Rock Island	03/27/23 - open	Disability (Mental)		Lack of Substantial Evidence	
Rock Island	04/18/24 - open	Disability (Mental)	Terms		

For the cases that have been closed/resolved during this time period, the majority were closed after investigation and a finding of lack of substantial evidence (“no probable cause” finding) to proceed. Disability was most often cited as the basis of discrimination—in 7 out of 15 cases—followed by race in 5 cases, and religion, sex, and familial status being the basis of perceived discrimination in one case each.

The Moline Housing Authority was named as the respondent/offending party in 4 cases, the Rock Island Housing Authority in 2 cases, and the City of Rock Island in 2 cases. Two of those cases are still open and pending investigation (as of 10/28/24); however, the other six cases were closed for lack of substantial evidence or lack of jurisdiction without a finding of liability against the local government.

Fair Housing Enforcement through Civil Litigation

Under the FHA, the Iowa Civil Rights Act, and the Illinois Human Rights Act, in addition to or as an alternative to filing an administrative complaint, an aggrieved person may commence a civil action in an appropriate United States district court or state court (with proper jurisdiction and venue) not later than two years after the occurrence or the termination of an alleged discriminatory housing practice, thus maintaining control of the case and the potential to collect punitive damages. Victims do not have to first exhaust their administrative remedies before filing a lawsuit nor be issued a “right to sue” letter from the administrative enforcement agency. If an administrative action has already commenced, the parties still may elect to move the case to court for adjudication as long as the parties have not already entered into a conciliation agreement to resolve the alleged discriminatory housing practices or, following a charge of discrimination, an administrative hearing has not already commenced.

Fair housing lawsuits may be filed against local governments and zoning authorities and against private housing providers, mortgage lenders, developers, or real estate brokers. Because the ICRA and IHRA have been determined to be substantially similar to the FHA, court opinions interpreting the FHA are instructive in interpreting the state laws.

Under the FHA, a plaintiff may hire a private attorney or request a court-appointed attorney for assistance with litigating the case and may seek to prove actual or compensatory damages and request injunctive relief and punitive damages. Settlement amounts or jury awards often are much larger for cases prosecuted in court than victim compensation awards through the administrative process. In an election

case, the Department of Justice may prosecute the case on behalf of the aggrieved party. Additionally, the DOJ or the state attorney general may bring suit on behalf of individuals based on referrals from HUD/FHAP in the case of a “pattern or practice” of discriminatory actions, a case of particular importance to the public interest, or when there has been a breach of a conciliation agreement. In a pattern or practice case, the court may award preventative relief (permanent or temporary injunction, restraining order, or other order) and under the FHA, a civil penalty up to \$50,000 for a first violation and up to \$100,000 for a second or subsequent violation. An aggrieved party may intervene in any action filed by the DOJ.

For the recent five-year period studied—October 1, 2019, through October 31, 2024—only one lawsuit of significance was found regarding allegations of unlawful housing discrimination occurring in Davenport, Moline, or Rock Island that resulted in federal litigation, a published HUD ALJ decision/settlement, or a published state court opinion.

- ***United States v. Goitia*, 3:20-cv-56 (S.D. Iowa) (complaint filed June 29, 2020; consent order entered and case dismissed May 23, 2022).**

The United States DOJ brought this action on behalf of multiple female tenants of rental housing properties owned and managed by the defendants in Davenport, Iowa. The amended complaint alleged that the defendants engaged in a pattern or practice of discrimination on the basis of sex, specifically that the owner/manager Juan Goitia sexually harassed numerous female tenants since at least 2010 by making unwelcome sexual comments and advances, touching tenants’ bodies without their consent, entering the homes of female tenants without their consent and without prior notice, and taking adverse actions against tenants who resisted his sexual overtures or complained about the harassment. The parties ultimately agreed to a settlement before trial resolving claims against the offending landlord and against 908 Bridge Cooperative which, along with Goitia, owned the properties where the harassment occurred. The consent order required defendants to pay \$135,000 in monetary damages to compensate individuals harmed by the harassment and pay a civil penalty to the United States. Further, the consent order bars Goitia from continuing to manage rental housing; requires defendants to hire an independent manager to manage any rental properties that defendants own or manage now or in the future; and requires defendants to obtain fair housing training and implement comprehensive non-discrimination policies and complaint procedures to prevent sexual harassment at their properties in the future.

In a press release announcing the settlement, Assistant Attorney General Kristen Clarke for the Justice Department’s Civil Rights Division stated, “*Sexual harassment by housing providers is an illegal and egregious abuse of power that deprives tenants of their right to be safe and secure in their homes.*” The Justice Department’s Sexual Harassment in Housing Initiative aims to address and raise awareness about this form of sex-based discrimination by landlords, property managers, maintenance workers, loan officers, or other people who have control over housing. Since launching the

initiative in October 2017, the Department of Justice has filed 23 lawsuits alleging sexual harassment in housing and recovered over \$9.6 million for victims of such harassment.

CHAPTER 10.

IDENTIFICATION OF IMPEDIMENTS

Described below are the fair housing impediments identified in this Analysis of Impediments, along with associated contributing factors and supporting datapoints. Following these narrative descriptions is a table containing recommended actions, responsible parties, and potential partners for addressing the named impediments.

Impediment 1: Insufficient access to affordable housing

The persistent housing and affordability crisis, which was noted in the 2019 AI, has continued to grow in Moline, Davenport, and Rock Island and was the most common issue mentioned by stakeholders and community members in focus groups, public forums, and interviews. Many community engagement participants described poor building and unit conditions, and limited oversight has put many renters in unsafe situations. These conditions include aging buildings with mold, pests, and even structural risks, which were amplified by the deadly apartment building collapse⁴⁴ in downtown Davenport in 2023. Participants noted these problems are a result of landlords' neglect upkeep, focusing on profits over tenants' wellbeing. Many believe these issues have become overlooked due to weak code enforcement and inadequate city resources to check and fix housing in need of repair.

Vulnerable and marginalized populations, like those with disabilities, large families, or individuals reentering society after time in prison, are especially impacted by the lack of affordable, accessible housing options. There is a lack of homes and units specifically designed for individuals with disabilities who need accommodations such as ramps, wide doorways, elevators, and more. Families that need more space face high costs and restrictive zoning laws, while people with criminal records often face discrimination making it hard to secure housing. Stakeholder particularly noted the limited funding impacts coordination among housing services and resources. Representatives from local nonprofit housing assistance organizations and agencies also noted their intake capacity has become overwhelmed during and following the COVID-19 pandemic.

Systemic barriers have also resulted in mortgage denial disparities, which affect some minority groups who are two times as likely than non-Hispanic white households to face denial when seeking a loan. This further limits people of color from accessing homeownership opportunities while also widening economic divides. Stakeholder and community residents alike brought attention to the strict tenant requirements from

⁴⁴ Langmaid, CNN, V. (2023). Multiple structural problems caused Davenport, Iowa, apartment building collapse that killed 3 residents, investigation finds. [cnn.com](https://www.cnn.com/2023/09/07/us/davenport-iowa-building-collapse-investigation/index.html).
<https://www.cnn.com/2023/09/07/us/davenport-iowa-building-collapse-investigation/index.html>

landlords, like no tolerance for past evictions or credit issues, leave many people at risk of homelessness and further limit their access to affordable housing and housing in general. Many noted homelessness has increased in recent years, particularly as the cost of living and rents have increased across the cities and region. Different protected class members face additional barriers in accessing for-sale and rental housing.

Data about housing problems presented in Chapter 6 of this report shows that, in each city, affordability issues are more acute for households of color than for White households. Black and Native American households in Davenport, Moline, and Rock Island experience housing problems at disproportionate rates: about 41% to 43% of Black households have at least one of the four housing problems, and 53% to 90% of Native American households have a housing problem. In Rock Island, Asian and Hispanic households also experience housing problems at disproportionate rates (52.7% and 39.6%, respectively). While the total numbers of households are small, the 20 Pacific Islander households in Moline and Rock Island all experience housing problems (100% of the 10 Pacific Islander households in each city). Particularly, housing problems are more prevalent for households with lower incomes than for those with higher incomes. Across the three cities, about 75% to 78% of households with incomes of 30% HAMFI or below have one or more housing problems, while the same is true for only about 11% to 16% of households with incomes of 81% to 100% HAMFI.

Together with input regarding housing condition, these rates show a continued need to expand the supply of affordable housing available in all three cities, along with improving and/or maintaining existing affordable housing. This may include development and preservation of affordable for-sale and rental product. Further, several stakeholders note the specific need for housing assistance directed toward lowest income groups (households with incomes under 30% of area median income) and people experiencing or at risk for homelessness.

Impediment 2: A lack of targeted investment in underserved areas resulting in increasing disparities in access to opportunity

Data and mapping analysis of Moline, Davenport, and Rock Island reveals that each City contains neighborhoods with significant disparities in access to opportunity, especially for protected class groups. A lack of targeted attention and investment to these areas results in widening disparities in access to many resources needed for residents to thrive and achieve upward mobility. The most severely impacted neighborhoods lack many different resources, compounding access issues for residents. The following factors contribute to this impediment to fair housing in Moline, Davenport, and Rock Island:

Low and inconsistent levels of school proficiency

Opportunity Index Disparities, as shown in Table 4, show that variations in school quality disproportionately impact residents living below the poverty line and, in Davenport and Rock Island, residents who are non-white. In addition, Davenport and Rock Island have significantly lower school proficiency scores as a whole than Moline, especially the latter. Residents who participated in the community feedback process additionally noted issues with recent school closures in Davenport.

School proficiency varies widely by location within the jurisdiction, as depicted in Figure 7. Most concerning, school proficiency scores are 10 or less out of a possible total of 100 in roughly half of the area's census tracts. This is especially prominent in Rock Island, where more than half of all census tracts have proficiency scores this low. In addition, Davenport is the only City to have any schools with a proficiency score above 75, and these exist only in small areas of the City. As shown in Figure 10, there is significant correlation between areas with low school proficiency scores and low levels of residents who complete high school.

Limitations in transit options

Transit access and affordability both shape many other opportunity factors, such as access to jobs and good schools. This is especially true for areas in which fewer residents own or have access to a personal vehicle, as is true for neighborhoods along the Mississippi River in all three cities (see Figure 17).

As shown in Figure 16, Davenport has the largest proportion of land area with a transit affordability score under 50 (out of 100). This is likely due to heavier levels of car dependency within the City. Because of this, Davenport residents who do not have access to a personal vehicle may face more difficulties in accessing public transit than residents of Moline or Rock Island. Table 4 also shows that, as a whole, Davenport residents take fewer public transit trips than residents of Moline or Rock Island. This may indicate an increased need for transit options in Davenport.

A need for employment assistance and job training

Neighborhoods along the Mississippi River, especially in Davenport and Rock Island, have the lowest labor market engagement rates in the area. These same neighborhoods also face a lack of many other resources, and these disparities likely compound each other. Figures 12 and 13 show that some of the same neighborhoods with the highest job proximity scores – meaning the most available jobs – have the lowest labor market engagement scores, and Figures 10 and 11 show that these same neighborhoods are those with the lowest level of high school and college education in the jurisdiction. Table 4 shows that a lack of proximity to jobs and low labor market index scores disproportionately impact low-income and non-white residents. The largest discrepancies appear in Davenport, where low-income Asian and Native American residents have labor market index scores of 20 and 30 points lower,

respectively, than their white peers; and in Rock Island, where non-white residents have scores of 15 to 30 points lower than their white peers, with Black residents being most heavily impacted.

These statistics, especially in combination with low educational achievement rates in impacted areas, likely indicate a severe need for employment assistance and job training programs in the most impacted areas.

A need for holistic revitalization planning efforts in areas with many disparities

As previously stated there are many neighborhoods in the jurisdiction, particularly those located along the Mississippi River, which face significant disparities in access to most or all types of opportunity. The largest level of need overall exists in Rock Island. Davenport has perhaps the largest degree of disparity, containing the largest discrepancies in access to resources between different neighborhoods. Moline has fewer neighborhoods with intense levels of need, but also fewer neighborhoods with high levels of access on par with Davenport's most affluent neighborhoods.

For neighborhoods that face several compounding needs – such as neighborhoods with low labor market engagement scores, low school proficiency scores, and low levels of high school educational achievement – there is a significant need for targeted, holistic revitalization efforts following a strategic plan. The Cities may wish to investigate the possibility of designating these areas as opportunity or similar districts and developing a strategic plan for improving resources in these areas at a holistic level.

Impediment 3: Insufficient and unequally distributed publicly supported housing options

Data and mapping analysis indicate that both the supply and distribution of publicly supported housing options in Moline, Davenport, and Rock Island are inadequate. Maintaining a variety of decent and accessible publicly supported housing options is crucial to any community in order to support low-income, disabled, elderly, and other vulnerable populations. The following factors contribute to this impediment to fair housing in Moline, Davenport, and Rock Island:

Inadequate supply and utilization of publicly supported housing

Examining data on the average wait times and the utilization percentages for available publicly supported housing can help us to understand whether there is an adequate supply of publicly supported housing and whether it is being utilized effectively. Where data is available, average wait times for publicly supported housing units programs in Moline, Davenport, and Rock Island range from 8 months to 39 months. These extremely long wait times, particularly for Housing Choice Vouchers, indicate that demand for housing assistance far exceeds supply in all three Cities.

In addition, Moline is the only City that maintains all five types of publicly supported housing programs – Public Housing, Project-Based Section 8, Housing Choice Vouchers, Section 202 (elderly), and Section 811 (disabled). Davenport does not maintain Public Housing, and Rock Island does not maintain Section 202 or Section 811 housing. This means that residents of Davenport and Rock Island in need of such housing have more limited options than residents of Moline.

Despite wait times indicating intense demand, utilization data indicates that some programs are not being utilized as effectively as possible. This is especially in Rock Island, where HCV wait times are 17 months on average and yet only three-quarters of available vouchers are being utilized. This likely indicates that voucher holders are experiencing some form of barrier to using vouchers once approved, such as an inability to find a landlord who accepts vouchers.

Unequal clustering of publicly supported housing options

As depicted in Figure 29, publicly supported housing is clustered in all three Cities to some extent. Davenport has the least clustering, likely due to a higher prevalence of Housing Choice Vouchers, which are intended to allow residents greater choice in where to live. Rock Island displays the highest levels of clustering, particularly among Housing Choice Vouchers, which is unusual due to the aforementioned nature of the HCV Program. As shown in Figure 29, there are almost no HCV holders residing in the southeastern portion of Rock Island. In combination with low utilization rates of Rock Island HCVs, this may indicate a lack of landlords who are willing to accept Housing Choice Vouchers in Rock Island and, to a lesser extent, in Moline and Davenport.

Impediment 4: Fair housing education and equitable enforcement

The report identified several challenges related to fair housing education and enforcement. Many community members shared while they are aware of a few fair housing laws and tenants' rights, many landlords do not abide by them and continue to withhold repairs, threaten tenants with eviction, and discriminate based on mental and physical disabilities. Many participants were also not aware of where to access information or resources when in need of help. Despite some educational efforts, such as training sessions and brochures, these resources remain limited, often reaching only those actively engaged with city or community organizations. There is also a lack of coordination among legal aid, civil rights resources, and local fair housing organizations, which hinders effective enforcement of fair housing regulations.

Planning for community development in general can greatly benefit from an equity lens applied to decision making processes. In this sense, there must be equitable enforcement, however, there are inconsistencies across city ordinances and zoning laws that may act as a barrier. For example, restrictive definitions of "family" and zoning policies that prevent group homes or multi-family housing contribute to

barriers in fair housing choices, particularly for vulnerable populations such as people with disabilities. Additionally, while “Not In My Back Yard” (NIMBY) attitudes were noted among community leaders as a potential fair housing barrier, this sentiment among the general public can also impact affordable housing construction and development of mixed-income neighborhoods and the inclusion of residents with different needs. These policies and attitudes can lead to segregation by limiting affordable housing development and making it difficult for individuals with disabilities to find suitable housing.

Community input also highlighted the cultural and language barriers that complicate fair housing education and enforcement. Populations with limited English proficiency (LEP), including immigrants and refugees, often struggle to access fair housing resources and navigate the legal landscape. Similarly, discriminatory lending practices and inconsistent enforcement across housing and rental markets contribute to disparities, further limiting housing choices for protected groups.

Additionally, stakeholder input suggests a need for training and community education focused on overcoming racism and ableism. Meeting participants cited several examples of prejudicial and “Not In My Backyard” or NIMBY attitudes among people in positions of local leadership as well as among some members of the public at large. A broad-based and respected local convening organization could consider a periodic fair housing training aimed first at community leaders as a starting point to help disseminate the message more widely to other groups.

Contributing Factors	Recommended Activities	Responsible Parties and Partners
Impediment #1: Insufficient access to affordable housing		
Limited new rental housing construction or rental rehabilitation in the region	- Continue using CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental and for-sale housing through new construction and rehabilitation. - Review the Qualified Allocation Plans issued by the Illinois Housing Development Authority and Iowa Finance Authority (as appropriate) under their respective Low Income Housing Tax Credit (LIHTC) programs to identify local government policies or actions that may positively impact the competitiveness of developers' applications. For developers proposing LIHTC projects in areas with access to key community resources/opportunity factors or areas experiencing a loss of affordable rental units, work with them to increase the competitiveness of their applications through letters of support, provision of data and information, gap financing, and other assistance.	- City of Moline - City of Davenport - City of Rock Island - Housing developers - LIHTC developers
Limited supply of affordable housing disproportionately impacts households of color	- Consider opportunities to support the work of nonprofit housing providers in order to improve quality affordable rental options. - Consider funding financial assistance programs to prevent evictions and support housing stability particularly for vulnerable and cost-burdened households including those who are low-income or who have disabilities.	- City of Moline - City of Davenport - City of Rock Island - Nonprofit housing providers - Social service organizations
Landlords are reluctant to maintain and improve rental properties	The cities of Moline, Davenport and Rock Island all operate rental inspection programs to periodically assess the condition of the rental properties within their jurisdictions. The cities should assess their respective registration and inspection programs for opportunities to close loopholes and make them more effective,	- City of Moline - City of Davenport - City of Rock Island - Landlords

Contributing Factors	Recommended Activities	Responsible Parties and Partners
	- including consideration of increased staffing and resource allocations. - Organize a networking meeting between local government inspection staff and nonprofit housing assistance organizations to develop a referral protocol for situations where a tenant household may have to be displaced due to substandard housing conditions discovered in the course of an inspection.	Nonprofit housing assistance organizations
Mortgage denial disparities disproportionately affect minority groups, particularly Black and Hispanic, who are twice as likely as non-Hispanic white households to face loan denials.	Encourage CDBG public services funding applications from organizations providing homeownership counseling and financial literacy programs tailored to minority communities. Services may include guidance on credit building, budgeting, and navigating mortgage application requirements. Regular workshops and resources distributed in multiple languages could better prepare these households to meet lender criteria.	- City of Moline - City of Davenport - City of Rock Island - Financial counseling organizations
Impediment 2: A lack of targeted investment in underserved areas resulting in increasing disparities in access to opportunity		
Low and inconsistent levels of school proficiency	- Share school proficiency and related data from this report with school district officials to aid their planning and decision-making with regard to resource distribution in areas of greatest need. - Encourage investigation of creative opportunities to provide extra funding and resources to low-performing schools. - Consider whether resources like food and clothing pantries may be helpful in areas with low performing schools.	- City of Moline - City of Davenport - City of Rock Island - School districts
Limited transit options	When proposed, and where possible, support local efforts to expand bus routes and covered shelters at existing bus stops in all three cities.	- City of Moline - City of Davenport - City of Rock Island

Contributing Factors	Recommended Activities	Responsible Parties and Partners
	Consider the possibility of subsidized or refundable rideshare costs for residents using rideshare for specific activities, such as school or employment activities.	Transit providers
Need for employment assistance and job training	- Encourage CDBG public services funding applications from organizations that will provide job training and other employment assistance programs over the next few years. - Create or expand a centralized website or other resource hub where residents can access information on job training and employment assistance resources.	- City of Moline - City of Davenport - City of Rock Island - Job training and employment assistance organizations
Need for holistic revitalization planning efforts in areas with many disparities	- Create a task force to identify neighborhoods in all three Cities that face the most disparities in access to resources and opportunities. - Encourage collaborative work among the cities of Davenport, Moline, and Rock Island to coordinate and align where possible to the goals, strategies, and outcomes promoted in their respective community revitalization efforts. Consider including business, neighborhood, and other leaders from impacted areas in neighborhood revitalization planning. - Create metrics for measuring success in revitalization efforts, ensuring that business, neighborhood, and other leaders from impacted areas are involved in and agree with metric development.	- City of Moline - City of Davenport - City of Rock Island - Business leaders - Neighborhood leaders
Impediment 3: Insufficient and unequally distributed publicly supported housing options		
Inadequate supply and utilization of publicly supported housing	- Investigate the potential for dedicating new funding towards TBRA and other forms of housing assistance in order to meet demand. - Encourage public housing authorities to create a task force to identify and develop ideas to address barriers that residents may	- City of Moline - City of Davenport - City of Rock Island - Public housing authorities

Contributing Factors	Recommended Activities	Responsible Parties and Partners
	face in accessing and using housing assistance, especially Housing Choice Vouchers.	• Nonprofit housing providers
Unequal clustering of publicly supported housing options	• Encourage public housing authorities and local civil rights commissions to monitor the prevalence of discrimination against voucher holders by landlords. • Support public housing authorities in developing an educational campaign focused on 1) informing residents of their fair housing rights, especially as voucher holders, and 2) educating landlords on participation in the HCV program. • Support the creation of incentive programs that would incentivize more landlords to accept vouchers (options may include tax breaks, subsidized repair costs, subsidized deposits, etc.). • Continue using CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental housing and its distribution in neighborhoods offering good access to opportunity.	• City of Moline • City of Davenport • City of Rock Island • Public housing authorities • Housing developers • LIHTC developers
Impediment 4: Fair Housing education and equitable enforcement		
Stakeholder input suggested that some community members have expressed racism and NIMBY attitudes	• Either using in-house staff or through a contracted provider, the cities should annually design and/or update and coordinate delivery of a regional fair housing education program that reaches the public with information about fair housing rights and responsibilities, how to recognize discrimination, and how and where to file a complaint. • Restrictive zoning laws that hinder affordable housing options and the development of housing for non-homeless and special-needs populations. The Cities should analyze their current code and amend restrictive zoning policies to promote diverse housing options, including group homes and multi-family developments.	• City of Moline • City of Davenport • City of Rock Island • Civil rights commissions • Fair housing organizations

Contributing Factors	Recommended Activities	Responsible Parties and Partners
Organizations with little personnel that have been overburdened in recent years by the rising demand for services are further burdened by the lack of coordination among fair housing organizations, legal aid services, and other institutions. Additionally, residents are unsure of where to find resources or assistance when seeking help.	• Participate in partnerships between legal aid, civil rights, and housing organizations to help streamline fair housing services and resources. • Recruit applications from fair housing agencies for CDBG funding that would support personnel expansion. • Develop a centralized network that allows fair housing organizations, legal aid services, and related institutions to share resources and communicate more effectively. This could include an online platform for case management, referrals, and updates on available services, helping reduce workload on organizations while also easing accessibility for residents in search of help.	• City of Moline • City of Davenport • City of Rock Island • Civil rights commissions • Fair housing organizations • Nonprofit housing assistance organizations
Data on housing discrimination complaint filings indicates that more fair housing education is needed for members of the general public. Immigrants, refugees, and people with	• Provide fair housing education in culturally appropriate ways, particularly to non-English speaking communities. • Recruit applications from fair housing agencies for CDBG funding that would support fair housing education in culturally appropriate ways, particularly to non-English speaking communities. • Adhere to established Language Access Plans to ensure that essential fair housing information, complaint processes, and tenant rights are available in multiple languages. This may include translating documents into the most common languages in the	• City of Moline • City of Davenport • City of Rock Island • Civil rights commissions • Public housing authorities

Contributing Factors	Recommended Activities	Responsible Parties and Partners
limited English proficiency are at heightened risk of housing discrimination	area and ensuring interpreters are available for consultations and workshops. • Collaborate with local community centers, immigrant support organizations, and refugee aid groups to provide culturally relevant and accessible fair housing education. • Utilize a range of communication channels, such as radio, community newspapers, and social media platforms in multiple languages, to spread awareness about fair housing rights and available resources. Visual aids, simple language, and examples relevant to LEP communities can make these materials more accessible as well. • Fair housing organizations should provide cultural competency training for staff and volunteers to better serve diverse and marginalized populations. This includes understanding cultural differences, avoiding biases, and recognizing potential challenges that immigrants and refugees face in accessing fair housing resources.	

Photo: cruisemapper.com

Housing Needs Assessment for the Davenport, Moline, & Rock Island Consortium

Presentation for Rock Island, IL

Presented By:



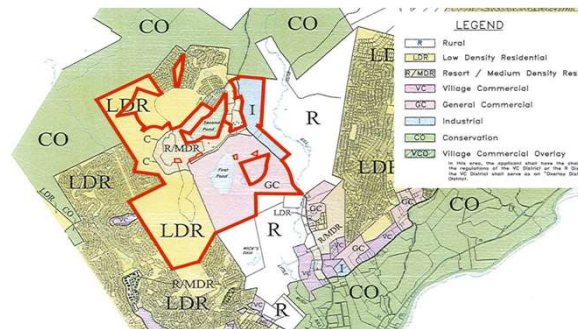
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CONSULTING

*December
2024*

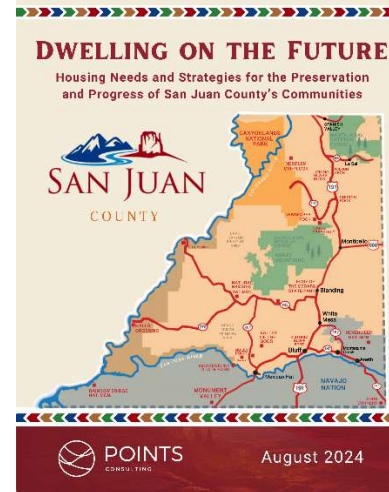
Some of Our Experience



Hitting the Target:
Housing Needs
Assessment & Forecast
for Broken Arrow, OK
*Broken Arrow, OK
2023-24*



Highest & Best Use Study
for Highland Village Site
*Blu Water Capital
Bushkill, PA
2024*



Dwelling on the Future:
Housing Needs &
Strategies for the
Preservation & progress
of San Juan County's
Communities
*San Juan County, UT
2023-24*



Frankfort & Franklin
County Housing Market
Demand Study
*Frankfort, KY
2022-2023*

What is a Housing Assessment?



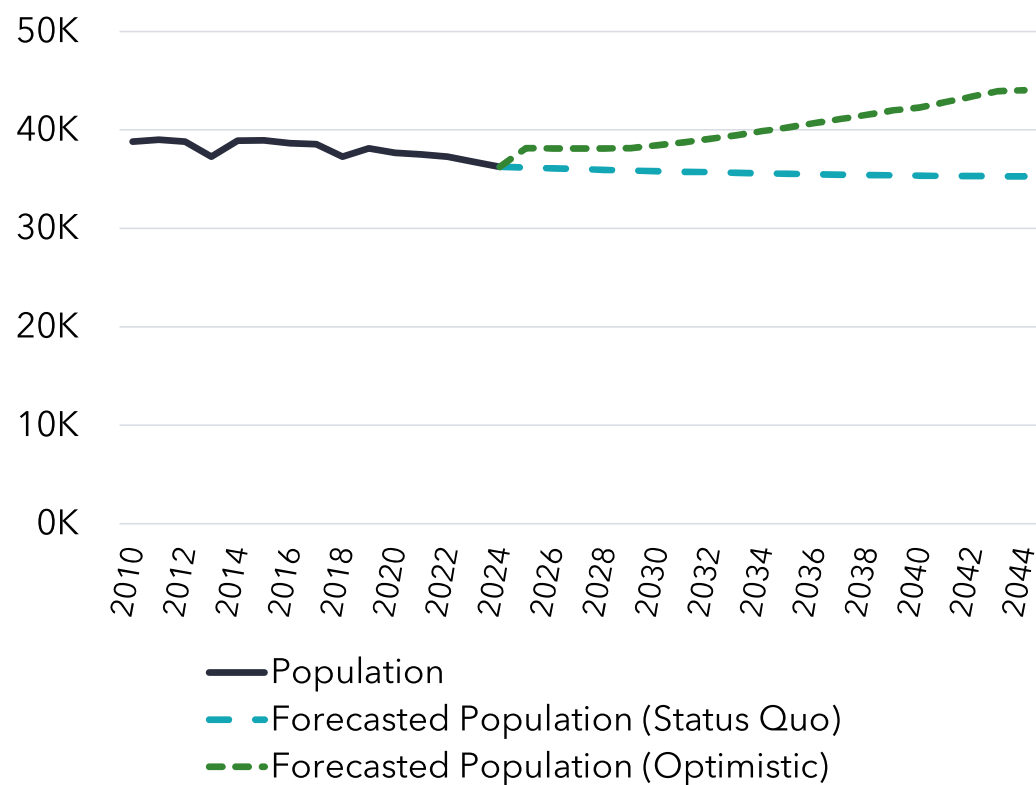
- Considering the balance of Housing Supply/Demand
 - What you have vs. what is needed
- To achieve this, we take into consideration
 - Population demographics
 - Building trends
 - Regional economy
 - Community feedback
 - Land use conventions and zoning code

Why do a Housing Assessment?

- Working for both Tri-Cities and its citizens
- Everybody has a role in housing: county, citizens, neighbors, builders/developers, local financial organizations, non-profits, etc.
- Market research is a necessary first step to action
- We want to see *something different* happen



Rock Island Population Forecast

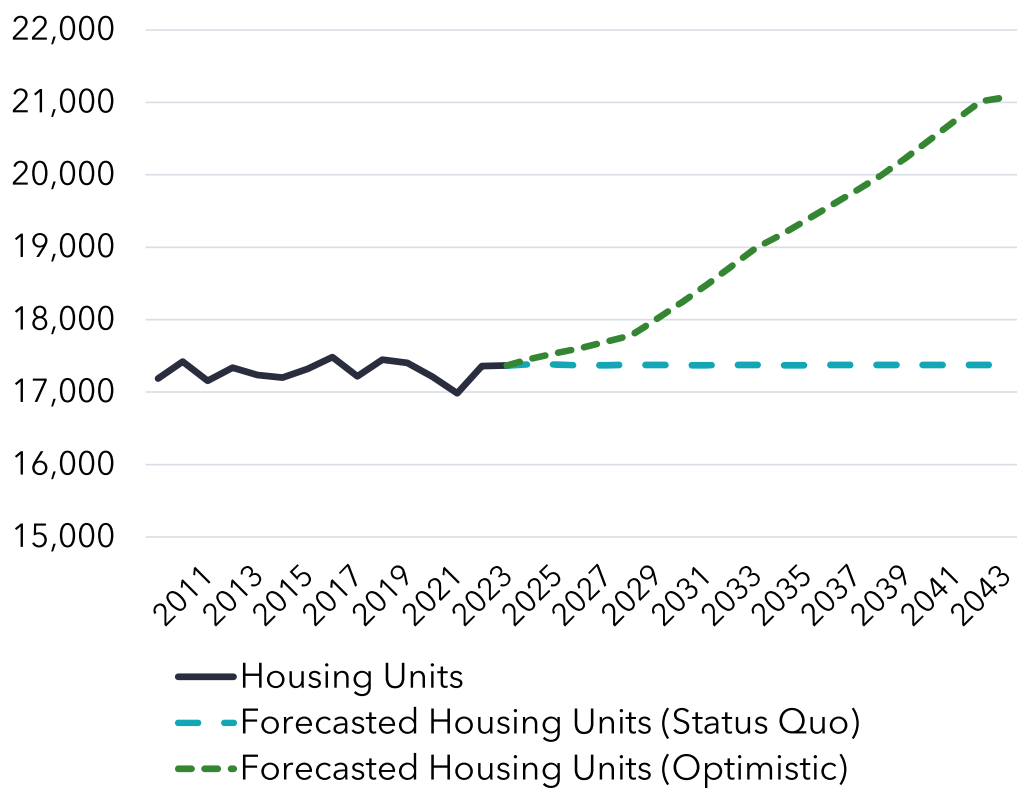


- **Status Quo** - If current trends persist, a steady rate of population decline is forecasted over the next 20 years
- **Optimistic** - A more optimistic population outlook based on average persons per household could result in 22% population growth by 2044

Year	----Population----		----Annual Growth Rate (since 2024)----	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	36,252	36,252	--	--
2029	35,055	38,143	(1.0%)	5.2%
2034	32,559	39,890	(1.8%)	10.0%
2039	30,762	41,984	(2.4%)	15.8%
2040	30,363	42,292	(2.5%)	16.7%
2044	29,102	44,036	(2.7%)	21.5%

Source: Points Consulting, 2024

Rock Island Housing Needs Forecast



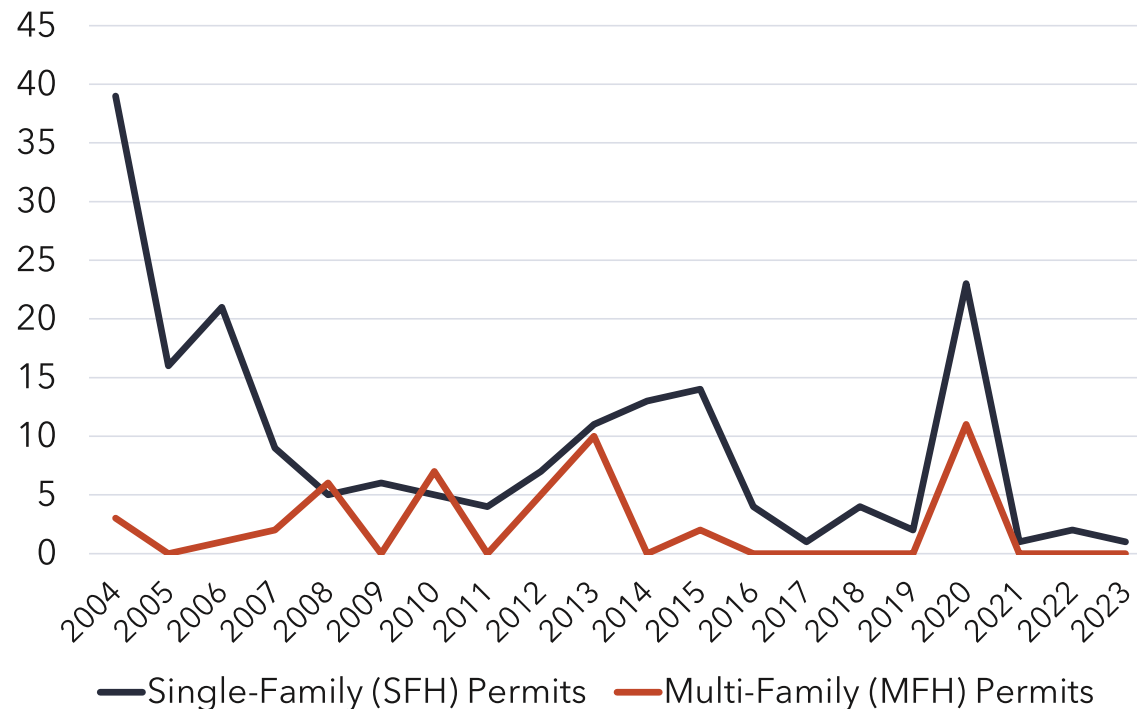
- **Status Quo** - Housing numbers have declined over the last 14 years, and are projected to continue declining
- **Optimistic** - To accommodate population growth in the Optimistic Population scenario, Rock Island would need 3,700 additional housing units

Year	----Housing----		----Annual Growth Rate (since 2024)----	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	17,368	17,368	--	--
2029	17,379	17,790	<0.1%	2.4%
2034	17,376	18,995	<0.1%	9.4%
2039	17,376	19,992	<0.1%	15.1%
2040	17,377	20,235	<0.1%	16.5%
2044	17,379	21,070	<0.1%	21.3%

Source: Points Consulting, 2024

Rock Island Housing Permits

Single and Multi-family Housing Permit Units in Rock Island, 2004-2023

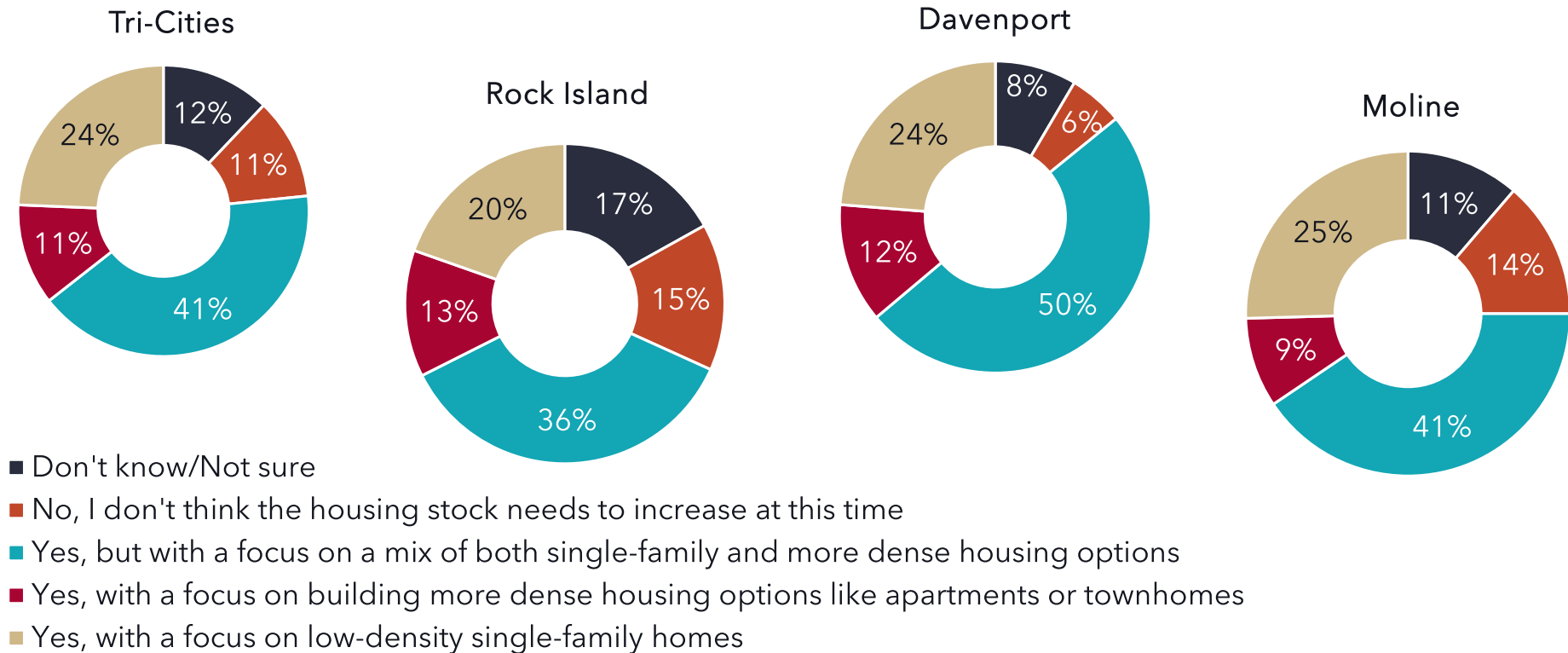


Source: Rock Island, Historical Building Permit Data

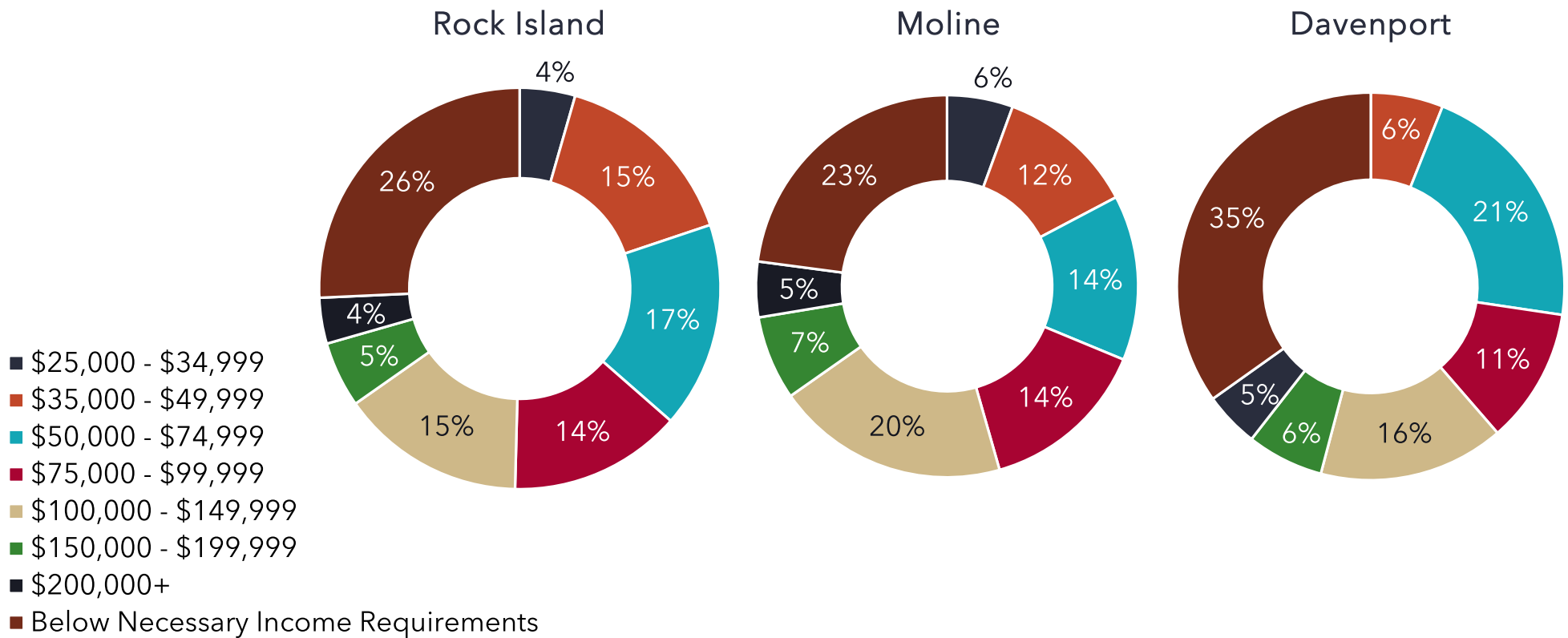
- Despite a surge in SFH permits issued in 2020, numbers have not returned to those experienced 2004.
- Contrastingly, Rock Island saw the highest number of MFH permits over the last 20 years issued in 2020, with similar spikes in 2010 and 2013.

Community Survey Responses

Would you like to see additional housing added to the QC?



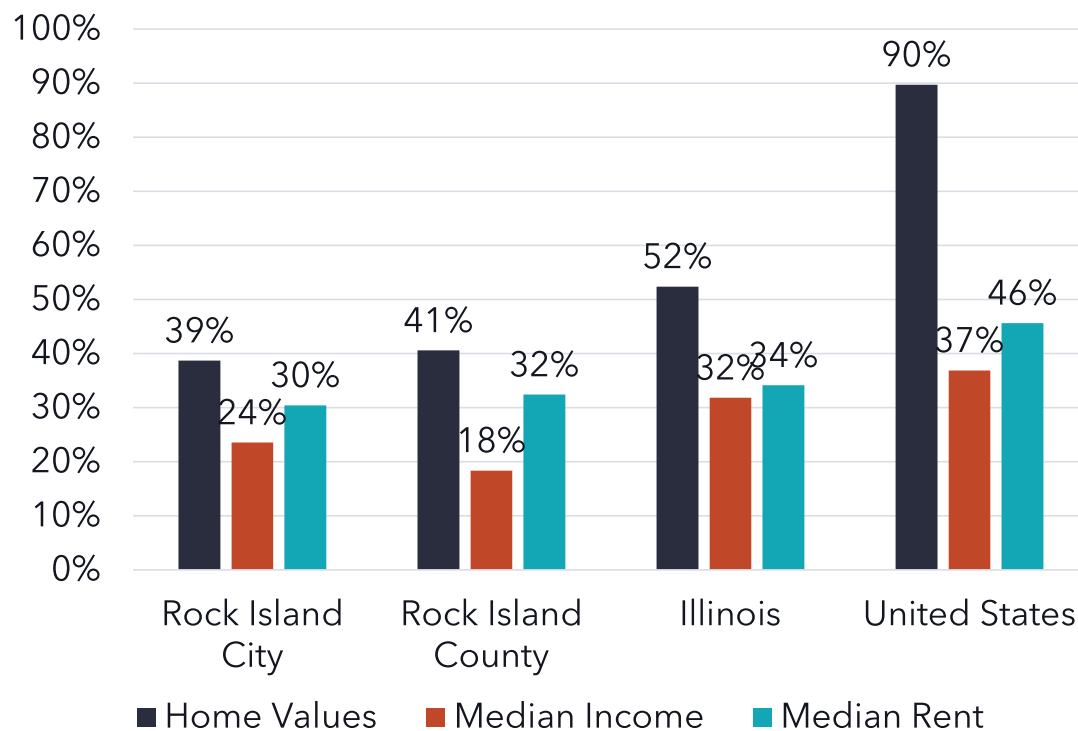
Households that Can Afford to Buy an Average-Priced Home



Source: Points Consulting Using Esri Business Analyst, MLS, and Realtor.com, 2024

Price & Income Change Over Time

Percent Change in Median Income, Rent, and FHFA Home Price Index, 2010-2022



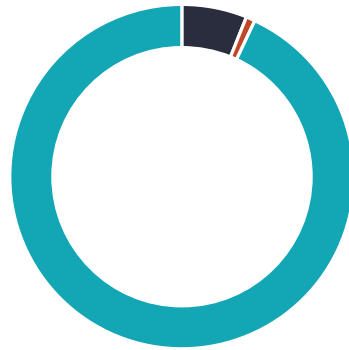
- Rock Island citizens are worse off in terms of ability to afford a single-family home than ten years ago
 - Home costs: +39%
 - Rent costs: +30%
 - Real income: +24%
- *But*, significantly better off than people in the United States, in general

Source: FHFA, U.S. Census Bureau, Esri Business

Vacancies in Rock Island

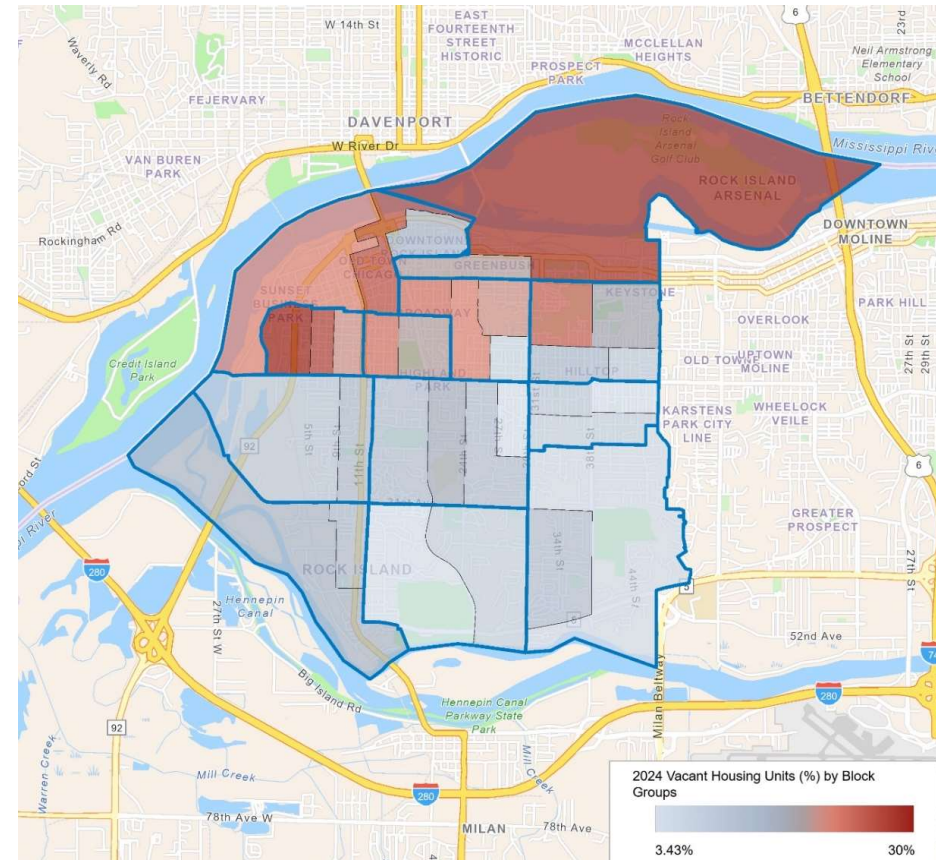
- Rock Island experiences the highest residential vacancy rate of the Tri-Cities at 7% (2024)
- Most vacant units are located in the Old Chicago, Douglas Park, and Longview neighborhoods
- As with the other of the Tri-Cities, vacancies are more concentrated near the River

Duration of Vacancy for Residential Units



- Under 3-months Vacant
- 3-6 Months Vacant
- Over 6-Months Vacant

Rock Island Vacancy Rates by Census Tracts, 2024



Source: HUD USPS Aggregated Administrative Data on Address Vacancies and Esri Business Analyst, 2024

Recommendations

Scale represents the time and financial investment required of the cities:

\$ ----- \$\$\$\$\$
Lowest Highest

1. Community Revitalization & Affordable Housing Development

- 1.1 Accelerate Land Banking Resources* \$\$
- 1.2 Develop a Step-Up Housing Program for New Homeowners** \$\$

2. Affordable Housing & Land Development Programs

- 2.1 Consider Sponsoring a Community Land Trust** \$\$\$
- 2.2 Tap into IHDA Mortgage Program* \$

3. Fully Utilize Property Tax Abatement \$\$

4. Encourage More High-Density, Low Maintenance Units in Urban Cores** \$\$

* Applicable to Rock Island

** Applicable to all Cities

Q&A

Housing Needs Assessment for the Moline, Rock Island, & Davenport Consortium



*For: Davenport, Moline, and Rock
Island Consortium of Cities
From: Points Consulting
Date: November 22, 2024*

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Volume I: Tri-Cities Joint Assessment

1. Introduction & Executive Summary

Executive Summary

Population across the Tri Cities has shifted gradually in recent years with two cities in a downward direction and one headed upward. Moline's population has been declining at an annual growth rate of 0.3% reflecting a broader trend in the region. Rock Island is experiencing a comparable population decrease. In contrast, Davenport's population has increased gradually in the last 14 years. The recent John Deere layoffs, which affect workers in Moline, Davenport, and Rock Island, will result in a loss of 280 jobs. Moreover, according to each state's Department of Commerce, additional jobs have also been targeted through layoffs in these communities in 2024.

The Tri-Cities face unique opportunities: decreasing population has resulted in lower home prices compared to high-growth markets. Statistics on price and vacancies indicate each of the cities has an ample inventory of units primed for reinvestment. While private-sector investors are quick to seize these opportunities to create more market-rate rentals, there are tools available to cities and nonprofits to preserve some of this inventory for long-term affordability, as addressed in the recommendations of this report.

This study is broken down into two parts: Volume I and Volume II. Volume I covers the challenges and issues of housing in the Tri-Cities as a whole. Volume II assesses each of the three cities individually.

Housing Trends

Decreased housing demand has not necessarily lowered housing values in the Tri-Cities, though it has prevented them from skyrocketing as they have in other U.S. markets. Between 2020 and 2024, home values increased modestly by 21%, 19%, and 19% in Davenport, Moline, and Rock Island, respectively. In each market, most of this increase occurred during the last two quarters of 2020, in conjunction with the pandemic and related macroeconomic trends. Since then, prices have leveled off and, in some cases, even decreased.

Homeowners, reacting to recent interest rate shifts, have significantly reduced the number of homes for sale, stymieing potential buyers looking to enter the market. Listings across the Tri-Cities have declined 7% since June 2023, a trend consistent across all three cities. Months of supply, a metric indicating how long until the for-sale market is absorbed, was just 0.9 months and has risen only slightly to 1.3. Percent of price received gauges how "hot" the market is by measuring how closely sales price matches to list price. This metric has remained stable in the range of 99% to 102% across the past two years.

A key challenge in the single-family housing market is the increase in construction costs, with current data indicating a local cost of \$139 per square foot. Additionally, housing stock data shows none of the Tri-Cities has experienced a significant development boom over the past 30 years. Builders appear to be responding to market trends by bringing fewer homes to market. In the past two years, Davenport, Moline, and Rock Island issued 260, 10, and 3



single-family home permits, respectively, compared to 294, 27, and 7 permits in the two years preceding the pandemic (2017–2019).

Rental Trends

Economic theory might suggest decreases in demand would ripple down to rentals, leading to lower rental costs. However, this does not appear to be the case. Low-cost single-family units often do not stay affordable for long before investors transition these units to market-rate rentals. Between 2020 and 2023, rent for single-family one-bedroom units increased 15%, 8%, and 7% in Davenport, Moline, and Rock Island, respectively.

A combination of historic HUD data and recent Census data illustrates this trend, showing a significant portion of renter households as "cost-burdened" in 2024. HUD defines cost-burdened households as those spending 30% or more of household income on housing. In Davenport, Moline, and Rock Island, 24%, 22%, and 23% of rental households are cost-burdened, respectively. Maps of renter households within the Tri-Cities indicate east and central Rock Island and the western side of Moline are likely to be most affected by these rental trends.

The age and condition of the housing stock is a key concern in the Tri-Cities. In Points Consulting (PC)'s community survey, 54% of respondents identified "blight" or "housing conditions" as a primary issue, with the highest proportion in Moline, IL, at 35%. Housing stock in these communities is notably older, especially among rental units. While the median construction year for rental housing in the U.S. is 1979, it is 1973, 1963, and 1956 for Davenport, Moline, and Rock Island, respectively.

Options & Expectations for the Future

PC creates unique population and housing projections based on metrics collected by our team during housing needs assessments. Given the wide range of potential outcomes, the forecast presents three scenarios for each city, designated as "status quo," "moderate growth," and "optimistic growth." Each forecast is associated with several possible "density" patterns, which would not significantly alter the current housing landscape in the Tri-Cities but could help incentivize more attainable housing.

While further details are provided later in this report, unit projection highlights are listed below:

- **Davenport:** between 4,490 and 8,706 units | 9.5% to 18.4% growth
- **Rock Island:** between 11 and 3,702 units | 0.1% to 21.3% growth
- **Moline:** between -1,130 and 4,380 units | -5.8% to 22.6% growth

While many factors contributing to rising home costs are beyond local government control, a review of the Tri-Cities zoning and land-use policies reveals some regulatory adjustments that Planning Commissions and City Councils could make to encourage more affordable housing options. In each city, single-family zoning is predominant, making it challenging for developers to address shortages in multi-family and medium-density single-family housing. Moline and Rock Island are similar in this regard with 77% and 62% of residentially zoned

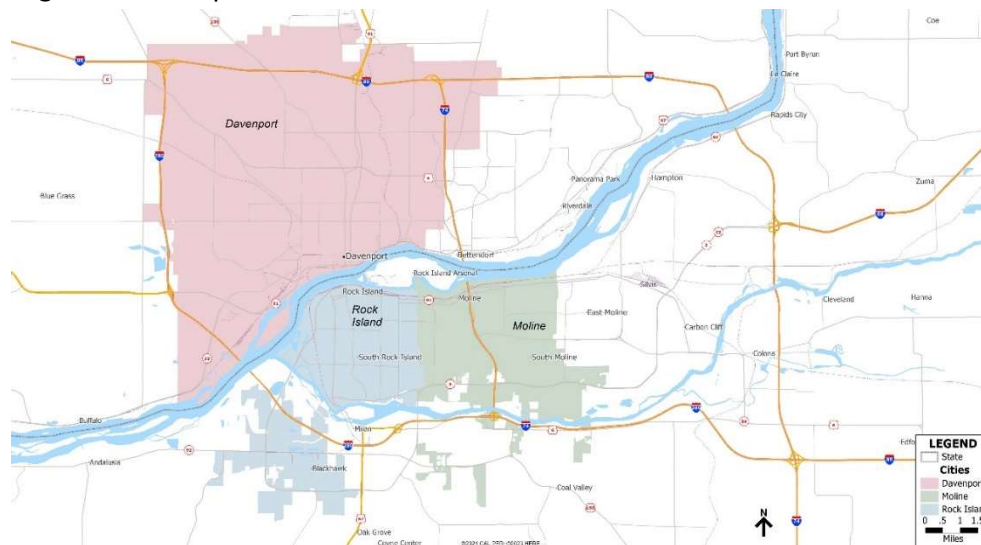
land restricted to single-family homes. While R1 in Rock Island is one-unit residential, they do allow Accessory Dwelling Units (ADUs), with some restrictions. It is important to point out that ADUs on single-family lots also only slightly alters density, as opposed to altering code to favor more units per zoning district, or upzoning, more generally. Interestingly, Davenport is more permissive at just 26%. Each of the communities has room for improvement on this front. In particular, the R4C district in Davenport could accommodate up to 10,980 more units based on maximum density standards, and the R2 district in Moline could accommodate up to 16,868 more units. Mean-while, Rock Island's density standards are difficult to discern at all, given the published code.

Housing stock follows zoning allowances, so it isn't surprising the majority of residential building types in the Tri-Cities are single-family, detached: 69% in Rock Island, 70% in Moline, and 66% in Davenport. While these proportions align with national averages, there is room for improvement in each community. Upzoning and rezoning are likely to be contentious issues, but PC's survey suggests there are specific housing types and locations where residents may be more receptive to change. Although most residents are understandably opposed to multi-family housing within predominantly single-family zones, they express more openness to cottage housing, accessory dwelling units, and duplex/triplex housing.

Geographic Terms & Definitions

In this report, we refer to Davenport, Moline, and Rock Island collectively as the "Tri-Cities." The boundaries of each city are shown in Figure 1.1. Since these cities are part of the larger "Quad Cities" or "QC" region, which includes Bettendorf, Iowa, we occasionally use this term instead when citing data that encompasses the broader four-city area.

Figure 1.1: Map of Tri-Cities¹

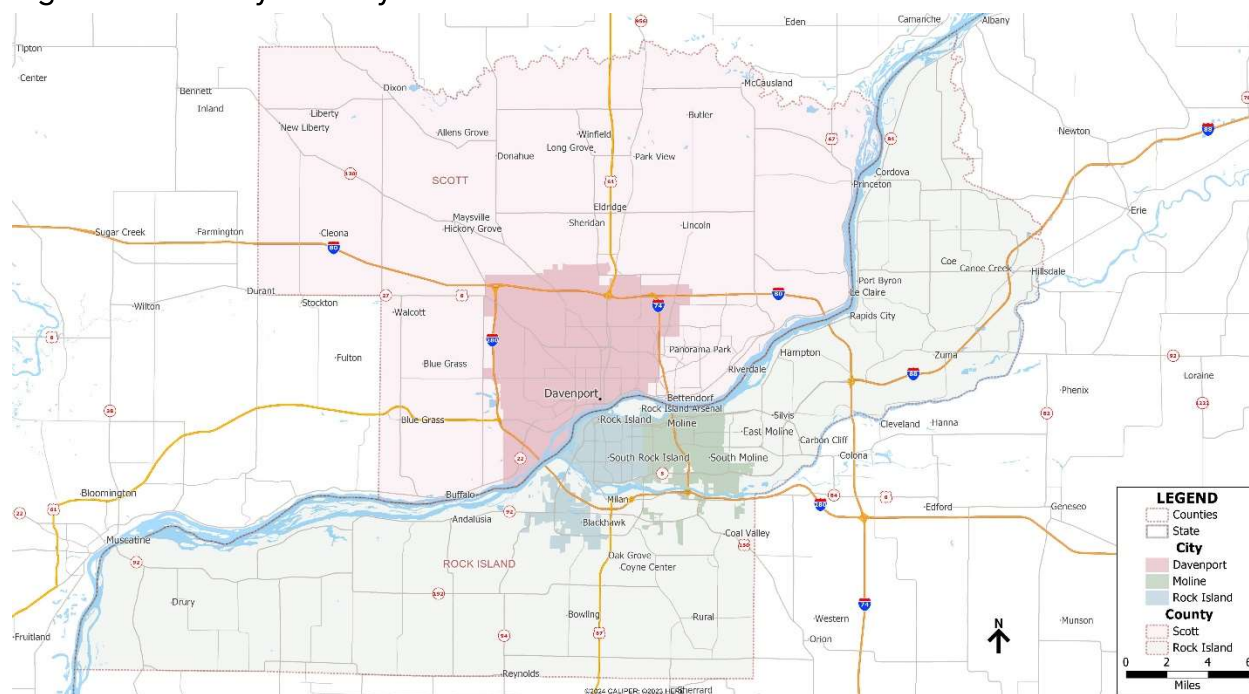


Source: County assessor parcel data & municipal zoning data from cities of Davenport, Moline & Rock Island, 2024

¹ Figures 1.1 and 1.2 represent the most recent city boundaries for Rock Island, with its most recent annexations.

Throughout our analysis, we frequently compare the Tri-Cities to Scott County (Iowa) and Rock Island County (Illinois) which function as helpful benchmarks. Moline and Rock Island are located in Rock Island County, while Davenport is located in Scott County. Bettendorf, not directly referenced in this report, also comprises a portion of Scott County. Figure 1.2 shows the relationship between the Counties and the city boundaries within.

Figure 1.2: County and City Boundaries



Source: County assessor parcel data & municipal zoning data from cities of Davenport, Moline & Rock Island, 2024

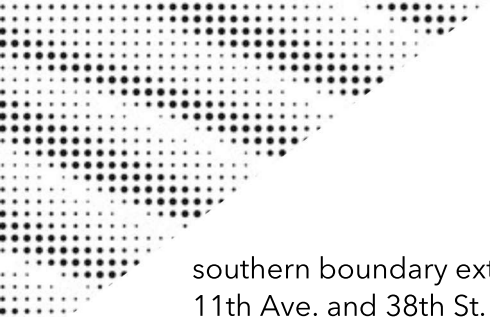
Statistical Areas

- **Davenport Metropolitan Statistical Area (Davenport MSA or Davenport Metro):** Officially referred to as the Davenport-Moline-Rock Island MSA, this area includes Scott County in Iowa as well as Henry, Mercer, and Rock Island Counties in Illinois. MSAs are areas with a core population of 50k or more.
- **Davenport-Moline major core based statistica**
- **I area (Davenport- Moline CBSA):** A broad term referring to the MSA, as well as any micropolitan (μSA) areas nearby. Micropolitan areas here would include Muscatine County Clinton County in Iowa.

Townships

Townships are listed below, as they manage property assessments on the Illinois side of the Mississippi River.

Moline Township includes a large portion of the City of Moline, with the Mississippi River as its northern boundary. The western boundary follows 1st St. south to 34th Ave., while the eastern boundary runs north along 17th St. Pl. to Avenue of the Cities, continuing northeast on Avenue of the Cities to 27th St., and then north along 27th St. to 12th Ave. From there, the



southern boundary extends east along 12th Ave. to 34th St., turns northeast along sections of 11th Ave. and 38th St. to 10th Ave., and then follows 10th Ave. east to Kennedy Dr./3rd St., which forms the eastern boundary up to the Mississippi River.

South Moline Township is located south of Moline Township, covering areas to the south and southeast. Its southern border is the Rock River, and its western boundary is shared with Moline Township. The eastern boundary is 13th St., and the northern boundary, from 1st St. in the west to 13th St. in the east, follows the Mississippi River. South Moline includes less densely populated areas south of the more urbanized parts of Moline.

Rock Island Township covers the northwestern and central portions of Rock Island. The Mississippi River forms its northern and western boundaries, with 46th St. marking the eastern boundary and 18th Ave. forming its southern boundary.

South Rock Island Township lies south of Rock Island Township, encompassing neighborhoods and unincorporated areas south of the main city. Its northern boundary is 18th Ave., its eastern boundary is 1st St. A Dr., the Rock River forms its southern border, and the Mississippi River is the western boundary.

Other Terms:

- **BiState region:** Rock Island, Scott and Muscatine Counties

2. Gaps & Barriers Analysis

Zoning & Land Use

A growing body of research indicates that exclusionary zoning is part of the reason for rising housing costs across the country. Nationally, roughly 75% of residential areas are zoned for single-family homes. This contributes to supply shortages and cost escalation for middle- and high-density units.² The silver lining here is that zoning laws are largely untouched by the federal government and therefore fully under the jurisdiction of local agencies, such as City Council and Planning Commissions. For these reasons, it is worth examining the distribution of zoning in the Tri-Cities to determine how much space is allocated for each particular residential usage.

The highlights of this assessment are contained in Table 2.1 with a more detailed treatment in Volume II for each specific City. The variety of metrics provide different lenses for analyzing the efficiency of land use within the Cities. Percentage of Acreage Zoned for Single-Family is relatively self-explanatory, if this number is exceptionally high it could result in a difficult environment for builders to meet middle- and high-density housing needs. However, this just refers to what is legally permissible in these districts, not what types of residences actually exist. Percentage of Units that are Single-Family is a more empirical metric indicating how much diversity exists within existing housing stock.³ Lastly, Average Lot Coverage accounts for the proportion of residential lots that contain a residential structure. Exceptionally low numbers here could indicate in-fill opportunity within existing parcels, even without the aid of altering zoning or dimensional standards.

Table 2.1: Zoning and Land Use Summary for Tri-Cities⁴

City	Total Acres Zoned Residential	% of Acreage Zoned for Single Family	% of Units that are Single Family	Average Lot Coverage
Davenport	7,459	25.5%	85.5%	14.0%
Moline	6,470	76.5%	N/A	6.2%
Rock Island	4,948	61.5%	46.7%	5.4%

Source: Points Consulting 2024 using data from Cities of Davenport, Moline & Rock Island

² Emily Badger and Quoc Trung Bui, "Cities Start to Question an American Ideal: A House With a Yard on Every Lot", New York Times, 06/18/19, <https://www.nytimes.com/interactive/2019/06/18/upshot/cities-across-america-question-single-family-zoning.html>

³ Some readers may notice that these values differ from the Census based housing stock values for each city (see Figures 8.7, 9.7, 10.6). It is not uncommon for Census definitions to conflict with local definitions of housing unit types. Since those definitions can vary widely from city to city, PC typically relies more on Census designations for comparison across communities.

⁴ Primarily single-family districts are those with a clear orientation to detached single-family housing. For Davenport these include R-1 and R-2. For Moline this includes R-2, and for Rock Island this includes R1. The parcel data provided for Moline did not allow for an analysis of unit types, so this field is listed as N/A.



Rock Island and Moline are fairly similar in terms of exclusivity of zoning and average lot sizes. The implication for each city is the same, namely that zoning code should be carefully analyzed to determine if there are opportunities to allow more attached single-family and/or middle-density options within the core single family districts, or if there is an opportunity to upzone existing areas that are effectively on a path to urbanization.

Davenport's statistics tell a different story. On paper the zoning code is very permissible but in practice, very few middle-density and multi-family units are being developed in those permitted areas. This could be an issue of a lack of community knowledge or that the market simply has not demanded enough higher density housing in the City; this particularly could be the case in the Tri-Cities context if community members are accustomed to looking for higher density on the south side of the Mississippi river rather than the Iowa side.

Affordability Gaps

There is often an imbalance of supply and demand in the housing market. This can lead to an affordability gap. An affordability gap is the discrepancy in a community between the cost of housing, and what households can afford to pay for rent or a mortgage. Government agencies consider households who spend between 30-50% of household income on housing costs as cost burdened. Households who spend 50% or more of household income on housing costs are severely cost burdened.⁵

Renter Challenges

Renters in the Tri-Cities are generally cost burdened to the same extent as the average American. At the national level, 46.5% of renting households are experiencing at least some level of cost-burden. This percentage is nearly the same in Rock Island (46.3%) but slightly lower in Moline (44.6%). Out of the three Tri-Cities, Davenport reports the lowest percentage of households in this category (43.9%). Percentages at county levels are even lower: 42.3% of renters in Rock Island County and 42.1% in Scott County experience some degree of cost burden.

Tables in [Volume II: Tri-Cities Individual Assessments](#) show numbers and percentages of renting households in each of the three Tri-Cities that fall into cost-burdened and severely-cost-burdened categories. Volume II also contains figures for each city showing the three cost-burdened categories according to five area median income (AMI) levels.⁶

⁵ By HUD definitions, "housing costs" include just rent or mortgage but not utilities such as water, sewer, refuse removal, and internet, which are generally excluded from rental costs in most leases. In short, if the amounts households pay to other housing-related costs were included the cost-burdened statistics would be driven even higher than what is published here.

⁶The statistics used for the affordability analysis are derived from a mix of data sources, including American Community Survey (ACS) 5-year, which averages data from 2018-2022, and U.S. Housing and Urban Development (HUD) 2017-2021. Given the drastic changes in both home costs and wages between 2020-2022, it would be preferable to use more recent statistics but, unfortunately, these are

Home Ownership Challenges

Many homeowners are also now cost burdened. This burden places some at risk of foreclosure, threatening the potential loss of their greatest financial asset. Some homeowners may have purchased their home during periods when prices or interest rates were lower. However, many others face substantial barriers to homeownership today. Barriers include higher home prices, high interest rates, and limited affordable options. It's become increasingly challenging for new buyers to enter the housing market, or for existing owners to purchase a new home.

PC developed affordability estimates using current income levels, home prices (in Davenport, Moline, and Rock Island as of July 2024) and average current mortgage rates as of July 2024. Assuming an average credit rating on a conventional 30-year mortgage, the majority of households in the Tri-Cities are still able to compete in the home purchase market.

In Moline and Rock Island, purchasing an average-priced home requires at least \$30,000 in household income. In Davenport, that number rises to \$42,500. Table 2.2. show these income thresholds exclude 22.9% of households in Moline, 25.7% of households in Rock Island, and 34.8% of households in Davenport.

Table 2.2: Housing Affordability Model for Owner-Occupied Units

Region	% of Households Who are Likely to Afford a Single Family Home	Current Median Home Cost	Assumed Monthly Mortgage Payment
Davenport	65.2%	\$182,500	\$959.60
Moline	77.1%	\$150,000	\$788.72
Rock Island	74.3%	\$130,000	\$683.55
U.S.	42.1%	\$404,500	\$2,053.89

Source: Points Consulting Using Esri Business Analyst, MLS, National Association of Realtors, St. Louis Fed, and Realtor.com, 2024

The Tri-Cities' relative distance from metropolitan hubs like Chicago, IL and Des Moines, IA may offer some protection from upward pressure on home prices. However, as prices continue to increase across the nation the Tri-Cities will likely be impacted – particularly if supply lags behind demand.

Macroeconomic Forces Effecting Home Ownership

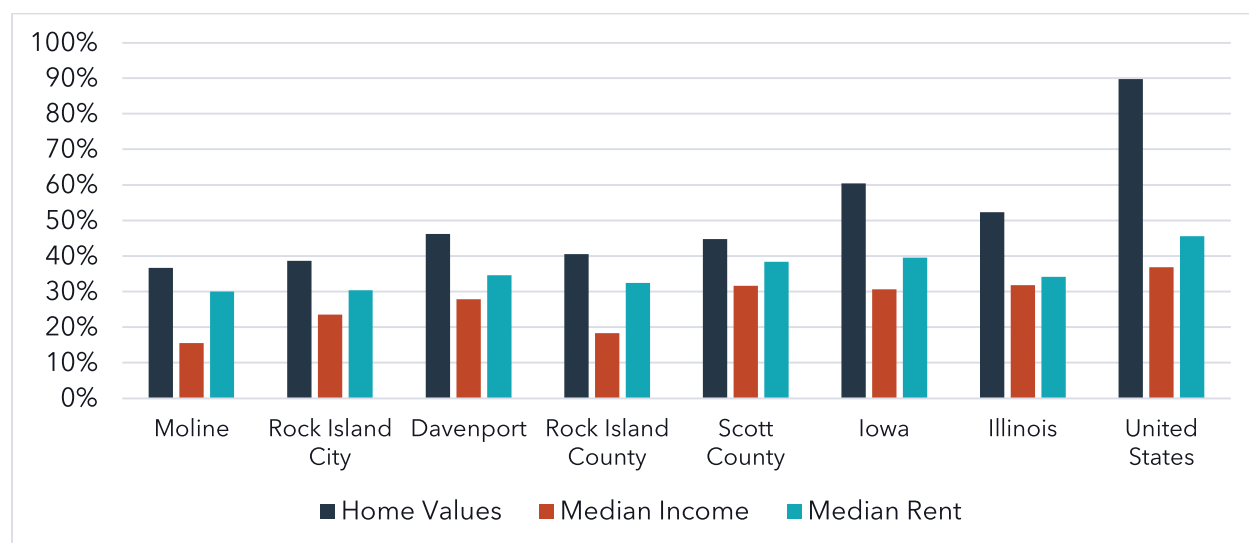
Economic forces at the national level impact homeowners and renters in every market, to a greater or lesser extent. Though many homeowners welcomed the increase in home equity during the bullish market of 2012 to 2020, sharp home price escalation in recent years has been one of the more painful signs of an upward inflationary spiral.

the best data available for small geographic regions. Whenever feasible, PC has adjusted these statistics to represent the current number of households estimated to be in cost-burdened housing situations.

The Federal Housing Finance Agency (FHFA) Housing Price Index (HPI) tracks changes in sales price or refinance value using data sourced from securitized Fannie Mae and Freddie Mac mortgages. By using this data, FHFA can show price changes over long periods of time.⁷

Figure 2.1 shows the percent change in median income, median rent, and the FHFA HPI between 2010 and 2022. The visualization illustrates the disproportionate effect of home price and rent inflation on earners whose income has grown at a slower pace.

Figure 2.1: Percent Change in Median Income, Rent, and FHFA Home Price Index, 2010-2022



Source: FHFA, U.S. Census Bureau, Esri Business

Household Debt-to-Income Ratios

Household debt-to-income (DTI) is a key indicator of financial health. Monthly debt payment obligations can significantly constrain discretionary spending, as households may choose to delay, substitute, or cancel spending on non-discretionary items. One study found households with higher debt to income ratios prior to the 2008 Financial Crisis tended to spend less during the subsequent period of slow recovery.⁸

Figure 2.2 illustrates the varying magnitudes and rates of change in Debt-to-Income (DTI) ratios across the areas analyzed in this report. Due to differences in data aggregation methods between national, state, county, and core-based statistical area (CBSA) levels, a

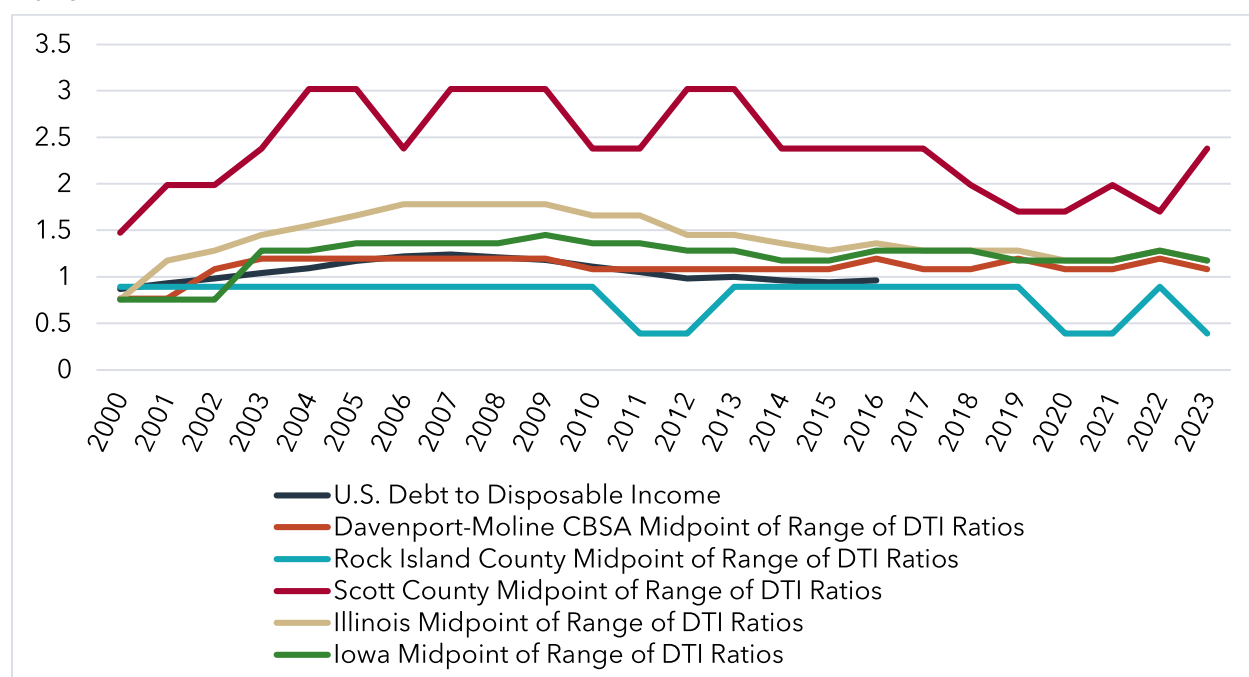
⁷ The FHFA HPI is different than the previously shown Zillow Home Value Index (ZHVI), because the ZHVI considers the value of homes that aren't on the market, whereas the FHFA HPI tracks actual sales and refinance transactions.

⁸ Michael Ahn, Mike Batty, and Ralf R. Meisenzahl, "Household Debt-to-Income Ratios in the Enhanced Financial Accounts," FEDS Notes, Federal Reserve Board, January 11, 2018, <https://www.federalreserve.gov/econres/notes/feds-notes/household-debt-to-income-ratios-in-the-enhanced-financial-accounts-20180109.html#fig1a>

slightly different measure is used for the U.S. Debt-to-Disposable Income (DDI). Extending back beyond this chart, national DDI data shows a gradual upward trend from 1985 to 2002, followed by a sharper increase leading to a peak of 1.24 in 2007. This peak was then followed by a significant decline, reaching a 2016 low comparable to levels from 2002.

For state, county, and metropolitan data, Figure 2.2 presents the midpoint between published upper and lower bound values for the Davenport-Moline CBSA, Rock Island County, IL, Scott County, IA, Illinois, and Iowa. Among these, Rock Island County consistently has the lowest DTI, averaging around 0.90, while Scott County maintains the highest DTI across all years. The Davenport-Moline CBSA has shown relatively little change, with a gradual decrease from 1.28 in 2003 to 1.08 in 2023.

Figure 2.2: Household Debt to Income Ratio, U.S. Debt to Disposable Income Ratio 1999-2023



Source: The Federal Reserve Board, *Enhanced Financial Accounts, Household Debt-to-Income Ratios*, June 2024

The Federal Reserve Board (FRB) publishes historical household debt-to-income ratios for every state and county, and major CBSA. These publications use aggregated data from Equifax, the New York Federal Reserve's Consumer Credit Panel, and the Bureau of Labor Statistics. Anonymized zip code level data reflects mortgages, home equity loans or lines of credit, auto loans, and credit cards. Student debts are excluded.

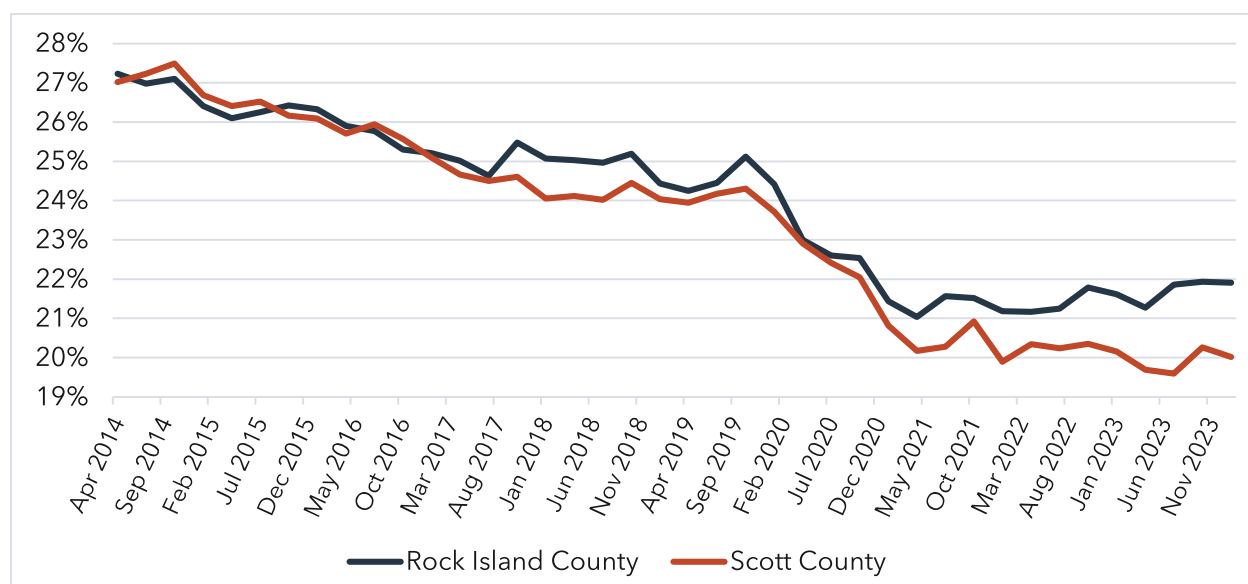
Access to Credit, Delinquencies, and Foreclosures

Access to credit, measured by credit score, is another indicator of household financial health. Lenders offer subprime borrowers (those with a credit score between 580 and 619) less favorable revolving credit or loan terms. Fortunately, the percentage of population with a subprime credit score has declined over the past 10 years in both Rock Island County and

Scott County. Rock Island County showed a decrease from 27.2% to 21.9%, and Scott County an even greater drop from 27.0% to 20.0% (Figure 2.3).

Pandemic relief funds distributed in 2020 certainly contributed to this overall decline and help explain the steep decrease seen that year. Many fund recipients used the money to pay down existing debts, thus boosting their individual credit scores. By 2022, median credit scores were 709 in Rock Island County and 729 in Scott County. The lending industry would consider borrowers with a median score in Rock Island County “prime” and those with a median score in Scott County “super-prime.”

Figure 2.3: Equifax Subprime Credit Population for Rock Island County and Scott County 2014 - 2024



Source: Federal Reserve Economic Data, Federal Reserve Bank of St. Louis, Equifax Subprime

As of 2022, 27.2% of Rock Island County households showed delinquent debt, as did 24.6% of Scott County households (Table 2.3). A clear sign of financial distress, delinquency happens when a household fails to make monthly mortgage payments on time. Eventually, the bank who issued the mortgage will declare a foreclosure and take possession of the house. While the exact timeline of delinquency varies from state to state, a borrower generally has multiple opportunities to resolve the delinquency and retain ownership of the home.

In addition to delinquent debt percentages, Table 2.3 shows the percentage of mortgage holders in Rock Island County and Scott County who experienced foreclosure sometime during the previous two years (roughly 2% in each county).

Table 2.3: Delinquent Debt, Past Foreclosures, Median Credit Score, 2022

	Share of Residents with Delinquent Debt	Past 2-Years Foreclosures	Median Credit Score
Rock Island County	27.2%	0.2%	709
Scott County	24.6%	0.2%	729
Illinois	27.7%	N/A	716
Iowa	21.9%	N/A	732
U.S.	31.5%	N/A	692

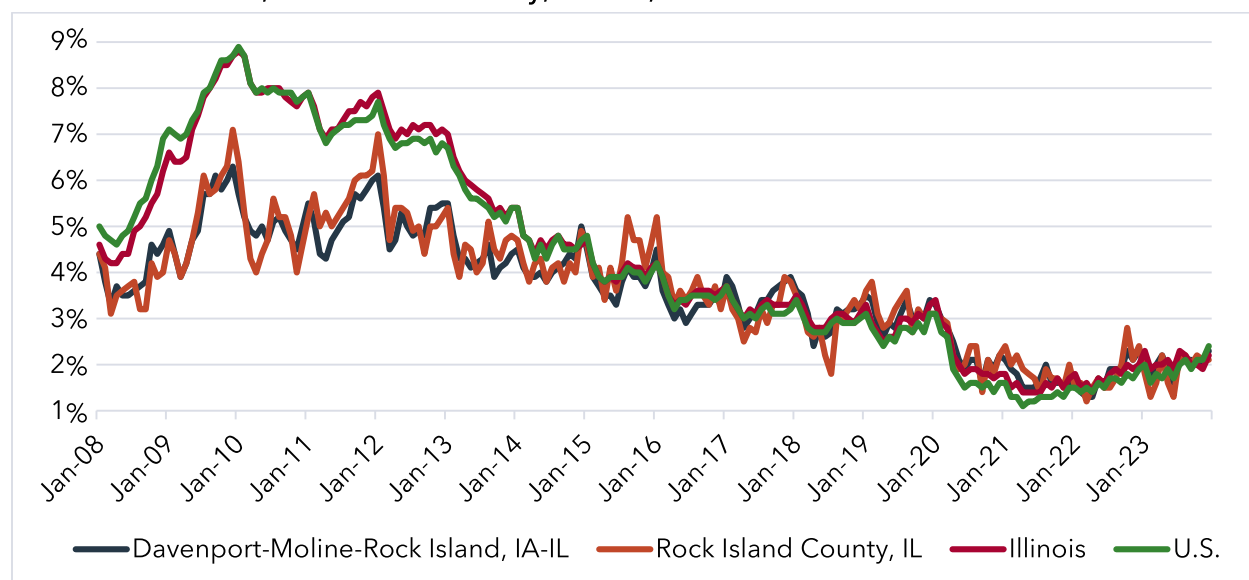
Source: Urban Institute, Financial Health and Wealth Dashboard 2022

The Federal Housing Finance Agency (FHFA) tracks a representative sample of mortgages throughout the nation in their National Mortgage Database (NMD). Figure 2.4 and Figure 2.5 below show the percentage of delinquent or severely delinquent mortgages from 2008 to 2023 at the metro, state, county and national levels. (FHFA considers payments 30 days late delinquent and payments over 90 days late severely delinquent.)

Following the 2008 Financial Crisis, delinquent mortgages generally peaked around the end of 2009 or the beginning of 2010, and again in the first quarter of 2012. In the Davenport-Moline-Rock Island metro, 6.3% of mortgages were delinquent in December 2009.

Compared to the last 10 years, from 2010 to 2012 we noticed a greater spread between the delinquency rates at the metro and county levels and those at the state and national levels. A suspension of mortgage foreclosures in 2020 due to the Pandemic may partially explain a tightening of this spread in recent years.

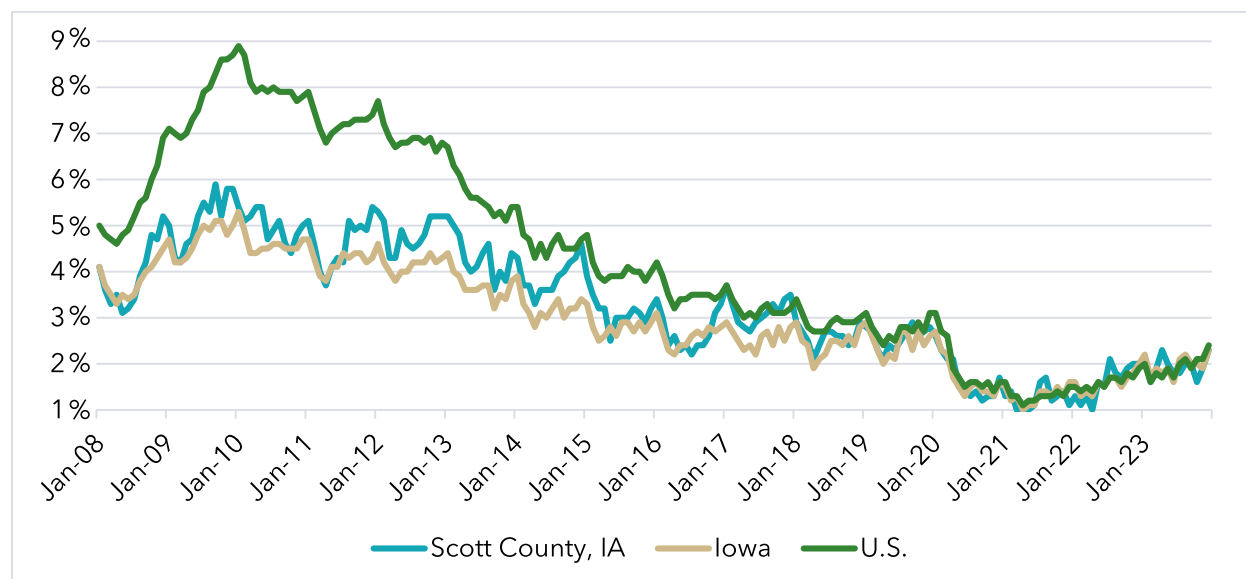
Figure 2.4: Percent of Mortgages Delinquent or Severely Delinquent, Davenport-Moline-Rock Island Metro, Rock Island County, Illinois, U.S.



Source: National Mortgage Database Program, Federal Housing Finance Agency, and Consumer Financial Protection Bureau

Between March and April of 2022, the Davenport metro area reported its lowest percentage of delinquent mortgages (1.3%). Around the same time, mortgages started to become more expensive as the Federal Reserve rapidly raised interest rates. Unsurprisingly, delinquency rates across all areas of comparison began to rise again. By December 2023, the metro area reported a rate of 2.3%.

Figure 2.5: Percent of Mortgages Delinquent or Severely Delinquent, Scott County, Iowa, U.S.



Source: National Mortgage Database Program, Federal Housing Finance Agency, and Consumer Financial Protection Bureau

Table 2.4 illustrates the Compound Annual Growth Rate (CAGR) of delinquent or severely delinquent mortgages between 2018 and 2020, and 2020 and 2023. Out of all areas of comparison, only Rock Island County shows a negative CAGR between 2010 and 2023.

Table 2.4: Change In Percent of Delinquent or Severely Delinquent Mortgages

% Delinquent or Severely Delinquent in	Dec. 2023	CAGR Dec. 2018 - Dec. 2023	CAGR Dec. 2020 - Dec. 2023
Davenport MSA	2.3%	(7.0%)	1.5%
Rock Island County	2.1%	(8.1%)	(1.5%)
Scott County	2.3%	(4.5%)	10.6%
Illinois	2.2%	(6.6%)	6.9%
Iowa	2.3%	(3.9%)	12.9%
U.S.	2.4%	(4.4%)	14.5%

Source: National Mortgage Database Program, Federal Housing Finance Agency, and Consumer Financial Protection Bureau

3. Forecast & Recommendations

Points Consulting (PC) designed customized population and housing forecasts for the Tri-Cities for the period from 2024 to 2044. Forecasts are informed by current socioeconomic and housing trends, along with our insights into the unique characteristics of each of the three cities. We base our models on standard econometric techniques and adjust them to account for unique conditions and opportunities within the area. For each forecast, we provide two scenarios: Status Quo and Optimistic. The Status Quo scenario assumes there will be little change in the current trajectory of each city, while the Optimistic scenario expects higher economic growth and potential multiplier effects resulting from an increase in economic well-being. To explore forecasts and scenarios for each of the three cities in more detail, please reference [Volume II: Tri-Cities Individual Assessments](#). Detailed forecast methodology is located in [Appendix B](#).

Population Forecast

PC's population forecast accounts for various components of change (births, deaths, and net migration) and analyzes trends by age groups over time. The Status Quo forecast assumes the Tri-City area will see no major changes in local industries, housing availability, and other factors that may indirectly influence the region's population.

Research indicates increasing housing supply can encourage in-migration. This suggests housing development may lead to a positive population trend, contrary to the negative one predicted by our model.⁹ This forecast represents our best estimate, combined with projections provided by David Kovarik (Bi-State Regional Commission for the Tri-Cities) and Scott and Rock Island Counties.

Under the Status Quo forecast, we predict a 9.1% population increase in Davenport by 2044 (9,133 additional residents). However, we anticipate a 5.3% decrease in Moline (2,694 fewer residents) and a 3.2% decrease for Rock Island (968 fewer residents) under this scenario. Considering the Optimistic scenario, the population of Moline could increase 16.8% (8,428 new residents), while Rock Island might experience an increase of 26.3% (7,784 new residents). If the Optimistic Scenario does unfold, the population of Davenport would increase 15.7% (15,714 new residents) by 2044.

Table 3.1 shows these forecast numbers for all three cities, and Figure 3.1 illustrates projected growth and decline.

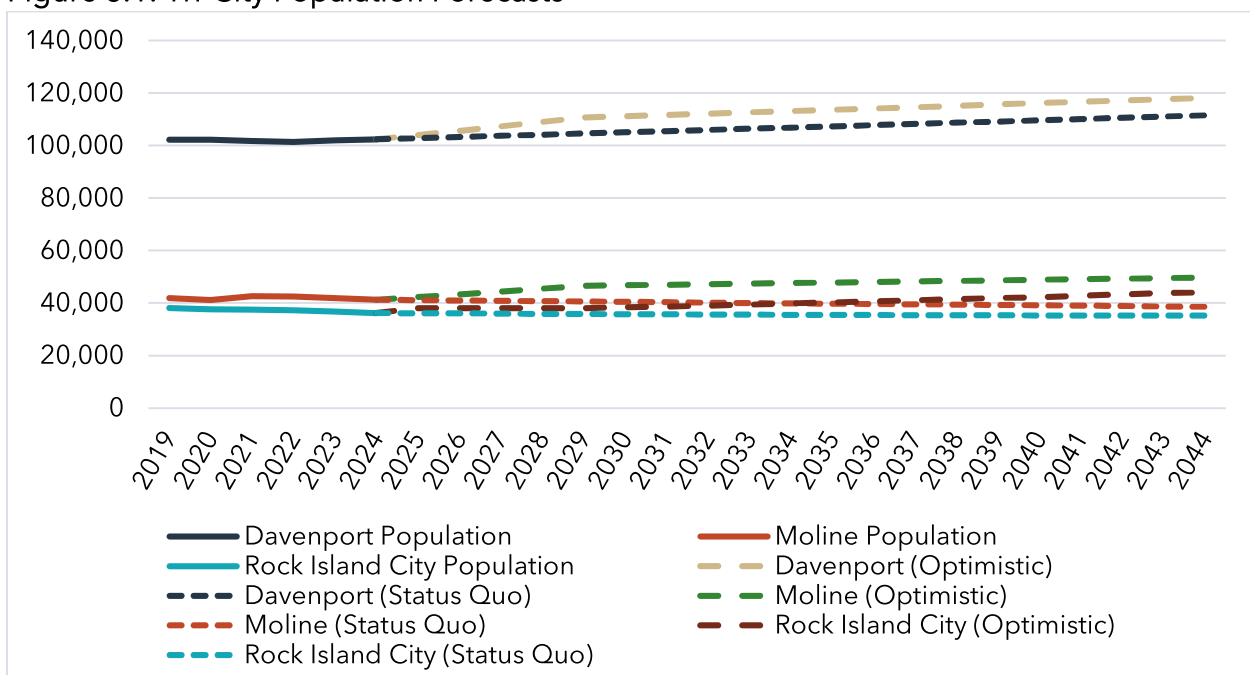
⁹ C. Mulder, "The Relationship between Population and Housing," paper presented at the UNECE Committee on Housing and Land Management, September 2008, <https://www.studocu.com/row/document/makerere-university/land-law-l2211/key-note-population-and-housing/37982728>.

Table 3.1: Tri-Cities Population Forecast, 2024-2044

Year	---Davenport---		---Moline---		---Rock Island --	
	Status Quo	Optimistic	Status Quo	Optimistic	Status Quo	Optimistic
2024	102,440	102,440	41,334	41,334	36,252	36,252
2029	104,646	110,745	40,643	46,637	35,811	38,143
2034	106,899	113,215	39,964	47,678	35,593	39,890
2039	109,201	115,684	39,296	48,720	35,358	41,984
2040	109,668	116,178	39,164	48,928	35,358	42,292
2044	111,553	118,154	38,640	49,762	35,284	44,036

Source: Points Consulting, 2024

Figure 3.1: Tri-City Population Forecasts



Source: Points Consulting, 2024

Housing Forecast

In the housing forecast model described below, we assume the Tri-Cities will have sufficient land to develop to accommodate future housing units. We also assume the necessary infrastructure will be in place to support these future units. Like the population forecast, PC's housing forecast considers two scenarios: Status Quo and Optimistic. Considering both the needs of the previous population forecast scenarios and the historic average number of people per household, we built this housing forecast using an ARIMA model.¹⁰ We do not provide a "lower" scenario than Status Quo in this analysis, since a decrease in housing running parallel to a population decrease is unlikely.

¹⁰ See Methodology Section

Under a Status Quo Scenario, we expect housing in Davenport to increase 9.5% (4,490 units) by 2044, while Moline would likely see a decrease of 5.8% (1,130 units). We project Rock Island housing would increase by less than one percentage point (11 units). Assuming an Optimistic Scenario, Davenport's housing would increase 18.4%, adding 8,706 units. Moline would add 4,380 units, representing an increase of 22.5%, while Rock Island would add 3,702 units, a 21.3% increase.

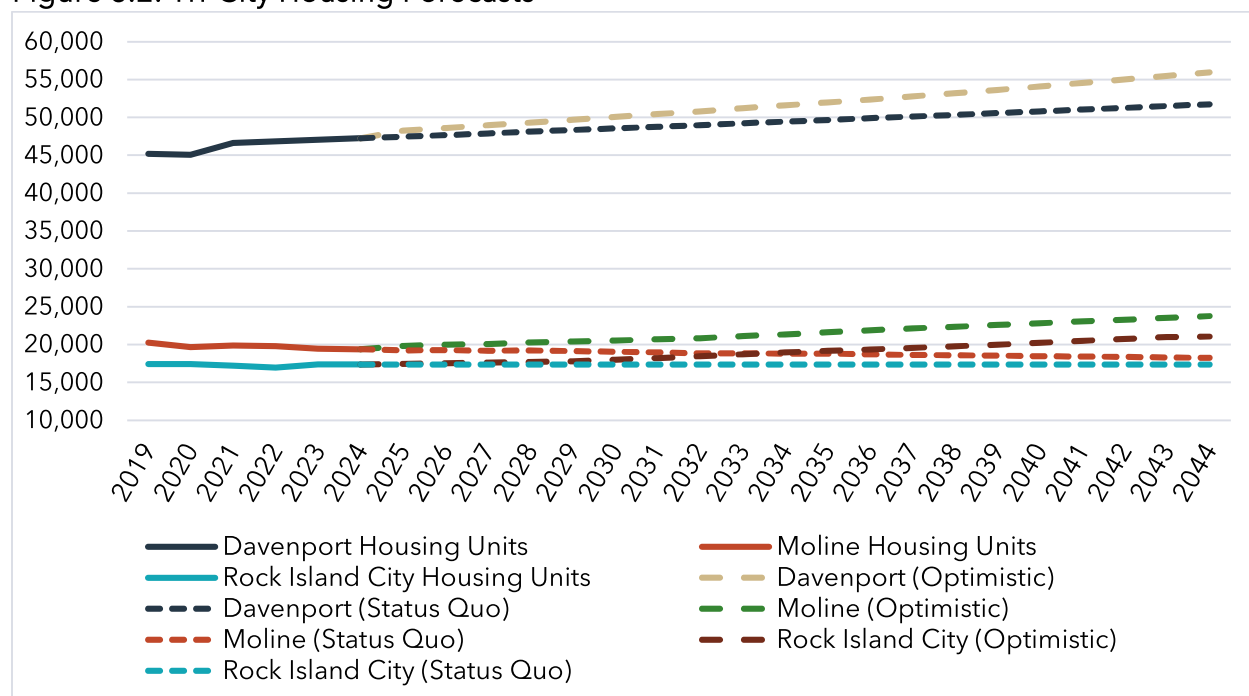
These data, along with employment trends noted elsewhere in this report, suggest those who work in Davenport may increasingly prefer to live in Moline and commute to work. Conversely, Moline may increasingly become a community where most residents work elsewhere. Table 3.2 shows housing forecast numbers for all three cities, and Figure 3.2 illustrates projected growth and decline.

Table 3.2: Tri-Cities Housing Forecast, 2024-2044

Year	---Davenport---		---Moline---		---Rock Island---	
	Status Quo	Optimistic	Status Quo	Optimistic	Status Quo	Optimistic
2024	47,257	47,257	19,400	19,400	17,368	17,368
2029	48,341	49,699	19,172	20,439	17,379	17,790
2034	49,451	51,601	18,801	21,346	17,376	18,995
2039	50,586	53,647	18,546	22,600	17,376	19,992
2040	50,816	54,102	18,491	22,831	17,377	20,235
2044	51,747	55,963	18,270	23,780	17,379	21,070

Source: Points Consulting, 2024

Figure 3.2: Tri-City Housing Forecasts



Source: Points Consulting, 2024

Recommendations

The infographic associated with recommendations also includes “\$” icons that indicate how difficult (and potentially expensive) each recommendation would be to implement. The dollar signs do not directly correlate to out-of-pocket cost. In some cases, they could and in other cases the work could be conducted by internal staff. In either case, time and money are finite resources and considered on a similar plane in this illustration. We are not explicitly providing cost estimates. Partly because these would be fraught with imprecision and partly because costs could vary greatly based on how the initiative is executed and funded. Nevertheless, the consulting team wanted to provide each city some guidance on generally how difficult it could be to take on the suggested changes.



Scale represents the time and financial investment required of the cities:

\$ ----- \$\$\$\$\$
Lowest Highest

1. Community Revitalization and Affordable Housing Development

1.1 Accelerate Land Banking Resources

Many in the Tri-Cities community strongly believe that too many potential homes are in disrepair. When asked, “what housing aspects are you dissatisfied with in your community?” 54% of respondents selected “too much housing blight or too many homes in disrepair.” Additionally, 46% indicated that “existing homes require too many expensive repairs and maintenance issues.” One potential solution to address blighted homes and high repair costs is for Tri-Cities governments to expand and accelerate the use of land banking resources.

A land bank is a legal entity that acquires, manages, and holds properties for redevelopment, with the authority to attach specific conditions to redevelopment projects and address potential obstacles more efficiently. Unlike private entities, land banks are exempt from paying property taxes on unproductive properties, reducing the costs of clearing and



rehabilitating blighted or unsafe properties. This advantage allows land banks to facilitate redevelopment more effectively. Lands Banks can also do this with raw land and vacant units before the land becomes too expensive or units become unusable.

The Quad Cities Land Bank Authority (QCLBA) is an intergovernmental agency serving the Illinois cities of Rock Island, Moline, East Moline, and Silvis. QCLBA focuses on acquiring vacant, abandoned, or dilapidated properties, working with community partners to revitalize them before transferring ownership to new stakeholders.¹¹ The Tri-Cities region has a significant number of vacant residential units, totaling around 4,900 across Davenport, Moline, and Rock Island. In Davenport, approximately 5% of residential units are vacant, with the highest concentrations near the intersection of Highway 61 and Freeway 74 and along the Mississippi River. Moline has the lowest vacancies at 3%, primarily concentrated in the Downtown area. In contrast, Rock Island experiences the highest residential vacancy rate at 7%, with most vacant units located in the Old Chicago, Douglas Park, and Longview neighborhoods.

The QCLBA or a similar organization could play a vital role in addressing this issue by acquiring these vacant properties and rehabilitating them, transforming them into productive assets that benefit the community. By prioritizing these properties for affordable housing or community development projects, a land bank could not only reduce blight but also support economic growth and improve neighborhood stability.

The city governments of Rock Island and Moline should consider transferring tax-delinquent properties to the Quad Cities Land Bank Authority (QCLBA), enabling the organization to rehabilitate these properties and return them to the market for community members seeking homes. Additionally, these cities could collaborate with banks to facilitate similar property transfers to the QCLBA.

An alternative model to land banking that accomplishes similar goals is used by Step Up Bisbee/Naco in Bisbee, Arizona.¹² Here, blighted/dilapidated homes are purchased by an individual or an LLC and donated to the city or Step Up, which operates as a nonprofit organization. The donator is then able to claim a tax deduction of up to 30% of the adjusted gross income, as an incentive. For example, an LLC purchased a blighted property for \$50,000 and donated it to the city or the nonprofit and claimed a \$55,600 tax benefit. The property was rehabilitated to a total cost of \$102,000. After completion, the property was appraised for \$139,000 and sold for \$112,000 (20% below the appraisal). The \$10,000 profit was then reinvested to the partner organizations.

In Iowa, there are currently no active land banking programs. However, legislation to establish one has been proposed in recent years. Additionally in 2018, a group of law students from the University of Iowa College of Law, in partnership with the Community Empowerment Law Project (CELP), explored the feasibility of creating a land bank program in

¹¹Quad Cities Land Bank Authority, *FAQ Sheet*, June 24, 2024, accessed November 18, 2024, <https://qclba.org/docs/6.24.QCLBA-FAQ-Sheet.pdf>.

¹²Step Up Bisbee/Naco, <https://www.stepupbisbeenaco.com/>.



Iowa. Their report identified a shortage of affordable housing and an abundance of blighted or abandoned properties as the most pressing issues in Eastern Iowa.¹³ The report recommends that the Iowa State Legislature pass legislation to create a state land banking program. However, this is a long-term solution, as there is no guarantee the legislation will pass or be implemented promptly. In the short term, local governments can take actionable steps to address these issues. The report suggests that Iowa housing agencies collaborate with local governments to pursue county and city-level solutions. These include leasing problematic properties from local governments and acquiring properties as gifts from counties and cities to accelerate rehabilitation efforts. A program similar to Step Up Bisbee/Naco would be an impactful short-term solution also, as no government organizations necessarily need to be involved.

An additional resource to provide financial support for cities in Illinois is the Strong Communities Program (SCP) administered by the Illinois Housing Development Authority (IHDA). The SCP provides grants to municipalities, counties, and land banks to address affordable housing needs and support community revitalization.¹⁴ These grants can be used to rehabilitate vacant residential properties, returning them to productive and taxable use, or to fund demolition in cases where properties are beyond repair and negatively impact surrounding homes. This program has the potential to increase property values, reduce crime, and generate additional tax revenue.

Leasing problematic properties from counties or cities can be an effective strategy for gaining control over properties while keeping them tax-exempt under city or county ownership. The report recommends entering into renewable two-year leases, as leases shorter than three years avoid procedural requirements set by state law. These agreements could grant housing authorities such as East Central Intergovernmental Association (ECIA) and Eastern Iowa Regional Housing Authority (EIRHA) broad control to renovate or market the properties, while the county or city would be responsible for ultimately selling the properties to private developers (or transferring ownership to directly to ECIA/EIRHA).

Another strategy recommended in the report is for counties and cities to gift abandoned or blighted properties to local housing authorities. These authorities could then utilize existing programs or partner with private developers to improve the properties. Alternatively, they could find buyers who commit to renovations or converting the properties into affordable housing. While counties and cities can gift properties to private organizations or individuals, state law requires such transfers to serve a “public purpose.”¹⁵

¹³ Evan McCarthy, Brandon Pezley, and Adam Ripp, *Community Blight to Community Benefit: Revitalizing Eastern Iowa through a Land Bank*, University of Iowa Office of Outreach and Engagement, Iowa Initiative, p. 6, accessed November 18, 2024, https://iisc.uiowa.edu/sites/iisc.uiowa.edu/files/2022-09/celp_ecia_final_report.pdf.

¹⁴ Illinois Housing Development Authority, “Strong Communities Program”, accessed November 18, 2024, <https://www.ihda.org/my-community/revitalization-programs/#toggle-id-4>.

¹⁵*Ibid.*, p. 39.

1.2 Develop a Step-Up Housing Program for New Homeowners

A prime example of a successful Step-Up Housing Program is Step Up Bisbee/Naco (SUBN), a nonprofit organization in Bisbee, Arizona. SUBN is dedicated to assisting low-income, elderly, and disabled homeowners in the Bisbee and Naco communities by providing home repair and rehabilitation services. Among its initiatives, SUBN runs the Workforce Housing Initiative, a collaborative effort with the City of Bisbee and community partners.¹⁶

The Workforce Housing Initiative aims to revitalize blighted neighborhoods while offering affordable housing options for essential community workers. The program identifies and acquires neglected or abandoned properties within local neighborhoods. These properties are then refurbished or, if necessary, demolished and rebuilt to meet modern housing standards.

Essentially, SUBN collaborates with individuals, LLCs, or corporations to purchase a property at a discount with the goal of refurbishing it. While under the ownership of the LLC, the properties are renovated, the LLC donates it to a local government entity or a 501(c)(3). This donation provides the donor with a tax deduction based on the appraised value of the property capped at 30% of their Adjusted Gross Income (AGI). Depending on the donor's tax bracket this could amount to as much as \$50,000. Deductions are capped at 30% of AGI but can be carried forward for up to five years if unused. Once transfer of ownership is completed, SUBN offers them to moderate-income workers – such as educators, law enforcement officers, and city employees at up to a 20% discount from the appraised value. This initiative not only attracts vital community employees but also helps reduce housing costs for those seeking to purchase a home. Additionally, the proceeds from sales are reinvested into the program to support future renovations and donations.

2. Affordable Housing and Land Development Programs

2.1 Consider Sponsoring a Community Land Trust

A community land trust (CLT) is a private, non-profit, membership-based organization established to acquire and hold parcels of land in perpetuity, leasing the land for purposes such as housing, most commonly homeownership – and other community benefits aimed at low- and moderate-income families. Residents sign long-term leases for the land while living in homes built on it, with the CLT retaining ownership of the land. This model ensures housing remains affordable for the communities it serves. The Tri-Cities area could look to nearby CLTs for guidance on establishing their own, such as the Chicago Housing Trust and the Story County Community Housing Corporation (SCCHC).

The Chicago Housing Trust is a public-private partnership dedicated to expanding housing access, fostering stable residential communities, and ensuring long-term affordability in Chicago, Illinois. Its mission is to make homeownership attainable and sustainable for low- to moderate-income residents. The trust operates two key programs:

¹⁶Step Up Bisbee/Naco, "About," accessed November 18, 2024, <https://www.stepupbisbeenaco.com/about>.

1. **Affordable Requirements Ordinance (ARO):** This ordinance mandates that residential developments with 10 or more units that receive City Council approval, a city land purchase, or financial assistance must allocate a portion of units as affordable housing.¹⁷ Affordable units intended for sale are built by developers and later administered by the Chicago Housing Trust. These units are sold at subsidized prices and are subject to a renewable 30-year restrictive covenant with affordability resale restrictions. The maximum resale price is the original purchase price plus a percentage of market appreciation, keeping the homes priced below market value.
2. **Affordable Homeownership and housing Program (AHHP) Acquisition and Rehab Program:** This program collaborates with organizations to acquire and rehabilitate properties in neighborhoods vulnerable to gentrification. The goal is to preserve affordability and prevent displacement by reselling these homes to income-eligible buyers.

Finally, the SCCHC also employs the CLT model to facilitate affordable homeownership. In this case, the organization retains ownership of the land while the homeowner purchases the building. This method reduces the overall cost of homeownership and ensures long-term affordability.

2.2 Tap into IHDA Mortgage Program

The Illinois Housing Development Authority (IHDA) offers the **IHDA Mortgage Program**, designed to make homeownership more accessible and affordable for Illinois residents. Their program would apply to the cities of Rock Island and Moline. This program includes various mortgage options with down payment and closing cost assistance, available to both first-time and repeat homebuyers. Currently, IHDA offers three distinct programs: IHDAccess Forgivable, IHDAccess Deferred, and IHDAccess Repayable.¹⁸

1. **IHDAccess Forgivable:** This program provides 4% of the purchase price, up to a maximum of \$6,000, to cover down payment and closing costs. The assistance is structured as a forgivable loan, meaning it does not require repayment if the borrower remains in the home for at least 10 years. The loan is forgiven incrementally over this period.
2. **IHDAccess Deferred:** Similar to the Forgivable program, this option provides down payment and close-cost assistance but with a different structure. It offers 5% of the purchase price, up to \$7,500, as an interest-free loan with no monthly payments. Repayment is deferred until the home is sold, refinanced, or the mortgage is fully paid off.

¹⁷City of Chicago, "Affordable Requirements Ordinance (ARO)," accessed November 18, 2024, <https://www.chicago.gov/city/en/depts/doh/provdrs/developers/svcs/aro.html#:~:text=The%20City%20of%20Chicago%27s%20Affordable%20Requirements%20Ordinance%20requires,provide%20a%20percentage%20of%20units%20at%20affordable%20prices.>

¹⁸Illinois Housing Development Authority, "Lending Programs," accessed November 18, 2024, <https://www.ihda.org/lenders-realtors/lending-programs/>.

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3. **IHDAccess Repayable:** This program provides 10% of the purchase price, up to \$10,000, for down payment and closing costs. The assistance is structured as an interest-free loan repayable over a 10-year period through monthly payments.

All three programs are paired with a 30-year fixed-rate mortgage, ensuring stable and predictable monthly payments. To qualify for any of these programs, an applicant must have a minimum credit score of 640, complete a mandatory homeownership education course prior to closing, and meet specific income and purchase price limits. Applicants should verify these limits for the county in which they plan to buy a home.

3. Fully Utilize Property Tax Abatement

Additionally, we recommend that the City of Davenport, Iowa, continue to fully utilize property tax abatements under the Urban Revitalization Law to support the redevelopment of older neighborhoods and abandoned or blighted houses. This program is only relevant to cities located in Iowa.

Outlined in Chapter 404 of the Code of Iowa, this law identifies five types of areas eligible for urban revitalization, focusing primarily on locations with dilapidated or deteriorated buildings. Urban revitalization areas can include all real property within city limits or a more targeted subset of parcels. The purpose of this law is to encourage property owners to improve existing structures or construct new buildings, thereby stabilizing the tax base and fostering growth in areas that might otherwise stagnate. The specific rules for property tax exemptions vary depending on the type of property, including Residential and Abandoned Properties.

Under the code, Abandoned Properties qualify for property tax abatements as long as they meet eligibility requirements.¹⁹ This exemption lasts for 15 years and is based on the value added by improvements, starting with an 80% exemption in the first year and decreasing to 20% by the fifteenth year.

For residential properties, the tax exemption is structured differently. According to the Code of Iowa, eligible residential properties can receive an exemption from taxation on the first \$75,000 of actual value added by improvements. This exemption lasts for five years. Although smaller in scope, these savings can help property owners make additional improvements that add value to their properties and enhance their quality of life.

In conclusion, by reducing property taxes for property owners who invest in improving their homes, this program provides a financial incentive to address issues such as outdated windows or inefficient heating systems. These upgrades not only enhance satisfaction and comfort but can also lower long-term costs for homeowners.

¹⁹Code of Iowa, *Urban Revitalization Tax Exemptions*, §404.3B, accessed November 18, 2024, <https://www.legis.iowa.gov/docs/code/2017/404.3B.pdf>.

4. Encourage More High-Density, Low Maintenance Units in Urban Cores

Data indicates that 19% of households in the Tri-Cities are classified as "one-person households." Though circumstances vary, these households are typically most interested in housing options such as condos, townhomes, or market-rate apartment rentals. Developers often find these populations attractive because studio and one-bedroom units are more profitable on a per-square-foot basis compared to two- or three-bedroom units.

Rock Island City leads the Tri-Cities in the percentage of one-person households, presenting an opportunity for private-sector developers. However, developers may not be fully aware of the existing demand for these housing types. Building smaller units can also provide developers with greater value for their investment, as they can construct more units on the same parcel of land.

To promote high-density, low-maintenance housing units in the urban cores of the Tri-Cities, several zoning districts could be targeted to maximize residential development. In Davenport, the central business district, (C-D) is ideal for mixed-use projects, but zoning for high density residential areas such as, R-4 and R-4C which have high average square footage per unit could be revised to allow smaller unit sizes and increase density.

In Rock Island, business districts such as B-1,2, and 3 are partially amendable to mixed-use. In district B-1, the zoning is intended to permit personal sales and services. However, another principle permitted use that is allowed is dwellings above the first floor. Districts B-2 and B-3 allow for any additional use that B-1 has through review and approval by a zoning board. The R-4 district is classified as high density and is judged by the unit and not square footage. Rock Island could offer a density bonus in the R-4 district to developers that are building smaller high-density units. In Moline, urban business districts B-2 and B-3 are suited for mixed-use developments. R-5 zoning could support higher density multifamily housing if restrictions on minimum unit sizes were reduced. By making these zoning changes, Tri-Cities could encourage more high-density housing developments to better utilize core spaces.

Such housing options have proven popular in Midwestern cities, especially when located along appropriate urban corridors. Beyond meeting housing demand, these units can generate a positive multiplier effect, supporting growth in commercial areas and revitalizing downtown districts.

One developer we spoke with told us that bringing people back downtown is essential for generating revenue. This aligns with findings from our community survey, where respondents were asked, "what type of neighborhoods in the QC would be most suitable for the multi-family/apartment housing type?" Notably, 26% indicated that "areas on or just behind commercial corridors" would be the most suitable locations.

By encouraging high-density, low-maintenance housing units, the Tri-Cities could provide more affordable options for residents. These units are less expensive to maintain, making them a practical choice for individuals and families seeking cost-effective living arrangements.

4. Housing Supply Assessment

Housing supply trends can be measured using an array of metrics such as building permits, home values, and home sales data. This chapter examines building types and tenure, housing stock (market rate and subsidized), occupancy characteristics, new housing construction, cost of construction and home value trends. By collecting data from various sources, we are able to provide a comprehensive assessment of housing in the Davenport, Moline, and Rock Island region. For additional City-Specific tables and figures, please refer to [Volume II: Tri-Cities Individual Assessments](#).

Building Types & Vacancy Rates

Types

Tables 4.1 and 4.2 provide a broad overview of housing in the Tri-Cities, the host counties, and the U.S. Generally, the housing stock in the Tri-Cities has a higher proportion of single-family, detached housing compared to the U.S. overall. Moline has the highest percentage of single-family, detached housing (70.1%), followed by Rock Island (68.5%) and Davenport (65.7%). Typically, housing density correlates with population density, so it isn't surprising that Davenport is more dense. However, it is noteworthy that even Davenport is lower density than the U.S. in general, where 62.6% of housing is single-family, detached.

On the other end of the density scale, considering 10+ unit apartments, the same pattern holds: Davenport leads the Tri-Cities, with 15.1% of units falling into this category. Rock Island follows at 13.4%, and Moline at 11.1%. Among the middle-density categories (1-unit, attached through 5-to 9-unit apartments), none of the Tri-Cities exceeds 18% of inventory, thereby remaining below the national average (18.3%). Notably, Table 8 shows Iowa has a lower percentage of units in this category (13.0%), while Illinois, owing to its large urban population, has a much higher percentage (23.6%). Within the Tri-Cities, Rock Island reports the highest percentage of middle-density inventory, driven by particularly high values in single-family attached units (usually duplexes), and 5-9 unit developments, which typically manifest as mid-sized apartments or condo buildings.

Manufactured homes play a relatively small role in the overall housing stock, remaining below 2.5% in every community. This is less than half of 5.3%, the national average for this housing type. Still, there are more than 1,4000 manufactured housing units across the Tri-Cities. Most manufactured housing units are located in Davenport.

Lastly, it's worth noting that when comparing the Tri-Cities to their host counties, it is clear that the urban pockets of each city push up the proportion of higher density housing types. Rock Island County (IL) and Scott County (IA) reflect lower density levels

Table 4.1: Tri-Cities Percent Housing by Type: Moline, Davenport, Rock Island

Housing Type	Davenport		Moline		Rock Island	
	#	%	#	%	#	%
Occupied housing units	42,667	--	18,267	--	15,247	--
1, detached	28,014	65.7%	12,800	70.1%	10,448	68.5%
1, attached	1,825	4.3%	991	5.4%	608	4.0%
2 apartments	1,479	3.5%	615	3.4%	738	4.8%
3 or 4 apartments	1,141	2.7%	716	3.9%	462	3.0%
5 to 9 apartments	2,723	6.4%	938	5.1%	768	5.0%
10 or more apartments	6,426	15.1%	2,027	11.1%	2,039	13.4%
Mobile home or other type of housing	1,059	2.5%	180	1.0%	184	1.2%

Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Table 4.2: Percent Housing by Type: Rock Island County, Scott County, Illinois, Iowa, U.S.

Housing Type	Rock Island County		Scott County		Illinois	Iowa	US
	#	%	#	%	%	%	%
Occupied housing units	61,014	--	71,436	13,717	4.97M	1.29M	125.74 M
1, detached	43,658	71.6%	49,780	69.7%	59.6%	73.8%	62.6%
1, attached	2,503	4.1%	4,232	5.9%	6.2%	4.4%	6.3%
2 apartments	2,003	3.3%	1,708	2.4%	5.1%	2.0%	3.3%
3 or 4 apartments	2,023	3.3%	1,903	2.7%	6.1%	3.2%	4.2%
5 to 9 apartments	2,343	3.8%	3,523	4.9%	6.2%	3.4%	4.5%
10 or more apartments	7,013	11.5%	8,694	12.2%	14.7%	10.1%	13.8%
Mobile home/other type	1,471	2.41%	1,596	2.2%	2.2%	3.2%	5.3%

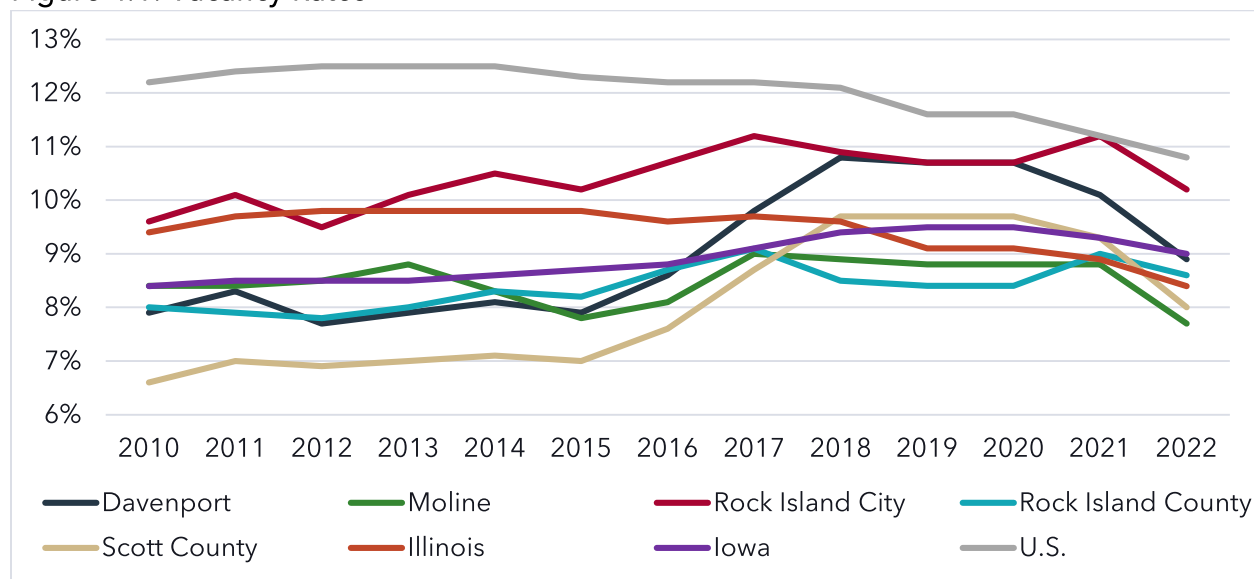
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Vacancy Rates

Vacancy rates are a clear signal of supply and demand in a housing market. Since 2014, national vacancy rates have trended downwards (Figure 4.1). Two observations are worth noting in the Tri-Cities data. First, vacancies rose from 2016 to 2018 in Moline, Rock Island, Davenport, and the respective Counties. Though Davenport showed a steep increase in vacancies during this period, Rock Island's vacancy rate remained the highest within the Tri-Cities throughout the 2010 to 2022 period (Davenport's rate matched that of Rock Island for a few years.)

More recently, we observed a marked decrease in vacancies following the 2020 Covid Pandemic shutdown. Though Rock Island City and County each experienced a short rise in vacancies from 2020 to 2021, vacancies have sharply declined across the Tri-Cities region. This is in part due to a shift in housing and location preferences among renters and owners alike. In 2022, Moline reported the lowest vacancy rate (7.7%), followed by Davenport (8.9%) and Rock Island (10.2%).

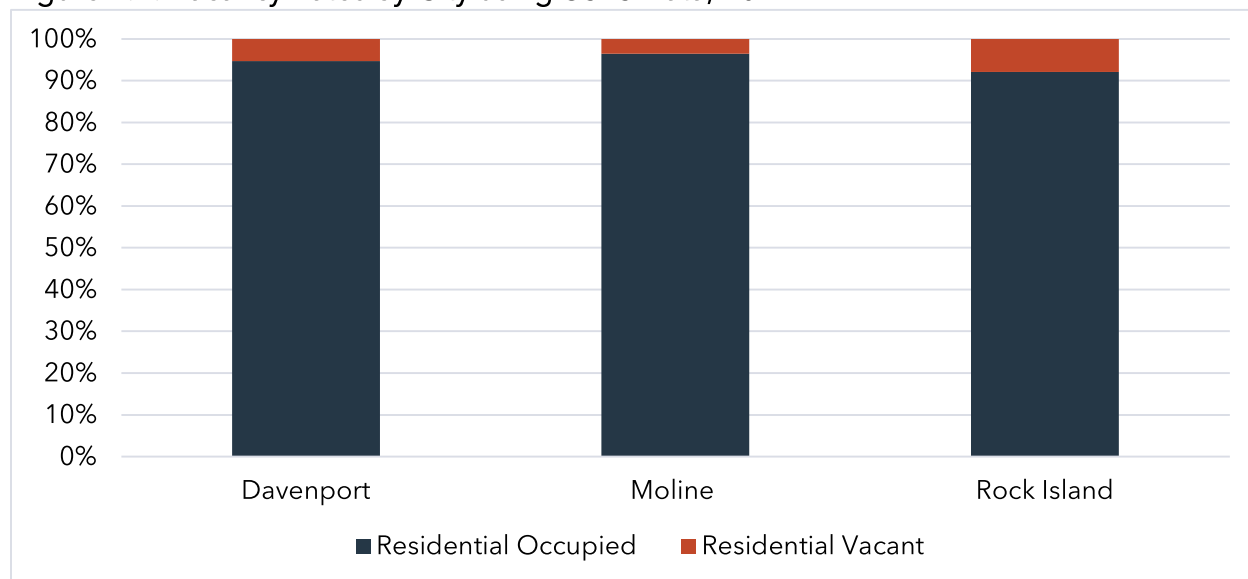
Figure 4.1: Vacancy Rates



Source: American Community Survey, 2010 - 2022 5-Year Estimates, Table DP04

Figure 4.2 shows the most recent data available pertaining to vacancy rates in the Tri-City area. The data provided comes from the United States Postal Service and shows the number of vacant units not served by the USPS in 2024. Similar to the historical trends in Figure 4.1, Rock Island has the highest number of vacant units, and Moline has the lowest. Davenport falls in the middle at around 5.3% of total units being vacant.

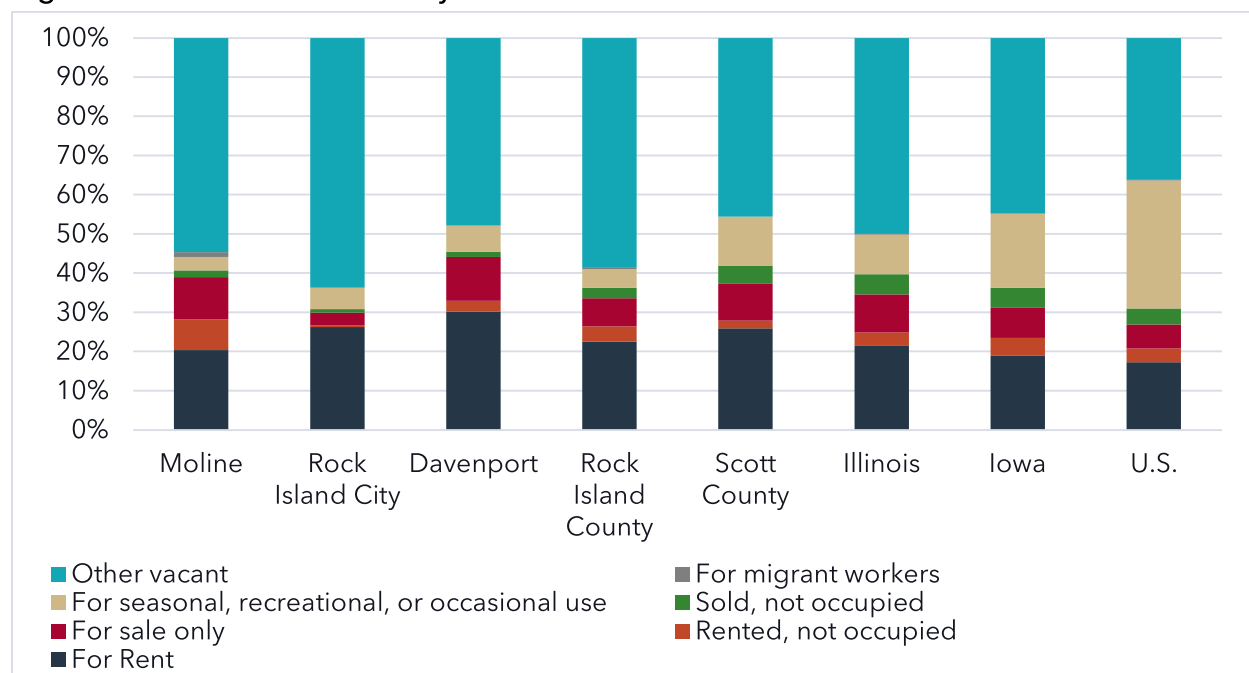
Figure 4.2: Vacancy Rates by City using USPS Data, 2024



Source: HUD Aggregated USPS Administrative Data on Address Vacancies

In Figure 4.3, Davenport has the highest percentage of vacancies listed “for rent” (30%), while Moline has the lowest at 20%. Moline is also the only city among the Tri-Cities where “for migrant workers” is a recorded vacancy reason, accounting for 1.2% of vacant units. Notably, each of the Tri-Cities has a much lower percentage of vacancies designated “for seasonal, recreational, or occasional use” compared to other areas, except Rock Island County, which stands at 4.7%.

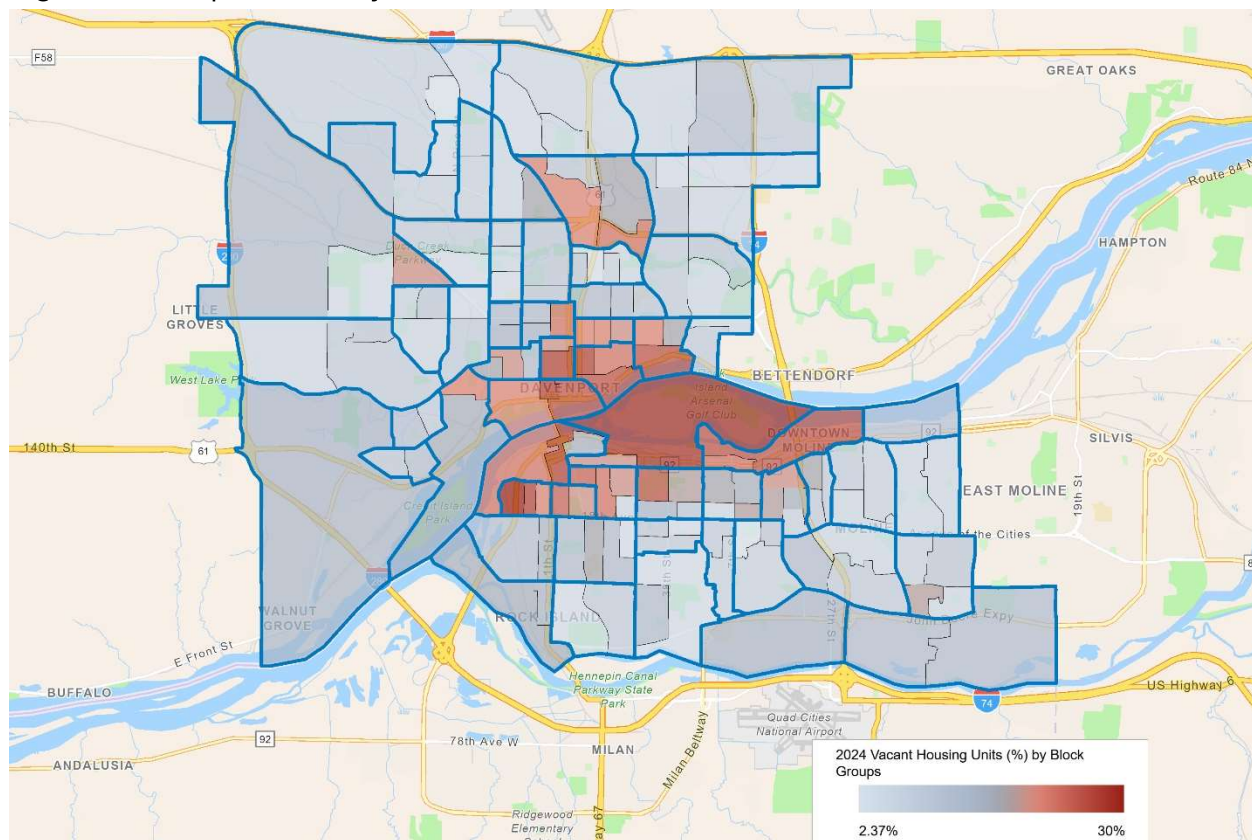
Figure 4.3: Reasons for Vacancy Rates



Source: U.S. Census Bureau, 2022 5-Year ACS B25004

Finally, Figure 4.4 displays a map of the exact locations of high and low vacancy rates. The region with the highest percentage of vacant units appears to be concentrated around the river.

Figure 4.3: Map of Vacancy Rates Across the Tri-Cities



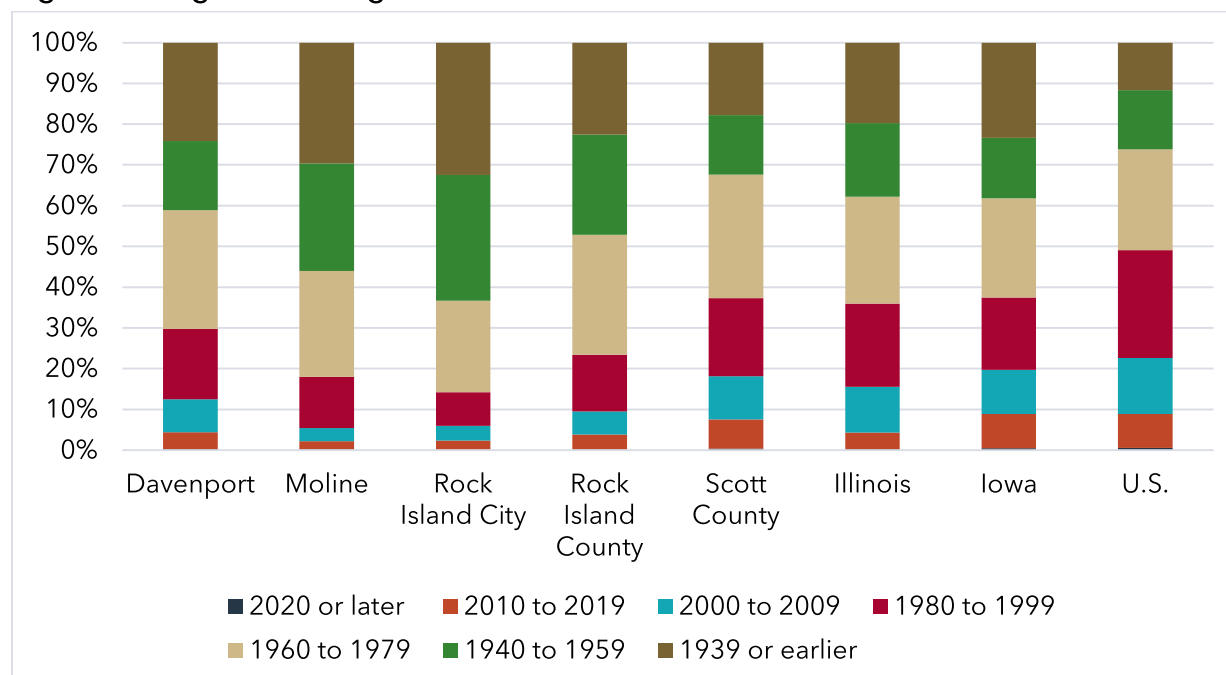
Source: Points Consulting using Esri Business Analyst, 2024

Housing Stock & Occupancy Rates

At a national level, 13.7% of housing stock was built between 2000 and 2009, and 8.9% was built after 2010 (Figure 4.5). Of the Tri-Cities, Davenport has the highest percentage of housing stock built between 2000 and 2009 at 8.1%, followed by Rock Island (3.6%) and Moline (3.3%). For this period Illinois and Iowa show percentages closer to the national level, at 11.2% and 10.9% respectively. Although Iowa's housing production since 2010 has nearly kept pace with national levels, Illinois and the Tri-Cities have lagged significantly, resulting in a relatively low percentage of housing stock built after the Great Recession. In Davenport, only 4.4% of the housing stock was built after 2010, compared to just 2.4% in Rock Island and 2.2% in Moline.

Roughly half of housing stock at national level was built before 1980. In Iowa and Illinois, this proportion rises to nearly two-thirds. However, in the Tri-Cities, the share of housing stock over 44 years old is even greater. Rock Island reveals the highest percentage (85.9%), followed by Moline (82.0%) and Davenport (70.2%). This is potentially concerning as communities with a higher share of aging housing stock may face more challenges related to deferred maintenance. Older homes are more likely to need significant repairs or costly updates.

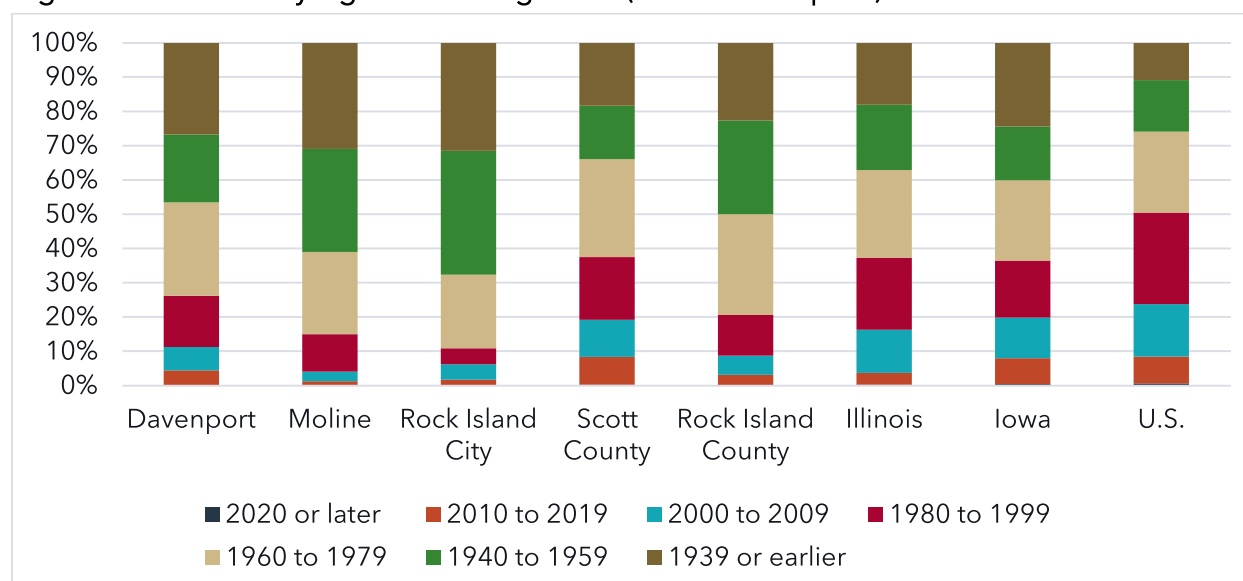
Figure 4.5: Age of Housing Stock



Source: American Community Survey, 2022 5-Year Estimates, Table S2504

The percentage of owner-occupied housing units built in Davenport after 1999 (11.3%) is nearly twice that of Rock Island (6.2%) and three times that of Moline (4.1%). Figure 4.6 shows these percentages are all notably lower than they are for Scott County (19.2%), Illinois (16.3%), Iowa (19.9%) and the U.S. (23.7%).

Figure 4.6: Tenure by Age of Housing Stock (Owner Occupied)

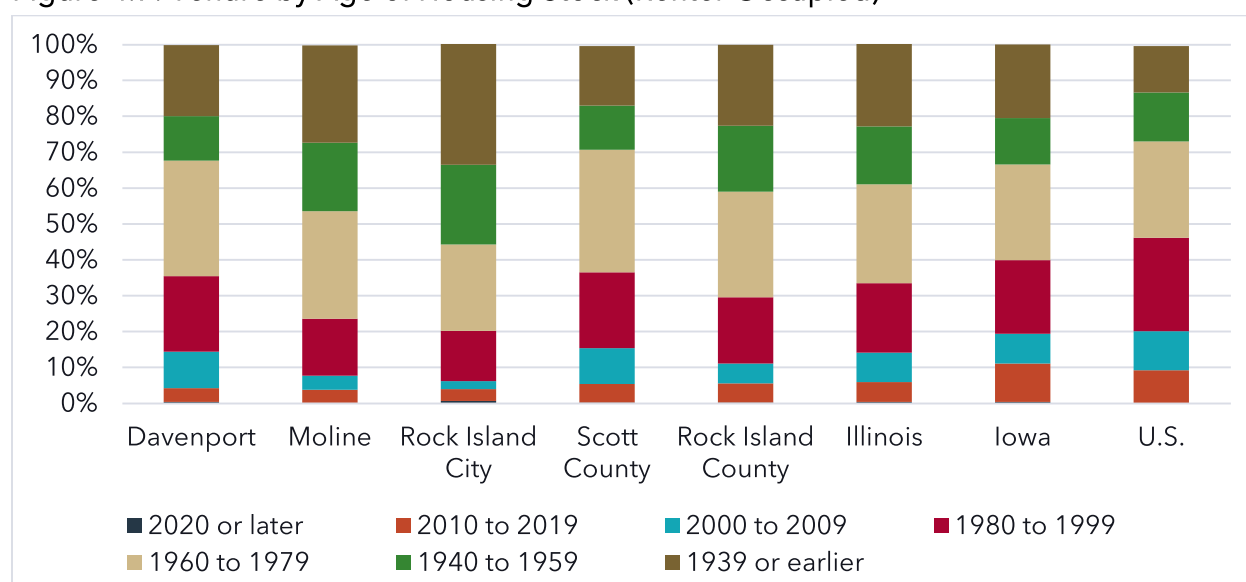


Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Examining the rental stock in the region in Figure 4.7, we note a similar pattern. Of the rentals in Davenport, 14.5% were built after 1999, compared to only 8.0% in Moline and 5.6% in Rock Island. Davenport's percentage of relatively newer rentals built in the last 24 years is comparable to Illinois (13.9%) but falls short of the national rate (20.5%) and Iowa's rate (19.4%).

While only 1.3% of total owner-occupied housing in Moline and 1.8% in Rock Island were built after 2009, slightly higher percentages of rental housing were built after the Great Recession (4.1% and 3.4% respectively). Davenport has a higher percentage of owner-occupied housing built after 2009 (4.5%), matching the percentage of rental housing built there over the past 14 years.

Figure 4.7: Tenure by Age of Housing Stock (Renter Occupied)



Source: American Community Survey, 2022 5-Year Estimates, Table S2504

The age of Tri-Cities housing stock is further illustrated by data on the median year built for both owner-occupied and renter-occupied units (Table 4.3). Across all areas of comparison, except for Illinois and the U.S., rental housing tends to be newer than owner-occupied housing. In Rock Island, the median year built is 1951 for owner-occupied units and 1956 for rental units. By contrast, Davenport's housing is much newer, with a median construction year of 1964 for owner-occupied units and 1973 for rental units. Though Moline's median construction year for owner-occupied units (1953) is closer to that of Rock Island, its median construction year for rental units is 1963. At the state and national levels, both types of housing tend to be much newer than in the Tri-Cities. Median construction years for owner-occupied units in Iowa, Illinois and the U.S. are all post-1970, while all median years for rental units are post-1969.

Table 4.3: Median Year Built by Tenure

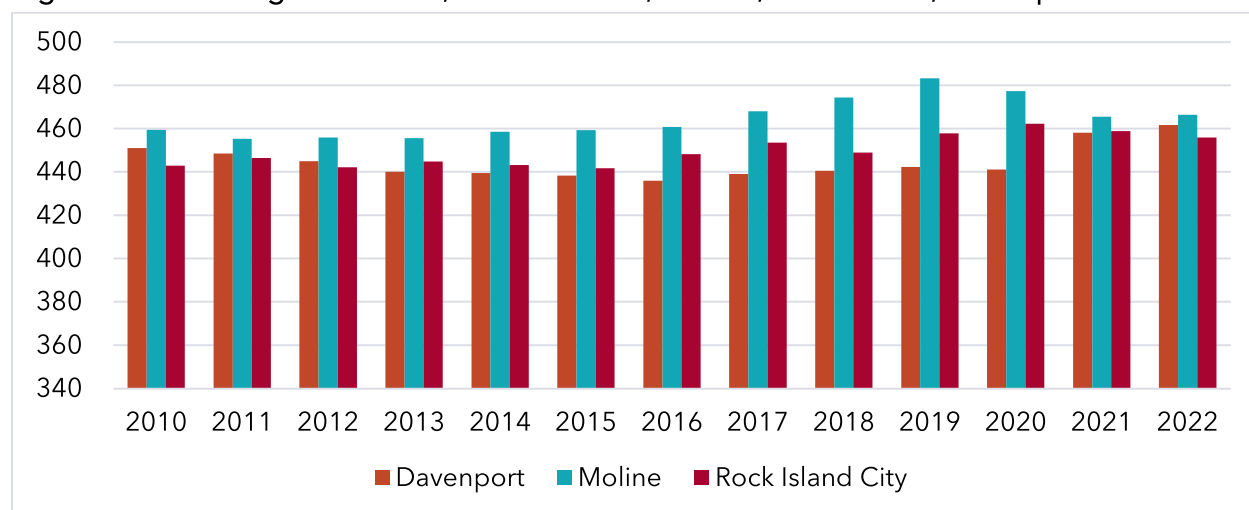
Median Year Built	Davenport	Moline	Rock Island	Scott County	Rock Island County	Illinois	Iowa	U.S.
Owner occupied	1964	1953	1951	1972	1960	1971	1971	1982
Renter occupied	1973	1963	1956	1974	1968	1970	1976	1979
Total:	1967	1956	1953	1972	1962	1971	1973	1981

Source: ACS 2022 5-Year Table B25037

The number of housing units per 1,000 residents in the Tri-Cities region reflects the negative population trends in Moline and Rock Island and the positive population trend in Davenport between 2012 and 2022 (noted elsewhere in this report). Housing units per 1,000 residents is a statistic somewhat similar to vacancy data and provides another view of supply and demand for housing. Increases or decreases in the number of housing units per 1,000 residents are driven by population increases or decreases, as well as new housing development (Figure 4.8).

Moline, which has reported the highest number of units per 1,000 residents since 2010, began to see a notable increase in 2017. After a peak in 2019 at 483, this number began to decline, falling to 466 in 2022. Rock Island and Davenport experienced a similar trend, with Rock Island peaking in 2020 at 462 and Davenport in 2022 at 462 (Davenport has yet to show a decline). A closer look at this rise shows that Davenport gained approximately 1,700 housing units between 2020 and 2022 while losing around 750 residents.

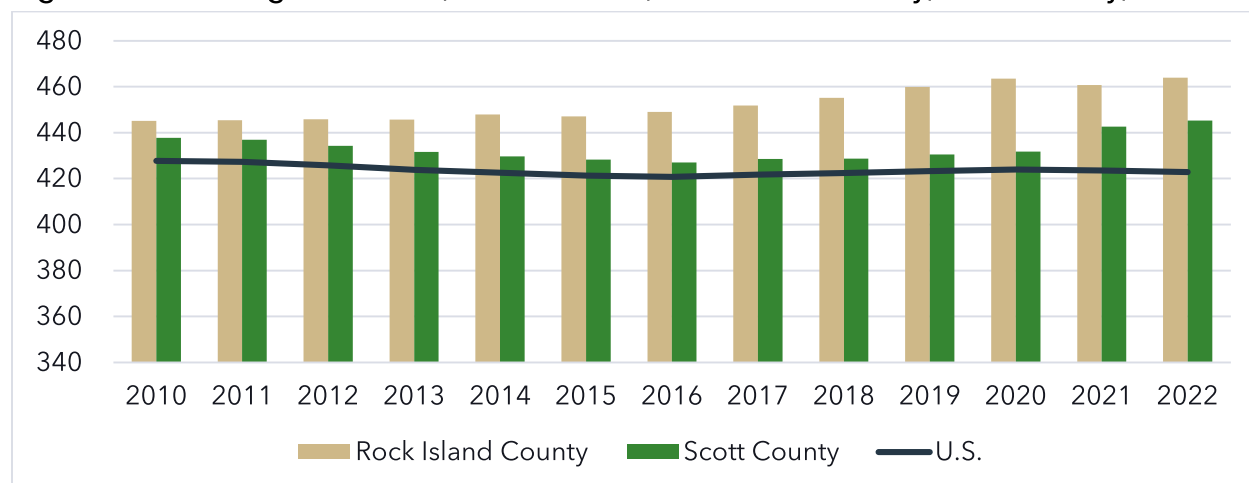
Figure 4.8: Housing Units Per 1,000 Residents, Moline, Rock Island, Davenport



Source: U.S. Census Bureau, 2022 5-Year ACS S2504, B25001, DP04, DP03

Numbers for Rock Island County and Scott County have consistently remained above the national average from 2010 to 2022. While the number of units per 1,000 residents in Scott County steadily declined between 2010 and 2016 and has been significantly lower than in Rock Island County, Scott County saw a sharp increase to 445 in 2022 (Figure 4.9).

Figure 4.9: Housing Units Per 1,000 Residents, Rock Island County, Scott County, U.S

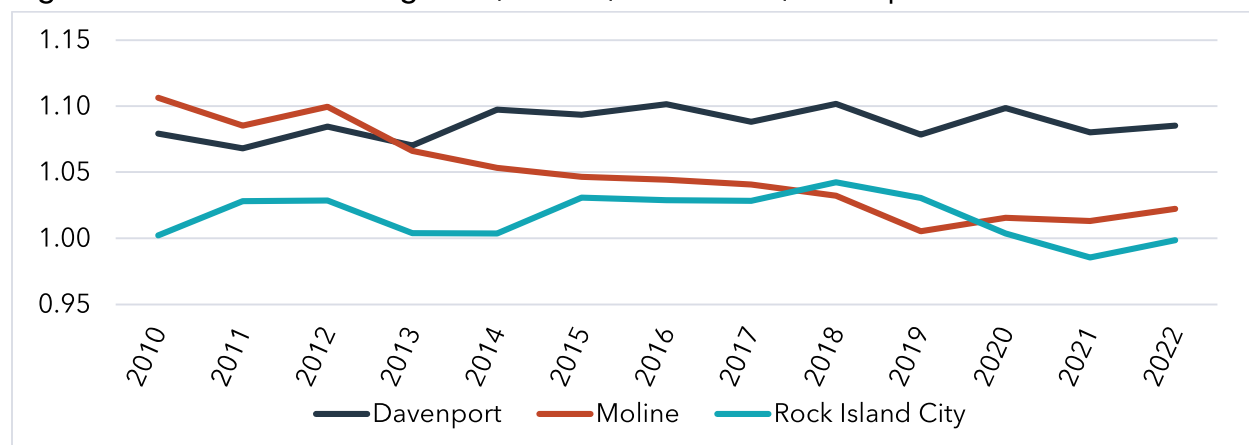


Source: U.S. Census Bureau, 2022 5-Year ACS S2504, B25001, DP04, DP03

With the jobs-to-housing ratio metric, a value of 1.0 means there are as many jobs as housing units in the area. Communities with a value below 1.0 are often more residential or “bedroom communities” rather than employment centers. A declining ratio indicates either jobs are decreasing faster than residents, or residents are increasing faster than jobs. Conversely, a rising ratio means either jobs are increasing faster than residents, or residents are decreasing faster than jobs.

According to the general guidelines above, all three of the Tri-Cities are, to some extent, in-commuter locations, though trends vary. As of 2022, Davenport has the strongest jobs-to-housing ratio, which has remained between 1.07 and 1.12 since 2010 (Figure 4.10). Moline’s ratio, previously higher than Davenport’s, began to decline in 2013, reflecting some of the job retention challenges the city has faced. Meanwhile, Rock Island’s ratio has hovered around 1.00, with its steepest drop occurring between 2018 and 2021, followed by some recovery in 2022.

Figure 4.10: Jobs-to-Housing Ratio, Moline, Rock Island, Davenport



Source: U.S. Census Bureau, 2022 5-Year ACS S2504, B25001, DP04, DP03

Occupancy Characteristics

None of the Tri-Cities show particularly high occupancy levels. Between 2012 and 2020, occupancy levels for both renter and owner-occupied units in each city have hovered around 0.5 persons per room (Tables 4.4-4.10). While most changes in occupancy from 2012 to 2020 were modest, Rock Island rental occupancy decreased 4.3%. In Davenport, it decreased 1.2% during the period. These decreases are likely due to new units with more square footage entering the market, as well as general population decreases within Rock Island.

Unusually high levels of occupancy (generally, more than one person per room) correlate with overcrowding, which can lead to health and safety issues. An increase in occupancy levels can be related to recent increases in rent, as higher rents often drive residents to save money by sharing rooms. Unusually low levels of occupancy typically correlate with population decline, or a large number of “empty nester” households that have not downsized their homes.

Though none of the Tri-Cities have particularly high occupancy levels, some Census Tracts throughout the region do experience overcrowding (Figure 4.11).

Table 4.4: Residence by Occupants Per Room, Davenport

Occupancy by Tenure	2012-2016	2016-2020	Change	% Change
Owner-Occupied	0.51	0.51	0.00	0.5%
Renter-Occupied	0.53	0.52	(0.01)	(1.2%)
Occupants Per Room	0.51	0.51	0.00	(0.2%)

Source: Housing & Urban Development Comprehensive Housing Affordability, ACS 5-year Estimates

Table 4.5: Residence by Occupants Per Room, Moline

Occupancy by Tenure	2012-2016	2016-2020	Change	% Change
Owner-Occupied	0.51	0.51	0.00	0.6%
Renter-Occupied	0.54	0.55	0.00	0.2%
Occupants Per Room	0.52	0.52	0.00	0.4%

Source: Housing & Urban Development Comprehensive Housing Affordability, ACS 5-year Estimates

Table 4.6: Residence by Occupants Per Room, Rock Island

Occupancy by Tenure	2012-2016	2016-2020	Change	% Change
Owner-Occupied	0.51	0.50	0.00	(0.3%)
Renter-Occupied	0.56	0.53	(0.02)	(4.3%)
Occupants Per Room	0.52	0.52	(0.01)	(1.6%)

Source: Housing & Urban Development Comprehensive Housing Affordability, ACS 5-year Estimates

Table 4.7: Residence by Occupants Per Room, Scott County

Occupancy by Tenure	2012-2016	2016-2020	Change	% Change
Owner-Occupied	0.51	0.51	0.00	0.7%
Renter-Occupied	0.52	0.52	0.00	(0.4%)
Occupants Per Room	0.51	0.51	0.00	0.3%

Source: Housing & Urban Development Comprehensive Housing Affordability, ACS 5-year Estimates

Table 4.8: Residence by Occupants Per Room, Rock Island County

Occupancy by Tenure	2012-2016	2016-2020	Change	% Change
Owner-Occupied	0.51	0.51	0.00	(0.6%)
Renter-Occupied	0.54	0.53	(0.01)	(2.6%)
Occupants Per Room	0.52	0.51	(0.01)	(1.2%)

Source: Housing & Urban Development Comprehensive Housing Affordability, ACS 5-year Estimates

Table 4.9: Residence by Occupants Per Room, Illinois

Occupancy by Tenure	2012-2016	2016-2020	Change	% Change
Owner-Occupied	0.04	0.04	0.002	5.9%
Renter-Occupied	0.17	0.16	(0.01)	(6.1%)
Occupants Per Room	0.08	0.08	0.00	(2.6%)

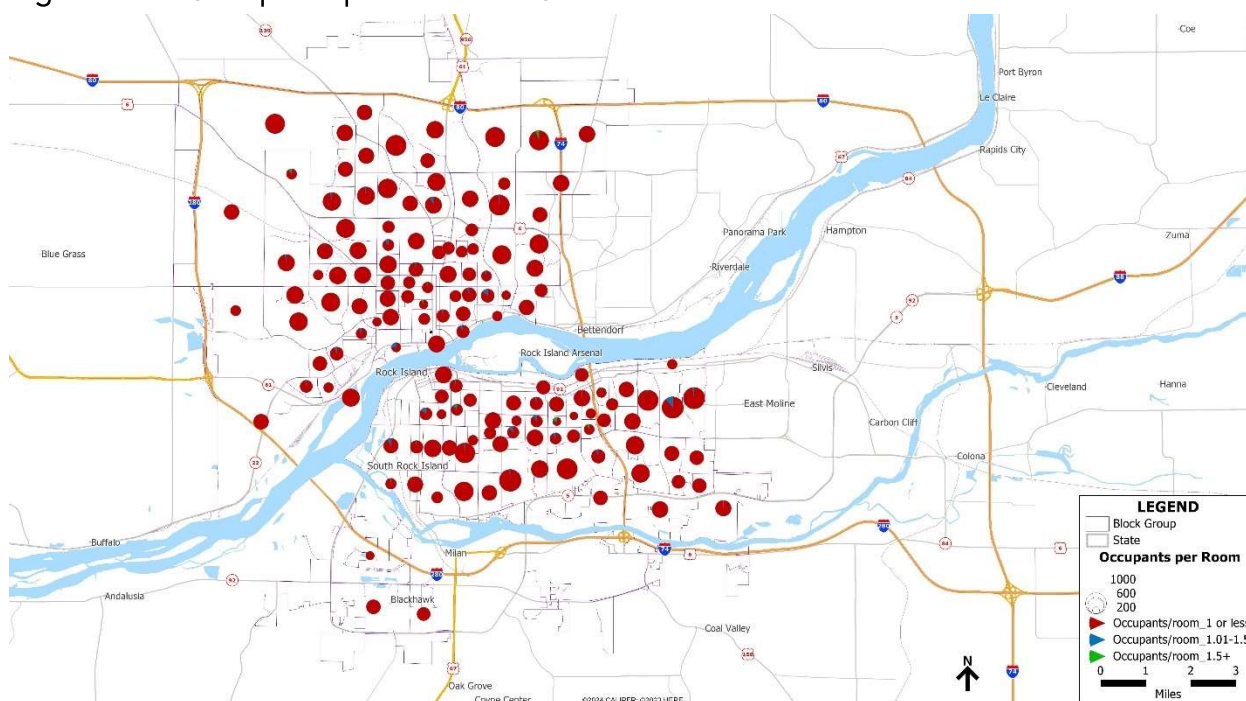
Source: Housing & Urban Development Comprehensive Housing Affordability, ACS 5-year Estimates

Table 4.10: Residence by Occupants Per Room, Iowa

Occupancy by Tenure	2012-2016	2016-2020	Change	% Change
Owner-Occupied	0.03	0.03	0.00	0.1%
Renter-Occupied	0.15	0.14	0.00	(2.8%)
Occupants Per Room	0.07	0.06	0.00	(1.9%)

Source: Housing & Urban Development Comprehensive Housing Affordability, ACS 5-year Estimates

Figure 4.11: Occupants per Room Tri-Cities



Source: Points Consulting using Census ACS 5-Year, 2019-2022

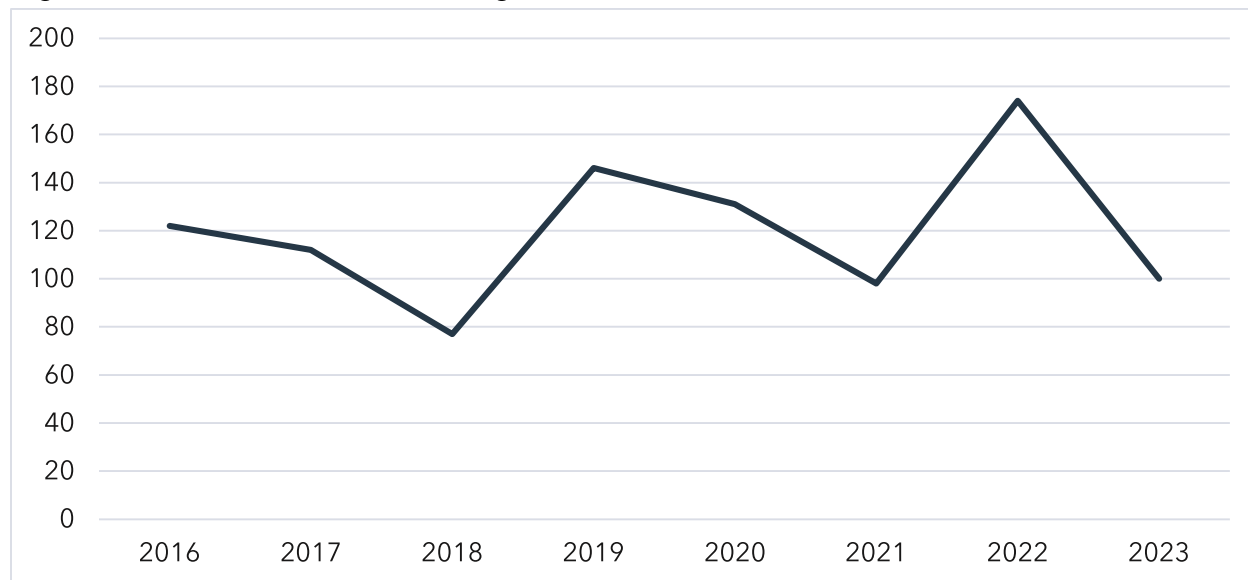
New Housing Production

Housing supply, the counterpart to housing demand, is best measured by tracking new housing permits at both city and county levels. Despite a lack of significant population growth in the past decade, the Tri-Cities still require new housing units. New units replace condemned and unusable properties, as well as provide options or amenities that may be more appealing to some residents who prefer newer styles of housing.

Figures 4.12-17 depict housing permitting trends for Moline, Davenport, and Rock Island between 2016 and 2023. It is challenging to determine if production is on an upward trend or following a somewhat random year-to-year pattern. Production was mixed, with some high-output years (2019 and 2022) and some lower ones (2018 and 2023). On average across the past eight years, the Tri-Cities generate 120 new units per year. We can also track permits by “tenure,” distinguishing single-family from multi-family units. In this regard, single-family housing (SFH) permits far surpass multi-family housing (MFH), with both generally following the same cycle, rising and falling together. However, the SFH permit spike in 2022 was not matched by any increase in MFH permits.

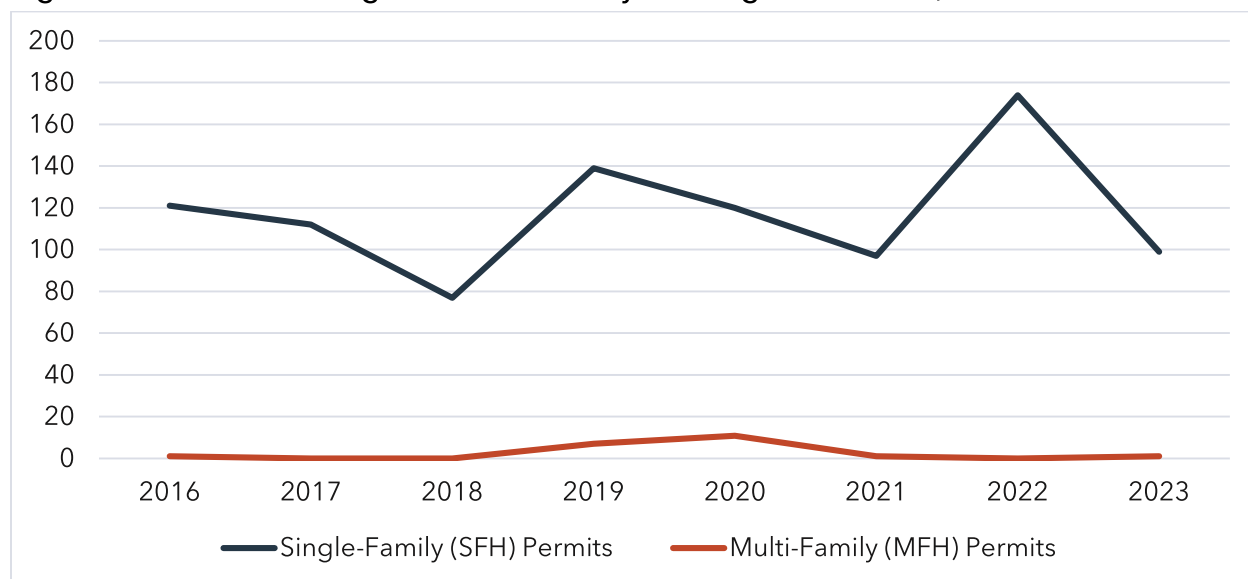
Over the past nine years, Davenport has generated the most housing permits (average of 100 per year). Figure 4.14 shows that most of these have been for SFH units. As Davenport is the largest of the Tri-Cities this isn’t surprising, but population does not entirely account for development numbers.

Figure 4.12: Tri-Cities Total Housing Permit Units, 2016-2023



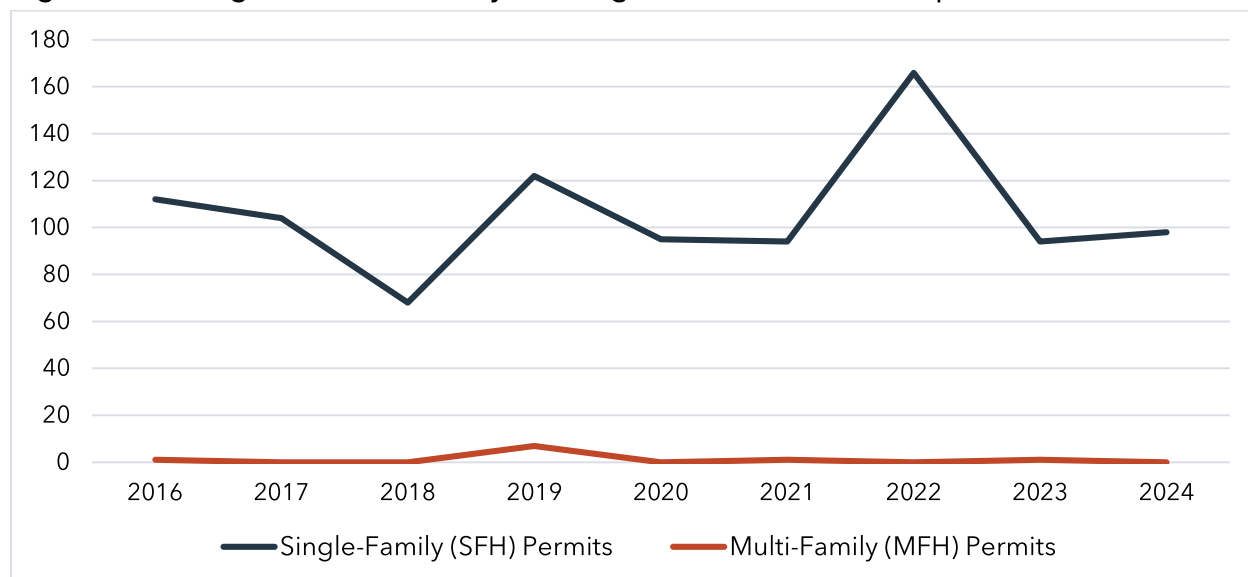
Source: City of Davenport Public Works Department, City of Moline, City of Rock Island

Figure 4.13: Tri-Cities Single and Multi-family Housing Permit Units, 2016-2023



Source: City of Davenport Public Works Department, City of Moline, City of Rock Island 2024

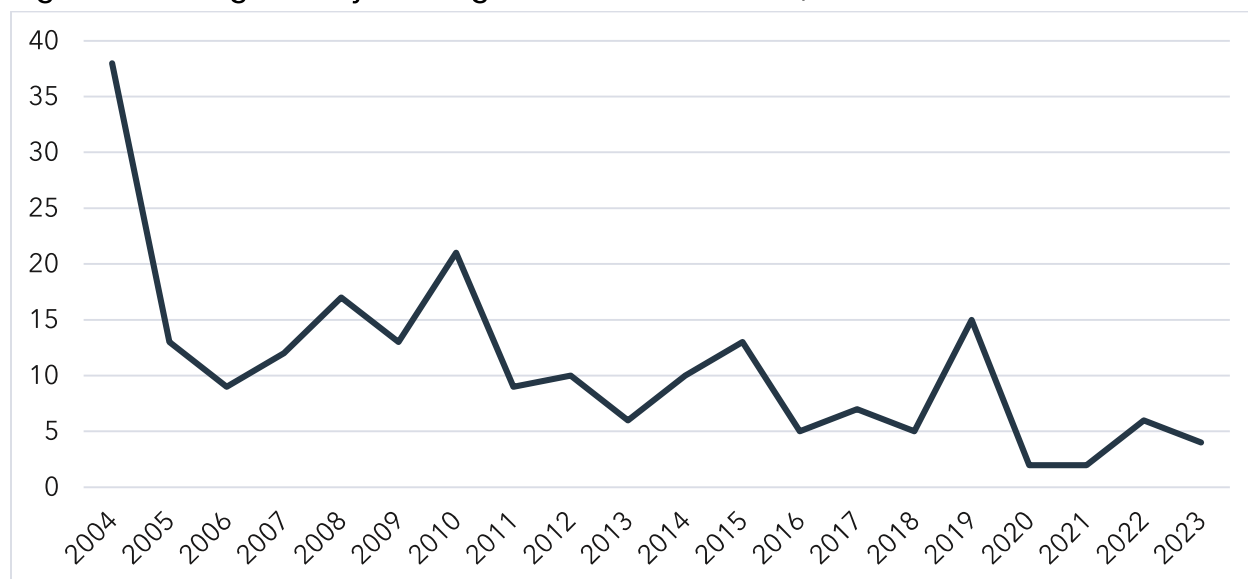
Figure 4.14: Single and Multi-family Housing Permit Units in Davenport, 2016-2023



Source: City of Davenport Public Works Department, Building Inspection Division, Monthly Activity Report 2024

Our project team was able to review slightly older permit data for both Moline and Rock Island. As MFH permit numbers for Moline were aggregated with other types of commercial development, we've chosen to only highlight SFH permits for Moline in this report. Moline permits issued between 2004 and 2023 are shown in Figure 4.15. Frequent peaks and valleys in Moline permitting seem to indicate a residential building pattern where slow years follow higher-production years. Since 2020, we have not observed any notable spikes in SFH permits.

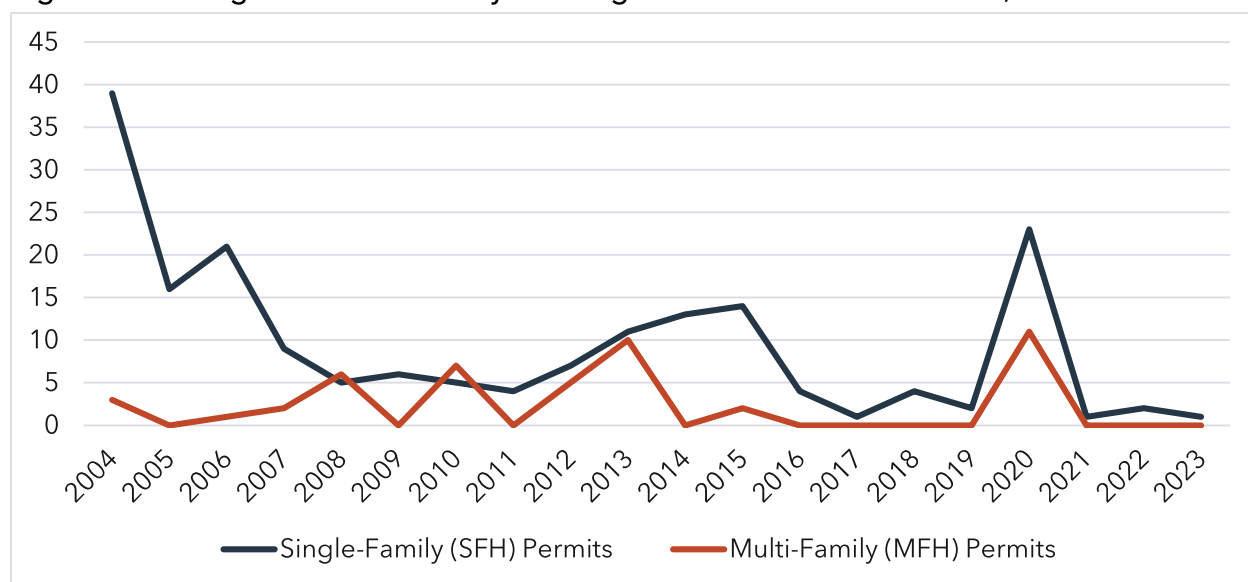
Figure 4.15: Single-family Housing Permit Units in Moline, 2004-2023



Source: City of Moline, Adopted Budget Fiscal Years 2024-2026 Summary

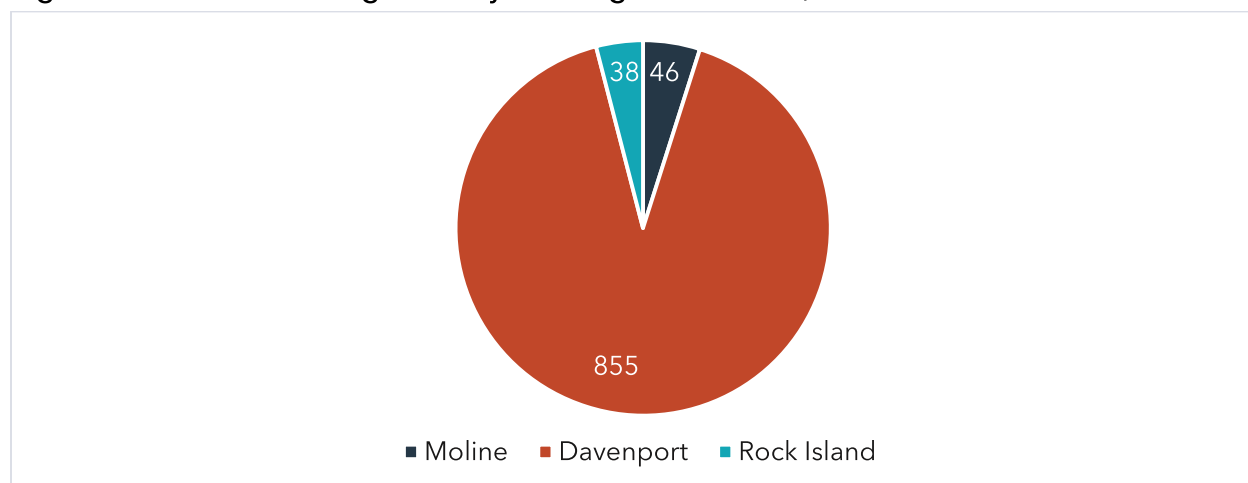
Rock Island averaged nearly 12 total permits per year between 2004 and 2023. MFH permits surpassed SF permits in 2008 and 2010. After a notable spike in both SFH and MFH permits in 2020, permitting activity has dropped significantly, indicating a lull in development (Figure 4.16).

Figure 4.16: Single and Multi-family Housing Permit Units in Rock Island, 2004-2023



Source: Rock Island, Historical Building Permit Data 2023

Figure 4.17: Tri-Cities Single Family Housing Permit Units, 2016-2023



Source: City of Davenport Public Works Department, City of Moline, City of Rock Island

Cost of Construction

Construction cost is a crucial metric in any market. In communities with tepid home value, increased cost is particularly important to note. Every year macroeconomic and regulatory forces drive up the cost of construction, often at a rate exceeding general inflation. As a result, in markets like the Tri-Cities, the price gap between previously occupied homes and newly built units can be significantly wider than in booming growth markets. While affordability is highly valued in the Tri-Cities, if new units cannot be cost-competitive with existing inventory, builders may hesitate to bring additional homes to market.

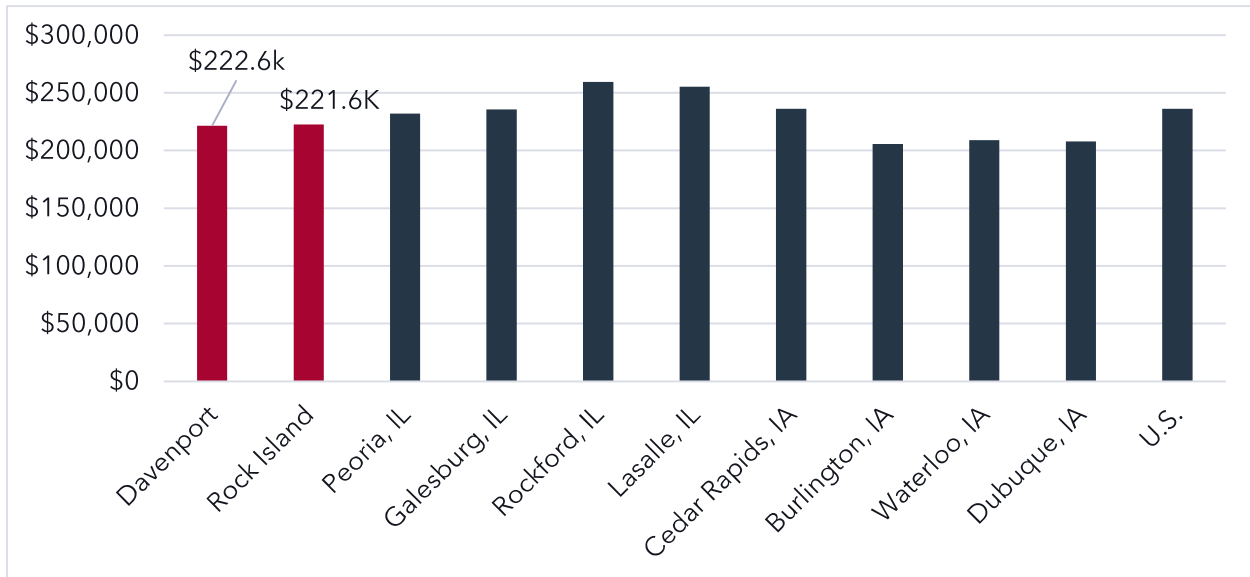
Zillow and MLS data in this report show that, as of 2024, new and existing homes are valued similarly. However, the recent rise in home values could encourage builders to increase production in the coming years. As shown in Table 4.11, the project team gathered cost-per-square-foot estimates for an average one-story, single-family home using RSmeans data.²⁰ This data is updated quarterly and is based on a City Cost Index that compares local costs to national averages, and a Historical Cost Index that compares costs to a historical benchmark. These two indexes, allowing specific locations to be continually indexed over time, serve as a tool for forecasting and comparing construction costs across different locations. Results compare average new construction homes of similar style and size across various relevant locations within an approximate 100-mile radius of the Tri-Cities.

In Figure 4.18, the Tri-Cities are represented only by Rock Island and Davenport. In these cities, the cost of construction is comparable, averaging approximately \$222,000 (or the equivalent of \$139 per square foot). This means it is around 6% less expensive to build in the Tri-Cities than the U.S. in general, where average building cost is \$148 per square foot.

²⁰ More specifically, the type of home used as the basis of these estimates is a 1,600 sq/ft single story home with wood siding and frame, built by non-union contractors.

Benchmark areas highlighted below reveal construction is generally more costly in Illinois than Iowa.

Figure 4.18: Building Cost of Average One-Story Single-Family Home, 2024 Q3



Source: Points Consulting using RSMeans Square Footage Estimator, 2024 Q3

Focusing on the benchmark areas in detail, building cost in Davenport and Rock Island is \$10,000 lower than in Peoria, a similar-sized Metropolitan Statistical Area (MSA). Costs in Rockford, IL, LaSalle, IL, and in the smaller Galesburg, IL are each higher than those in Peoria, with Rockford (\$259,000) revealing the highest building cost within this group (Table 4.11). By comparison, construction costs in Iowa communities are generally lower. Grand Rapids (\$236,000) has the highest cost of the Iowa cities represented, while costs in Burlington, IA, Waterloo, IA, and Dubuque, IA are lower than in the Tri-Cities by \$13,000 to \$17,000.

Table 4.11: Building Costs for Average One-Story Single-Family Home by Region, 2024 Q3

Region	Avg. SFH Building Cost	Cost per S.F.
Davenport, IA	\$221,677	\$139
Rock Island, IL	\$222,627	\$139
U.S.	\$236,128	\$148
Peoria, IL	\$232,056	\$145
Galesburg, IL	\$235,486	\$147
Rockford, IL	\$259,442	\$162
LaSalle, IL	\$255,249	\$160
Cedar Rapids, IA	\$236,128	\$148
Burlington, IA	\$205,614	\$129
Waterloo, IA	\$208,953	\$131
Dubuque, IA	\$207,957	\$130

Source: Points Consulting using RSMeans Square Footage Estimator, 2024 Q3

Home Value & Rental Trends

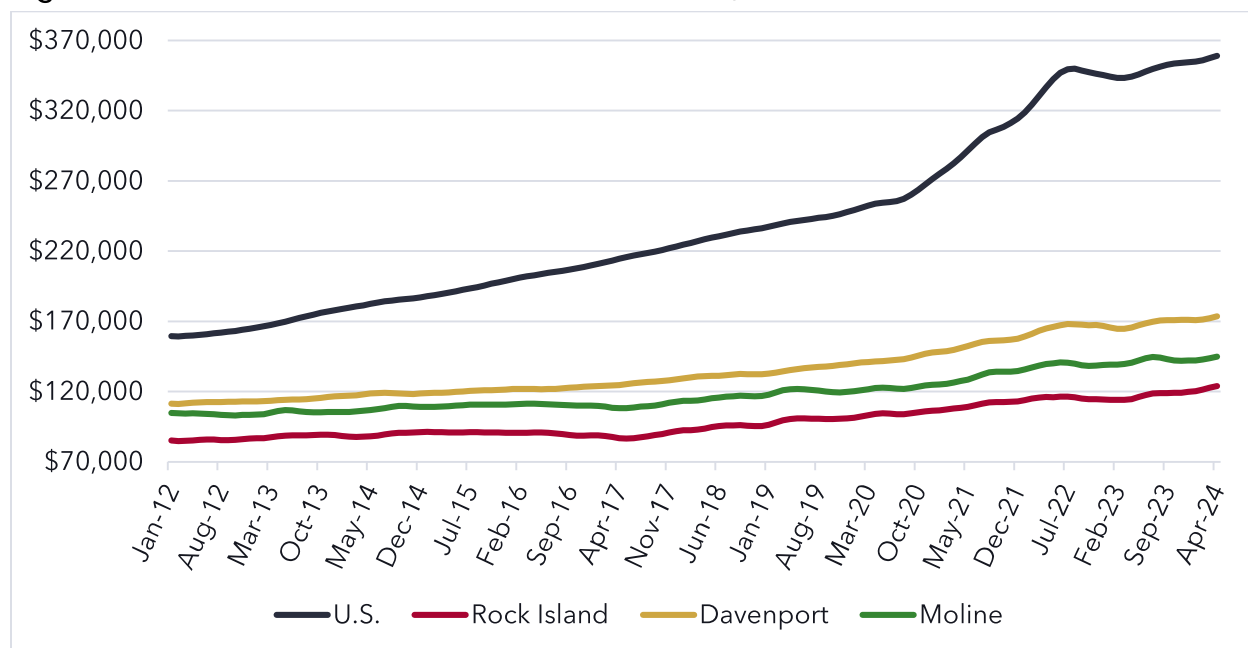
Value of All Homes

Since the summer of 2020, home values in the Tri-Cities have risen steeply, with Davenport experiencing the highest price appreciation (21.4%), followed by Rock Island (19.4%) and Moline (18.9%), as shown in Figure 4.19. Price growth here is represented through the Zillow Home Value Index (ZHVI), which differs from the “median home value” by representing the value of the “typical” home. ZHVI calculations are based on a weighted average of the middle third of home values in a region, including estimates for homes that haven’t recently sold.

The Tri-Cities' home prices began accelerating after 2017, with ZHVI values for each city running mostly parallel. However, since the fall of 2022, Davenport’s ZHVI has been rising slightly faster than those of Rock Island and Moline. Despite these recent increases, home values at the national level remain significantly higher than in the Tri-Cities, where the cost of living is lower.

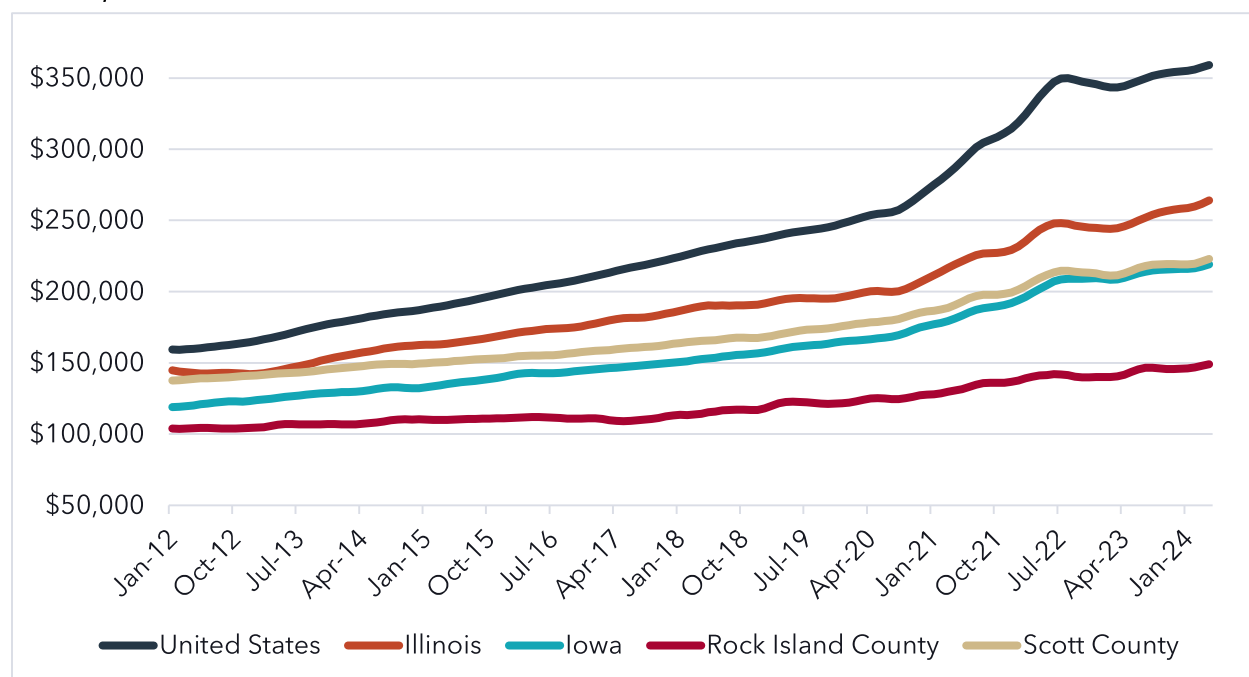
While home prices in Davenport have grown at a higher 10-year Compound Annual Growth Rate (CAGR) than those in Rock Island and Moline, they still lag behind the rates in Scott County (4.2%) and Iowa (5.4%). Moline and Rock Island have similar 3-, 5-, and 10-year CAGR figures to those of Rock Island County (Table 4.12).

Figure 4.19: Zillow Home Value Growth 2012 - 2024, Tri-Cities



Source: Points Consulting Using Zillow ZHVI

Figure 4.20: Zillow Home Value Growth 2012 - 2024, Rock Island County, Scott County, Illinois, and Iowa



Source: Points Consulting Using Zillow ZHVI

Table 4.12: Zillow Compound Annual Growth Rate (CAGR)

Region Name	ZHVI	Dollar Growth Past 12 Months	10-Year CAGR	5-Year CAGR	3-Year CAGR
Moline	\$144,873	\$4,425	3.1%	3.6%	4.4%
Rock Island	\$123,982	\$9,354	3.5%	4.3%	4.6%
Davenport	\$173,727	\$8,074	3.9%	5.1%	4.8%
Rock Island County	\$149,231	\$7,662	3.4%	4.0%	4.5%
Scott County	\$223,029	\$10,217	4.2%	5.5%	5.4%
Illinois	\$264,026	\$18,248	5.3%	6.3%	6.4%
Iowa	\$219,265	\$9,649	5.4%	6.5%	6.6%
U.S.	\$359,240	\$14,940	7.1%	8.3%	7.8%

Source: Points Consulting Using Zillow ZHVI

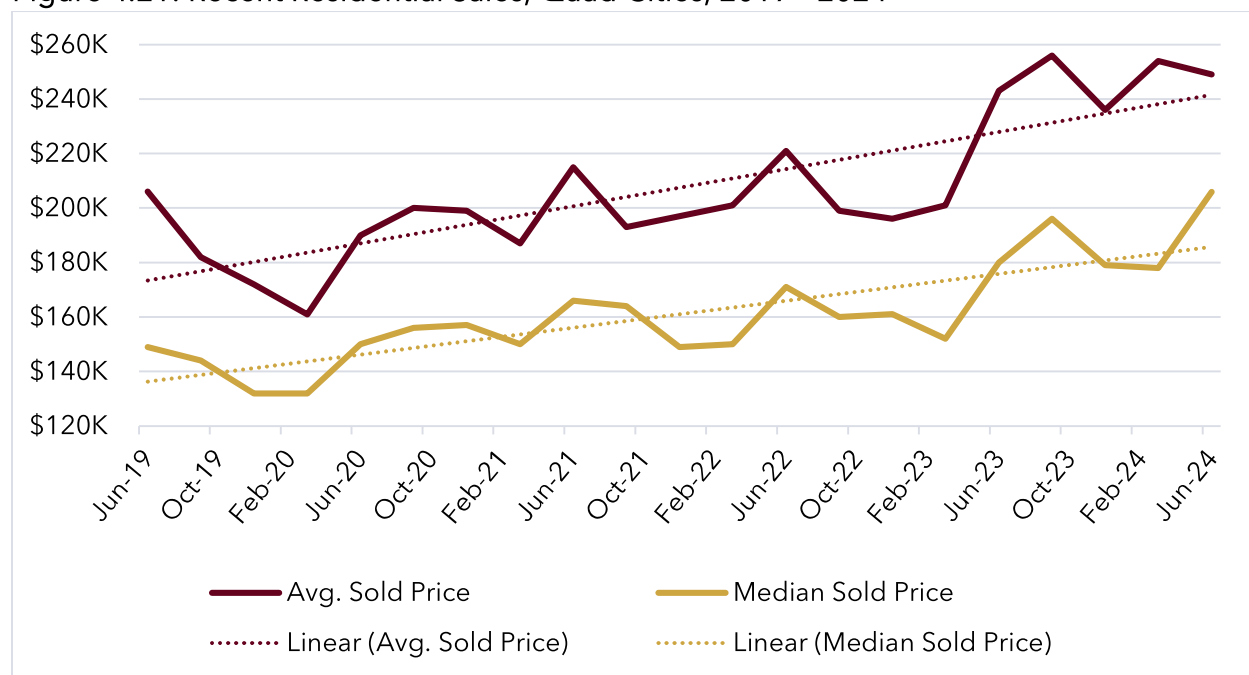
Value of Homes for Sale

Zillow statistics are valuable for showing overall trends across all homes, while MLS statistics focus on trends specifically for homes officially on the market. There is a strong correlation between the two, however. As overall home values increase, the values of both listed and unlisted homes tend to rise.

The data provided by the Quad City Area Realtor Association indicate that over the past three years, the market has cooled; sales and prices have increased, while inventory (the number of units for sale) has decreased. More specifically, the average price in the region increased by

\$43,000 and the median price rose by \$61,000 (Figure 4.21). This considerable difference between average and median indicates that there are more “low cost” homes on the market than there are higher cost units.

Figure 4.21: Recent Residential Sales, Quad Cities, 2019 - 2024



Source: Points Consulting using data from The Quad City Area Realtor Association

While home prices have increased over time residential sales have trended down (Table 4.13). New listings in the Quad Cities have plummeted by 45.1% over the past three years. During this three-year period, active listings dropped by 24.4%, while total sales decreased by 41.5%. After inventory and listings spiked in the winter of 2020 due to buyers and sellers anticipating market shifts, the market experienced a shock from the pandemic shutdown (Figure 4.22). Following a neutral market with 3-6 months of inventory, a sharp drop in inventory and listings ushered in a seller’s market. The subsequent interest rate hikes in 2022 triggered a prolonged, flat period in inventory and listings from the spring of 2022 through the summer of 2024. Many homeowners – locked into lower interest rates – have opted to stay in their current homes rather than sell and buy at higher rates.

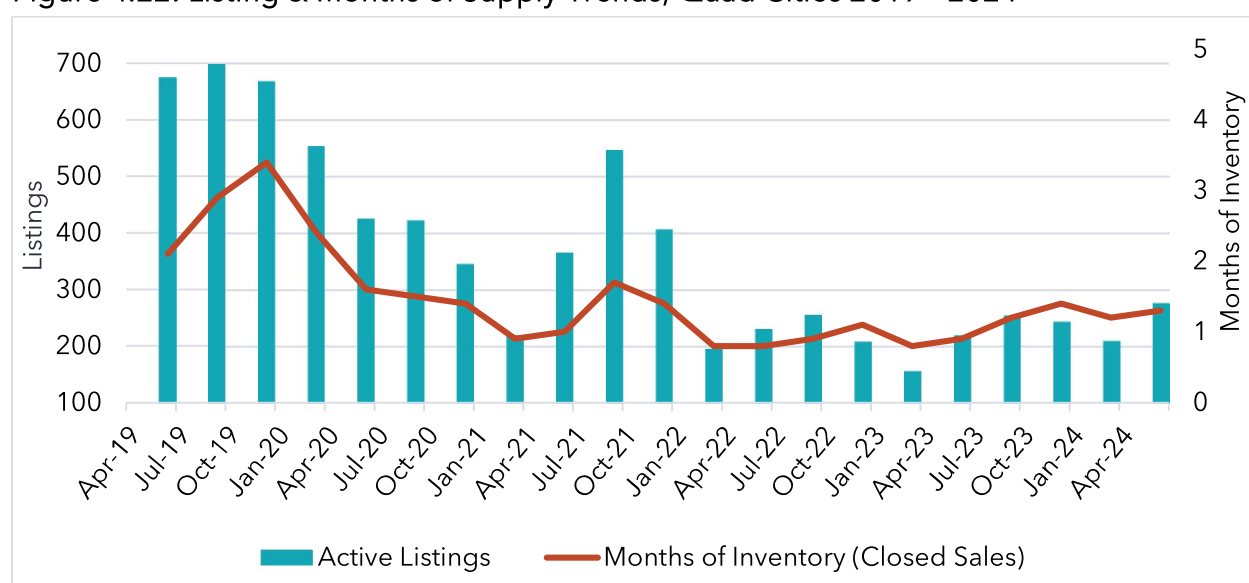
As of December 2019, there were 3.4 months' worth of inventory listed in the Quad Cities, but that inventory began to steadily shrink over the following five years. By June 2024, there were 1.3 months of inventory available in the Quad Cities region. Though this is an increase of nearly 30% from the previous quarter's value, anything less than three months of supply is still considered low, and generally favors sellers more than buyers. Average days on the market, meanwhile, remained stable showing that whether the market is hot or cold, inventory tends to still sell at the same pace, overall.

Table 4.13: Percent Change Residential Sales, June 2021 – June 2024

Metric	Jun-21	Jun-24	Change	% Change
Total Sales	366	214	(152)	(41.5%)
Avg. Home Sale Price	\$215k	\$249k	\$34k	15.8%
Median Home Sale Price	\$166k	\$206k	\$40k	24.1%
Active Listings	365	276	(89)	(24.4%)
New Listings	468	257	(211)	(45.1%)
Months of Supply	1	1.3	0.3	30.0%
Avg. Days on Market	17	18	1	5.9%

Source: Points Consulting using data from Ruhl & Ruhl via The Quad City Area Realtor Association

Figure 4.22: Listing & Months of Supply Trends, Quad Cities 2019 – 2024



Source: Points Consulting using data from The Quad City Area Realtor Association

Assessor Data

Data from each Assessor's office offers valuable perspectives on home values. Although assessed values are typically lower than private-sector sale prices, they generally trend in the same direction, as Assessor's offices are motivated to maximize property tax revenue. Notably, each office provides property values by decade of construction and building square footage – metrics unavailable through Zillow or MLS.

Assessed values also reflect maintenance levels, with well-maintained homes appraised higher than those in poor condition. This can indicate whether older homes are being preserved or falling into disrepair, potentially retaining some historic "charm." Figures 4.23-4.27 present data from each Tri-Cities Assessor's office.

As mentioned at the beginning of this report in [Geographic Terms](#), townships manage property assessments on the Illinois side of the Mississippi River. Davenport has its own Assessor's Office, which handles assessments within the city's borders.

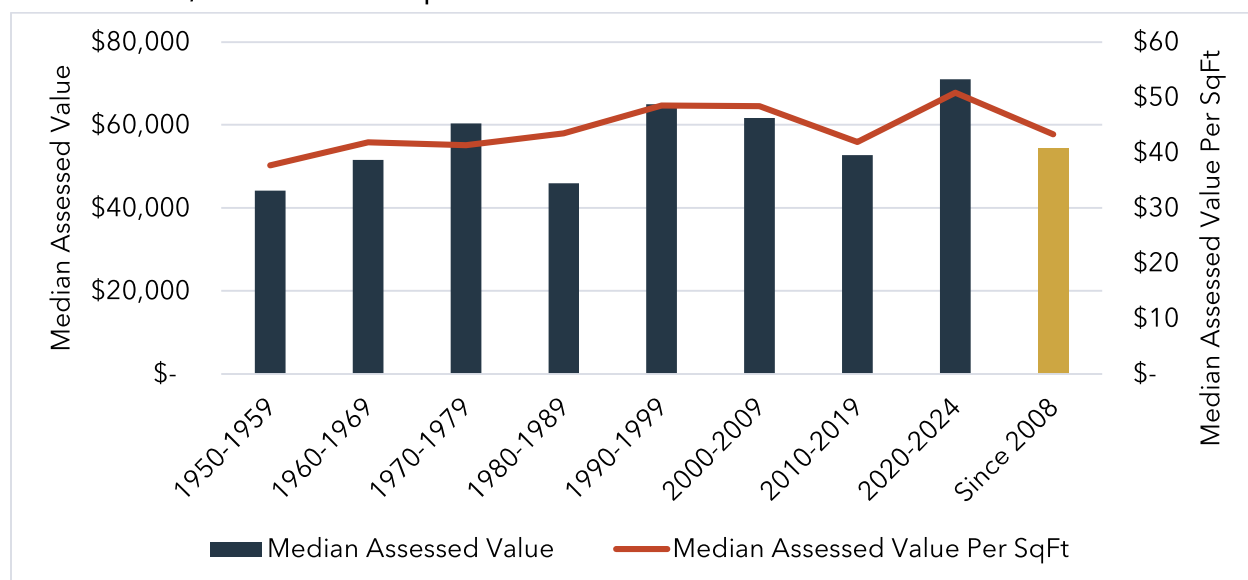
For context, the red lines in these charts show the median assessed value per square foot (SF) by decade. In the Tri-Cities, as nationwide, newly built homes have significantly increased in size over the past 100 years. The metric used below helps determine whether trends in assessed value are due to larger home sizes or other age-related factors influencing home values.

In Moline Township, assessed values generally increase with the decade of construction, though exceptions are observed in homes built in the 1980s and between 2010 and 2019 (Figure 4.23). In South Moline Township, the median assessed value for homes from the 1980s does not dip, but there is a slight decrease for homes built in the decade following the Great Recession (Figure 4.24).

In Moline Township, a rise in assessed value per SF for homes from the 1980s, along with a lower total assessed value, suggests that these homes may be smaller than those built in previous or subsequent decades. Conversely, the drop in both total and per SF values for homes built in Moline Township after the Great Recession suggests these properties may be valued less by buyers, possibly due to maintenance issues, building material quality, or changing buyer preferences.

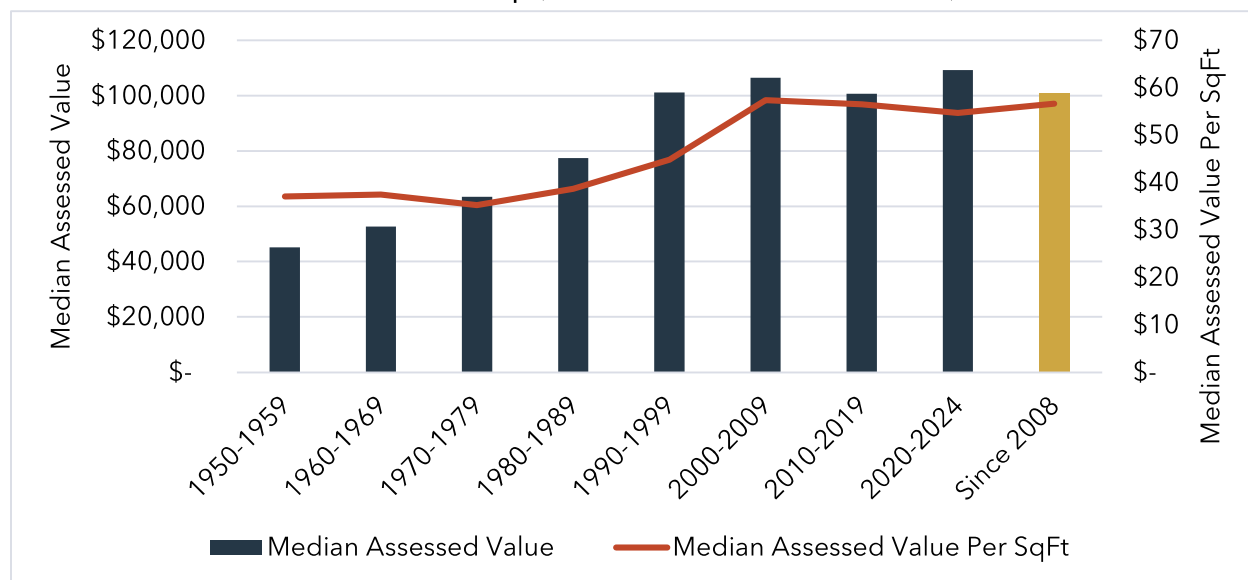
In South Moline Township, homes built in the 1990s have a high median assessed value but a relatively lower assessed value per square foot. This could reflect the larger size of many 1990s homes, which may have lower per SF assessments due to age and factors such as lower-quality finishes.

Figure 4.23: Median New Home Assessed Value and Assessed Value Per Square Foot by Decade Built, Moline Township



Source: Moline Township Assessor

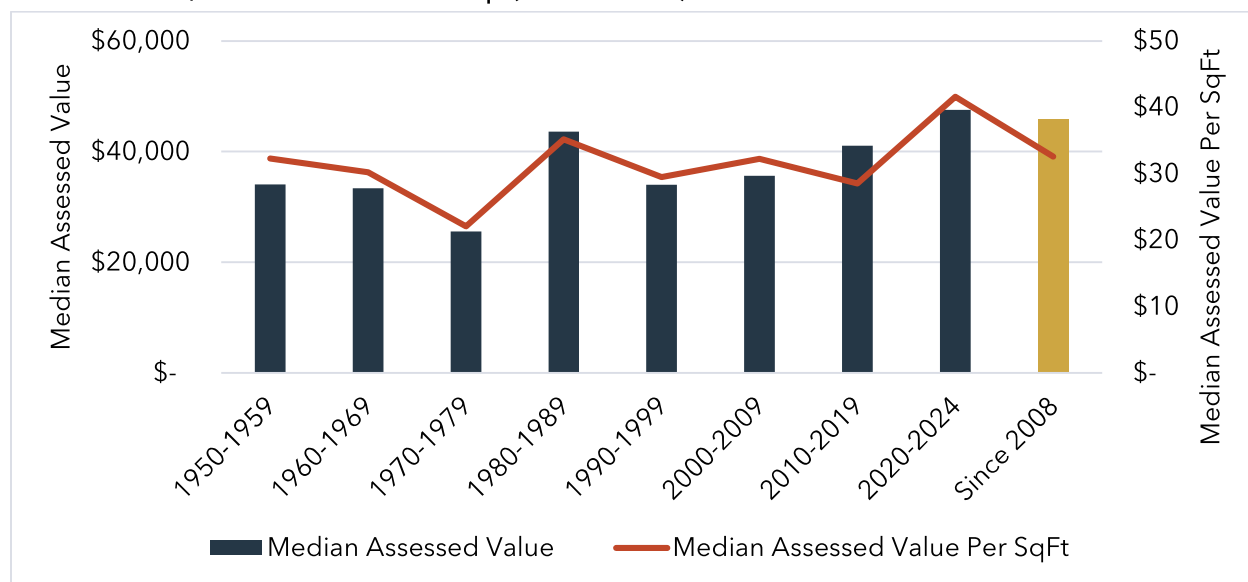
Figure 4.24: Median New Home Assessed Value and Assessed Value Per Square by Decade Built, South Moline Township (Moline and Rock Island cities)



Source: South Moline Township Assessor

Assessed value per square foot by decade fluctuates more in Rock Island Township and South Rock Island Township than in the previous two townships (Figures 4.25 and 4.26). In Rock Island Township, homes built in the 1980s and after 2019 have the highest median assessed values, with an increase in value per SF for these periods as well. This suggests that these homes are particularly desirable, potentially more so than those built between 1990 and 2019.

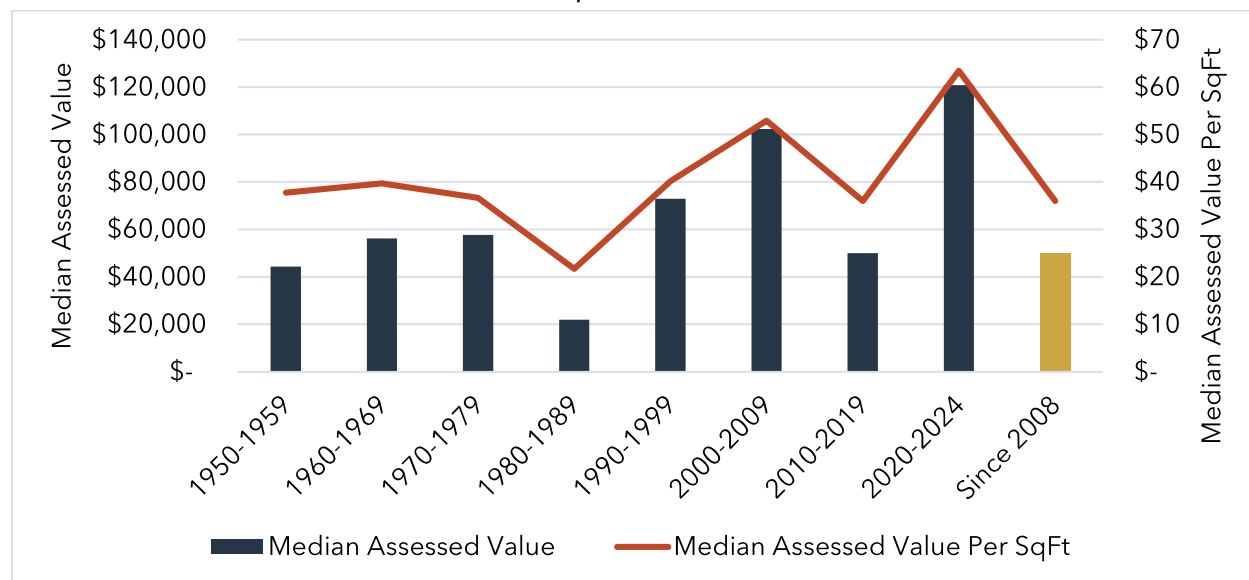
Figure 4.25: Median New Home Assessed Value and Assessed Value Per Square Foot by Decade Built, Rock Island Township (Rock Island)



Source: Rock Island Township Assessor

In contrast, assessed values by decade in South Rock Island Township show a different trend. Homes built in the two decades before the Great Recession have higher total median assessed values and higher assessed values per square foot. However, homes built in the 1980s and the 2010s show sharp declines in both median assessed value and value per square foot, which may reflect age-related issues rather than a decrease in home size during these periods.

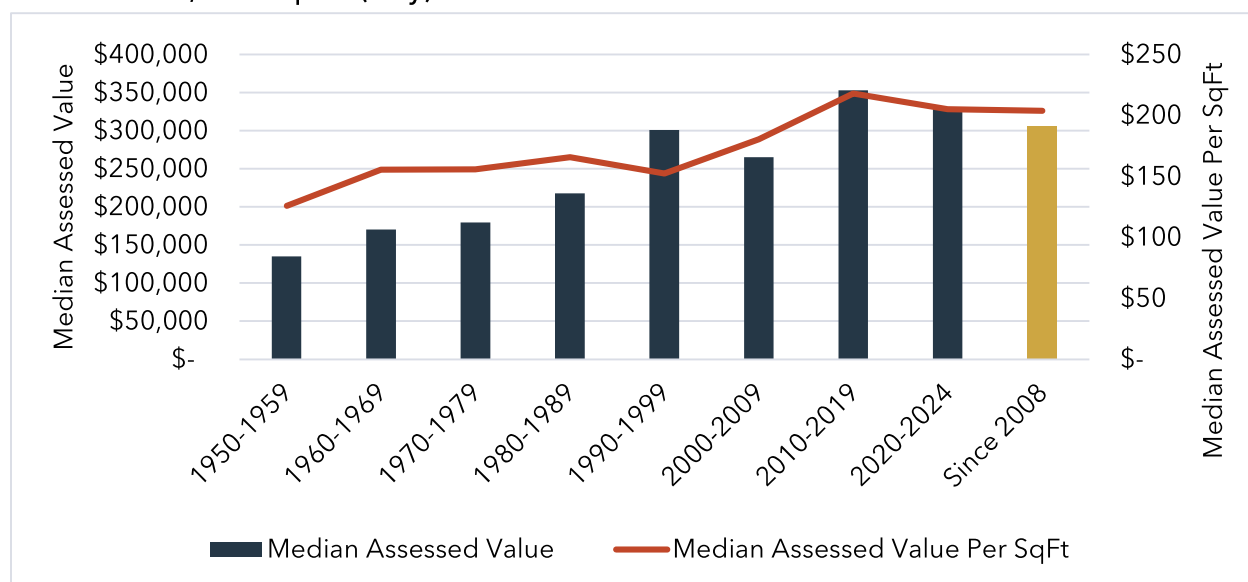
Figure 4.26: Median New Home Assessed Value and Assessed Value Per Square by Decade Built, South Rock Island Township (Rock Island)



Source: South Rock Island Township Assessor

In Davenport, median assessed value generally increases by each decade, with exceptions for homes built in between 2000 and 2009 and homes built since 2019 (Figure 4.27). At the same time, median assessed value per SF generally increases by decade as well, with an exception for homes built in the 1990s, and homes built after 2019. These trend lines suggest homes built in the 1990's have not appreciated in value per SF as much as homes from other decades. For homes built after 2019, a decrease in assessed value per SF coupled with a decrease in overall median value might reflect the recent rise in building costs, among other things.

Figure 4.27: Median New Home Assessed Value and Assessed Value Per Square by Decade Built, Davenport (City) Residential



Source: Davenport City Assessor's Office

Rental Trends

Since most low- to moderate-income households are renters rather than homeowners, tracking rental price trends is key to understanding housing affordability. Over the past three years, rents have risen across each of the Tri-Cities, with Davenport experiencing the sharpest increase, Moline the least, and Rock Island in between. Below are the median rents for two-bedroom units in each city, shown first for apartments and then for single-family homes:

- Davenport: \$945 | \$1,023
- Rock Island: \$836 | \$930
- Moline: \$885 | \$963

Davenport has seen a notable rise in median rent prices since 2020 across various types of rental housing, particularly for one-bedroom single-family homes (up 14.9%) and two-bedroom single-family homes (up 12.6%). In Moline, rents for three-bedroom single-family homes increased by 10%, outpacing similar rentals in Davenport (9.5%) and Rock Island (9.6%). In Rock Island, rent growth for two-bedroom apartments was modest (0.6%), while rents for three-bedroom apartments rose significantly (11.7%), hinting at a growing preference for larger living spaces.

Not all rental types show significant increases. In Moline, rent for two-bedroom apartments increased only 1.5%. Modest increases in rent may reflect a decrease in demand and may also indicate that landlords who are putting less into maintenance are pricing their units accordingly.

Tables 4.14 through 4.15 provide snapshots of May 2024 rental prices and three-year rent changes.²¹

Table 4.14: Apartment Rentals: Tri-Cities

	May 2024 Inventory	Past 3-Years Inventory Change	Median Price	Past 3-Years Rent Price Change	% Rent Price Change
Moline					
1 Bedroom	15	8	\$740	+\$62	8.4%
2 Bedroom	14	8	\$885	+\$13	1.5%
3 Bedroom	4	(1)	\$1,286	+\$114	8.9%
Rock Island					
1 Bedroom	7	2	\$711	+\$36	5.1%
2 Bedroom	7	3	\$836	+\$5	0.6%
3 Bedroom	5	1	\$1,298	+\$152	11.7%
Davenport					
1 Bedroom	45	7	\$780	+\$86	11.0%
2 Bedroom	31	1	\$945	+\$100	10.6%
3 Bedroom	27	(2)	\$1,267	+\$176	13.9%

Source: Points Consulting using RentRange

Table 4.15: Single-Family Rentals: Tri-Cities

	May 2024 Inventory	Past 3-Years Inventory Change	Median Price	Past 3-Years Rent Price Change	% Rent Price Change
Moline					
1 Bedroom	6	1	\$768	+\$60	7.8%
2 Bedroom	8	(3)	\$963	+\$115	11.9%
3 Bedroom	8	2	\$1,253	+\$125	10.0%
Rock Island					
1 Bedroom	6	2	\$755	+\$54	7.2%
2 Bedroom	14	5	\$930	+\$92	9.9%
3 Bedroom	10	4	\$1,221	+\$117	9.6%
Davenport					
1 Bedroom	27	2	\$838	+\$125	14.9%
2 Bedroom	38	7	\$1,023	+\$129	12.6%
3 Bedroom	43	15	\$1,410	+\$134	9.5%

Source: Points Consulting using RentRange

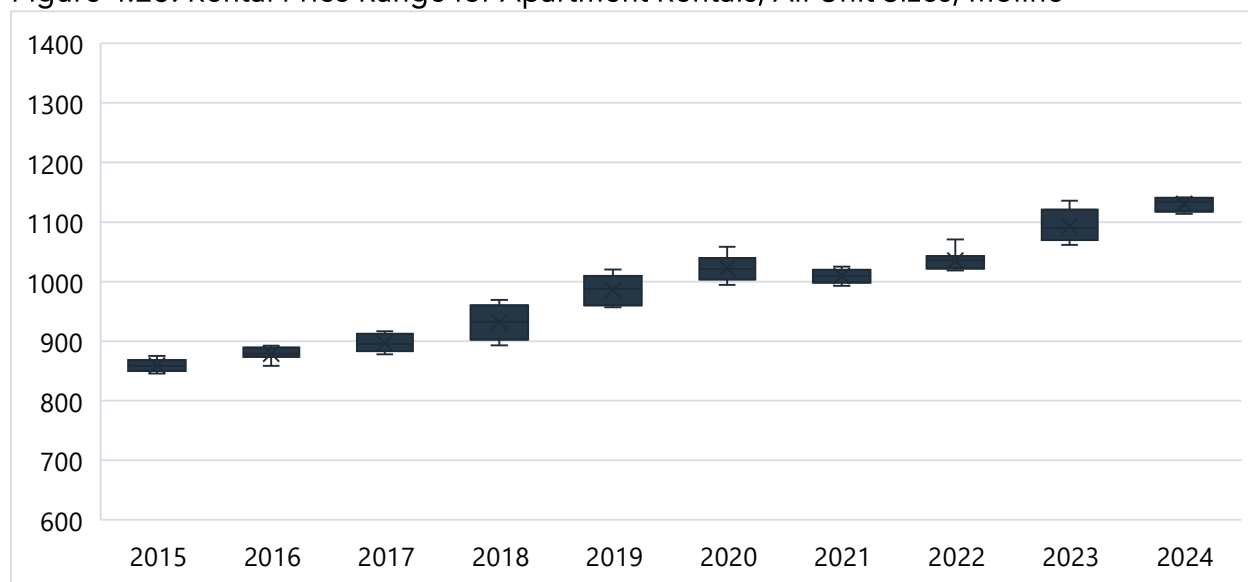
The rental price range figures listed below (Figures 4.28-4.30) track rent ranges over a longer period of time from 2015 to 2024. The box and whisker plots illustrate the high and low points for each year at the end of each “whisker”. The box shapes include 50% of the data for each year. Though there are data available for single-family, condos/townhomes and

²¹ The data, sourced from Rent Range, are collected from a network of property managers, real estate tech providers, rental aggregators, MLS, and real estate investment firms, representing a sample rather than all available rentals.

apartments, since the trends are generally similar across each unit type, only the overall rent change for apartments are displayed.

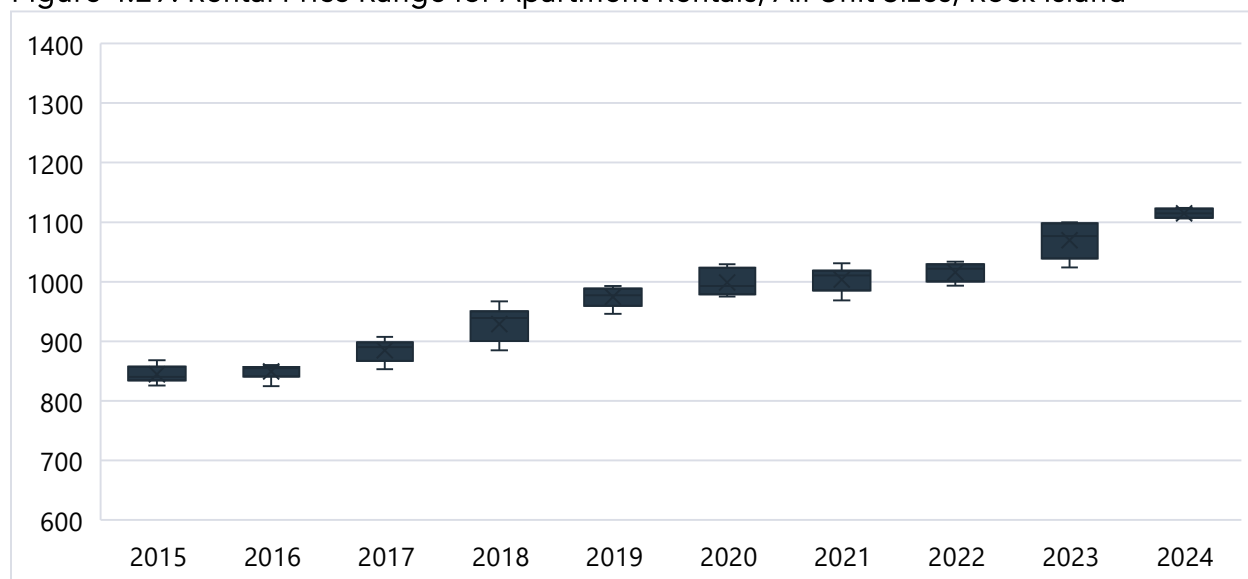
Rents have risen steadily for nearly all housing types in each city from 2015 to 2024. Across all three cities, SFH rental prices have increased by approximately 29.5% to 30.3% since 2015. For Condo and Townhouses that increase ranged from 34.2% to 39.6%, and for Apartments it was 30.6% to 32.1%. Each chart shows an inflection point where rents started rising at a steeper angle between 2020 and 2023.

Figure 4.28: Rental Price Range for Apartment Rentals, All Unit Sizes, Moline



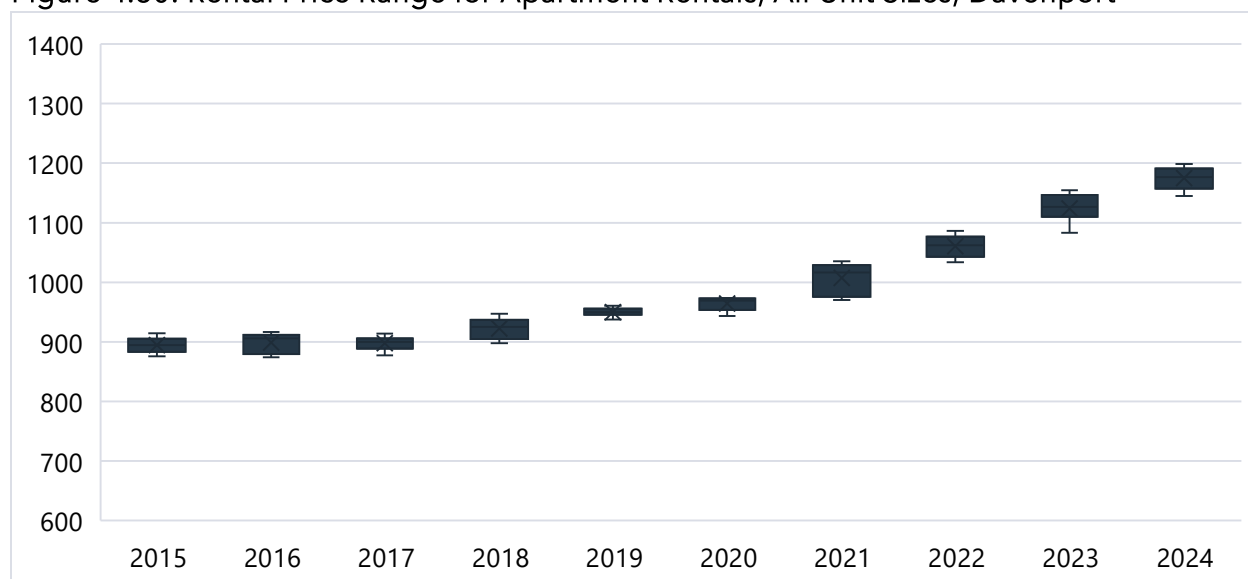
Source: Points Consulting using RentRange

Figure 4.29: Rental Price Range for Apartment Rentals, All Unit Sizes, Rock Island



Source: Points Consulting using RentRange

Figure 4.30: Rental Price Range for Apartment Rentals, All Unit Sizes, Davenport



Source: Points Consulting using RentRange

Subsidized Housing

The Tri-Cities contain 6,672 subsidized housing units distributed across 85 affordable housing locations (Table 4.16 and Figure 4.31). Total number of units per capita ranges from a high of 0.05 in Moline, to a low of 0.02 in Davenport. A more appropriate metric for determining how well served is each city is units per capita for low-income households. When considering only households earning less than \$35K in disposable income per year, the number of subsidized units per capita ranges from 0.4 in Moline, 0.2 in Rock Island, and 0.2 in Davenport. According to this one simple metric it appears Moline is better served with low-income housing than either Rock Island or Davenport.

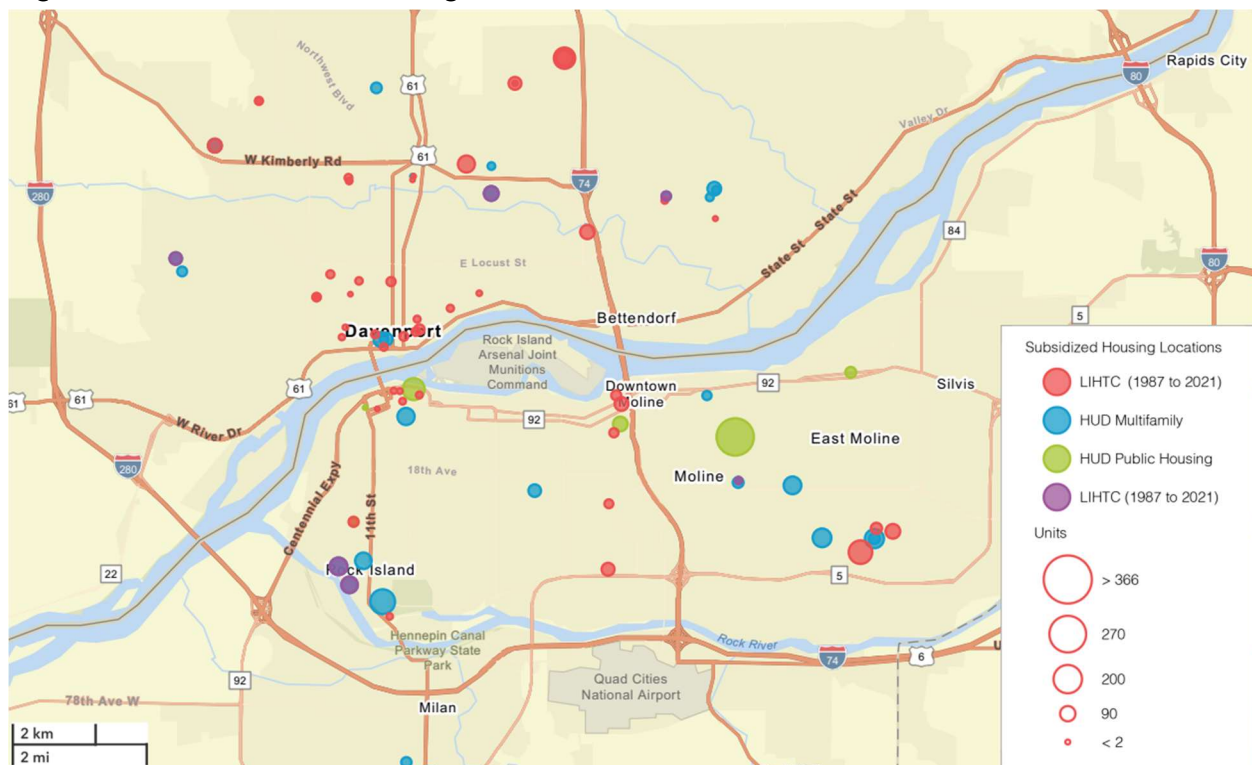
Please see [Appendix C: Subsidized Housing Locations](#) for a complete list of subsidized (HUD and LIHTC) housing developments in the Tri-Cities area.

Table 4.16: Subsidized Housing in Moline, Rock Island, & Davenport

	Total Number of Subsidized Units	Total Number of Units per Capita	Units per capita for Low-Income HH's
Moline	2,358	0.05	0.4
Rock Island	1,311	0.04	0.2
Davenport	2,405	0.02	0.2

Source: Esri Business Analyst, 2024

Figure 4.31: Subsidized Housing



Source: PolicyMap based on HUD data

5. Housing Demand Assessment

Housing supply refers to the total quantity and variety of available housing units, while housing demand refers to the preferences and needs of the local population. Many factors including age, income and employment status impact housing demand. This section examines demographic and socioeconomic factors for the Tri-Cities. For additional City-Specific tables and figures, please refer to [Volume II: Tri-Cities Individual Assessments](#).

Demographic & Socioeconomic Trends

Over the past decade (2012 to 2022), Moline and Rock Island decreased in population while Davenport increased slightly. Rock Island experienced the most significant decrease in population (4.0%). Moline's population decreased by 2.2%, while Davenport's increased 1.7%. Table 5.1 shows population change in the Tri-Cities compared to county, state and national changes during the period. Decreases in Rock Island and Moline are in line with trends for Rock Island County and the state of Illinois, overall. Each of the Tri-Cities trail the national +7.1% increase during the period.

Table 5.1: Population Change, 2012 - 2022

	2012	2022	Change	% Change
Moline	43,390	42,452	(938)	(2.2%)
Rock Island	38,808	37,264	(1,544)	(4.0%)
Davenport	99,781	101,448	1,667	1.7%
Rock Island County	147,504	143,819	(3,685)	(2.5%)
Scott County	165,432	174,315	8,883	5.4%
Illinois	12.82M	12.76M	(66,226)	(0.5%)
Iowa	3.05M	3.19M	141,190	4.6%
U.S.	309.14M	331.01M	21.96M	7.1%

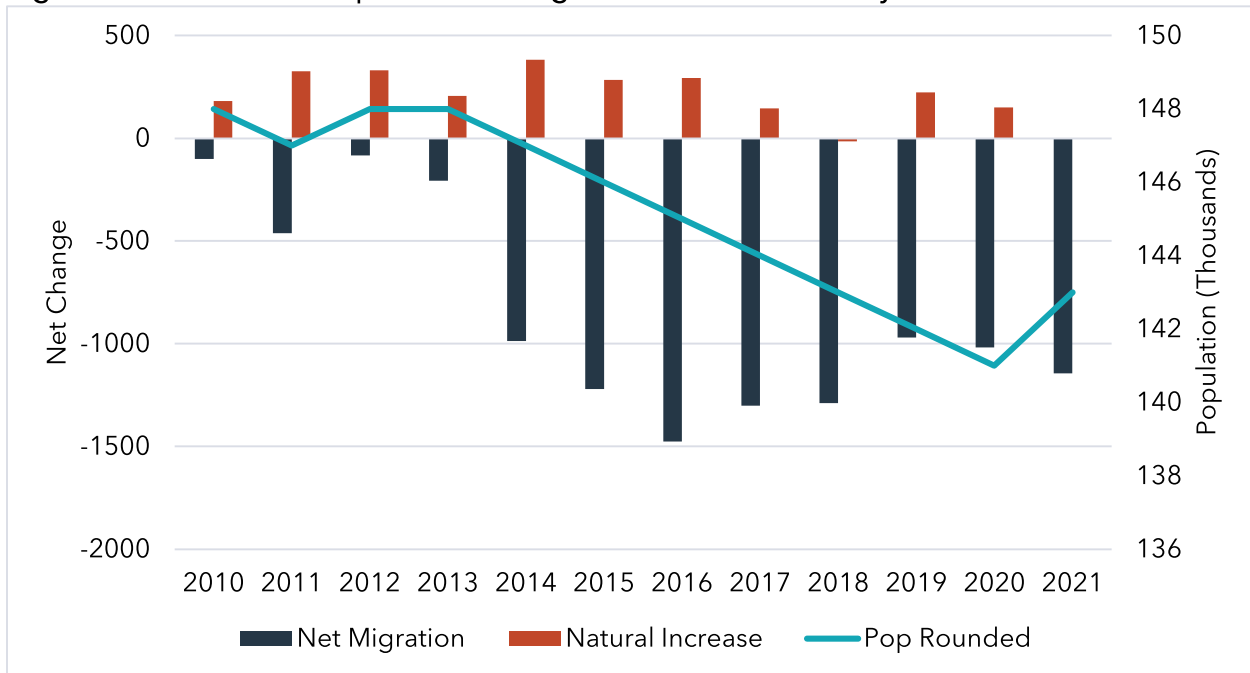
Source: U.S. Census Bureau, American Community Survey, DP05 5-year, 2012 and 2022.

More detailed population change statistics, including reasons for population shifts, are available at the county level but not the city level. Rock Island County's population decrease is primarily driven by negative net migration each year (Figure 5.1). While the county occasionally saw a positive natural increase, this metric was generally negative as well.

As shown in Figure 5.2, Scott County experienced a consistent natural population increase, meaning it recorded more births than deaths each year. In terms of migration, Scott County had a net positive migration from 2010 to 2013, followed by a net negative in subsequent years. The combined effect of natural growth and positive migration made 2012 the peak year for population growth in the county, with an increase of 1,951 residents.

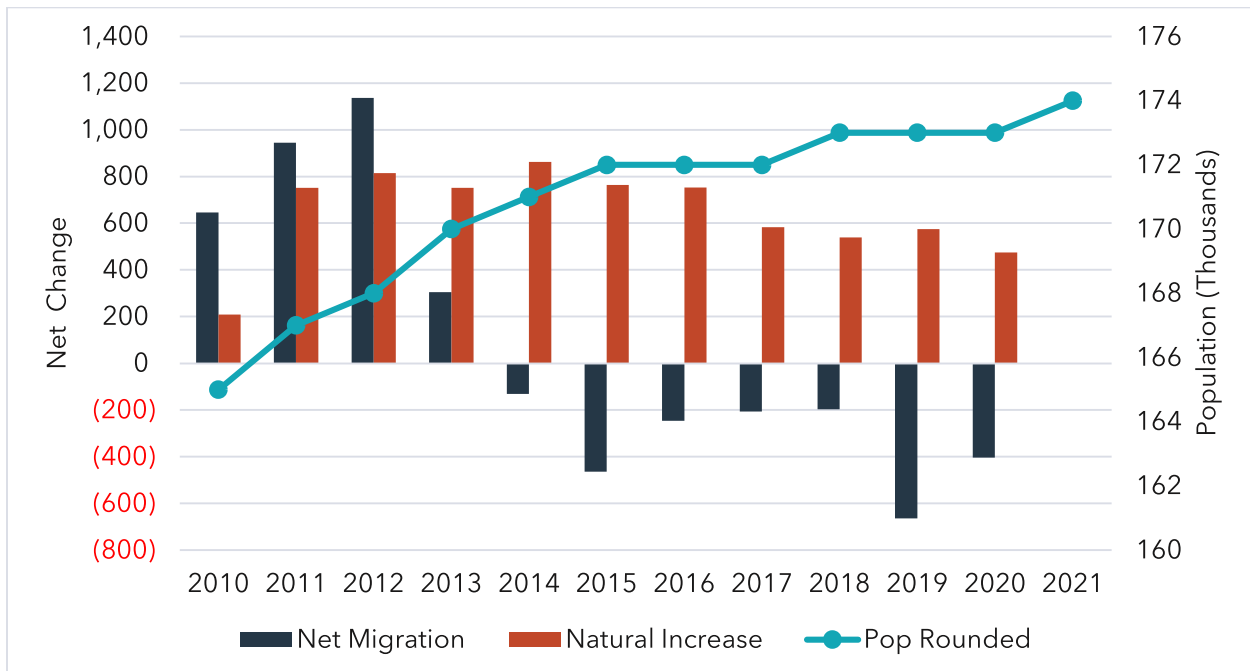
Population by Block Group in Davenport is higher in the central area, slightly westward, and in the northern part of the city (Figure 5.3). In contrast, the southern areas of Rock Island and Moline tend to be more densely populated.

Figure 5.1: Sources of Population Change in Rock Island County



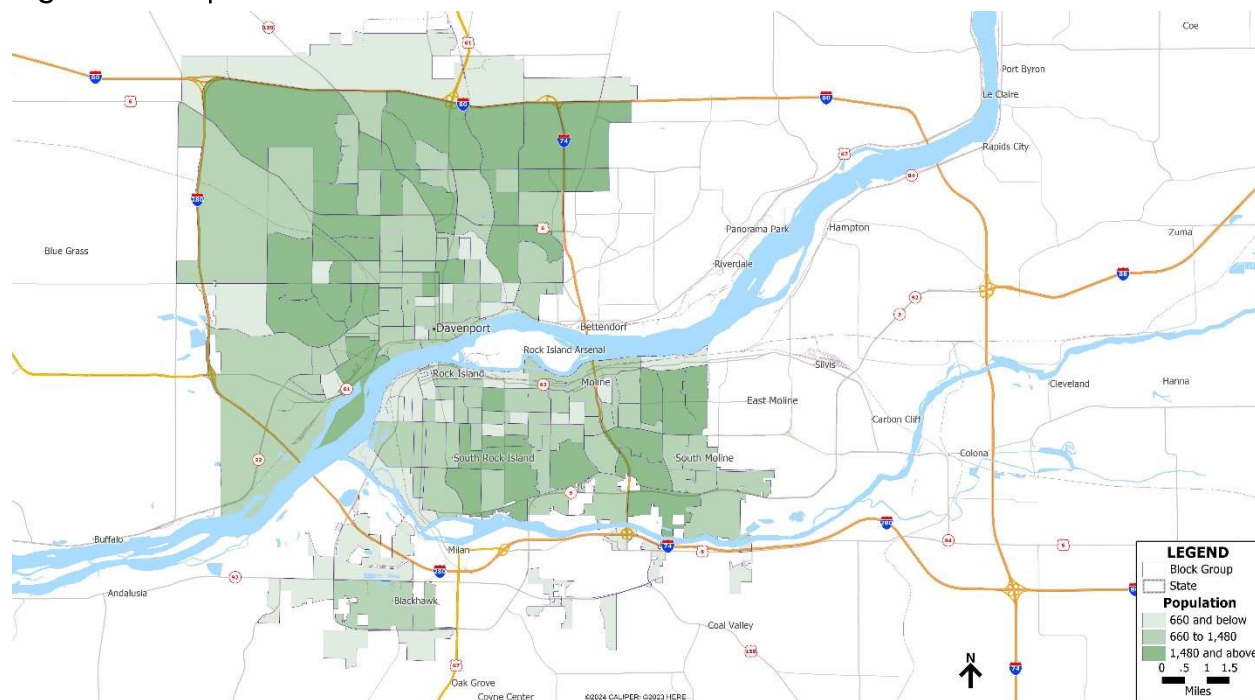
Source: U.S. Census Bureau, 2010-2021 Population and Housing Estimates

Figure 5.2: Sources of Population Change in Scott County



Source: U.S. Census Bureau, 2010-2021 Population and Housing Estimates

Figure 5.3: Population Tri-Cities



Source: Points Consulting using Census ACS 5-Year, 2019-2022

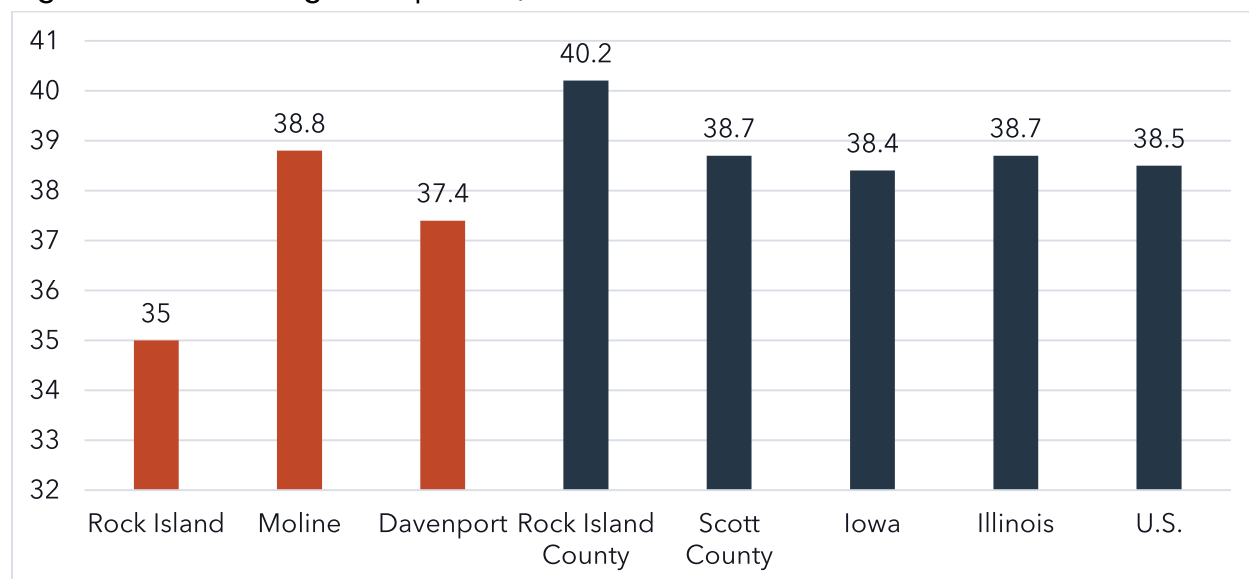
Population by Age

Different demographic groups require varied housing types, with age being a key factor. The age distribution in the Tri-Cities generally mirrors that of the U.S., with some notable differences. Rock Island has the lowest median age (35.0) among the Tri-Cities, followed by Davenport (37.4) and Moline (38.8). For comparison, the median age in the U.S. is 38.5 (Figure 5.4).

Older, more financially established households are typically interested in owner-occupied single-family housing. In each of the Tri-Cities, this cohort makes up at least 35% of the population (Figure 5.5). Interestingly, those aged 55 or older represent a slightly higher share of the population in Moline (36.7%) than at the Illinois state level (35.6%). Davenport, however, reports a lower percentage of this age group (35.2%) than Iowa does (36.4%).

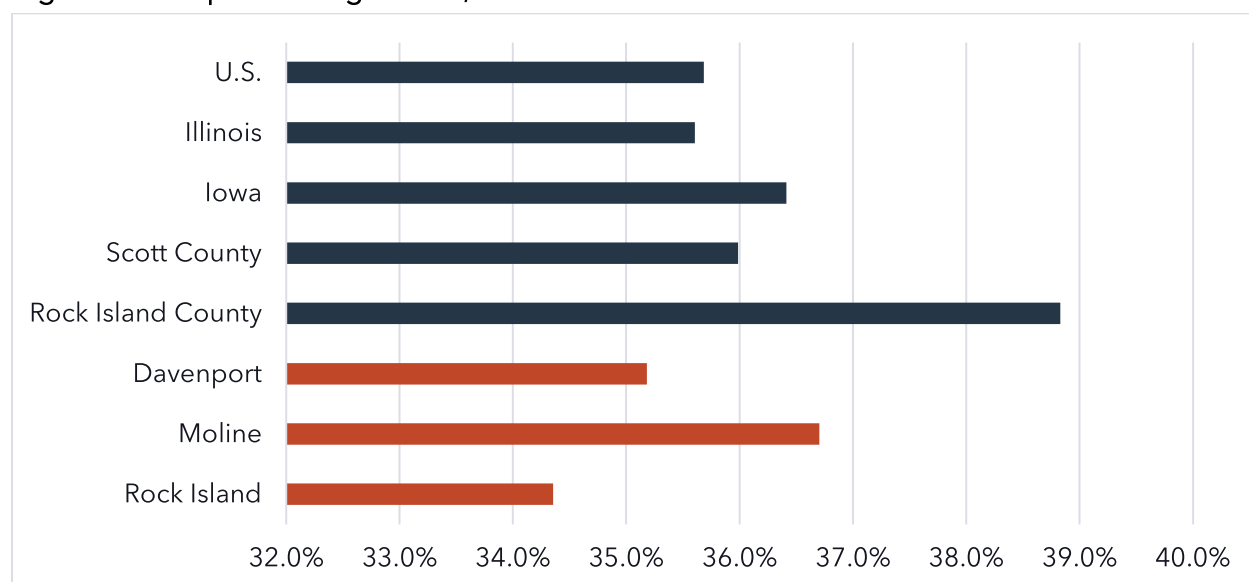
At the other end of the population spectrum are younger households who rent or occupy owner-occupied starter homes. The relative youth of Rock Island and Davenport is apparent when looking at the 20 to 34-year-old cohort (Figure 5.6). This group is more prominently represented in Davenport and Rock Island (roughly 15%) than in Moline (11.7%). Within the slightly more mature age group of 35 to 44, Moline and Davenport report the highest percentages of the population (14.7% and 14.4%, respectively). For comparison, 13.5% of the U.S. population falls into this age cohort.

Figure 5.4: Median Age Comparison, 2022



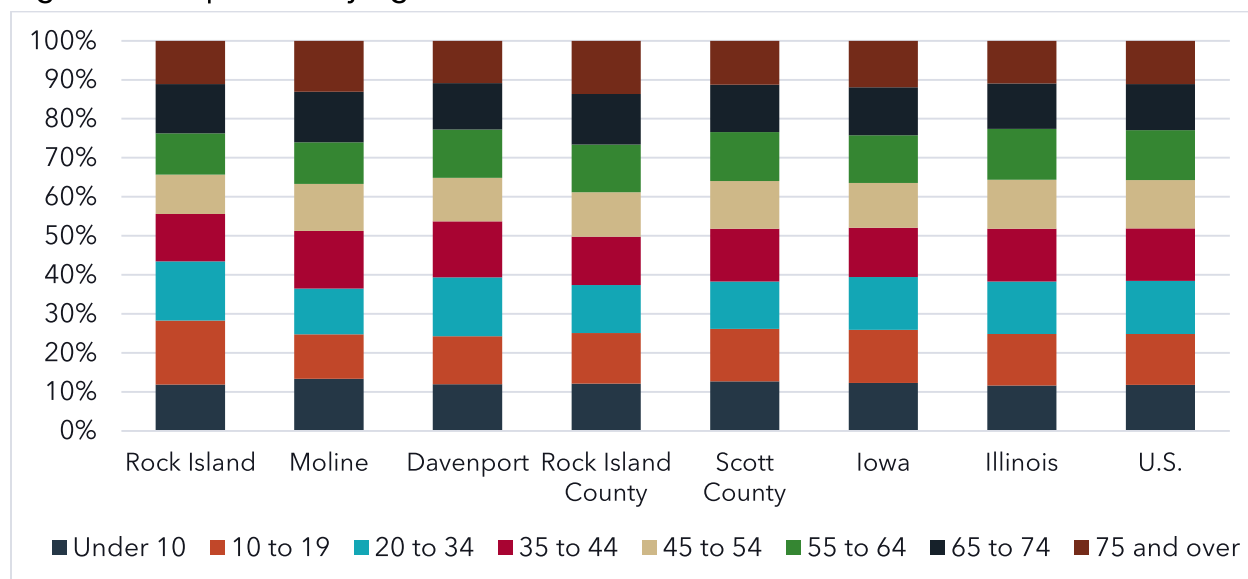
Source: U.S. Census Bureau, American Community Survey, 2022, S0101

Figure 5.5: Population aged 55+, 2022



Source: U.S. Census Bureau, American Community Survey, 2022, S0101

Figure 5.6: Population by Age



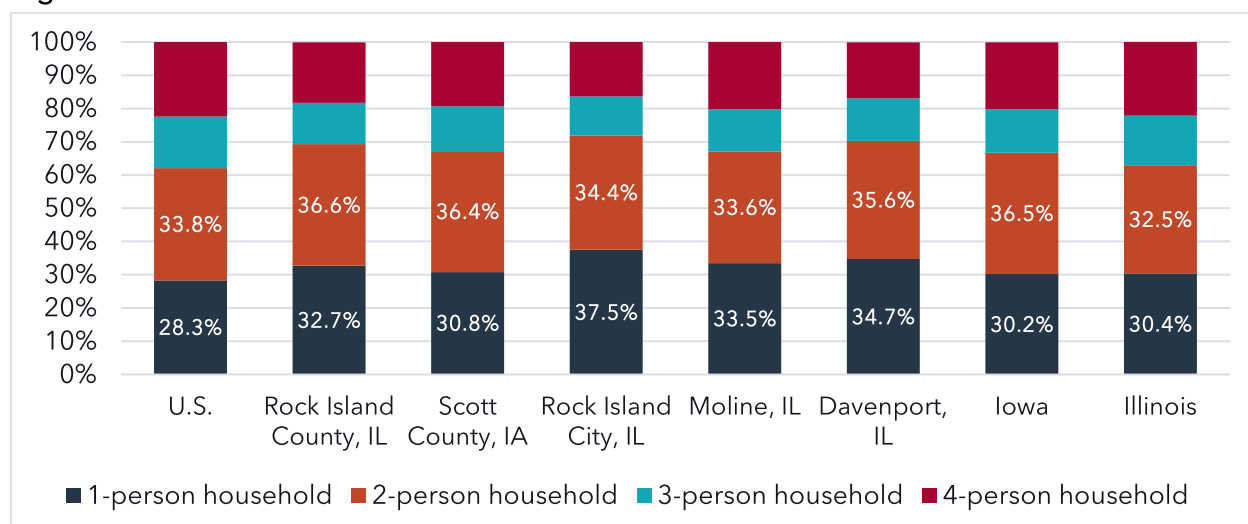
Source: U.S. Census Bureau, 2017-2022 American Community Survey, S0101

Population by Household Size

Household size is a good predictor of households' expectations for housing size (in terms of square footage). Census data provides a breakdown of households into four groups: one-person, two-person, three-person, and four-person-or-more households (Figure 5.7).

One- and two-person households are the most common, accounting for 60% of all households in each of the Tri-Cities. Notably, Rock Island has the highest percentage of one-person households (37.5%) among the areas compared. In contrast, Moline records the highest percentage of four-person households (20.3%).

Figure 5.7: Median Household Size

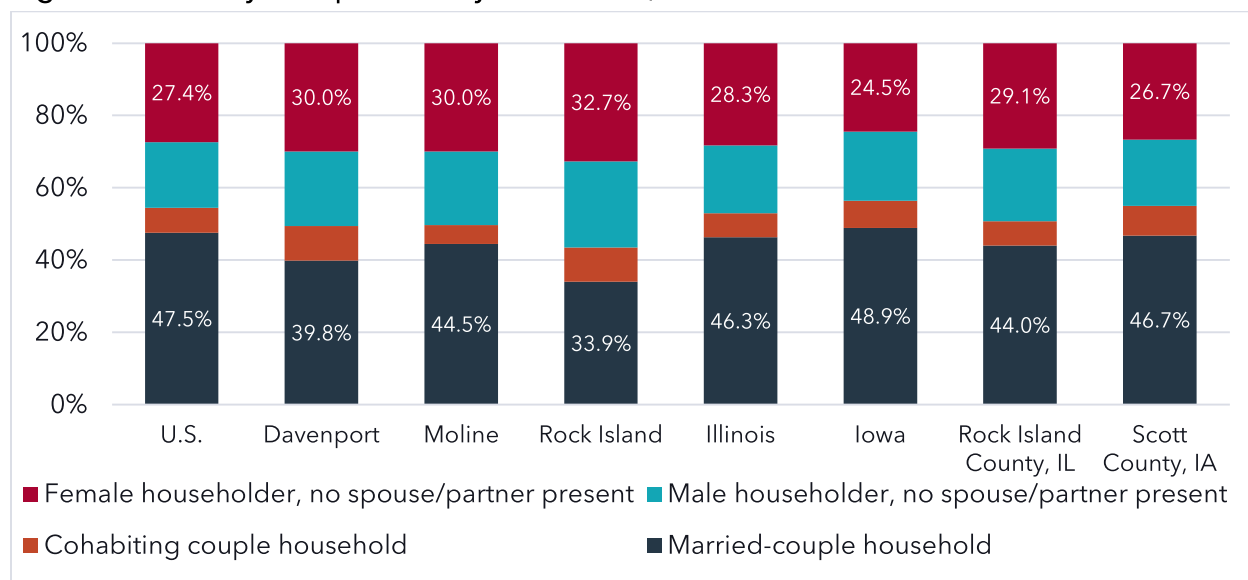


Source: U.S. Census Bureau, 2017-2022 American Community Survey, S2501

Population by Marriage Status

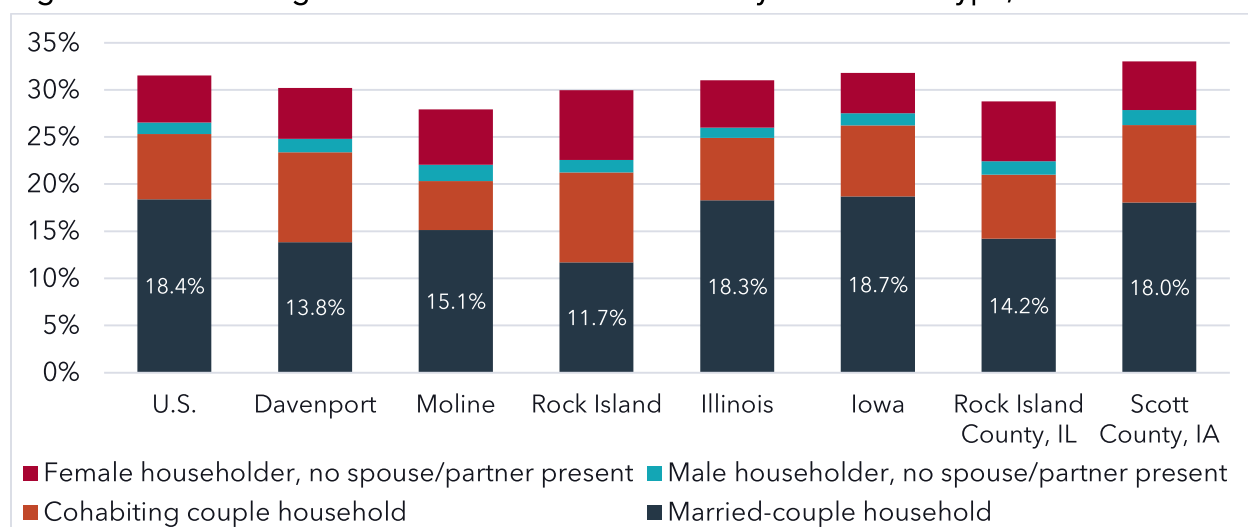
In Figure 5.8, Moline's percentage of married-couple households (44.5%) is close to that of the U.S. average (47.5%), while Rock Island reports a significantly lower percentage (33.9%). Among the Tri-Cities, Rock Island also has the highest percentage of households led by one female with no spouse or partner present (32.7%). When examining households with children, each of the Tri-Cities reports a lower percentage of married-couple households with children than the state averages for Iowa and Illinois, where this segment comprises approximately 18% of households. In Moline and Davenport, this group accounts for around 15% of households, while in Rock Island, it is 11.7% (Figure 5.9).

Figure 5.8: Family Composition by Household, 2022



Source: 2022 Census ACS 5-year Estimate, DP02

Figure 5.9: Percentage of Households with Children by Household Type, 2022



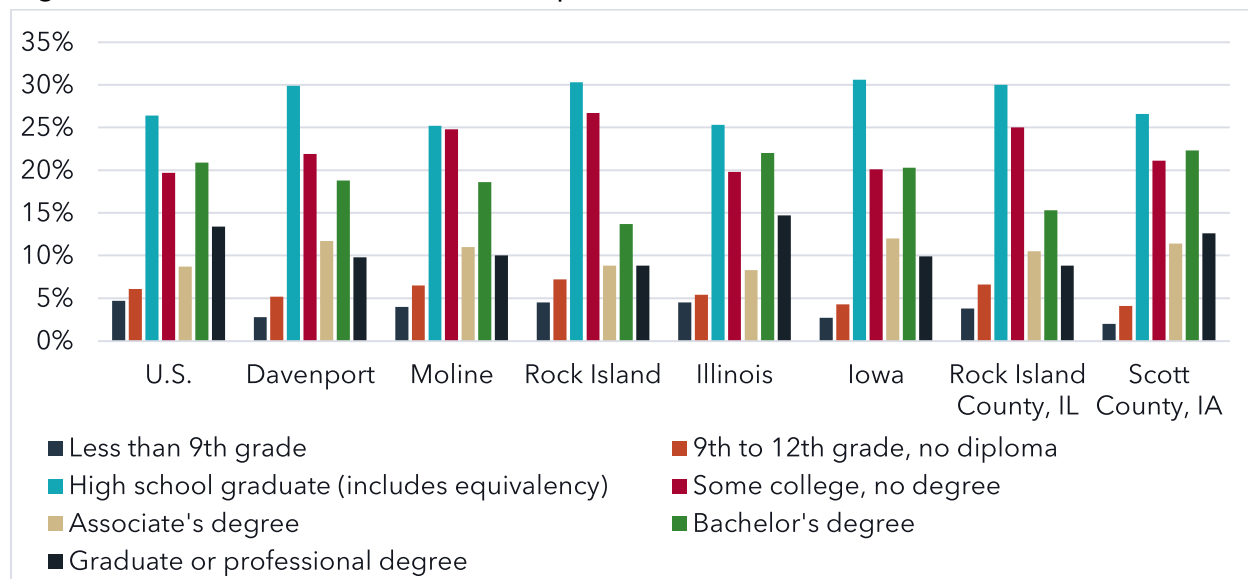
Source: 2022 Census ACS 5-year Estimate, DP02

Education

Educational statistics highlighted here are critical in evaluating a community's economic outlook, as education plays a significant role in poverty, employment, and disability rates.

The national average for bachelor's degree attainment is 20.9%. On this front, each of the Tri-Cities are below average, but Davenport and Moline are relatively close at 18%, compared to just 13.7% in Rock Island (Figure 5.10). For reference, Davenport and Moline also report slightly higher rates of graduate degrees than Rock Island (roughly 10% compared to 8.8%). While high school diplomas are the most common educational achievement across all three cities, Moline reports a lower high school graduation rate (25.2%) than Davenport, Rock Island, Iowa, and the U.S. (rates in these areas range between 26.4% and 30.3%). The high school graduation rate in Moline is roughly on par with that of Illinois.

Figure 5.10: Educational Attainment Population 25+, 2022



Source: U.S. Census Bureau, 5-year American Community Survey 2017-2022, Table S1501

Underserved Populations

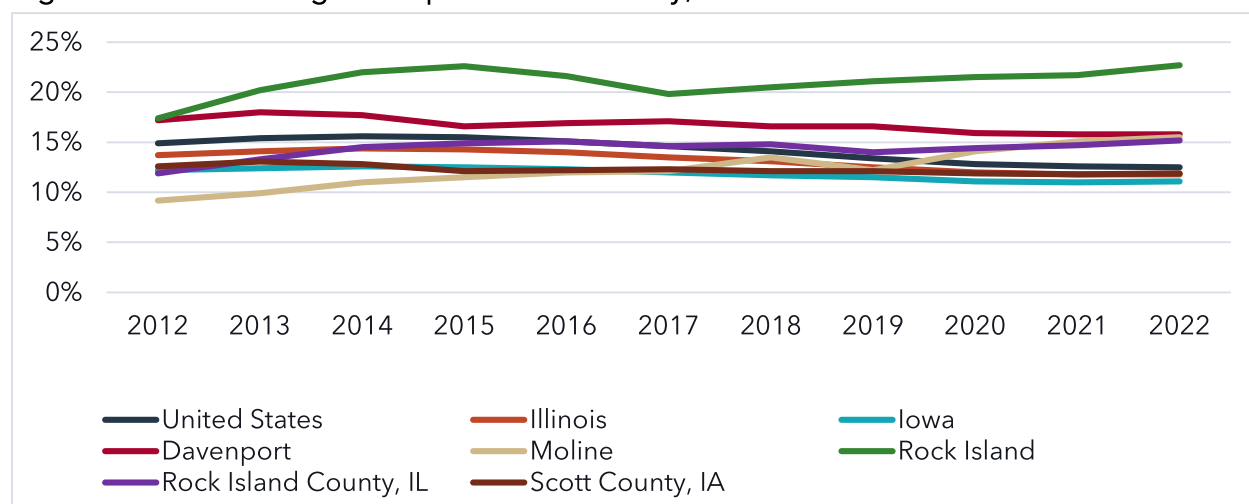
Underserved populations often struggle to afford market-rate housing, due to limited financial and social resources. Therefore, this section covers low-income, disabled, veteran and homeless populations in the Tri-Cities.

Population in Poverty

Between 2012 and 2022, Rock Island has consistently shown the highest percentage of population in poverty compared to Moline, Davenport, Iowa, Illinois, and the nation (Figure 5.11). Although Moline generally reported lower rates than the national average for most of the decade, it surpassed the national percentage starting in 2020 and peaked at 15.5% in 2022. Meanwhile, Davenport's poverty rate, while higher than the national average for much of the period, reached its low point in 2022 at 15.8%. Iowa consistently reported the lowest poverty rates among all regions compared, with Iowa, Illinois and Scott County showing

similar rates in 2022 (around 11-12%), whereas Rock Island County was closer to the higher rates of the Tri-Cities at 15.2%.

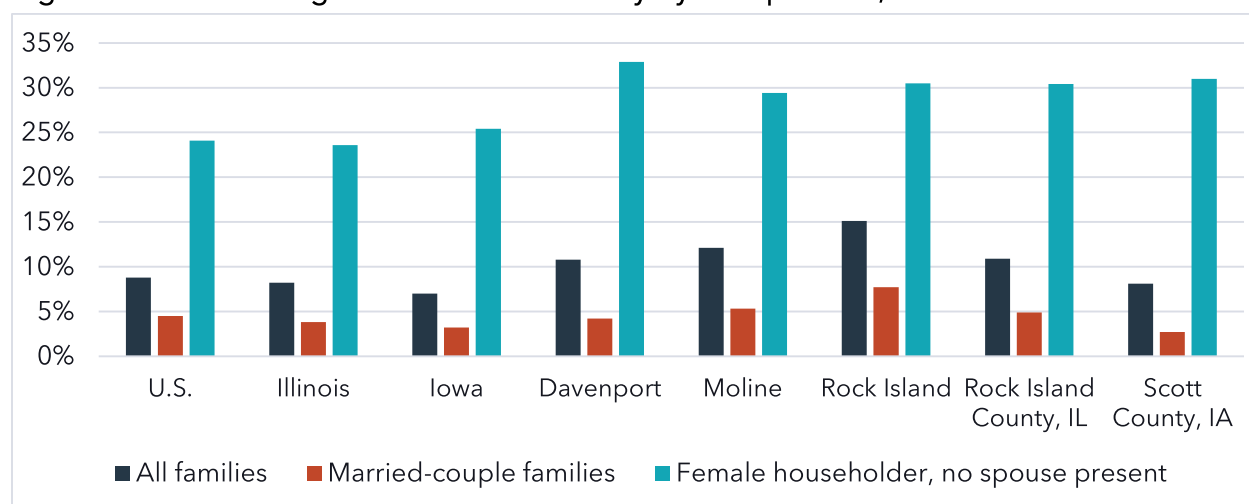
Figure 5.11: Percentage of Population in Poverty, 2012-2022



Source: U.S. Census Bureau, 5-year American Community Survey, 2012-2022, Table S1701

The percentage of families in poverty led by a female householder with no spouse present ranges from 29.4% to 32.9% in the Tri-Cities (Figure 5.12). This range is notably higher than percentages noted in Illinois (23.6%), Iowa (25.4%) and the nation (24.1%). Around 80% of U.S. single-parent households are headed by single mothers, and almost a third of these live in poverty.²²

Figure 5.12: Percentage of Families in Poverty by Composition, 2022

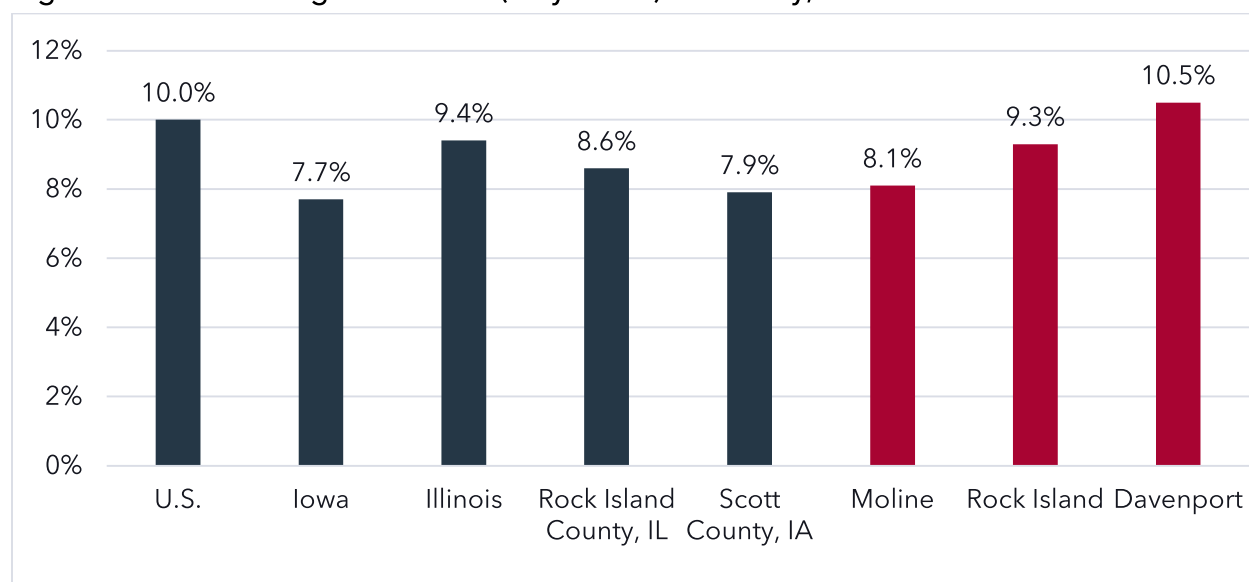


Source: U.S. Census Bureau, 5-year American Community Survey, 2022, Table S1702

²² "America's Families and Living Arrangements: 2022", U.S. Census Bureau, 2022, <https://www.census.gov/data/tables/2022/demo/families/cps-2022.html>.

Figure 5.13 shows the percentage of seniors in poverty. Out of all comparison areas – including the U.S. – Davenport has the highest percentage of this population in poverty (10.5%). Senior residents in Moline tend to fare better, with only 8.1% of seniors living in poverty. Iowa and Scott County report the lowest percentages shown in this figure, at 7.7% and 7.9%, respectively.

Figure 5.13: Percentage of Seniors (65 years +) in Poverty, 2022



Source: U.S. Census Bureau, 5-year American Community Survey, 2022, Table S1701

Low Income Population Groups

The U.S. Department of Housing and Urban Development (HUD) typically classifies a household's income level based on the Area Median Income (AMI). AMI is used to establish Fair Market Rents (FMRs) and set income limits for HUD programs (Figure 5.14). A household at 30% of the Area Median Income (AMI), classified as Extremely Low Income, earns only 30% of the area's median income. The next category, Very Low Income, includes households earning between 30% and 50% of the area median income. Low Income households earn between 50% and 80% of the median, while Moderate Income households earn between 80% and 100%. Considering AMI levels, households can further be broken down by family type: Elderly Family, Elderly Living Alone, Small Family, Large Family, and Other.

In Davenport, moderate-income Small Family households occupy 3.8% of the total housing units in the city, while Elderly Family households occupy only 2.0% (Figure 5.15). Large Family and Elderly Living Alone households each account for 1.0% of housing units. In Moline, Elderly Family and Elderly Living Alone households represent slightly larger shares, occupying 3.2% and 2.0% of Moline housing units respectively. In Rock Island, no moderate-income household type occupies more than 1% of the total housing units.

Household types in the Low, Very Low, or Extremely Low-Income categories generally occupy a larger share of housing in all three cities (Figure 5.16). In Davenport, Other households occupy 14.2% of units, while Elderly Living Alone households occupy 13.6%. In Moline,

Elderly Living Alone households also represent a significant share (12.1%), and Small Family households occupy the highest share at 13.4%.

Figure 5.14: Area Median Income

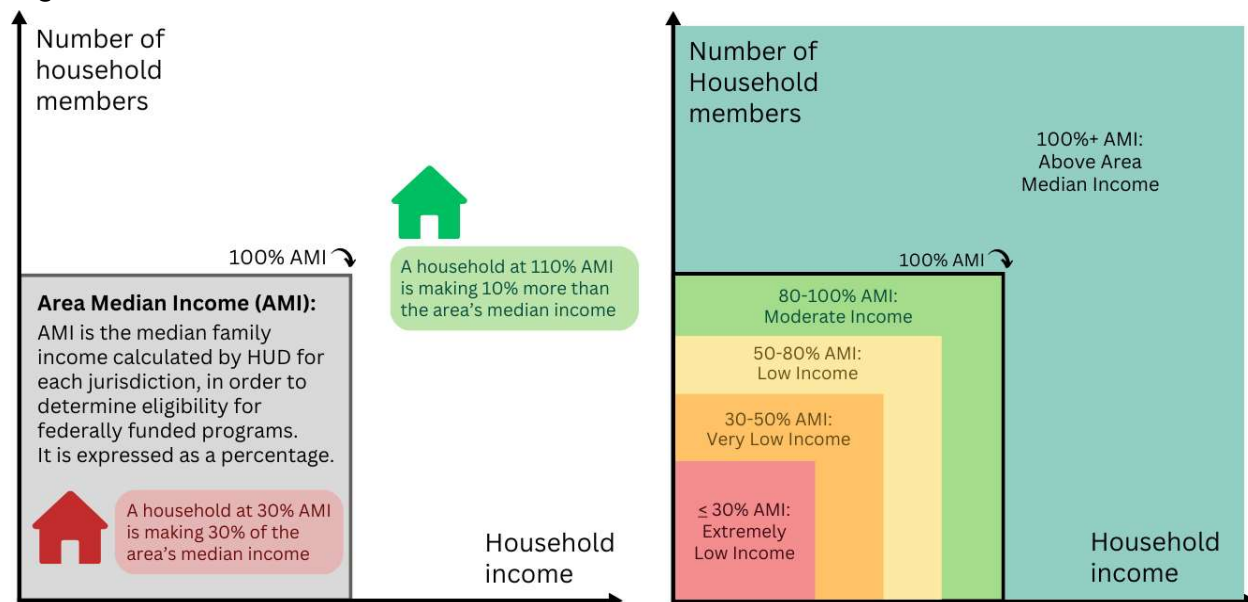
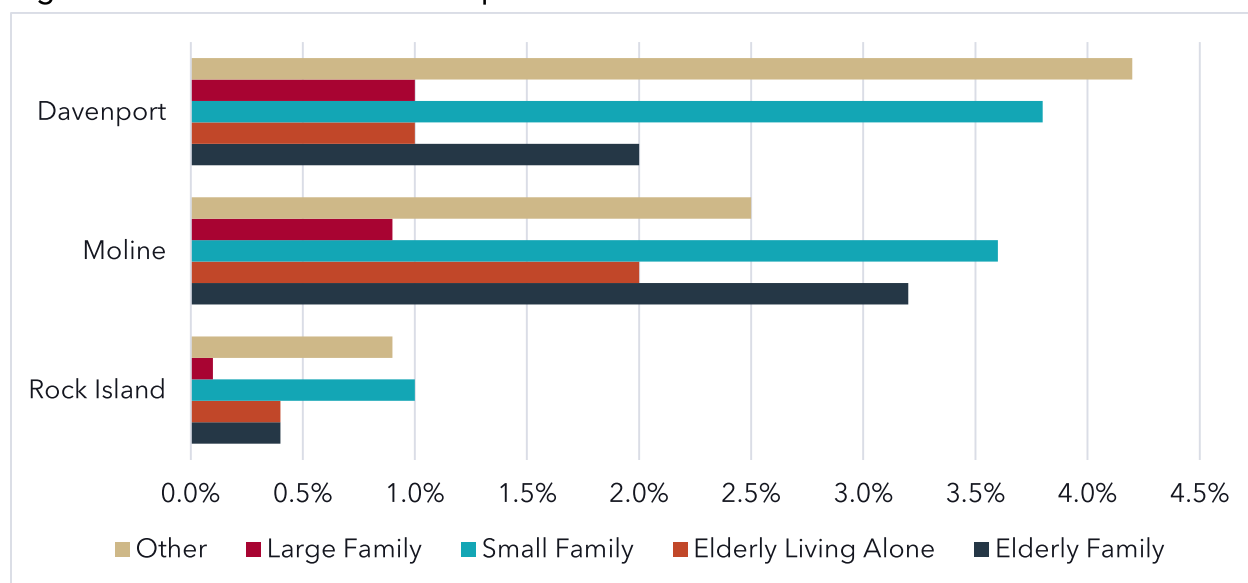
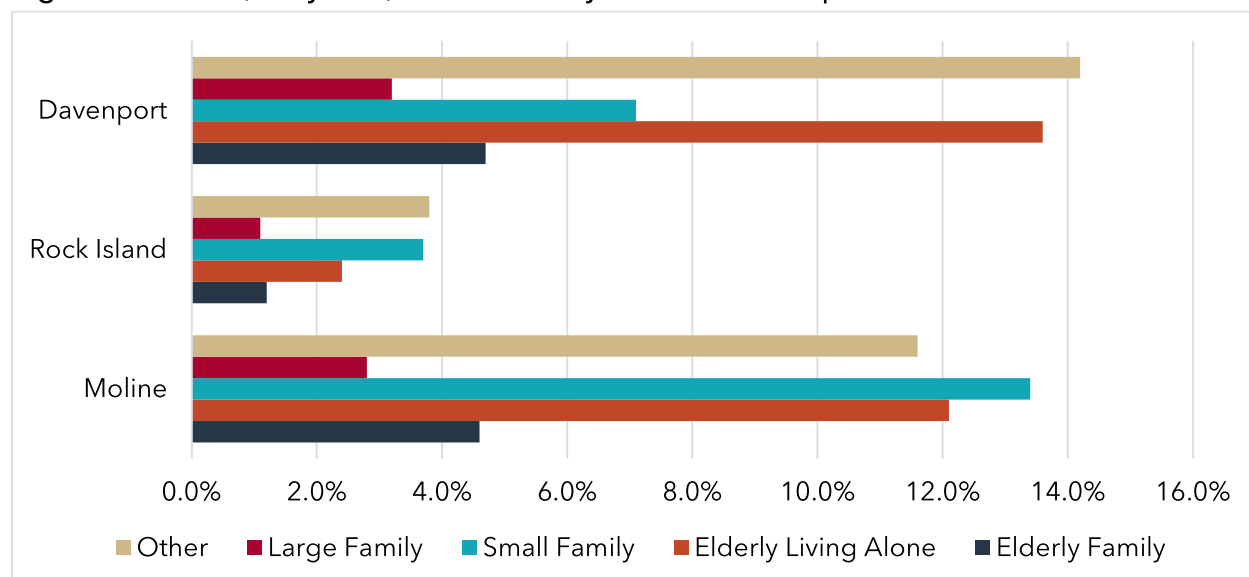


Figure 5.15: Moderate-Income Populations



Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Figure 5.16: Low, Very Low, and Extremely Low-Income Populations



Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Disabilities

In 2022, each of the Tri-Cities reported a higher percentage of residents with at least one disability compared to Illinois, Iowa, and the U.S. (where 12.9% of the population report a disability). Rock Island had the highest percentage at 15.0%, followed by Davenport and Moline, each at 13.7%. Additionally, Rock Island County's disability rate (14.1%) was significantly higher than Scott County's (11.8%). Table 5.2 and Figure 5.17 show these metrics by each area of comparison. Disabilities broadly include difficulties with hearing, vision, cognition, ambulation, self-care, and independent living.

Disabled individuals are overrepresented in low-income populations and are less likely to participate in the labor force.²³ Just over a fifth (21%) of disabled persons in the U.S. report incomes below the poverty level.²⁴ Unfortunately, one family member's disability can negatively impact the economic well-being of an entire household, adding both financial and caregiving pressures. These challenges are often intensified by a lack of accessible housing, making it even more difficult for families to find suitable and affordable living arrangements.

²³ "Disability and Socioeconomic Status", American Psychological Association, 2010, <https://www.apa.org/pi/ses/resources/publications/disability#:~:text=Despite%20these%20and%20other%20forms,age%20and%20want%20to%20work.>

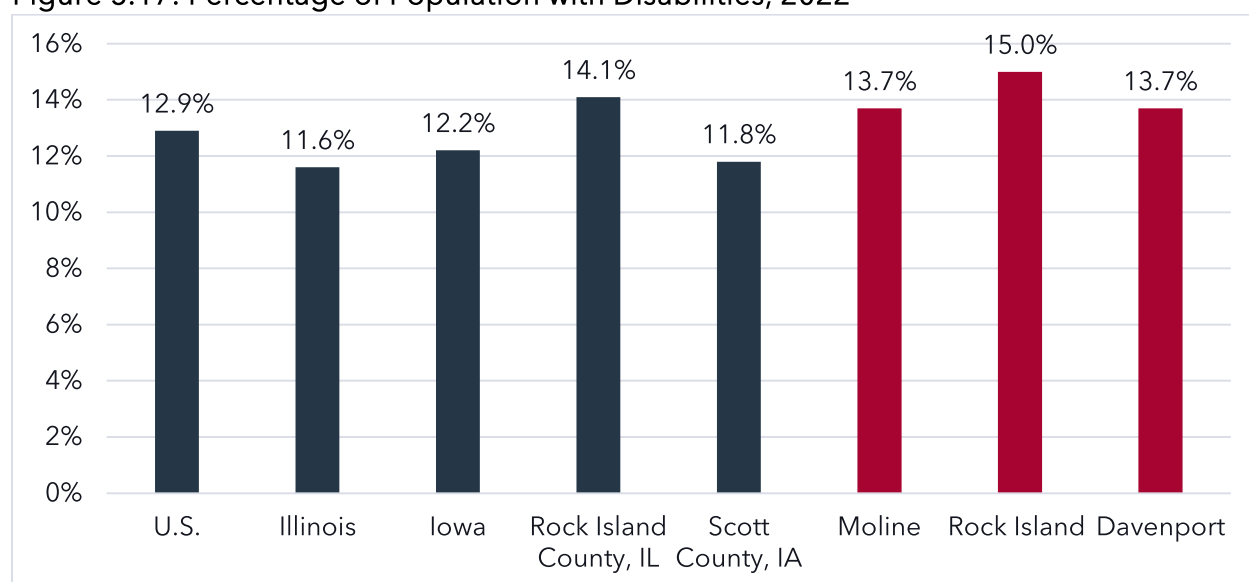
²⁴ U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates, Table B18130.

Table 5.2: Population with Disabilities, 2022

Area	Population with a disability	Percentage with a disability
Davenport	13,670	13.7%
Moline	5,772	13.7%
Rock Island	5,518	15.0%
Rock Island County	19,864	14.1%
Scott County	20,370	11.8%
Iowa	382,163	12.2%
Illinois	1.45M	11.6%
U.S.	42M	12.9%

Source: U.S. Census Bureau, 5-year American Community Survey, 2022, Table S1810

Figure 5.17: Percentage of Population with Disabilities, 2022



Source: U.S. Census Bureau, 5-year American Community Survey, 2022, Table S1810

Veterans

The veteran population is declining in the Tri-Cities region, mirroring a national trend. While Davenport's veteran population decreased by 10% – the same rate as the national average – the decline was more pronounced in Moline and Rock Island, where the veteran population dropped by two to three times that rate between 2017 and 2022 (Table 5.3).

In 2022, the percentage of veterans with a disability was similar across the Tri-Cities: 23.1% in Moline, 26.3% in Rock Island, and 25.0% in Davenport (Figure 5.18).²⁵ The rates of veterans experiencing poverty followed a similar pattern, with 7.1% in Moline, 8.2% in Rock Island, and 10.4% in Davenport (Figure 5.19).³

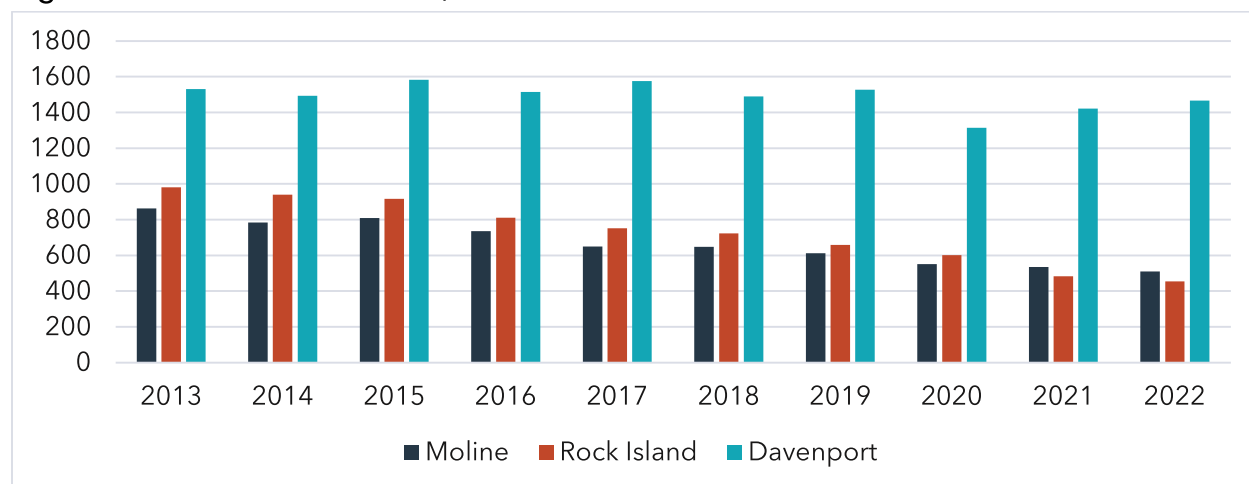
²⁵ U.S. Census Bureau, 5-year American Community Survey, 2022, Table S2101.

Table 5.3: Veteran Population

Region	2017	2022	Numeric Change	Percent Change
Davenport	6,633	5,972	(661)	(10.0%)
Moline	2,959	2,225	(734)	(24.8%)
Rock Island	2,520	1,766	(754)	(29.9%)
Rock Island County	10,078	8,560	(1,518)	(15.1%)
Scott County	11,868	10,416	(1,452)	(12.2%)
Illinois	614,725	518,426	(96,299)	(15.7%)
Iowa	193,451	171,836	(21,615)	(11.2%)
U.S.	19M	17M	(2M)	(10.0%)

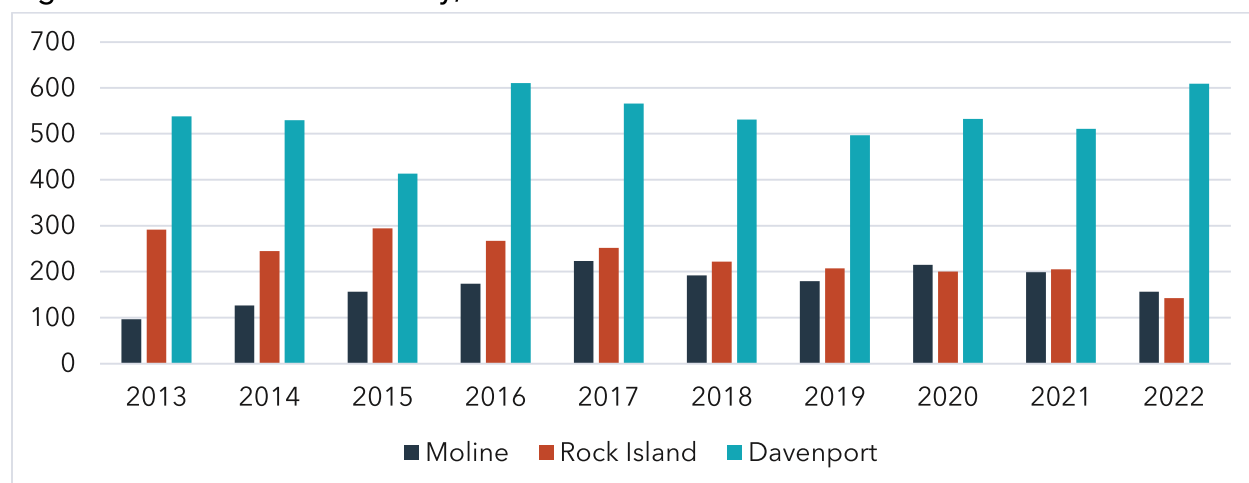
Source: U.S. Census Bureau, 5-year American Community Survey, 2017- 2022, Table S2101

Figure 5.18: Disabled Veterans, 2013-2022



Source: U.S. Census Bureau, 5-year American Community Survey, 2013-2022, Table S2101

Figure 5.19: Veterans in Poverty, 2013-2022

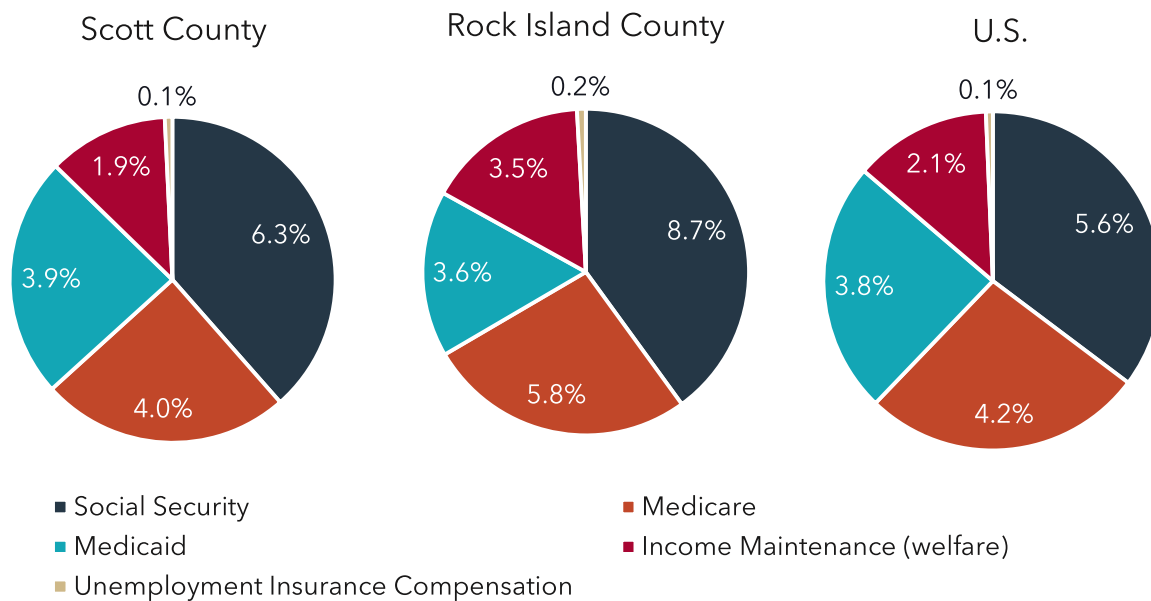


Source: U.S. Census Bureau, 5-year American Community Survey, 2013-2022, Table S2101

Transfer Payments

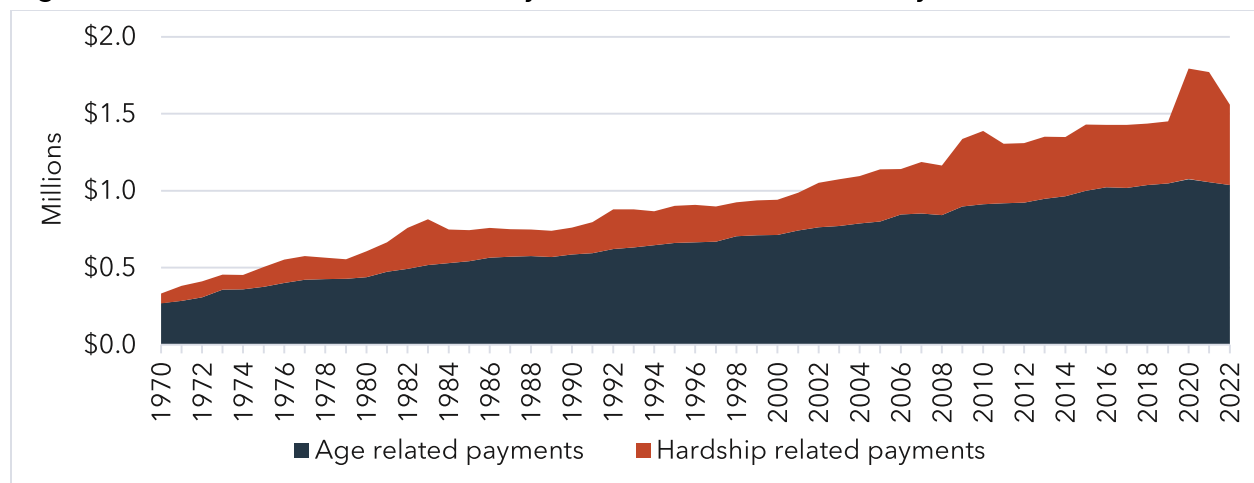
Age-related transfer payments (Medicare and Social Security) account for 10.3% of income in Scott County and 14.5% in Rock Island County, compared to 9.8% nationwide (Figure 5.20). Since 2008, both age-related and hardship-related payments have increased in both Counties. Between 2014 and 2019, hardship-related payments remained relatively stable in Rock Island County (Figure 5.21). In Scott County, however, these payments increased significantly, rising from around \$1.6 million in 2014 to just under \$1.8 million in 2019 (Figure 5.22). Both counties experienced a spike in hardship-related payments in 2020.

Figure 5.20: Percent of Total Personal Income from Transfer Payments, 2022



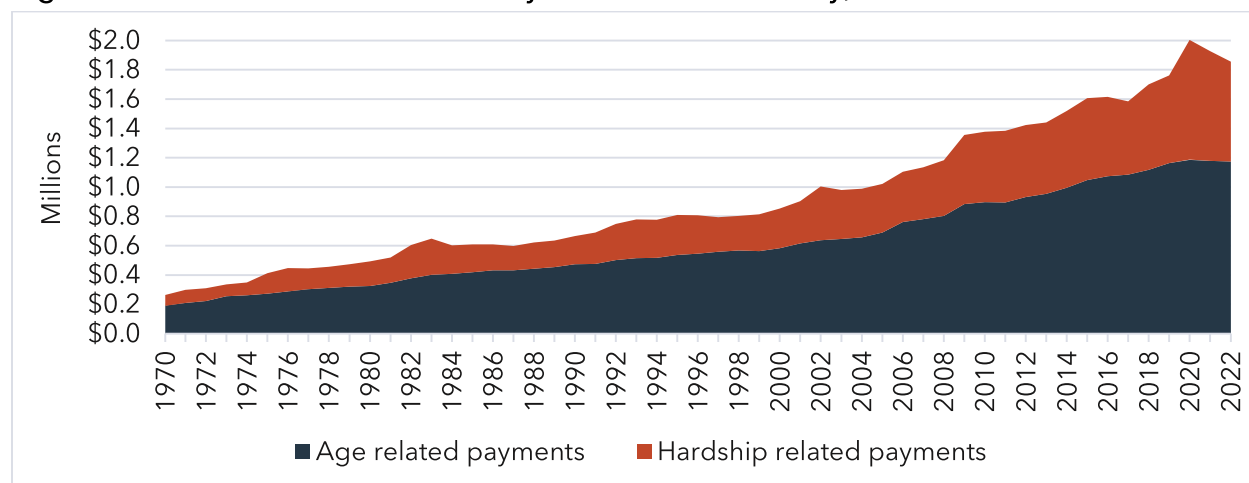
Source: Bureau of Economic Analysis, 2022

Figure 5.21: Income from Transfer Payments in Rock Island County, 1970-2022



Source: Bureau of Economic Analysis, 2022

Figure 5.22: Income from Transfer Payments in Scott County, 1970-2022



Source: Bureau of Economic Analysis, 2022

Homeless Population

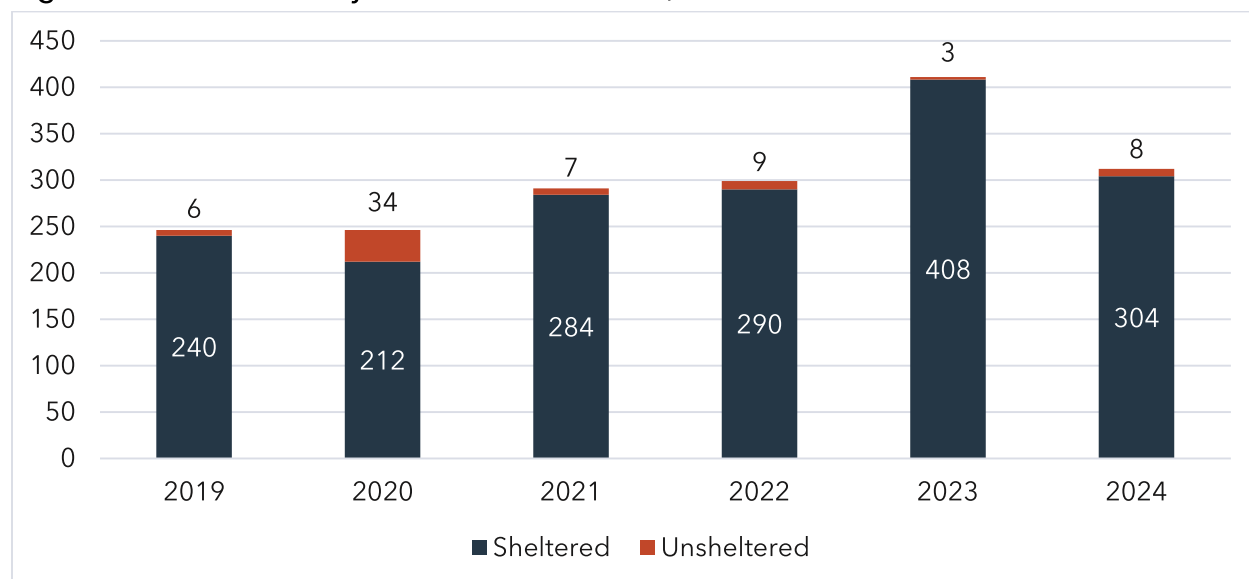
Figures 5.23 and 5.24 show the Point In Time (PIT) Count for Scott County and the Northwestern Illinois Regions. This PIT Count, developed by the U.S. Department of Housing and Urban Development (HUD) and conducted on a single night each January, is the primary method used to analyze homelessness.²⁶ It tracks both sheltered and unsheltered individuals.

Homelessness is challenging to measure accurately, especially in non-metro areas, due to both reporting challenges and reluctance among individuals to disclose their status. As a result, actual homelessness figures may be underreported. Additionally, COVID-19 may have impacted the PIT counting process during 2020. However, it's worth noting that methods for counting homeless populations have likely improved over time. This may partially explain the higher numbers reported in recent years.

In Scott County, the number of sheltered individuals increased from 212 in 2020 to 284 in 2021 (Figure 5.23). Two years later, in 2023, this number surged to 408. Northwestern Illinois followed a slightly different trend (Figure 5.24). After 2020, the number of sheltered individuals decreased slightly from 117 to 95. However, in 2022, the number of unsheltered individuals spiked to 221. Although the white population has consistently represented the largest share of the homeless population in Northwestern Illinois since 2015 (Figure 5.25 and Table 5.4), the number of individuals identifying as Black, African American, or African surged in 2016 and again in 2022.

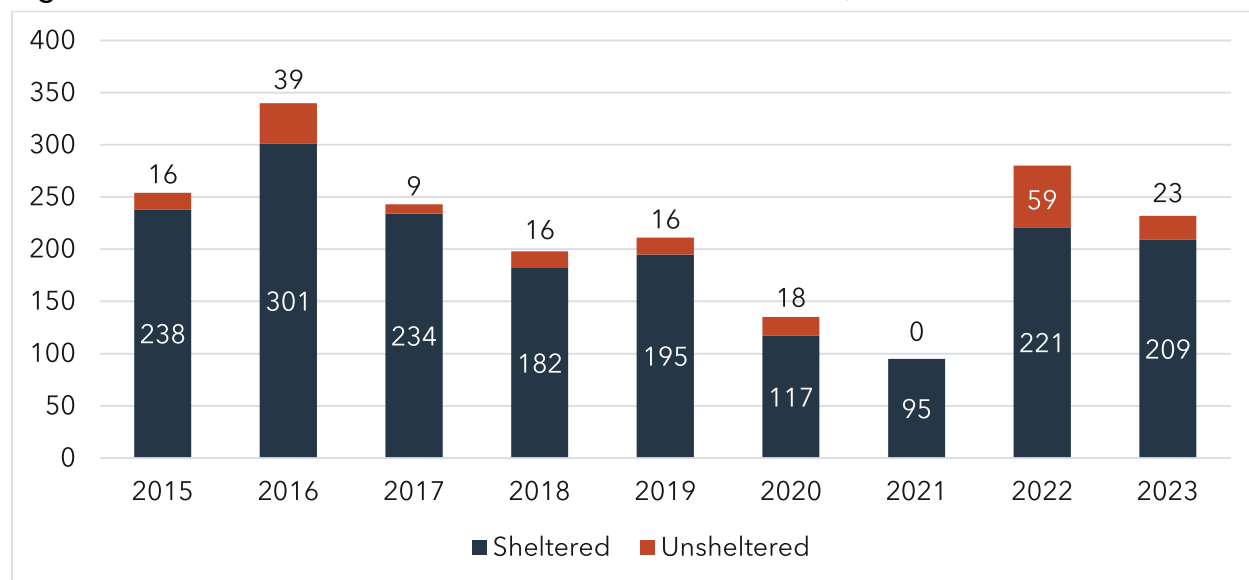
²⁶ The HUD PIT Count is conducted by Continuum of Care (CoC) regions, which often cover multiple counties. In Iowa, all counties except Polk, Pottawattamie, and Woodbury are covered by the Balance of State CoC, with data available by county from the Institute for Community Alliances since 2019 (<https://icalliances.org/pit>). For Illinois, the most granular homelessness data for the Tri-Cities region comes from the Northwestern Illinois CoC, which oversees 15 counties, including Rock Island and other neighboring counties.

Figure 5.23: Scott County PIT Homeless Counts, 2019-2024



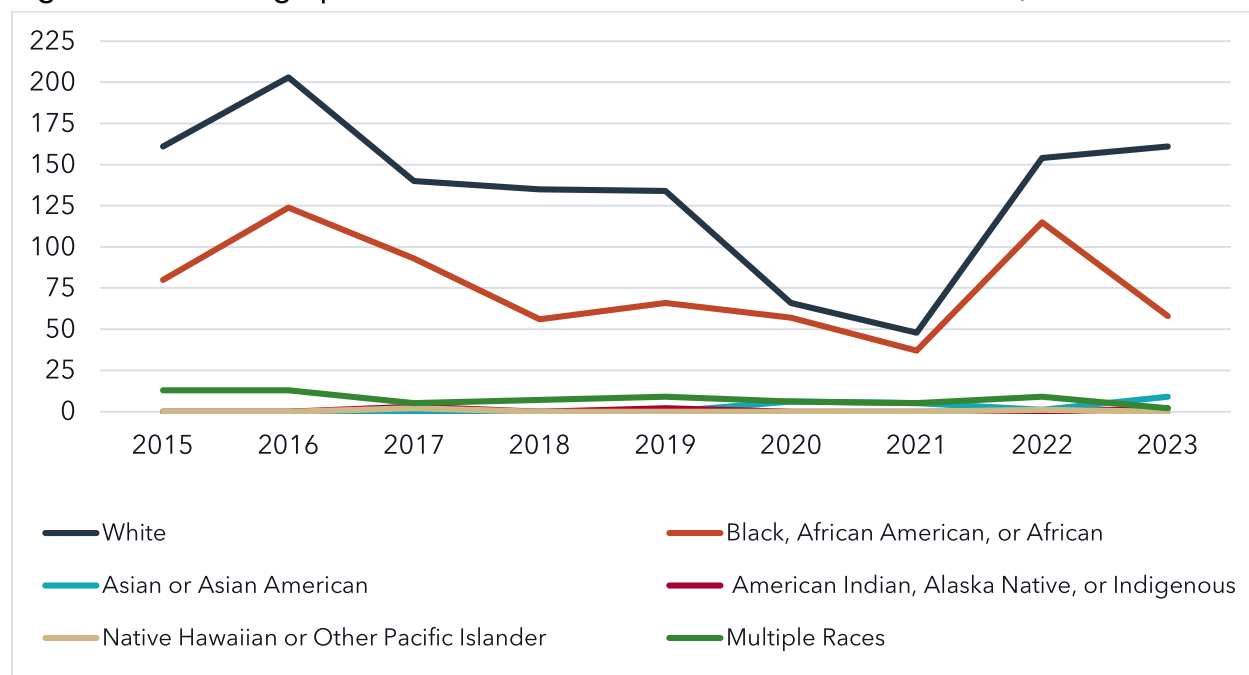
Source: Institute for Community Alliances using HUD PIT Data, Iowa Data Dashboards

Figure 5.24: Northwestern Illinois CoC PIT Homeless Counts, 2015-2023



Source: HUD 2007-2023 PIT Estimates by CoC

Figure 5.25: Demographics of Homeless in the Northwestern Illinois CoC, 2015-2023



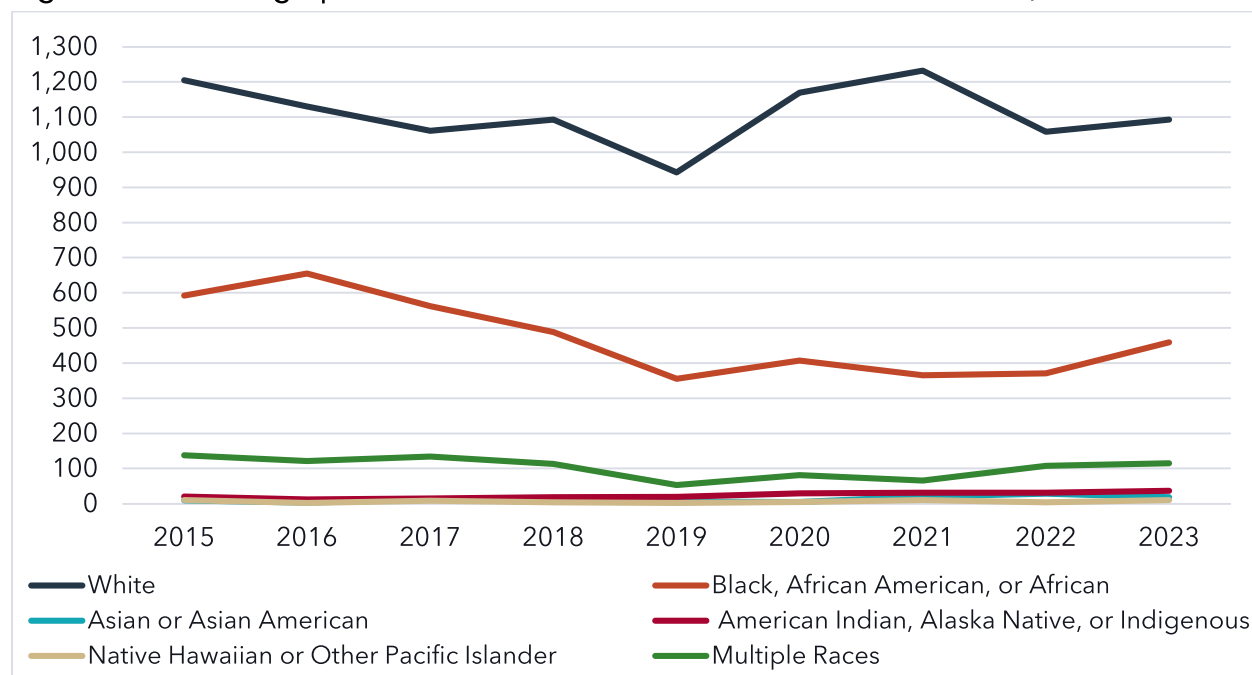
Source: HUD 2007-2023 PIT Estimates by CoC

Table 5.4: Demographics of Homeless in the Northwestern Illinois CoC, 2015-2023

	2015	2016	2017	2018	2019	2020	2021	2022	2023
White	161	203	140	135	134	66	48	154	161
Black, African American, or African	80	124	93	56	66	57	37	115	58
Asian or Asian American	0	0	0	0	0	6	5	1	9
American Indian, Alaska Native, or Indigenous	0	0	3	0	2	0	0	0	2
Native Hawaiian or Other Pacific Islander	0	0	2	0	0	0	0	1	0
Multiple Races	13	13	5	7	9	6	5	9	2

Source: HUD 2007-2023 PIT Estimates by CoC

Figure 5.25: Demographics of Homeless in the Iowa Balance of State CoC, 2014-2023



Source: HUD 2007-2023 PIT Estimates by CoC

Table 5.5: Demographics of Homeless in the Iowa Balance of State CoC, 2015-2023

	2015	2016	2017	2018	2019	2020	2021	2022	2023
White	1,205	1,130	1,061	1,093	943	1,169	1,233	1,058	1,093
Black, African American, or African	592	655	562	488	356	407	365	371	459
Asian or Asian American	9	3	12	5	6	5	20	29	18
American Indian, Alaska Native, or Indigenous	20	12	15	18	19	29	31	31	37
Native Hawaiian or Other Pacific Islander	11	2	8	4	2	5	10	4	11
Multiple Races	138	121	134	113	53	81	66	108	115

Source: HUD 2007-2023 PIT Estimates by CoC

Because the PIT Count reflects data from only a single day each year, it doesn't capture the full scope of homelessness over time. To address this limitation, the Illinois Department of Human Services (IDHS) and the Institute for Community Alliances (ICA) in Iowa also use Homeless Management Information Systems (HMIS) – databases that track the characteristics and service needs of individuals experiencing or at risk of homelessness. In other words, while PIT Counts provide a snapshot of the homeless population on one day, HMIS data offer a more comprehensive view of those served by various homelessness programs and services.

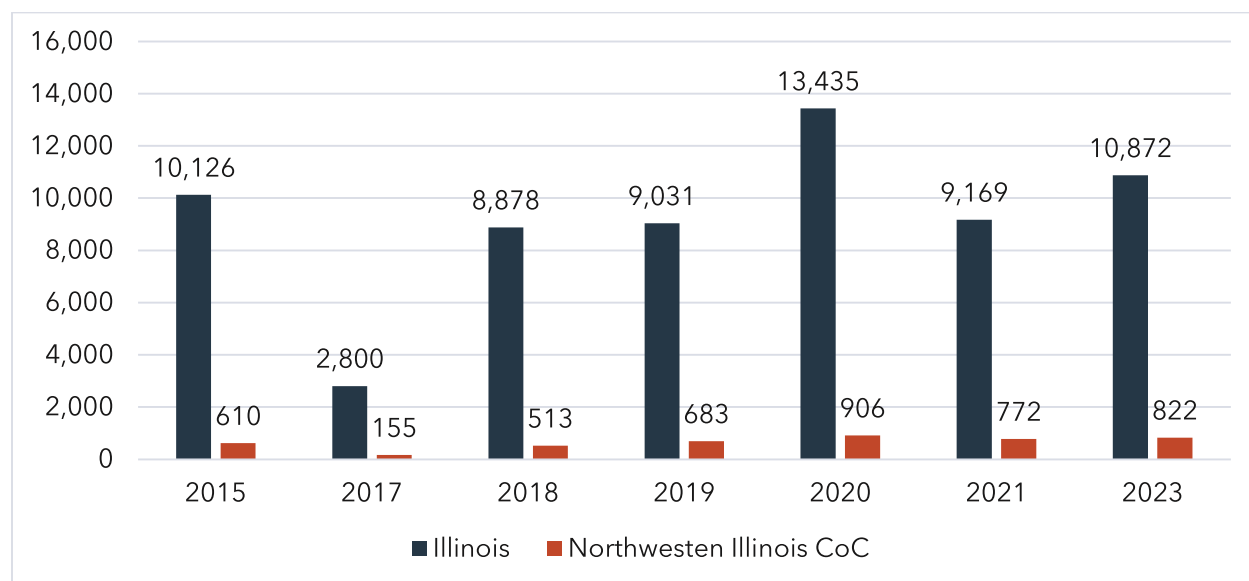
IDHS reported that, in 2023, a total of 10,872 individuals in Illinois sought participation in Homeless Prevention Services, including 822 in the Northwestern Illinois CoC (Figure 5.26).

This program offers rental, mortgage, and utility assistance to households facing immediate risk of eviction, foreclosure, or homelessness, as well as to those currently experiencing homelessness.

The Illinois Emergency and Transitional Housing Program was established to provide immediate food and shelter for homeless individuals (Figure 5.27). Since 2015, the number of individuals served by Emergency and Transitional Housing services has decreased, from 36,879 in 2015 to 28,801 in 2023. A much smaller proportion of individuals have participated in the Supportive Housing Program, which offers housing along with supportive services – such as financial counseling, mental health care, and substance abuse services – to help individuals in need maintain stable housing.

ICA publishes annual *State of Homelessness in Iowa* reports, with data available by county from 2019 onward.²⁷ In 2022, agencies using the HMIS system in Iowa served 30,712 people, including 9,874 classified as “literally homeless or at immense risk,” who received services such as emergency shelter, safe haven, outreach, and transitional housing (Figure 5.28). In Scott County, these figures were 4,064 and 1,966, respectively. It’s important to note that HMIS data depends on the aid programs available in each region and the reporting practices of service providers; totals also vary with the number and capacity of providers assisting those experiencing homelessness each year.

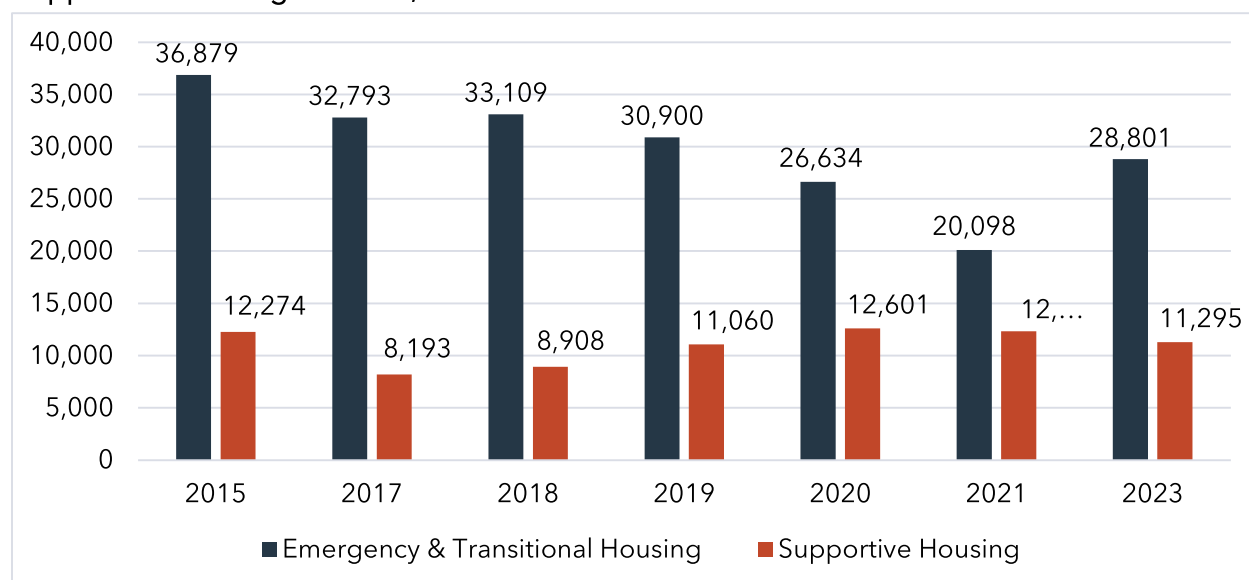
Figure 5.26: Illinois Counts of Individuals Served by Homelessness Prevention Services, 2015-2023



Source: Illinois Department of Human Services, *Homeless Prevention Annual Reports 2015 - 2023* (note that data for 2022 and 2016 are missing from this dataset)

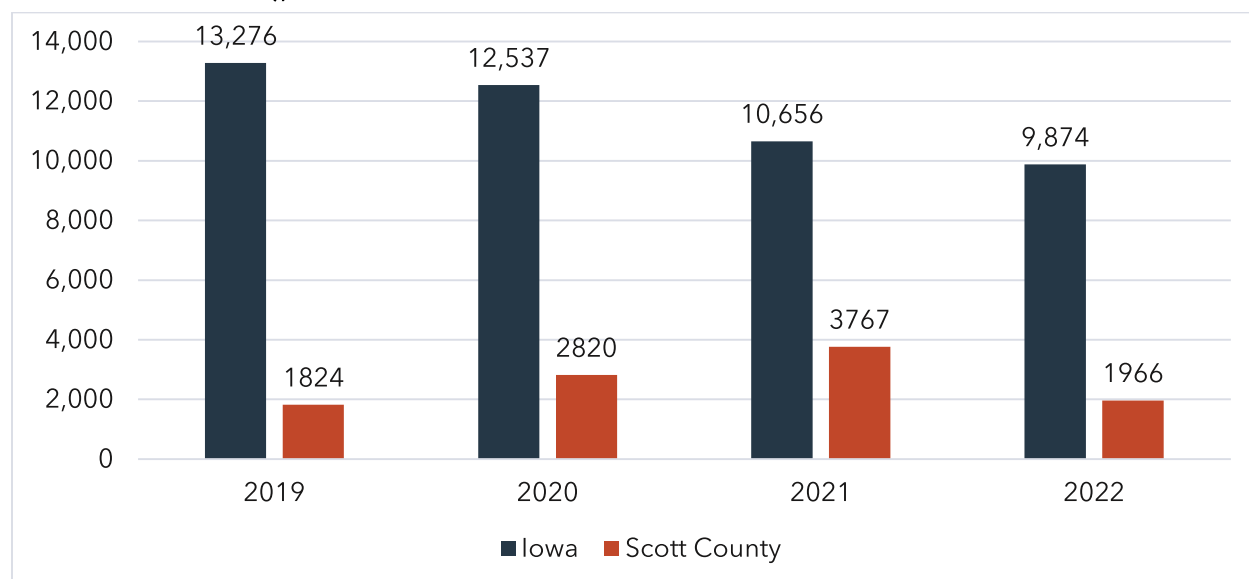
²⁷ Institute for Community Alliances, *State of Homelessness in Iowa Annual Reports Using HMIS Data*, accessed November 2024, <https://icaliances.org/iowa-reports-archive>.

Figure 5.27: Illinois Counts of Individuals Served by Emergency, Transitional, and Supportive Housing Services, 2015-2023



Source: Illinois Department of Human Services, Emergency Housing Annual Reports, 2015 - 2023 (note that data for 2022 and 2016 are missing from this dataset)

Figure 5.28: Iowa Counts of Individuals Served by Homelessness Services (literally homeless or at risk), 2019-2022



Source: Institute for Community Alliances, State of Homelessness in Iowa annual reports using HMIS Data

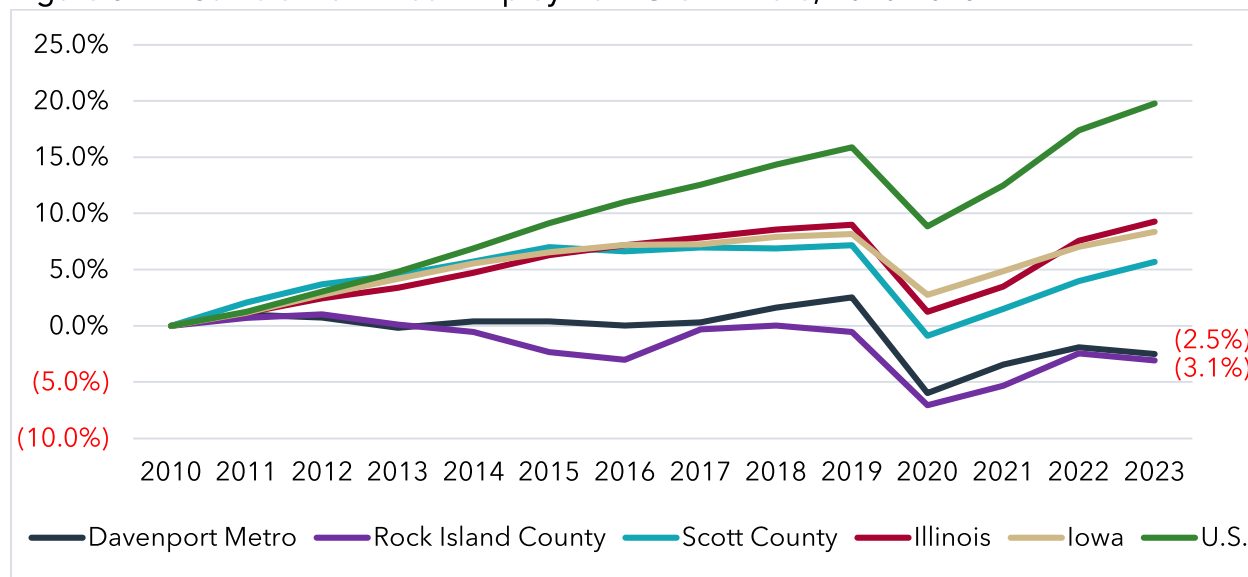
Economic Drivers

Labor Force, Earnings, and Establishments

This section covers a series of indicators that provide insight into the Tri-Cities region's economic health and employment trends. For additional City-Specific Tables and Figures, please refer to [Volume II: Tri-Cities Individual Assessments](#).

Between 2010 and 2019, cumulative employment growth in the Davenport MSA was just 2.5% (Figure 5.29).²⁸ While the Tri-Cities saw minimal growth over this nine-year period, other areas experienced higher rates: 7.2% in Scott County, 8.1% in Iowa, 9.0% in Illinois, and 15.9% nationwide. By 2023, the Davenport MSA's growth rate had declined more sharply than any other region in this group, falling from 2.5% to -2.5%. Rock Island County was close behind, with a rate that dropped from -1.0% in 2019 to -3.1% in 2023. Of all regions shown, only the national employment rate came close to reaching the 2023 value predicted by its 2019 trajectory.

Figure 5.29: Cumulative Annual Employment Growth Rate, 2010-2023

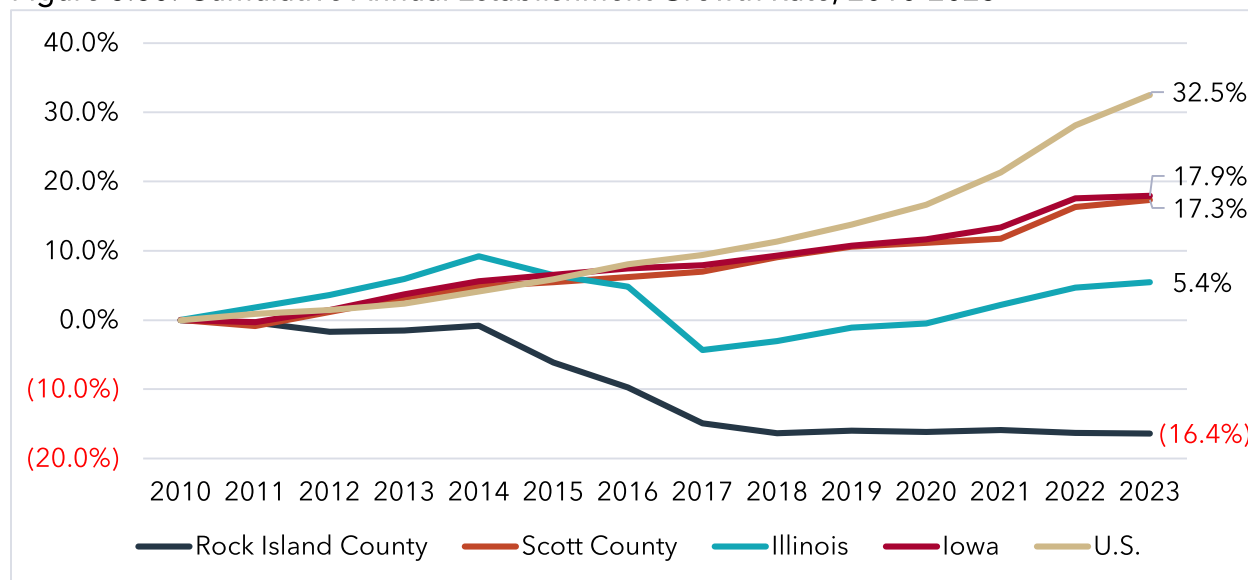


Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Growth in the number of establishments is a strong indicator of a growing economy. Between 2010 and 2023, Rock Island County experienced a significant decline, losing 16.4% of its establishments (Figure 5.30). This loss is unique compared to other regions of comparison. Although Illinois (5.4%), Scott County (17.3%), and Iowa (17.9%) saw positive growth, they still trailed behind the national growth rate of 32.5%.

²⁸ The Cumulative Annual Employment Growth Rate tracks changes in employment over time. In Figure 68 the year 2010 is treated as a base year, with each subsequent year's growth or decline represented as a percentage of its 2010 value.

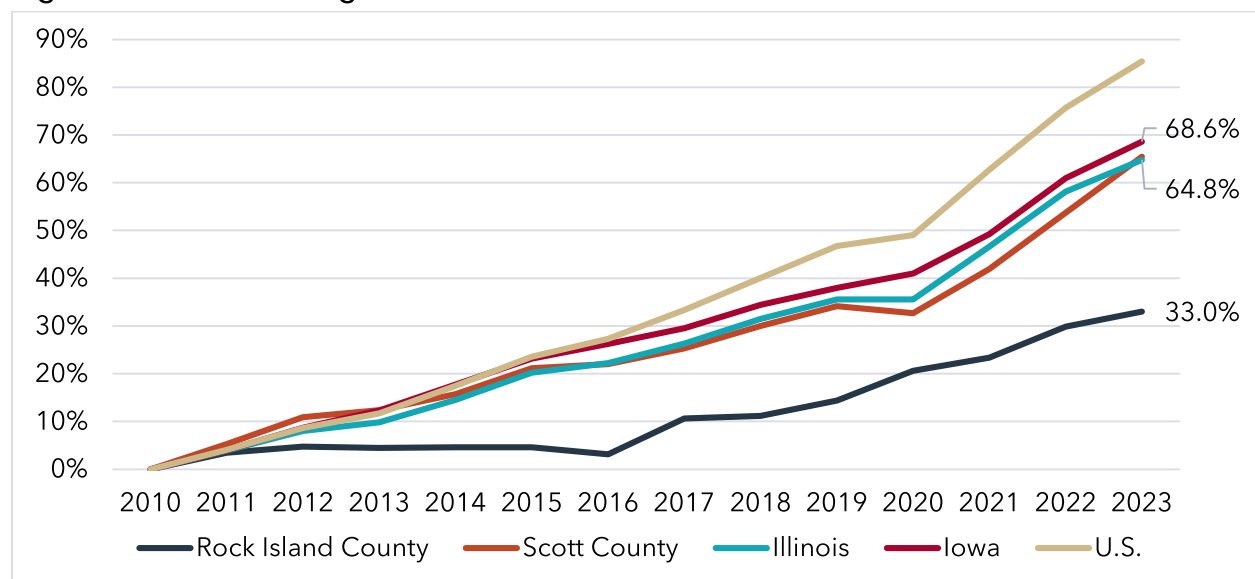
Figure 5.30: Cumulative Annual Establishment Growth Rate, 2010-2023



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Wage growth in Rock Island County has also lagged behind state and national rates over the same period (Figure 5.31). By 2019, cumulative wage growth in Rock Island County was only 14.4%, whereas in Illinois, Iowa, and Scott County growth ranged from 34% to 38%. National growth during the period (46.7%) was even higher, over three times higher than that of Rock Island County. While all regions of comparison experienced a noticeable increase in wage inflation starting in 2020, wage growth in Rock Island County has continued to increase at a slower rate. By 2023, the U.S. cumulative wage growth rate reached 85.4% since 2010, with the state and county rates only reaching between 65% and 69%. Rock Island County still trails far behind, at only 33.0% cumulative wage growth since 2010. This slow growth is concerning, as wage growth is an important indicator of the demand for workers and their skills in a region and reflects households' ability to keep up with inflation and climb the housing ladder.

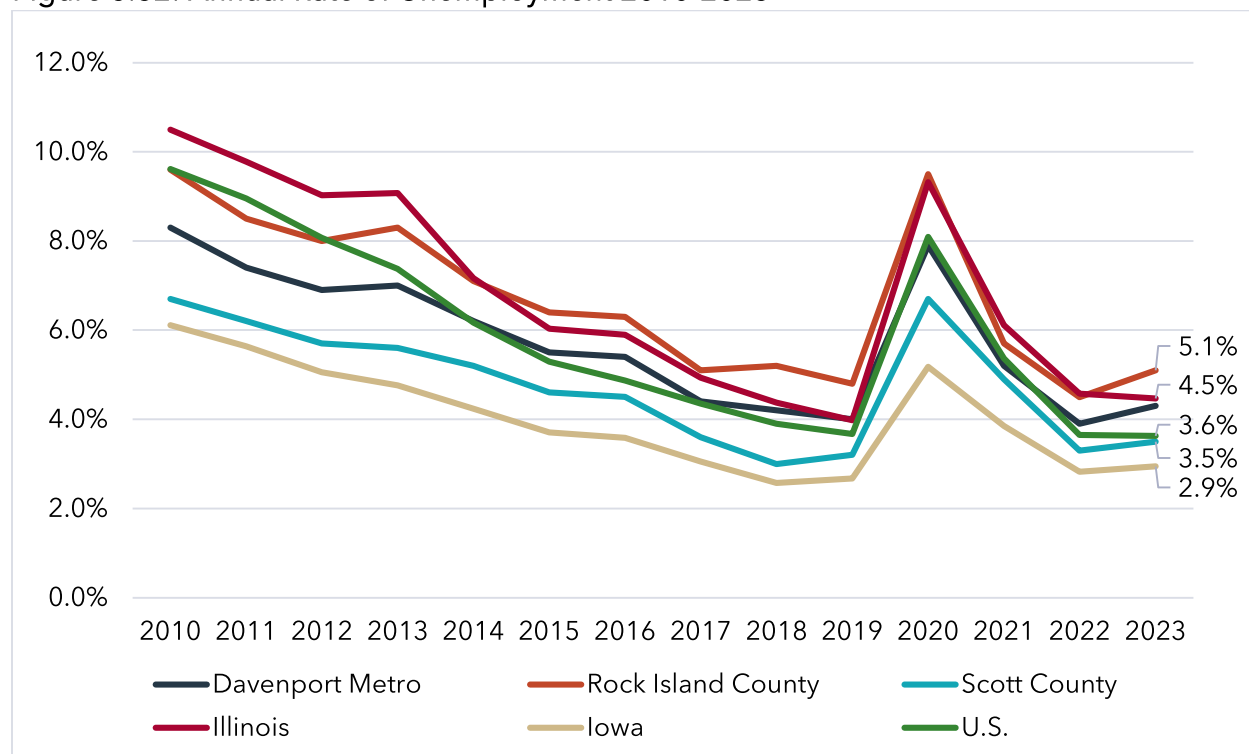
Figure 5.31: Annual Wage Growth Rate 2010-2023



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Unemployment rates in Rock Island County and Illinois have generally been higher than the national average and those in Scott County, Iowa, and the Davenport MSA (Figure 5.32). From 2010 to 2019, all compared regions generally experienced a downward trend in unemployment, with slight increases in Rock Island County and Illinois in 2013. The Covid-19 pandemic in 2020 caused unemployment to spike across all regions, but rates have mostly returned to pre-pandemic levels. In the Davenport MSA, unemployment dropped from just under 8% in 2020 to 3.9% in 2022, then rose slightly to 4.3% in 2023.

Figure 5.32: Annual Rate of Unemployment 2010-2023



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Employment & Earnings by Industry

Employment and earnings by industry data highlight economic shifts, geographical differences, and recent layoffs in the Tri-Cities (Tables 5.6-5.7).

Manufacturing, a significant part of the local economy, faced major challenges. Moline experienced the largest decline with a loss of 1,190 manufacturing jobs from 2017 to 2022. Rock Island experienced a smaller loss of 162 jobs, while Davenport gained 237 jobs. The negative trend has continued into 2024, with John Deere's recent announcements of layoffs due to job shifts and weak demand.

Beyond manufacturing, Moline experienced job losses in sectors such as Arts, Entertainment, and Recreation and Accommodation and Food Services (over 300 jobs lost between the two sectors) and Wholesale Trade (over 200 jobs lost). However, positive trends were observed in Public Administration (+527 jobs) and Other Services (+343 jobs), as well as Finance/ Insurance, Real Estate, and Agriculture.

Rock Island experienced significant job losses, including nearly 800 positions in Educational Services. Additional declines were seen in Health Care and Social Assistance (199 jobs lost) and Professional, Scientific, and Technical Services (213 jobs lost). On the positive side, job growth was recorded in Transportation and Warehousing (+362 jobs), Arts, Entertainment, and Recreation (+172 jobs), and Finance and Insurance (+154 jobs).

Losses in Davenport were less severe: 314 jobs were lost in Arts, Entertainment, and Recreation; 2016 jobs in Health Care and Social Services, and 180 jobs in Real Estate and Rental/Leasing. Increases in Construction (+891), Educational Services (+481), and Transportation and Warehousing (+230) were significant.

Table 5.6: Employment by Industry, 2024

	Moline	Rock Island	Davenport
Total Employed	20,299	17,196	51,106
Agriculture/Mining	0.5%	0.7%	0.4%
Construction	6.9%	5.0%	6.5%
Manufacturing	15.8%	15.3%	15.1%
Wholesale Trade	1.5%	1.7%	2.1%
Retail Trade	13.8%	11.0%	12.4%
Transportation/Utilities	6.0%	7.3%	5.2%
Information	0.8%	1.4%	1.5%
Finance/Insurance/Real Estate	5.6%	5.7%	4.8%
Services	43.3%	48.4%	47.7%
Public Administration	5.7%	3.7%	4.4%

Source: Esri Business Analyst

Table 5.7: Changes in Employment by Industry, 2017-2022

Industry	Moline		Rock Island		Davenport	
	2022	% Change Past 5-years	2022	% Change Past 5-years	2022	% Change Past 5-years
Civilian employed population	20,234	(2.6%)	16,958	(5.7%)	50,824	4.0%
Agriculture, forestry, fishing and hunting	275	287.3%	79	19.7%	187	78.1%
Mining, quarrying, and oil and gas extraction	20	11.1%	12	N/A	99	219.4%
Construction	1,270	6.7%	829	(8.4%)	3,600	32.9%
Manufacturing	3,039	(28.1%)	2,413	(6.3%)	8,145	3.0%
Wholesale trade	313	(41.3%)	401	(2.9%)	1,211	1.9%
Retail trade	2,761	(6.0%)	1,970	(6.2%)	6,440	1.6%
Transportation and warehousing	956	3.6%	1,228	41.8%	2,223	11.5%
Utilities	162	9.5%	99	(47.3%)	441	6.8%
Information	267	(35.0%)	225	(36.3%)	804	4.7%
Finance and insurance	815	29.6%	588	35.5%	1,980	(5.3%)
Real estate and rental/leasing	346	60.9%	322	17.5%	597	(23.2%)
Professional, scientific, and technical services	928	7.2%	605	-26.0%	1,996	6.7%
Management of companies and enterprises	20	(28.6%)	24	242.9%	71	51.1%
Administrative and support and waste management services	874	5.8%	980	11.2%	2,205	6.5%

Educational services	1,584	5.3%	1,806	(30.1%)	4,387	12.3%
Health care and social assistance	2,350	(6.8%)	2,314	(7.9%)	7,054	(3.0%)
Arts, entertainment, and recreation	241	(47.3%)	383	81.5%	971	(24.4%)
Accommodation and food services	1,447	(7.4%)	1,526	7.2%	4,157	3.5%
Other services, except public administration	1,285	36.4%	491	(10.7%)	2,494	6.9%
Public administration	1,281	69.9%	663	(19.3%)	1,762	1.0%

Source: U.S. Census Bureau, American Community Survey, 2017 5-year and 2022 5-year, S2403

Employment Projections

The BiState Commission provided our project team with a projection of changes in regional employment by industry from 2022 through 2040 (Table 5.8). In addition to Rock Island and Scott Counties, the BiState region includes Muscatine County.

Key insights from this projection indicate that there will be strong growth in certain industries. These industries include Management of Companies and Enterprises, which is expected to see the most substantial percentage increase of 75.3%. This would translate to an additional 6,196 jobs by 2040. Educational Services is expected to grow 32.5%, with an addition of 2,081 new jobs, while Professional and Technical Services is projected to grow 25.8% (3,065 new jobs). Finally, Health Care and Social Assistance will likely add the largest number of new jobs to the region (6,388, a 22.1% increase). Growth in these sectors is encouraging, as it may represent an increase in higher earning jobs and further economic prosperity in the region.

The projection does indicate job losses in certain sectors by 2040. These include the Federal Civilian Government, expected to decrease 5.9% (345 jobs lost), and the Information sector, projected to decline 14.2% (269 jobs lost). Other decreases are anticipated in Farm employment (5.3%) and State and Local Government jobs (1.5%).

Table 5.8: Regional Employment Projections by Industry 2022 - 2040

Industry	2022	2040	Numeric Change	% Change
Manufacturing	31,938	32,172	234	0.7%
Health Care and Social Assistance	28,855	35,243	6388	22.1%
Retail Trade	27,067	27,127	60	0.2%
State and Local Government	22,795	22,452	(343)	(1.5%)
Accommodation and Food Services	18,944	22,928	3984	21.0%
Administrative and Waste Services	15,752	15,975	223	1.4%
Other Services, Except Public Administration	14,519	15,416	897	6.2%
Construction	13,975	14,338	363	2.6%
Professional and Technical Services	11,862	14,918	3056	25.8%
Finance and Insurance	10,558	11,288	730	6.9%
Transportation and Warehousing	9,814	10,222	408	4.2%
Wholesale	9,015	8,898	(117)	(1.3%)
Real Estate and Rental and Lease	8,487	9,833	1346	15.9%

Management of Companies and Enterprises	8,227	14,423	6196	75.3%
Educational Services	6,405	8,486	2081	32.5%
Federal Civilian Government	5,828	5,483	(345)	(5.9%)
Farm	3,882	3,675	(207)	(5.3%)
Arts, Entertainment, and Recreation	3,755	3,967	212	5.6%
Information	1,894	1,625	(269)	(14.2%)
Utilities	1,804	1,854	50	2.8%
Federal Military	1,531	1,541	10	0.7%
Forestry, Fishing, Related Activities	462	393	(69)	(14.9%)
Mining	309	281	(28)	(9.1%)
All Industries	257,678	282,538	24860	171.6%

Source: Woods & Poole Economics, 2022 via BiState Commission

Location Quotients

The Location Quotient (LQ) metric compares the concentration of an occupation in a specific region to the national average (Table 5.9). It is a valuable tool for identifying regional industry specialization, and helps regional stakeholders form sound workforce development, economic strategy, and investment decisions. While an LQ above 1.0 signals a higher concentration of a given occupation in a region compared to the national average, an LQ below 1.0 reveals a lower concentration. An LQ of 1.0 indicates that an occupation's concentration in the region matches the national average.

As of 2022, Material Moving occupations were the highest-concentration occupation in Moline (1.77) and Rock Island (2.33). In Davenport, Material Moving was the third most concentrated (1.37), with Personal Care and Service occupations ranking highest (1.48). Production occupations were the second most concentrated in Moline (1.75) and Davenport (1.46) and the third most concentrated in Rock Island (1.49). In Rock Island, Food Preparation and Serving (1.58) ranked second, and Building and Grounds Cleaning and Maintenance (1.33) ranked fourth.

Notably, Law Enforcement Workers Including Supervisors ranked third in Moline (1.48) but only 20th in Rock Island (0.83) and 35th (last) in Davenport (0.23), depicting a much higher concentration in Moline. In fourth place in Moline were Architecture and Engineering (1.41) and Food Preparation and Serving in Davenport (1.24). Categories with the lowest concentrations included the aforementioned Law Enforcement Workers in Davenport, as well as Life, Physical, and Social Sciences in Moline (0.50) and Architecture and Engineering in Rock Island (0.41).

Table 5.9: Employment by Occupation, Location Quotient, 2022

Occupation	Moline % Employment	LQ	Rock Island % Employment	LQ	Davenport % Employment	LQ
Management, business, science, and arts:	34.0%	0.83	29.8%	0.73	35.9%	0.88
Management, business, and financial:	13.9%	0.83	11.9%	0.71	15.5%	0.92
Management	8.0%	0.73	8.1%	0.73	9.7%	0.88
Business and financial operations	5.9%	1.03	3.9%	0.67	5.8%	1.00
Computer, engineering, and science:	6.0%	0.88	3.6%	0.53	4.7%	0.69
Computer and mathematical	2.4%	0.68	2.0%	0.56	2.4%	0.69
Architecture and engineering	3.0%	1.41	0.9%	0.41	1.7%	0.79
Life, physical, and social science	0.5%	0.50	0.7%	0.64	0.5%	0.49
Education, legal, community service, arts, and media:	9.9%	0.88	9.6%	0.85	10.2%	0.91
Community and social service	1.4%	0.79	1.6%	0.92	1.6%	0.91
Legal	0.7%	0.55	0.7%	0.59	0.5%	0.45
Educational instruction, and library	6.2%	1.01	5.9%	0.95	6.4%	1.04
Arts, design, entertainment, sports, and media	1.6%	0.76	1.3%	0.65	1.6%	0.76
Healthcare practitioners and technical:	4.2%	0.68	4.7%	0.76	5.6%	0.90
Health diagnosing and treating practitioners and other technical	2.9%	0.67	2.7%	0.62	3.8%	0.89
Health technologists and technicians	1.4%	0.71	2.1%	1.05	1.8%	0.90
Service:	18.3%	1.09	21.0%	1.25	17.2%	1.03
Healthcare support	3.1%	0.96	2.7%	0.82	2.7%	0.82
Protective service:	2.8%	1.29	2.3%	1.08	1.2%	0.54
Firefighting and prevention, and other protective service workers including supervisors	1.3%	1.14	1.5%	1.28	0.9%	0.80
Law enforcement workers including supervisors	1.4%	1.48	0.8%	0.83	0.2%	0.23
Food preparation and serving related	5.7%	1.08	8.4%	1.58	6.5%	1.24
Building and grounds cleaning and maintenance	3.7%	1.05	4.6%	1.33	3.0%	0.88
Personal care and service	3.0%	1.19	3.0%	1.19	3.8%	1.48
Sales and office:	19.9%	0.97	21.6%	1.06	20.7%	1.01
Sales and related	9.4%	0.97	8.6%	0.89	9.9%	1.03

Office and administrative support	10.5%	0.97	13.0%	1.20	10.8%	1.00
Natural resources, construction, and maintenance:	8.5%	0.98	7.3%	0.85	8.8%	1.02
Farming, fishing, and forestry	0.5%	0.82	0.3%	0.56	0.3%	0.45
Construction and extraction	4.9%	0.98	4.9%	0.97	4.8%	0.96
Installation, maintenance, and repair	3.1%	1.01	2.1%	0.7	3.8%	1.23
Production, transportation, and material moving:	19.3%	1.47	20.3%	1.55	17.3%	1.32
Production	9.5%	1.75	8.2%	1.49	8.0%	1.46
Transportation	3.0%	0.79	3.2%	0.85	4.0%	1.05
Material moving	6.8%	1.77	8.9%	2.33	5.3%	1.37

Source: U.S. Census Bureau, American Community Survey, 2022 5-year, S2401

Incomes & Expenditures

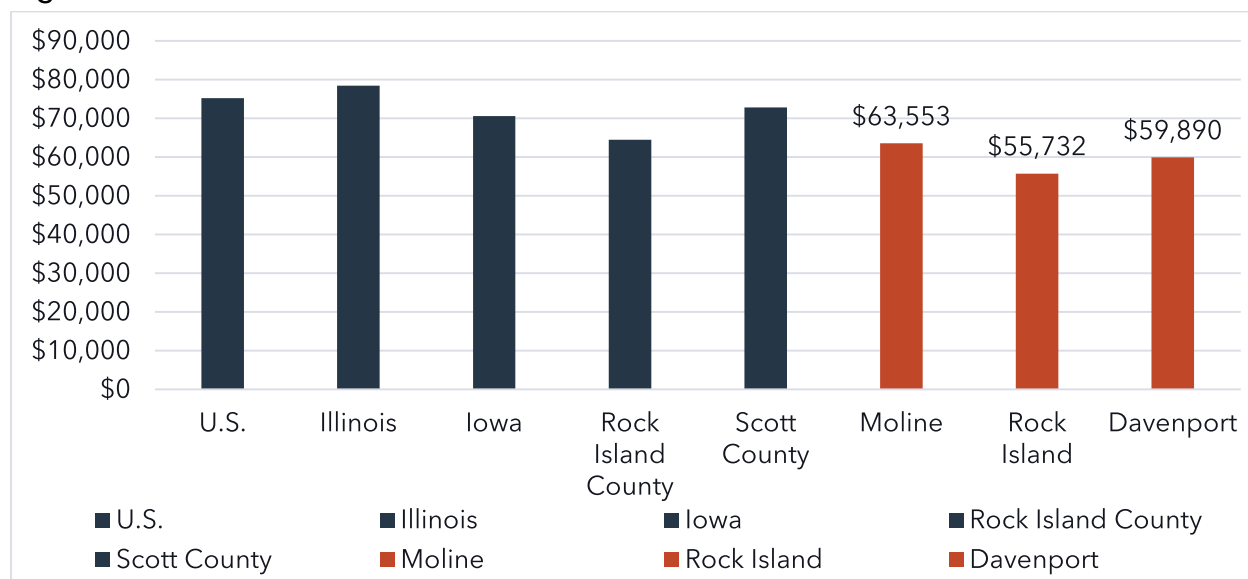
Median Household Income (MHI) serves as a key measure of housing affordability, reflecting local purchasing power. In a notable shift, the Federal Reserve Bank of Atlanta reported that, for the first time in a decade, the median income of first-time homebuyers has exceeded the national MHI – indicating that many lower-income households are increasingly priced out of the market. As of February 2024, households needed an income of \$106,000 to afford a typical U.S. home, an 80% increase from the \$59,000 required in 2020.²⁹ In contrast, the national median income has only risen by 23% during the same period. This rapid rise in housing costs relative to income growth has created a significant affordability gap, particularly affecting lower-income households as home prices and mortgage rates outpace wage gains.³⁰

The MHI in each of the Tri-Cities is low compared to the MHI in Illinois, Iowa, and the nation (Figure 5.33). In Moline, the MHI is \$11,600 below the national average and \$14,900 below Illinois' MHI. Rock Island has an even lower MHI, at \$19,400 below the national average and \$22,700 below Illinois' MHI. Davenport's MHI is \$15,200 below the national average and \$10,700 below Iowa's MHI.

²⁹ Home Buyers Need to Earn \$47,000 More Than in 2020," accessed July 4, 2024, <https://www.zillow.com/research/buyers-income-needed-33755/>

³⁰ Chicago Fed Letter. April 2023. Accessed July 4, 2024, <https://www.chicagofed.org/publications/chicago-fed-letter/index>.

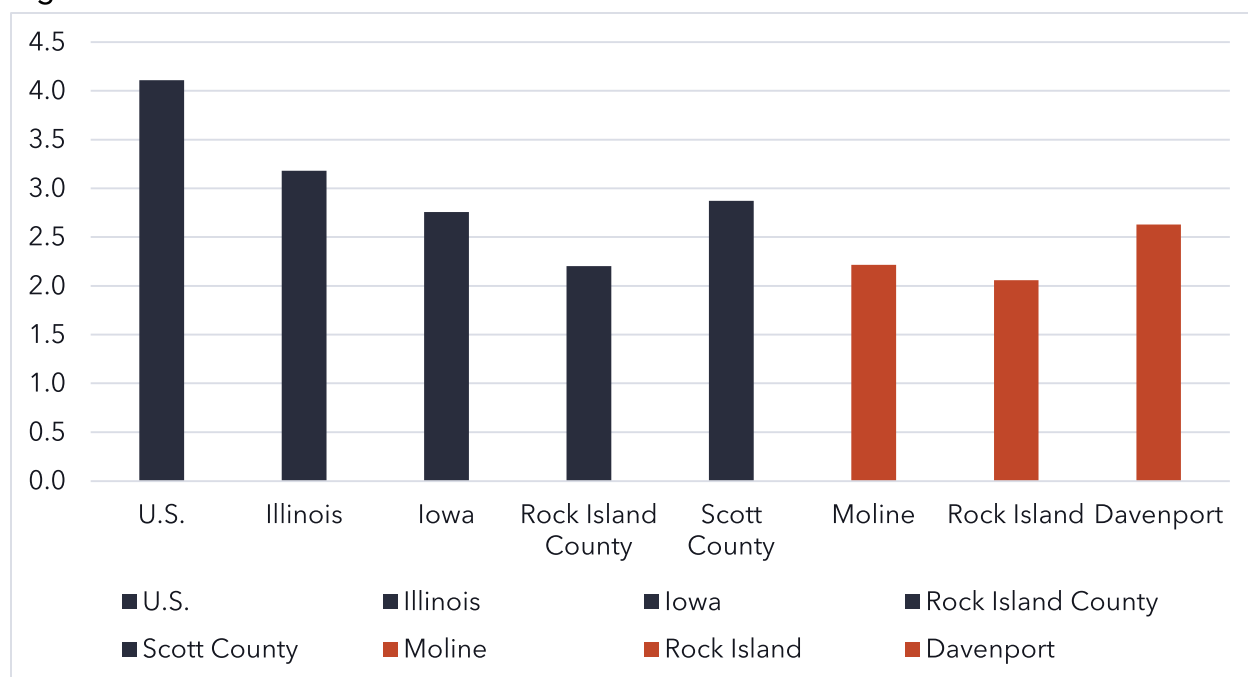
Figure 5.33: Median Household Income



Source: Esri Business Analyst, 2024

Figure 5.34 illustrates the ratio of median home value (MHV) to median household income (MHI) in each of the Tri-Cities. The relatively low ratios – 2.2 in Moline, 2.1 in Rock Island, and 2.6 in Davenport – suggest that homes remain more affordable compared to the national level, where the MHV-to-MHI ratio is 4.1.

Figure 5.34: Median Home Value to Median Household Income



Source: Esri Business Analyst, 2024

Though MHI in the region may be low, so is the cost of living (COL). Across the Tri-Cities, COL is well below the national average (Table 5.10). Using 100 as the national benchmark, Rock Island and Moline have a COL of 75.7, while Davenport's is slightly higher at 82.9 – above Iowa's COL of 80.1 but well below Illinois' COL of 93.7. Although the transportation burden is higher in Illinois (106.2) relative to the U.S. benchmark of 100, Transportation Burden figures for each of the Tri-Cities are below 80.

Table 5.10: Cost of Living

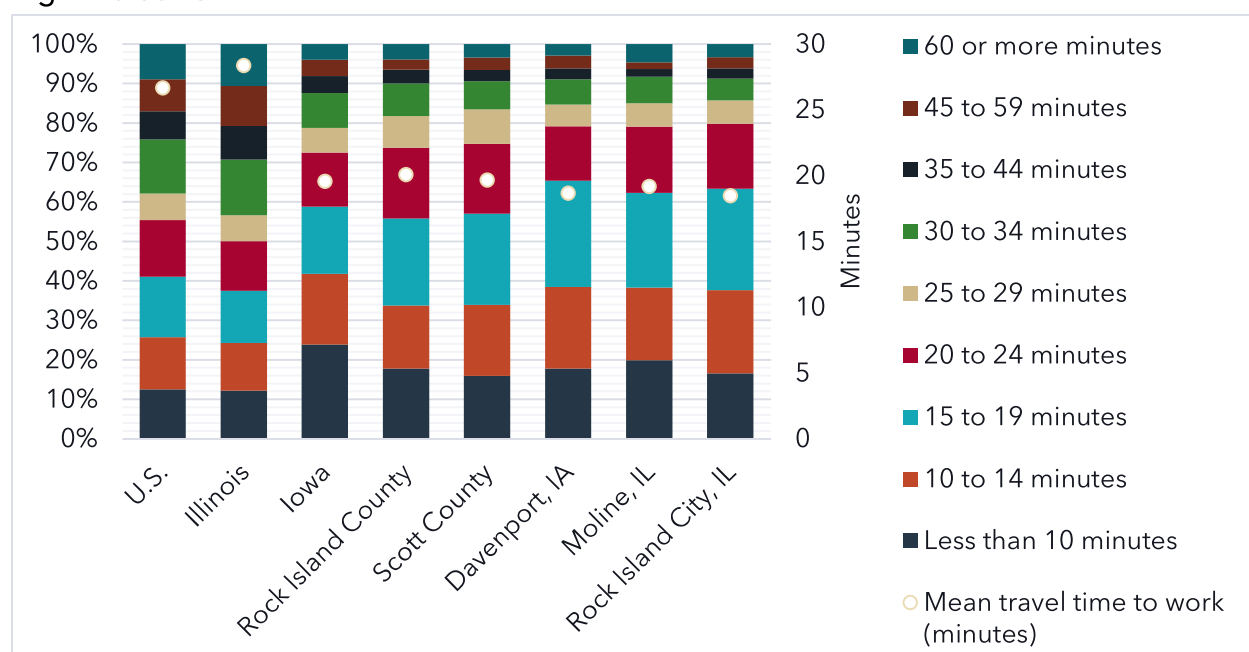
	Overall	Grocery	Health	Housing	Utilities	Transportation	Miscellaneous
Davenport	82.9	95.2	103.3	50.5	90.8	79.8	114
Moline	75.7	93.3	94.3	40.3	91.6	77.2	119.9
Rock Island	75.7	92.3	94.3	33.3	89.7	77.7	119.8
Iowa	80.1	94.4	108.2	55.4	98.5	71.4	96.3
Illinois	93.7	94	96.9	80.2	97.7	106.2	107.8
U.S.	100	100	100	100	100	100	100

Source: *Sperlings Best Places, Cost of Living Comparison, 2024*

Commuter & Transportation Data

In Davenport, Moline, and Rock Island, between 62.3% and 64.4% of commuters spend less than 20 minutes driving to work each day (Figure 5.35). Only 58.8% of Iowa residents and 37.5% of Illinois residents have commutes of this length. By comparison, even fewer Americans (41%) have a commute under 20 minutes. Nearly a quarter of Iowa residents (23.9%) have a commute less than 10 minutes. This is a notably higher percentage than in Davenport (17.8%), Moline (19.9%), and Rock Island (16.6%).

Figure 5.35: Commute Times



Source: *U.S. Census Bureau, American Community Survey, 2022 5-year, S0801*

6. Community Engagement

As part of this study, Points Consulting (PC) completed multiple community engagement meetings, stakeholder interviews, and a widely distributed community survey.

Community Input

PC, together with Mosaic, led community engagement meetings in each city in August 2024. A variety of community stakeholders attended, including representatives from non-profit organizations and a civil rights organization, tenants, landlords and city officials. Key insights from these engagement meetings, as well as later interviews conducted with stakeholders over Zoom, are summarized below.

Housing Safety and Maintenance Concerns

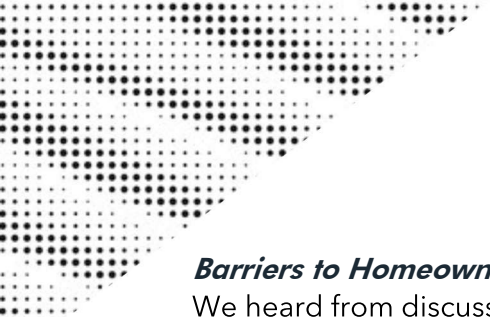
The tragic 2023 collapse of a six-story apartment building in Davenport has intensified regional concern for housing safety. Stakeholders expressed concern about aging housing stock, mold, inadequate maintenance, and gaps in city code enforcement. Relations between tenants and landlords can be tense: some tenants have faced eviction threats after complaining about unaddressed maintenance issues and would like to see more stringent requirements placed on landlords. Stakeholders generally agree that after inspectors flag serious issues in a building, there is little subsequent enforcement. The Quad City Tenant Alliance's (QCTA) endorsement of rent abatement legislation suggests a proactive tenant response, aiming to hold landlords accountable by withholding rent when there are unaddressed code violations. QCTA's Landlord Background Check tool allows renters to see how landlords have performed on upkeep and in treatment of tenants.³¹ People were generally glad to hear that Moline has been ramping up inspection requirements.

Recent positive developments include John Deere's partnership with Moline's Habitat for Humanity, which marked the company's first domestic collaboration with the organization. The initial effort focused primarily on home renovations, typically not an area of focus for Habitat locally. In September 2023, Deere subsequently donated \$1 million to Habitat to launch a home construction and repair program targeting Davenport's Central City neighborhood. The four-year program will allocate \$90,000 per home for critical repairs and \$160,000 per home for new construction.

Housing Affordability and Availability

Housing affordability was a popular discussion topic in community engagement meetings. Stakeholders noted that the area is no longer as affordable as it once was. This has increasingly limited options for both tenants and homebuyers. Many renters have been forced to temporarily live in non-residential spaces. The challenge of finding affordable rental units is further exacerbated by difficulties in communication, with landlords often not responding to inquiries or applications.

³¹ Quad Cities Tenant Alliance, "Landlord Background Check," accessed October 26, 2024, <https://qctenantalliance.org/en/landlord-background-check>.



Barriers to Homeownership

We heard from discussion participants that the high cost of renovating older homes (often estimated at around \$40,000) limits local buyers, while "house flippers" who can afford renovations tend to install high-end features, driving prices beyond what many local residents can afford. Stakeholders noted rising competition from companies purchasing homes with cash over the past four to five years and expressed a general need for more downpayment assistance for prospective homeowners hoping to enter the market. Many renters "making good money" would like to become homeowners but find the goal daunting.

Cost Barriers for New Housing Construction

In Rock Island, regulatory requirements such as mandatory sprinkler systems add substantial costs (around \$15,000) to new construction projects. This can substantially increase the financial burden for developers and overall reduces housing affordability.

To cite one specific case, tax incentives aimed at promoting affordable housing development are perceived as ineffective due to the lengthy approval processes, which often take three years and frequently deter developer interest. Some developers are opting for private financing instead to expedite projects, bypassing government programs. Even when "affordable" housing apartment projects are built, only one or two units might end up qualifying as affordable. In conclusion, Tri-Cities stakeholders would like to see faster, more accessible development processes for affordable housing.

Community Survey

The PC team conducted an electronic and paper-based survey of community residents from June 20th through August 22nd, 2024. A total of 706 responses were collected, of which 492 were fully complete. The survey was open to all citizens of the Quad-Cities region, as well as anyone with a vested interest in the community who may reside just outside these boundaries.

Questions included a mix of both fixed response questions (e.g. multiple-choice selection, and scaled responses), and open-ended questions. PC widely promoted the survey both online and offline using a variety of methods – such as flyers, email, and social media – in order to ensure the highest rate of participation possible. The project team also utilized a thematic coding method to group similar open-ended responses into categories.

To ensure quality, the project team identified and removed suspicious responses, flagged by indicators such as unusually fast response times, unusual IP addresses, and irrelevant input. We excluded responses from individuals who neither live in nor are seeking housing within the Tri-Cities or the Quad-Cities region. The team also carefully reviewed open-ended responses to ensure each was unique. The response rate for Quad Cities residents was 0.5%. Based on this sample size, we are moderately confident that the survey reflects the actual sentiments of the Quad Cities population, with a margin of error of $\pm 3.6\%$.

The charts and tables highlighted in this chapter aggregate responses for the Tri-Cities, while City Specific Survey Results are available later in this report in [Volume II: Tri-Cities Individual Assessments](#). In terms of engagement, response levels varied slightly among the Tri-Cities.



Based on the number of responses per city (shown in Figure 1), Moline had the highest response rate at 0.8% of the population, followed by Rock Island at 0.6%, and Davenport at 0.2%.³²

Key Survey Themes

A few key themes emerged from the survey responses. Respondents strongly feel that existing housing in the region needs to be properly rehabilitated and maintained. This issue is the primary source of dissatisfaction among them and the second most-mentioned topic in open-ended comments. Compared to other communities across the nation, Tri-Cities respondents are notably more supportive of local government taking proactive steps to improve the housing market. Notably, 52.8% agree that local government should “play an active role in ensuring all housing is affordable.” The most favored tools for local government include “grants or other incentives for removing blight and remodeling/upgrading existing housing.” Survey responses echoed individual stakeholders interviewed, who recommended that local governments establish and fund affordable housing programs.

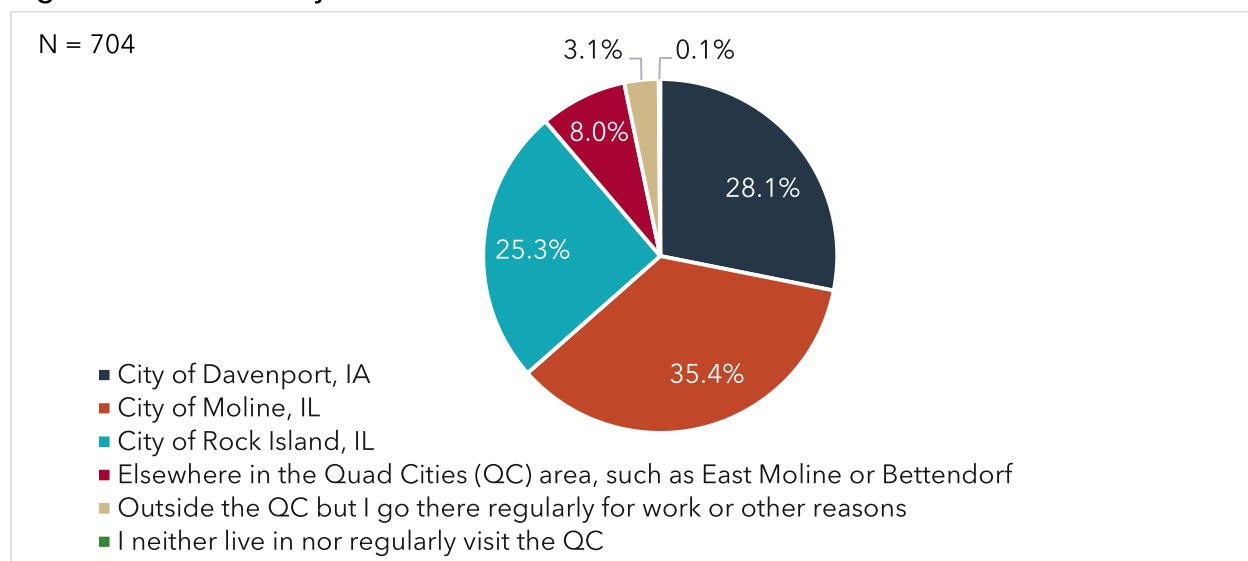
Our survey shows that, beyond renovation, respondents from all three cities largely support the addition of new housing. While 41.1% favor a mix of single-family and denser housing, 24.3% prefer only new single-family developments. Only 11.3% believe there is no need to increase the housing stock at this time. When asked whether their city should maintain low-density housing or increase density, most respondents favored preserving low-density housing.

Mimicking a national trend, 68.3% of respondents indicated that purchasing a home in the region is either somewhat expensive or too expensive. An even higher percentage (76.1%) feel that renting a home is similarly challenging. The gap between these figures is likely due to several factors, including the fact that many homeowners secured mortgages in a less expensive market, providing a buffering effect not available to renters. Additionally, renters generally report lower incomes than homeowners, making them more sensitive to the rising costs of rent. “Increased rent” is the most commonly cited reason for relocating due to housing issues, followed by “poor condition or dilapidation of current housing.” Complete community survey response figures are shown in the following section of this report, while open ended responses are available in [Appendix A](#).

³² Based on estimated 18+ population for each City in 2024.

Full Community Survey Responses

Figure 6.1: Where do you live?



Cost Perception Questions

Figure 6.2: Please rate your perceptions of purchasing a home in the QC

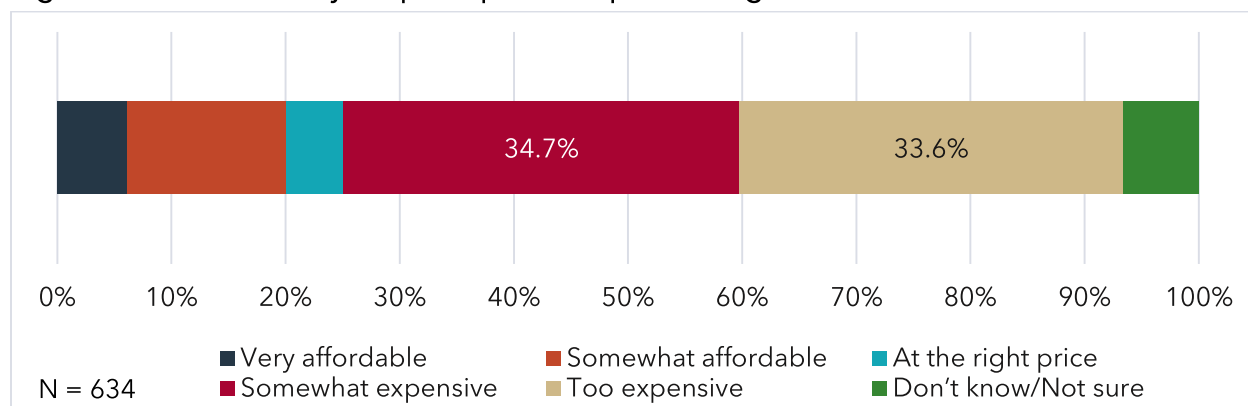
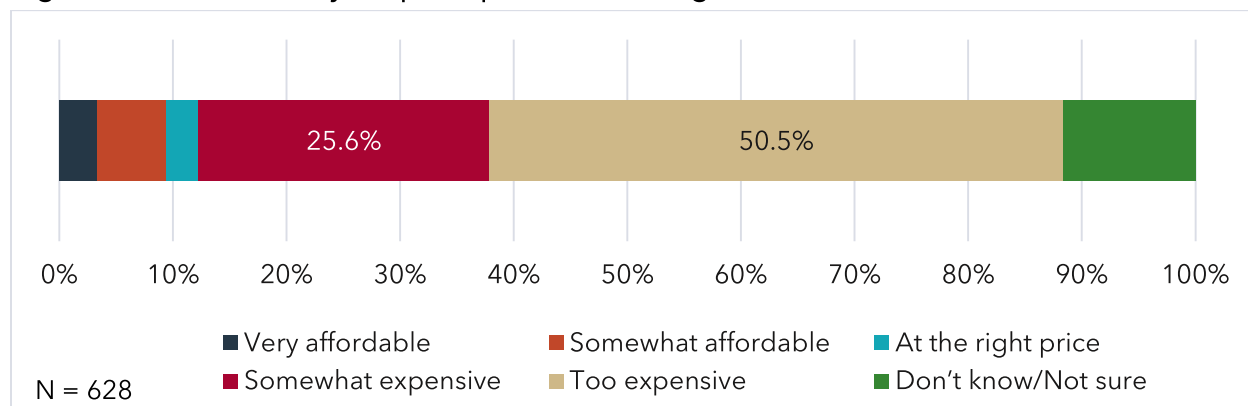


Figure 6.3: Please rate your perceptions of renting a home in the QC



Housing Stock Perceptions

Figure 6.4: Would you like to see additional housing added to the QC?

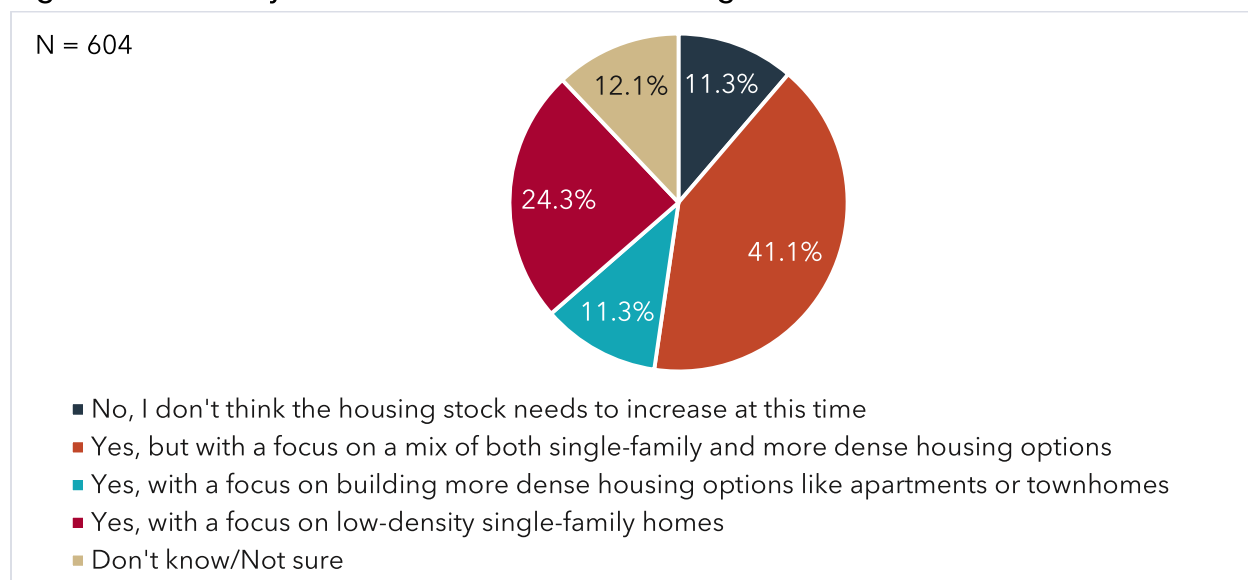
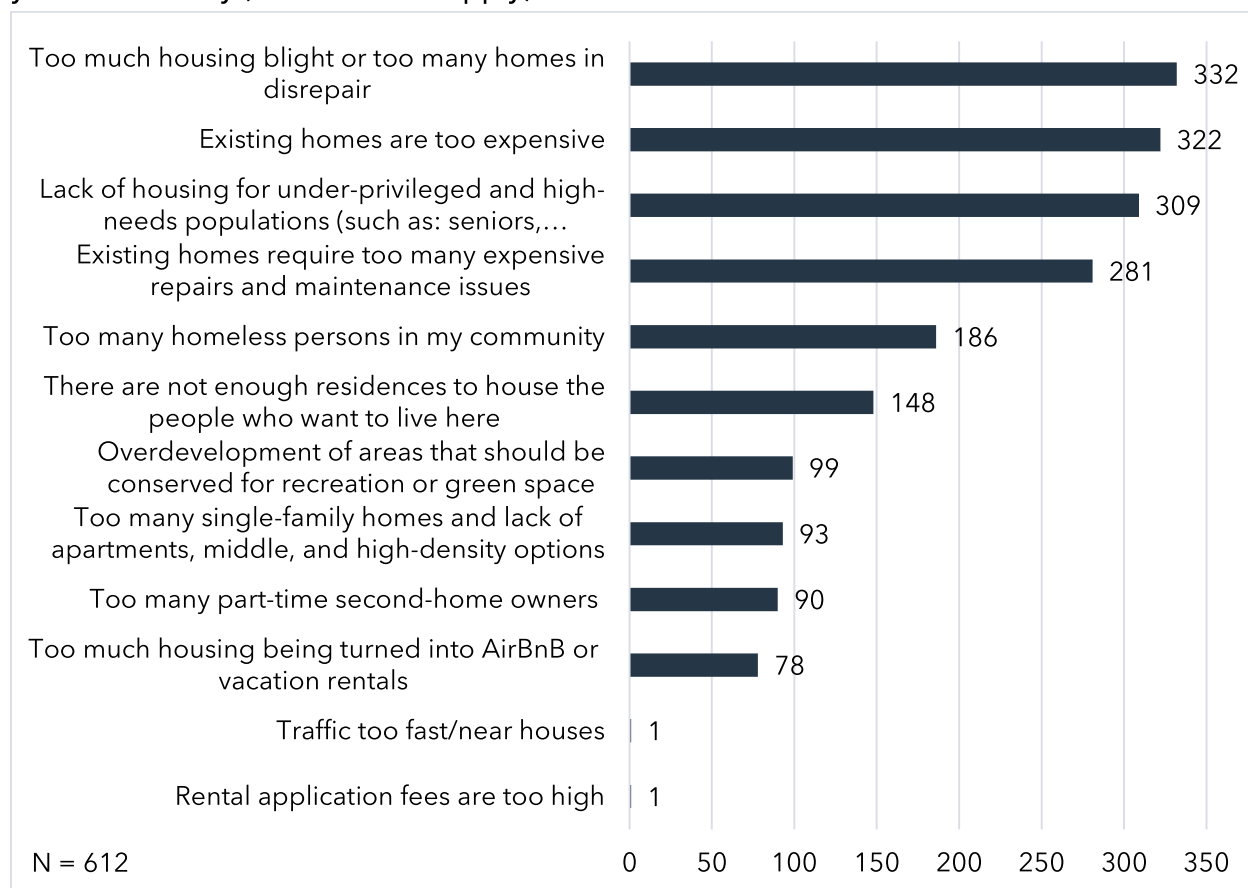


Figure 6.5: Which, if any, of the following housing aspects are you dissatisfied with in your community (Select all that apply)



Moving and Cost Displacement Questions

Figure 6.6: Are you being forced to move due to expenses or other reasons?

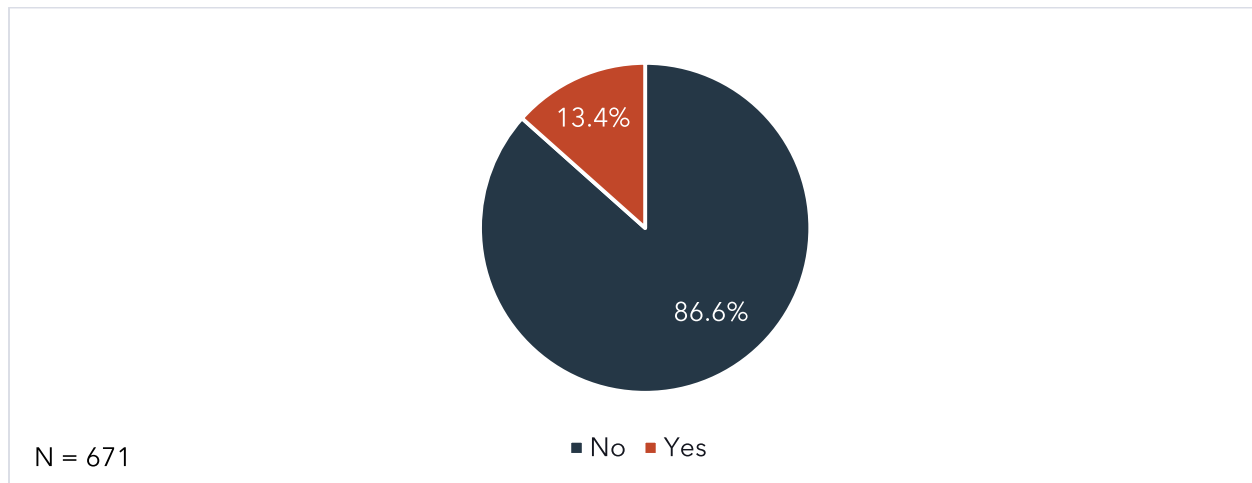


Figure 6.7: Why are you being forced to move? (Select all that apply)

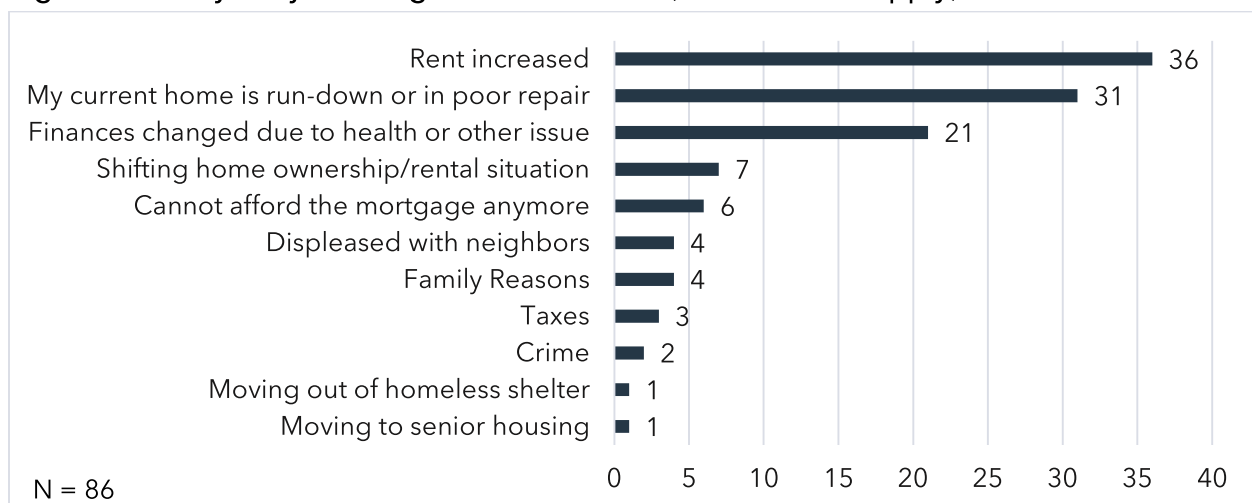


Figure 6.8: What are your current intentions related to housing in the next 3-6 months?

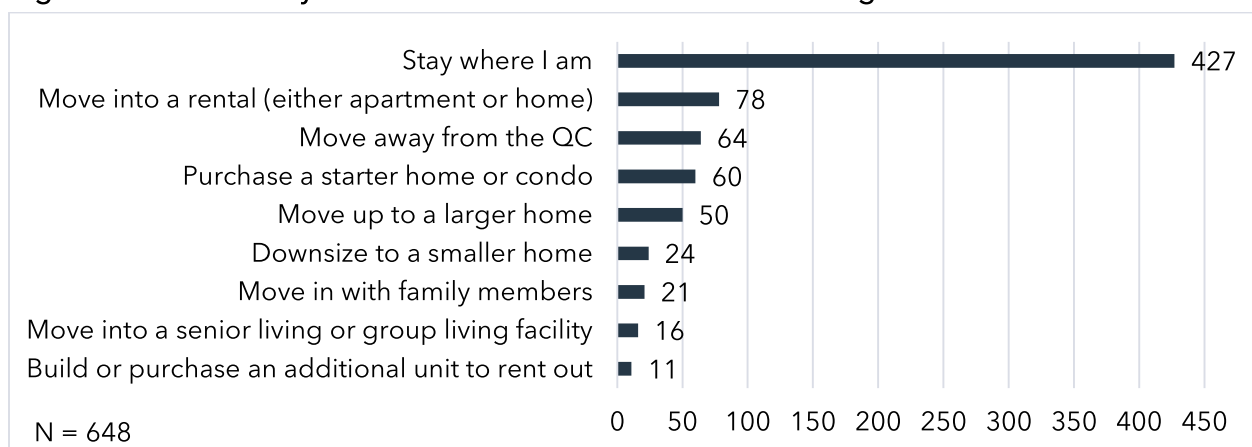


Figure 6.9: What are the main reasons you are interested in moving (select all that apply)



Figure 6.10: Have you had difficulty finding suitable housing within your budget in the QC?

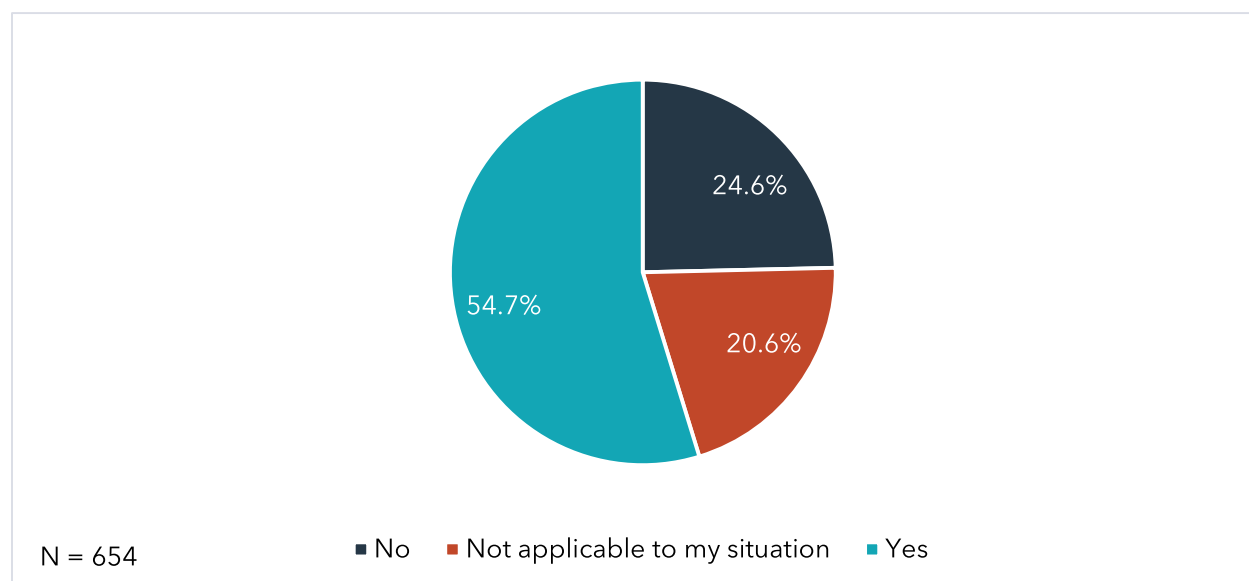
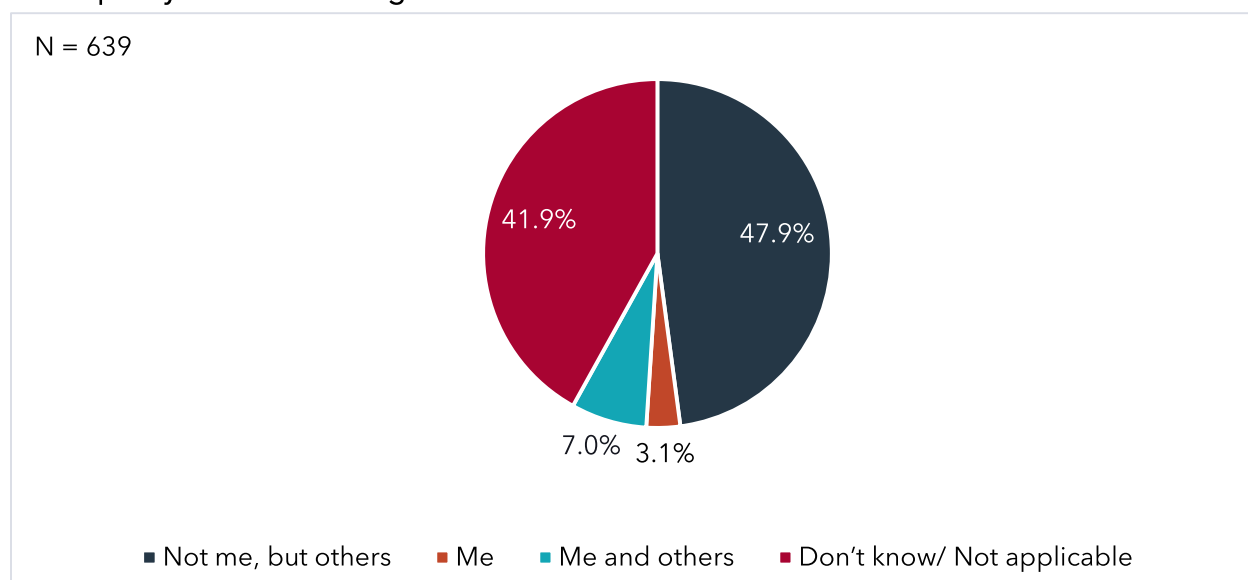


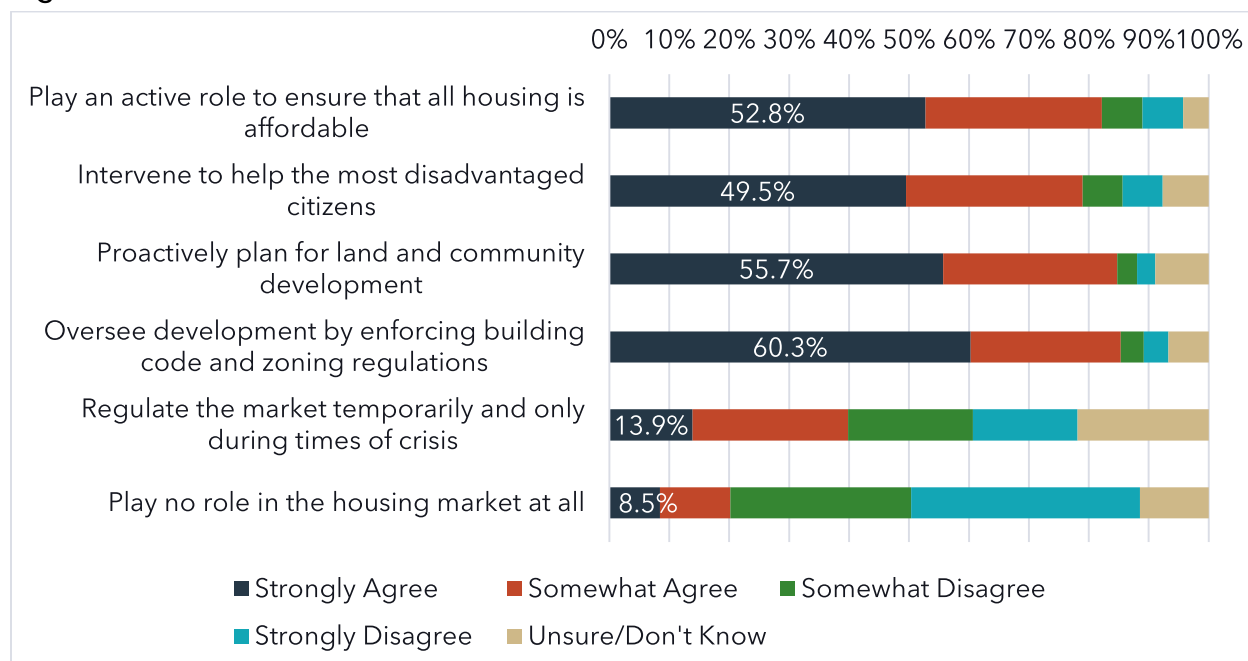
Figure 6.11: Have you or anyone you personally know been displaced from their housing in the past year due to rising house costs?



Perceptions of Government's Involvement in Housing

Please indicate your level of agreement with the following statements about local government's involvement in the housing market:

Figure 6.12: Local Government should...



Short Term Rental (STR) Perceptions

Figure 6.13: Do you believe there are too many short-term rentals (such as Airbnb, VBRO, or vacation rentals) in the QC?

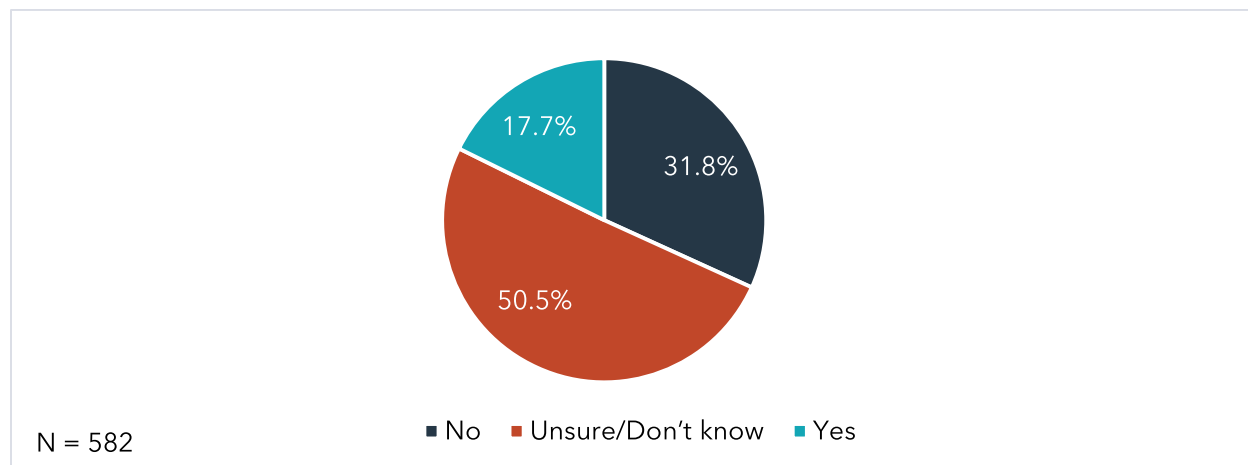
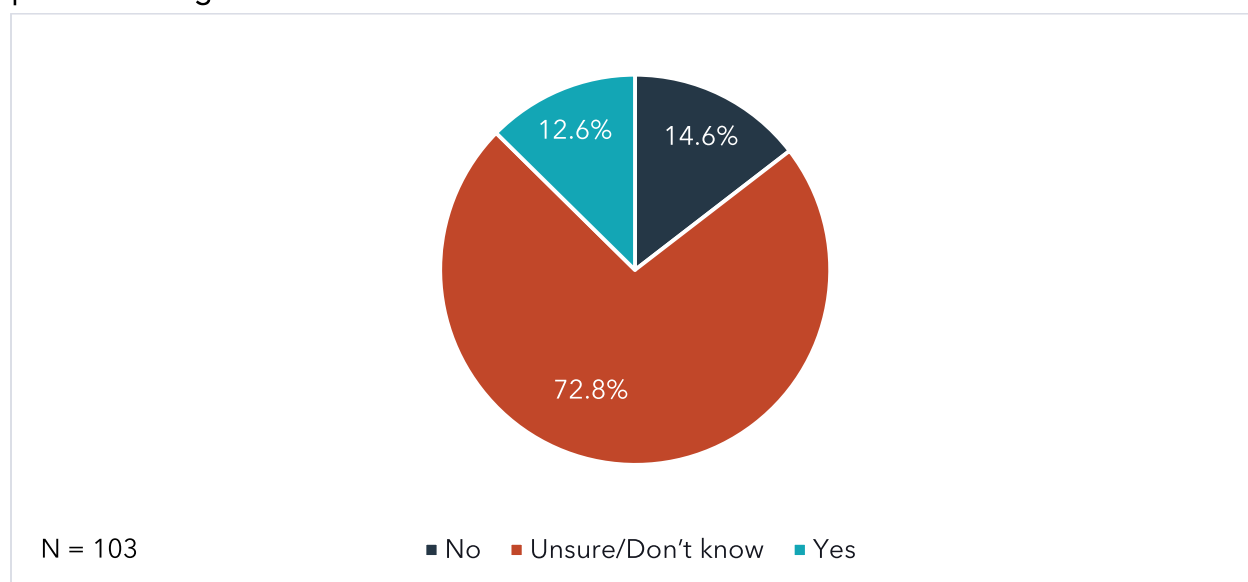
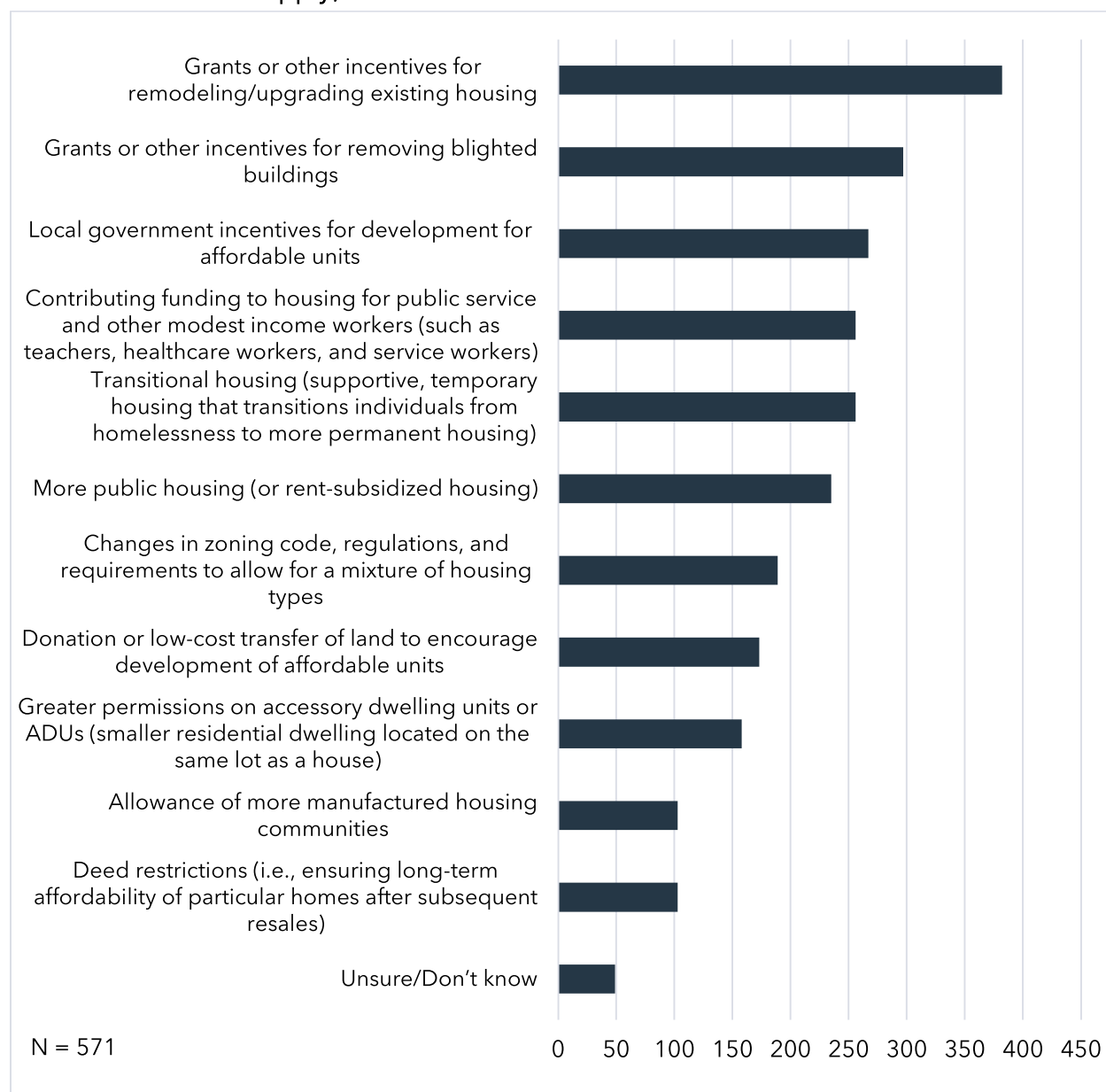


Figure 6.14: Do you believe there are too many short-term rentals or vacation rentals in a particular neighborhood?³³



³³ Respondents' comments on which neighborhood has "too many" short term rentals are shown in Table 1A of [Appendix A](#).

Figure 6.15: What tools would you be in favor of local government using in order to facilitate more housing? (If you do not know what the option is, please leave the option blank. Select all that apply)



Suitability of Housing by Location in Tri-Cities

Figure 6.16: What type of neighborhoods in the QC would be most suitable for the *townhome* housing type? The pictures below show several concepts of this housing type.

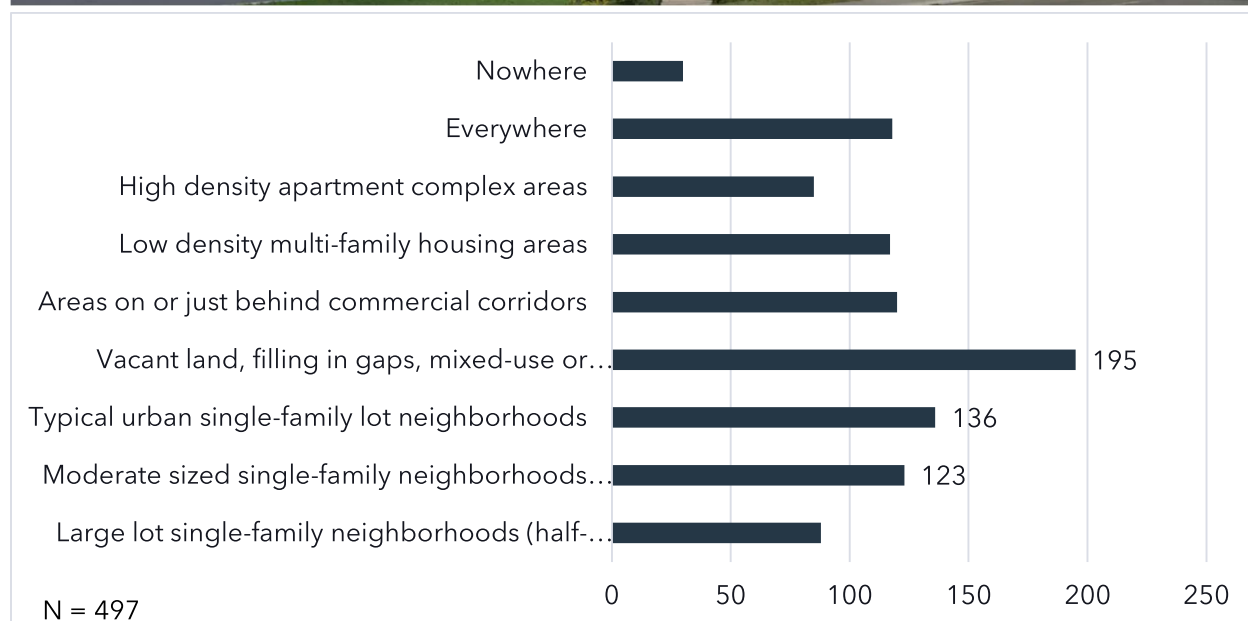


Figure 6.17: What type of neighborhoods in the QC would be most suitable for the *duplex and triplex* housing type? The pictures below show several oncepts of this housing type.

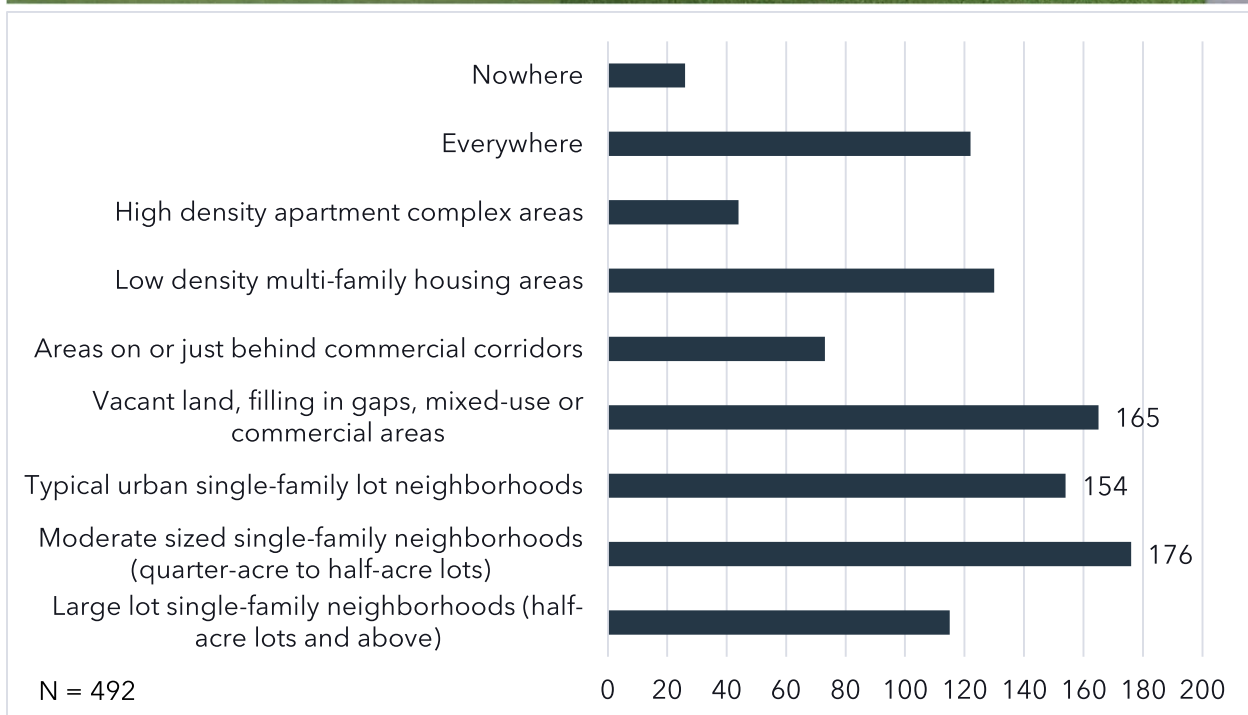


Figure 6.18: What type of neighborhoods in the QC would be most suitable for *cottage neighborhoods*? The picture below shows this housing concept

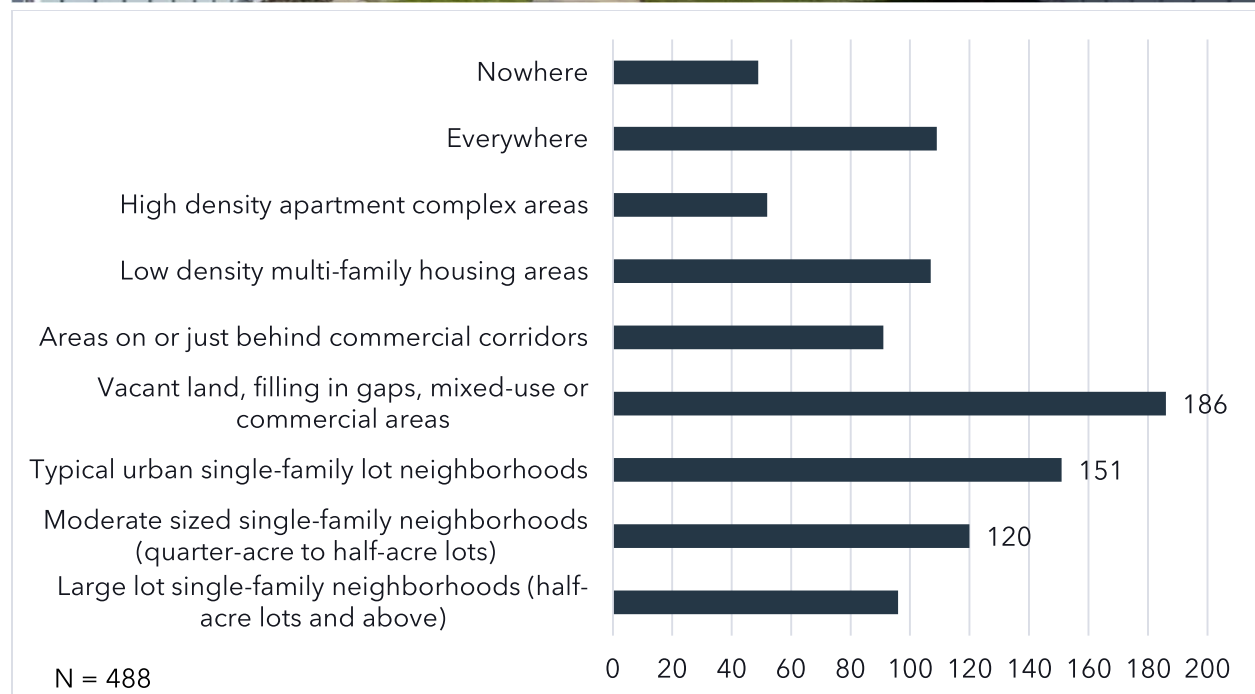


Figure 6.19: What type of neighborhoods in the QC would be most suitable for the *multi-family/apartment* housing type?

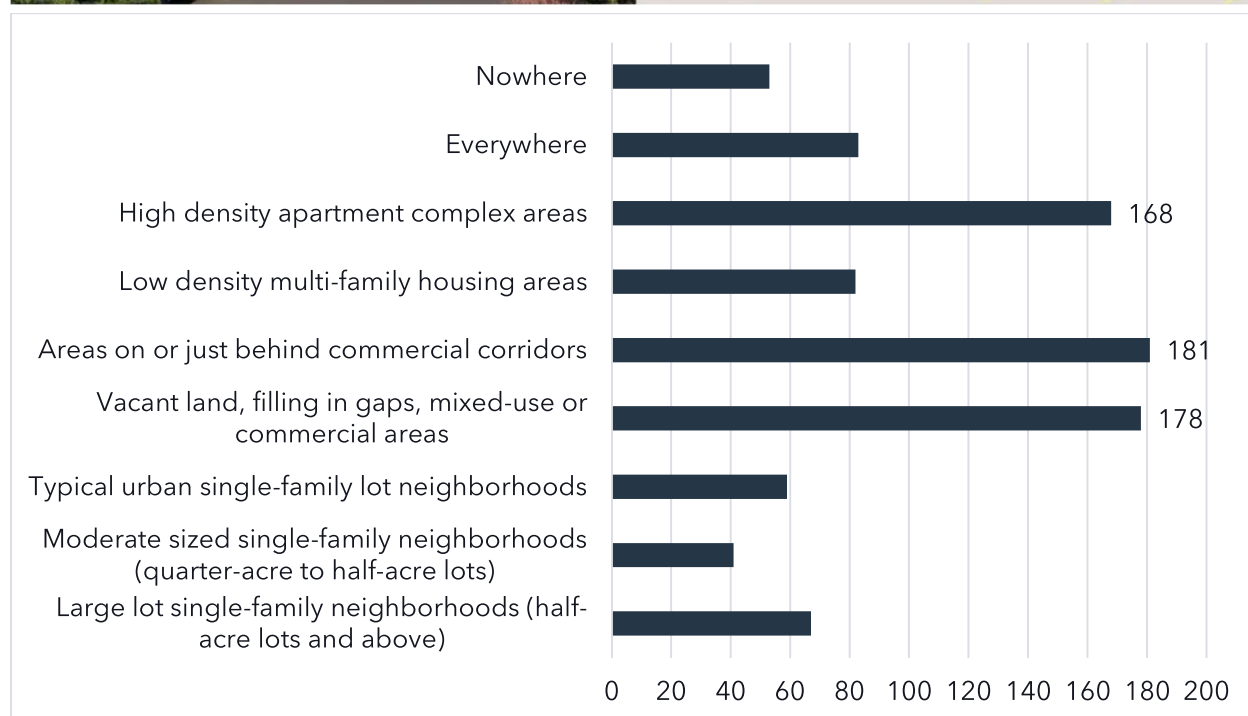


Figure 6.20: What type of neighborhoods in the QC would be most suitable for the *condominium* housing type? The picture below shows this housing concept

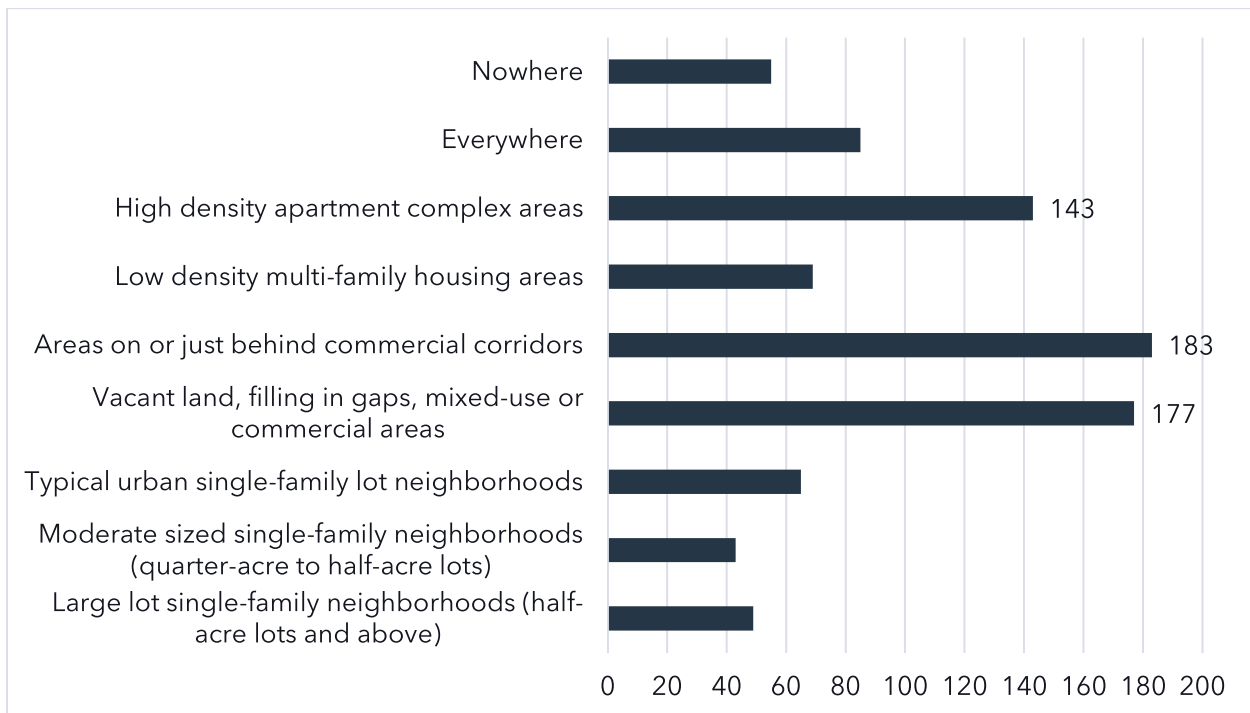
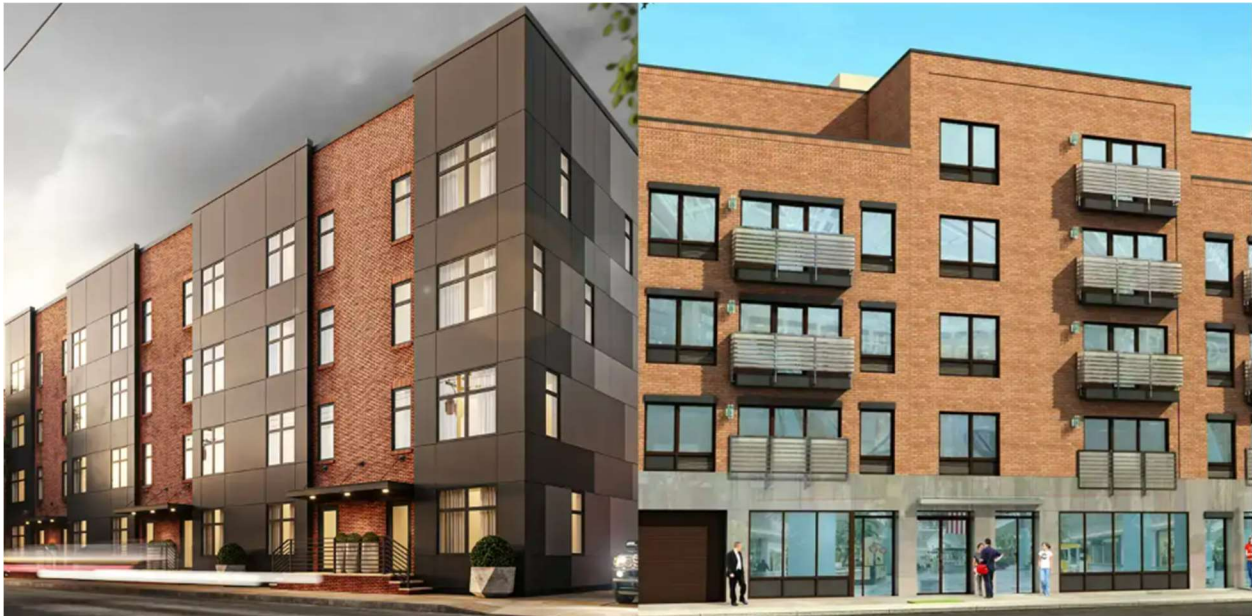


Figure 6.21: What type of neighborhoods in the QC would be most suitable for the *accessory dwelling unit (ADU)* housing type?

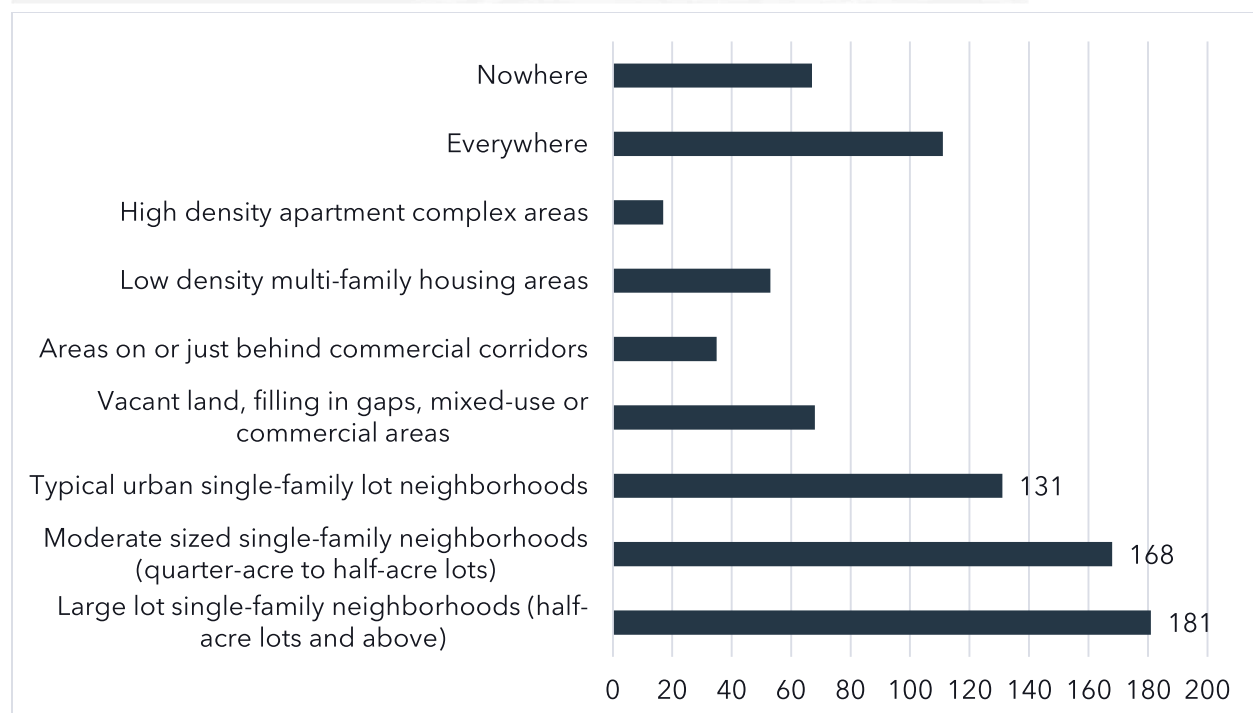
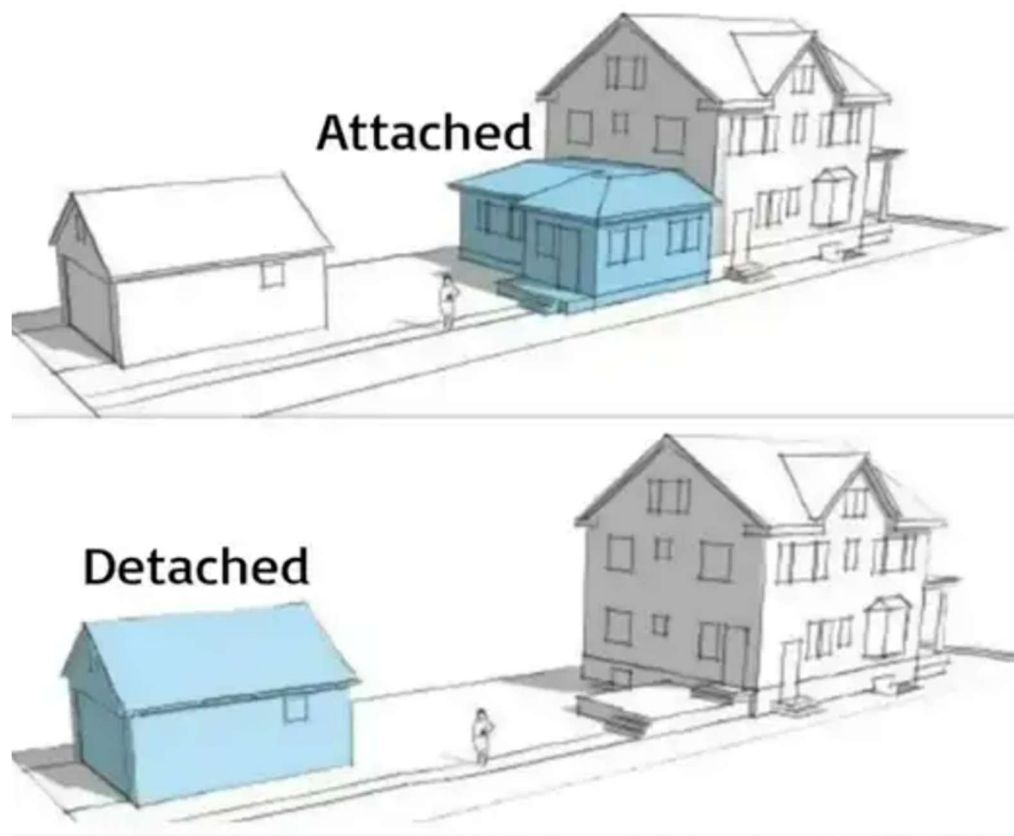


Figure 6.22: Within the neighborhood where you live, should your city work to maintain lower density housing or increase housing density?

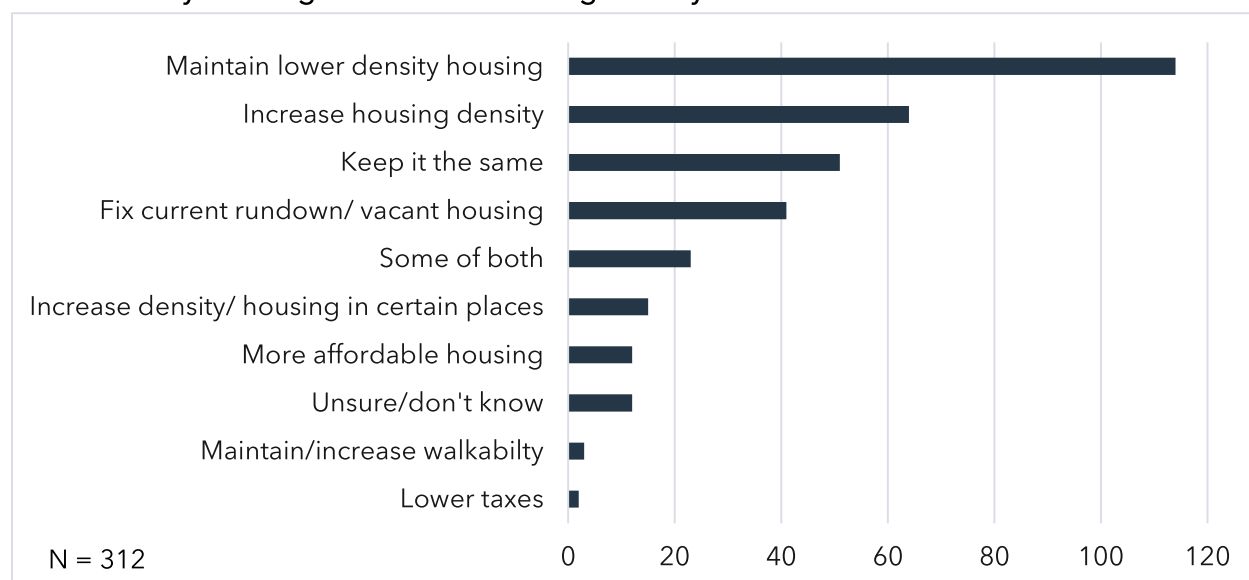
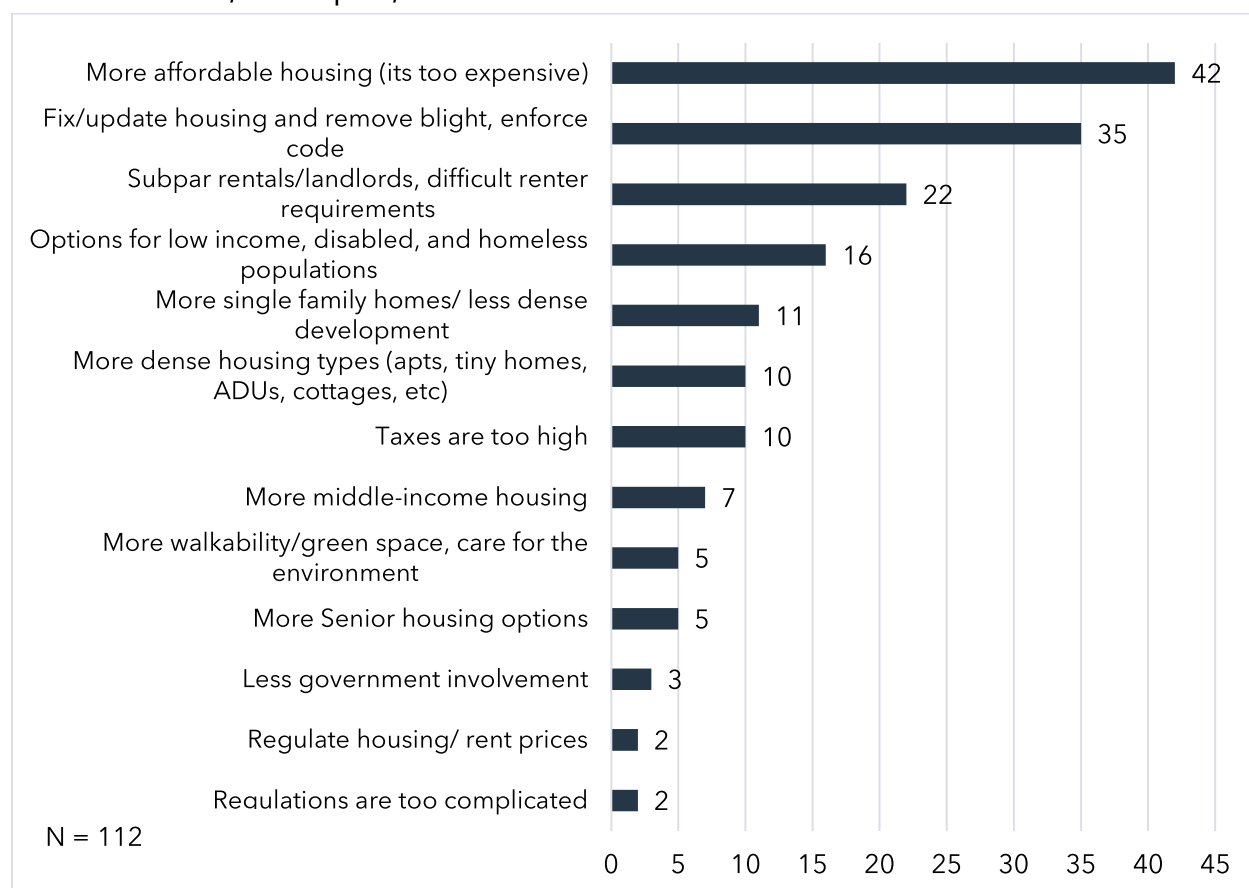


Figure 6.23: Please share any additional thoughts or comments related to housing in the Cities of Moline, Davenport, and Rock Island.



Demographic Questions

Figure 6.24: What is your age?

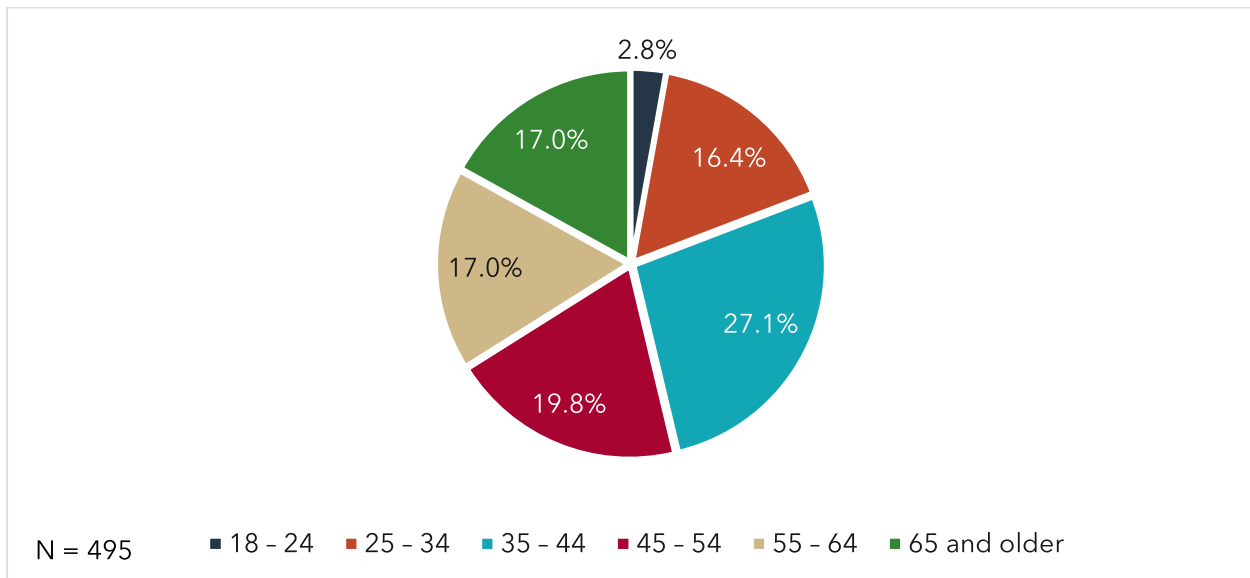


Figure 6.25: Who else resides in your residence?

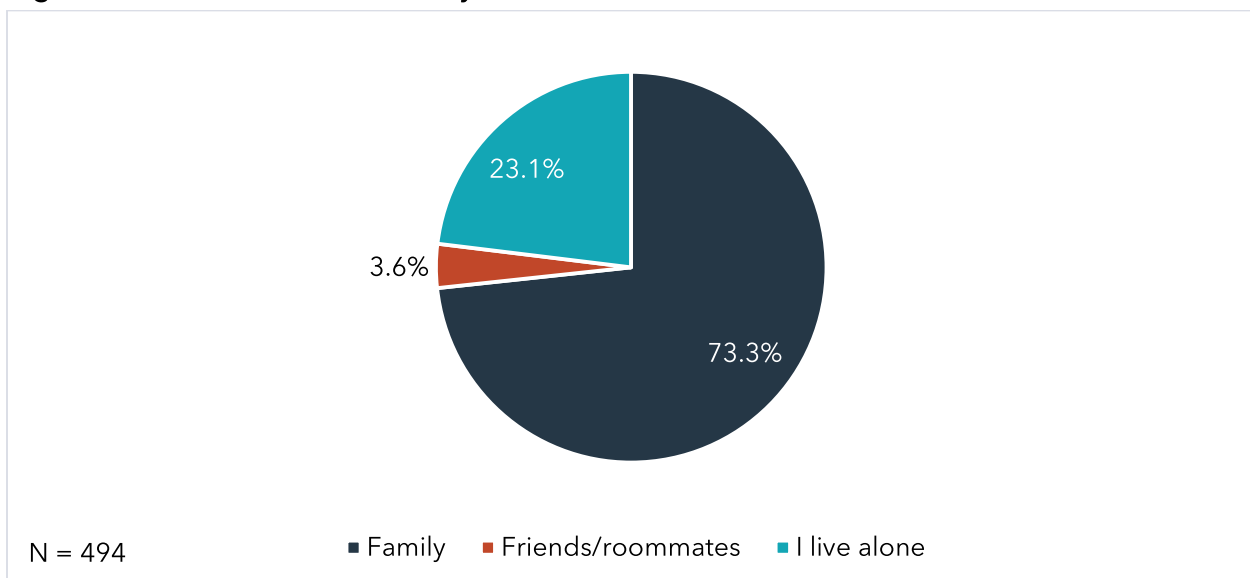


Figure 6.26: What is your employment situation? (Select all that apply)

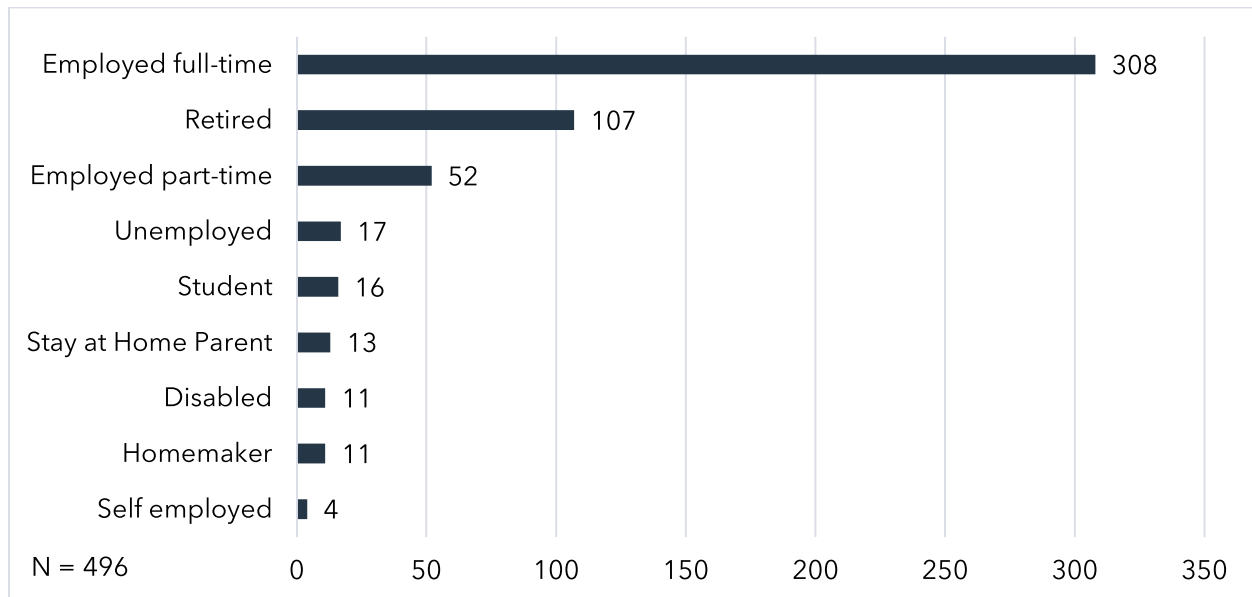


Figure 6.27: What is your race?

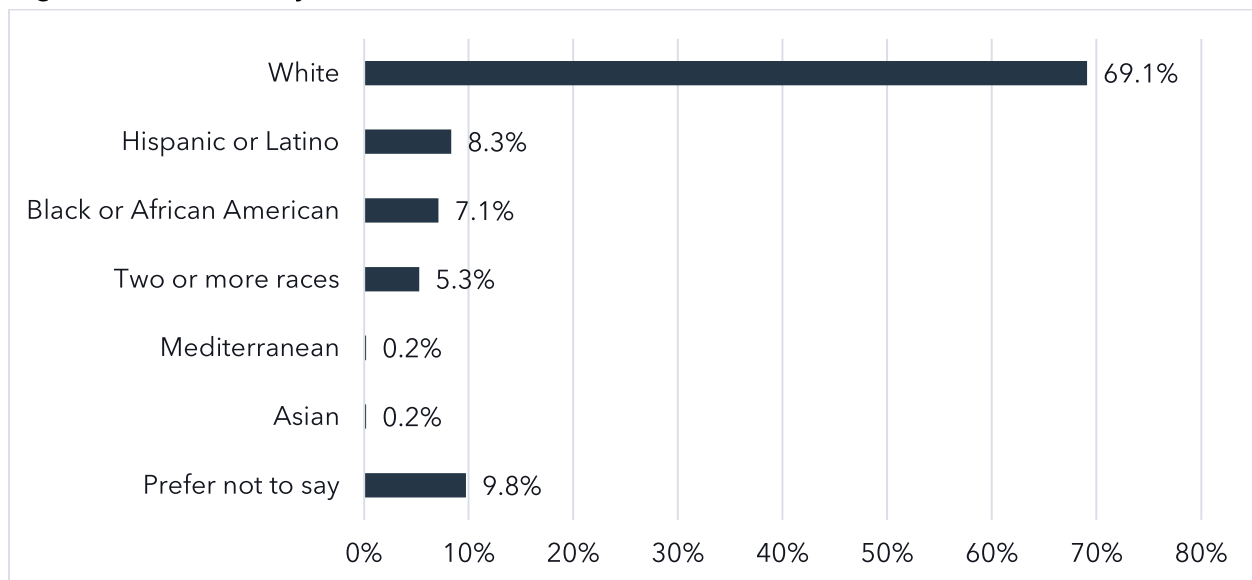


Figure 6.28: How long have you lived in the QC?

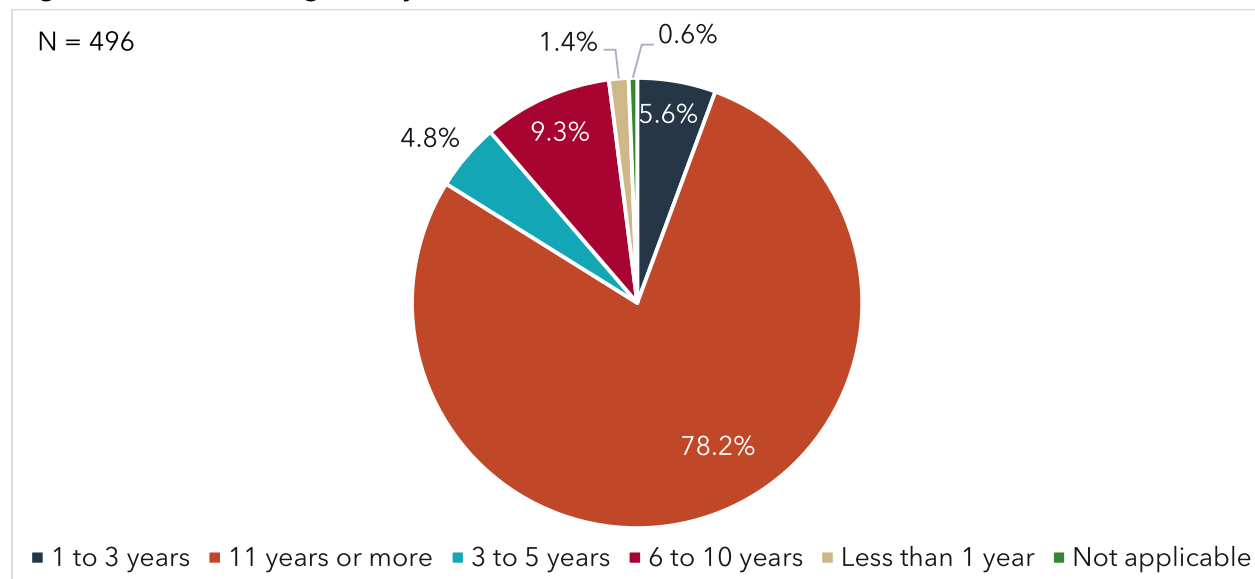


Figure 6.29: How long have you lived in your current residence?

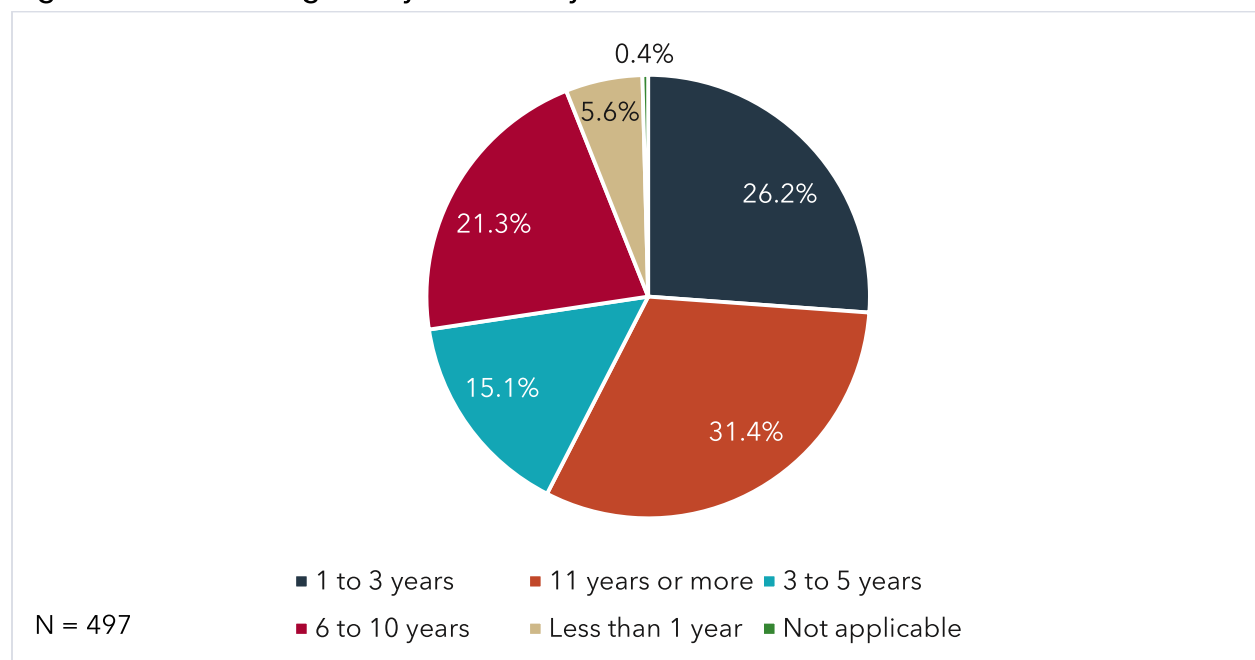


Figure 6.30: What is your current living situation?

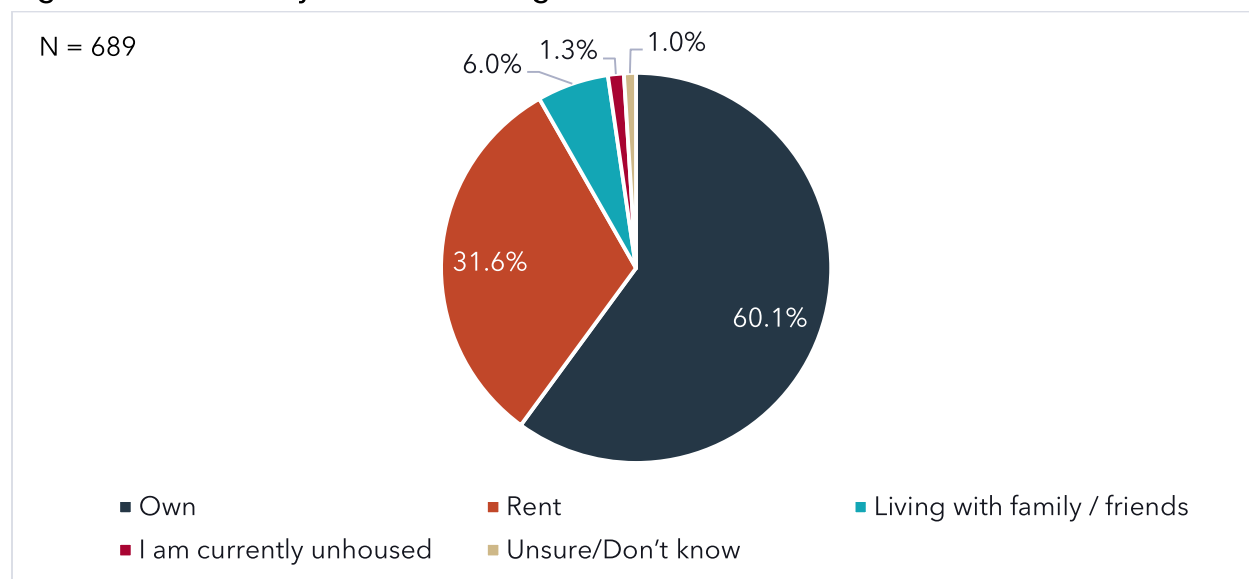
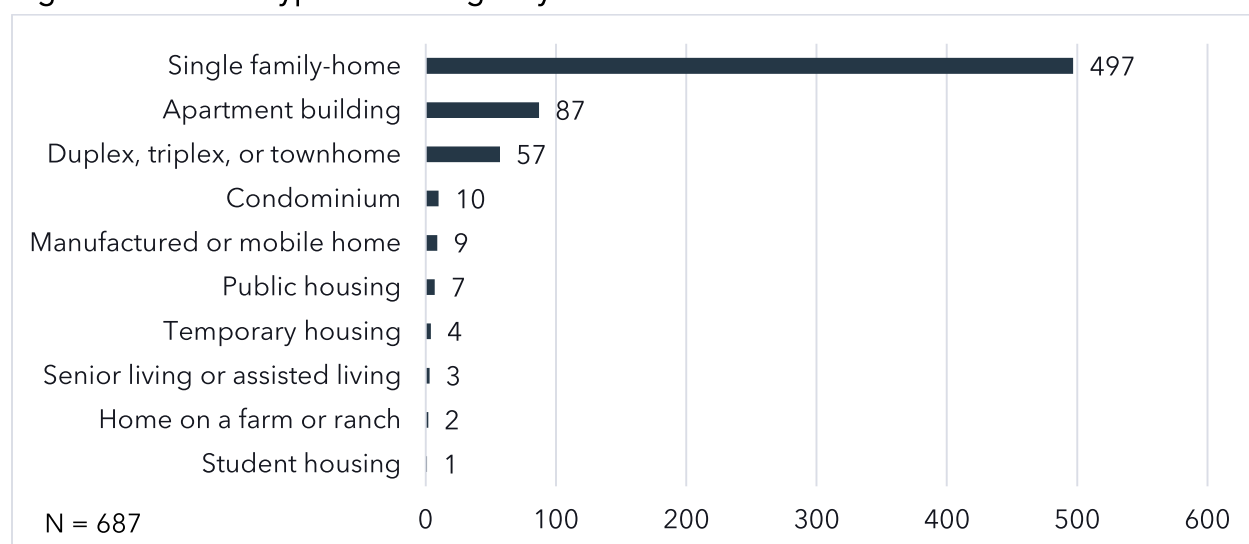


Figure 6.31: What type of housing do you reside in?



7. Literature Review

Moline's 2001 Comprehensive Plan

Several natural and topographical challenges shape and constrain development in Moline, as recognized in the 2001 Plan. Steep slopes, ravines, stormwater drainage, floodplains, and soil conditions are often unsuitable for urban development. Abandoned coal mines define neighborhood boundaries and influence public- and private-sector decisions. Despite these obstacles, the 2001 plan identified opportunities for better wetland management and increased public access to stream corridors and river views.

Housing was flagged as a critical issue in the 2001 plan. Although the plan is over two decades old, some housing concerns remain relevant, such as the age and condition of the housing stock. Over the past 23 years, many owners have delayed maintenance, impacting the quality of the housing stock. Large or small capital expenditures, while unappealing to some owners and often lacking cosmetic impact, are crucial for long-term property preservation. After the 2008 Great Recession led to plummeting property values, many owners postponed necessary maintenance indefinitely, and recent inflation has further deterred investment in property upkeep.

Deferred maintenance affects individual buyers, who must ensure properties are in good condition, and the broader community, where neglected homes pose challenges to neighborhood beautification and historic preservation. The 2001 Plan supported enhanced maintenance inspections and code enforcement to promote regular upkeep, and stakeholders also advocated for public-private partnerships to address repair challenges, especially for elderly and low-income residents. The plan's goals included fostering high-rent areas, encouraging infill development, revitalizing apartments above storefronts, and increasing the appeal of housing within walking distance of downtown.

Since the 2021 Plan, some developers have pursued adaptive reuse solutions to address the housing shortage. The original plan's recommendation for a vacant commercial land reuse strategy remains relevant, though it may require zoning flexibility. Adaptive reuse projects can create land-use conflicts with neighboring parcels that lack adequate buffers.

In 2001, Moline's owner-occupancy was lower than the MSA average, and household sizes were smaller than in the county, the Quad Cities MSA, and nationally. However, household incomes were higher than in the MSA and county, indicating a strong workforce. Despite a low vacancy rate, the Household Index at the time showed slowed growth, with population density declining from 16.8 persons per acre in 1960 to 10 in 2000. Concurrently, Moline's industrial acreage fell by 34%, while single-family residential acreage expanded.

While the 2001 Plan noted an increase in low-cost housing, partly due to deteriorating stock, it also identified a gap in affordable mid-range housing, emphasizing the need to attract more families. The plan recommended strategies like bilingual education, support for local industries, expansion at John Deere, improved technology training, and redevelopment of older industrial properties to support this goal.



The plan also outlined goals for enhancing residents' quality of life through improved open space access and increased walkability. While some expansion hopes were realized – such as Trinity Medical Center's growth – other initiatives faced setbacks. South Park Mall saw 250,000 square feet demolished in 2014, and John Deere announced layoffs affecting 298 Moline employees in 2024. The 2001 Plan's recommendation to move retail and parking to the city's edges has also proven shortsighted in light of technological shifts reducing in-person shopping.

While infill development opportunities remain, the 2001 Plan concluded that Moline's core was largely built out, suggesting annexing unincorporated enclaves and developing agricultural land south of the Rock River for residential purposes. Since then, the city has adopted smaller plans, such as the 2014 Downtown Neighborhoods Plan, which led to significant improvements in the Floreciente Neighborhood, including enhanced pedestrian and streetscape infrastructure. Broadly, the 2014 Plan aimed to support the historic downtown district through renovation projects, small business support, and partnerships. Other goals included developing the Western Illinois University Quad Cities campus district and expanding open spaces and bicycle networks.

City of Rock Island's Comprehensive Plan 2014 - 2034

In this plan, Rock Island's housing goals focus on stabilizing, revitalizing, preserving, and enhancing traditional neighborhoods. By encouraging the development of diverse housing types and sizes for all income groups, ages, and household sizes, the city envisions strong neighborhoods that can meet residents' recreational and commercial needs. With many neighborhoods originally built in an era when traditional layouts were common, Rock Island's plan seeks to revitalize existing homes in need of repair and promote infill development of similarly sized homes on vacant lots within these areas. The plan includes a Traditional Area Zoning Overlay that ensures buffers between commercial and residential uses, prohibits the conversion of single-family homes to commercial use, and reconciles conflicting existing uses.

Recognizing that traditional housing does not suit every household, the city plan outlines a variety of other housing types to consider, including:

- Accessory Dwelling Units (ADU)
- Senior Living
- Life/Work Spaces
- Cooperative Housing
- Bungalow Courts/Pocket Neighborhoods

To create housing variety, the Land Use section of the 2014 plan designates the area southwest of the city center for new developments, specifically "planned neighborhoods" and "planned mixed-use" areas. Each development requires a detailed neighborhood plan, which would then be incorporated into the Comprehensive Plan.

Much of Rock Island's housing stock is old enough that repair, rehabilitation, and maintenance are critical issues. Over 80% of single-family homes were built before 1970.



Houses in disrepair can lead to neighborhood disinvestment, blight, and increased crime. While the city has purchased and demolished some of these homes, the broader goal is to stabilize and strengthen neighborhoods by focusing on:

- Infrastructure improvements
- Maintenance and repair incentives
- Vigorous code enforcement
- Partnerships with rehabilitation-oriented and non-profit organizations for neighborhood cleanup
- Continued targeted removal of blighted homes

The plan promotes the formation of neighborhood organizations as essential channels for community voices and active participation in local initiatives. This approach aims to give neighborhoods a direct role in shaping their development.

In an August 2024 interview with PC, Rock Island's Community Economic Development office outlined city programs aimed at addressing issues like home repair. Funded by HUD's CDBG program, the city's Home Repair program, one of its largest, offers up to \$24,999 in five-year forgivable loans to low- and moderate-income households. These funds help improve homes' essential infrastructure by covering repairs or replacements for siding, roofs, water service lines, furnaces, windows, water heaters, gutters, doors, foundations, and more. The program also handles critical needs like radon mitigation, lead abatement (especially in emergency child lead poisoning cases), and ADA compliance.

Continued funding for this program is expected as long as the city meets planning requirements, and additional support often comes from Illinois Housing Development Authority's HRAP program. A Construction Officer assesses each home to prioritize issues and match them with the best grants. Due to high demand, there's typically a one-year waitlist except for emergencies. The city completes about 35 HUD-funded home repairs annually, spending around \$250,000 to \$300,000. For 2024, an additional \$160,000 from ARPA is expected to fund similar initiatives. However, team size and grant-dependent positions limit capacity; more staff would allow for securing additional grants. Constraints also include prioritizing costly lead abatement and radon mitigation, which can consume most of a project's budget, delaying other repairs. The city also faces a shortage of qualified contractors for lead abatement, despite training efforts hindered by training difficulty, low pass rates, and contractors' reluctance to take on small or neighborhood-based jobs.

In 2014, multifamily housing made up 29% of the city's housing. The city's plan aims to enhance multifamily design standards and end "over-zoning," where single- and multifamily housing are allowed in the same areas, which can lead to code and traffic issues. It also encourages public parks within a quarter mile of all neighborhoods, discourages new developments in Open Space and Conservation areas, and requires developers to identify the boundaries of these areas by features like wetlands, floodplains, or steep slopes.

The 2014 plan also recommended an updated zoning code to address gaps and lack of specificity in performance standards at the time. A spectrum of performance standards would



better differentiate zoning districts with criteria beyond simple land use, enabling more confident rezoning even without a specific plan.

Davenport's 2005 – 2025 Comprehensive Plan

Davenport's 2005 plan shares some of the same themes, particularly household demographic changes, condition of the housing stock, and managing the anticipated need for geographic growth. Its Future Land Use changes compared to the previous plan are not sweeping, but targeted. In the core area of the city the only changes are to a couple of small areas along the river, one to be for "Open Space" (OS), the other a "Commercial Neighborhood" (CN), which is a mixed-use designation appropriate in neighborhoods surrounding major arterial intersections with adjacent residential areas. The other changes are primarily located in the "Third Tier Development" area of the city. "Residential General" is the use given to most of the acreage of newly changed designations. It allows mostly residential with some neighborhood-compatible commercial within half a mile of the residential.

There are a few new swaths of RG in the updated Future Land Use Map, arranged in broken patches along the "curve" of the "Third Tier Development" area. Complementing those are numerous new OS and "Parks and Recreation" areas, as well as "Commercial Retail" (CR) areas at the eastern and western ends of the curve, and two CN designations at the eastern end. With expressed interest in promoting development in the northwest area, the Future Land Use Map does not feature any changes there. Most of that land was designated "Future Development" (FD) in the 2005 map and remains that way in the envisioned 2025 map. There are some newly added swaths of FD, however, one located near the western border of the city and three near the northern border.

The plan's projected population growth estimated approximately 0.4% annual growth to a 2025 population of 98,359, which falls just short of the current population of about 100,000. By contrast, the 2016 Land Use Plan forecasted a population of almost 110,000 by 2025. The average household size had fallen from 3.11 in 1970 to 2.51 in 2000. In that span of time, the city added a net of approximately 8,000 housing units, while vacancy rates changed only by about 1% in each of the three tier areas of development.

The core tier did experience a spike in vacancies around 1990, but occupancy there picked up by 2000. Owner occupancy in the core dropped 8.0% from 1970 to 1990. In the second tier it dropped 6.7%, and in the third tier it rose by a whopping 38.6%. That's almost entirely due to the increase in homeownership in that third tier from 1970 - 1980, as most of the housing there was built in that decade. The largest portion of the city's single family homes are in the second tier. Most of the multifamily homes are found in the core. Newer and costlier homes are mostly in the northeast, while mobile homes are mostly in the far western areas.

The housing stock was graded to be mostly in "fair" to "good" condition by a 1999 survey. The core area had more units that caused any concern. It also had almost twice the amount of overcrowded housing units as the other two tiers did. There were more than 150 abandoned

properties, most of which were in the core. Efforts to study potential re-use and infill development to bring those properties back into circulation were underway.

Davenport's 2016 Land Use Plan Update, "Davenport +2035"

This plan is an amendment to the 2005 Comprehensive Plan, primarily intended to update the Future Land Use section. Unlike the 2005 Plan, which emphasized development and infrastructure, the 2016 plan focuses on existing neighborhoods and social well-being. It notes that only 1.2 square miles were developed between 2005 and 2015, compared to the nine square miles the Plan had projected by 2025, suggesting an 80-year supply of land at the current development rate. This supports the 2016 Plan's shift away from expansion.

The plan also highlights a trend in senior housing developments, including assisted living, townhouses, and nursing homes, which add density while using less land. One reason cited for decaying infrastructure and housing is a lack of public and private funding. While infrastructure is generally funded publicly, home maintenance is rarely seen as a public responsibility, though some assistance programs exist.

The 2016 Land Use Plan expresses regret that poor housing conditions in the core have made outer areas more attractive for development than infill opportunities within the core.

The plan includes substantial criticism of the "outdated" zoning ordinance, describing it as fragmented and difficult to understand. Public comments indicate concerns that the ordinance favors suburban-style developments over the city's older, more urban areas. They also highlight a lack of support for higher-density development and call for simplifying the ordinance and "refining" the role of the Board of Zoning Adjustment.

With the condition of housing stock becoming a more widely held concern following recent local disasters, it is helpful to examine the 2016 Land Use Plan's count of houses in "poor" or "dilapidated" condition, broken down by planning area, as shown in Table 7.1.

Table 7.1: Estimated Number of Davenport Houses in Poor/Dilapidated Condition, 2016

Planning Area	#	Poor % Houses in Planning Area	#	Dilapidated % Houses in Planning Area
1	295	43%	14%	2%
2	509	23%	41%	2%
3	170	12%	13%	<1%
4	274	0	14%	0%
5	472	0	19%	0%
6	85	0	4%	0%
7	15	0	<1%	0%
8	10	0	<1%	0%
9	632	0	29%	0%
10	0	0	0%	0%
11	0	0	0%	0%
12	0	0	0%	0%
13	0	0	0%	0%

Source: Davenport Land Use Plan Update 2016



In areas where many houses are in poor or dilapidated condition, fixing one up first requires addressing the fundamental systems – such as the foundation, water mitigation, roof, plumbing, insulation, electrical, heating, and cooling systems. These are the elements that keep houses livable for decades. However, these improvements are typically not visible and do not enhance the cosmetic appeal of the house. From the street, a house may look the same even after significant upgrades to all these systems.

Many Midwest cities, unfortunately, have areas where entire blocks of houses are in poor or dilapidated condition. While updating a single house can make a significant difference for the family living there, it often does not boost the value of neighboring homes on the block (as some cosmetic exterior “rehab” efforts can). However, if all the homes on a block had their fundamental systems updated, it could increase property values across the board. This revitalization would reduce homeowners’ maintenance expenses, allowing them to better address other budgetary needs, and could even attract private investment to build on this momentum and improve nearby homes.

In some cases, well-funded investors have purchased entire small blocks of homes, reaping synergistic rewards as each renovated house increased the value of the others on the block. Although these investors benefited from capital gains, which may not directly relate to affordable housing goals, their approach is relevant in demonstrating the impact of creating a concentrated critical mass of improvements.

Quad Cities Housing Cluster’s 2020 Silos to Solutions - Initial Phase to Solving Affordable Housing Long-Term

This document provides statistics on the affordable housing crisis in the MSA, alongside proposed solutions. It emphasizes building partnerships with local organizations and residents to foster community involvement, dialogue, and action. Key recommendations include offering homeowner education and resources. This could support homeowners in maintaining their properties. Township and non-profit staff assistance with paperwork may encourage more homeowners to apply for aid. The document also suggests funding lead abatement to make older homes more attractive to investors and buyers. This would reduce long-term risks and encourage investment. Finally, proactive inspections and tax incentives for landlords could promote safer living conditions. Mediation services between landlords and tenants, however, should avoid complicating eviction processes.

Volume II: Tri-Cities Individual Assessments

8. Davenport Highlights

Land Use Context

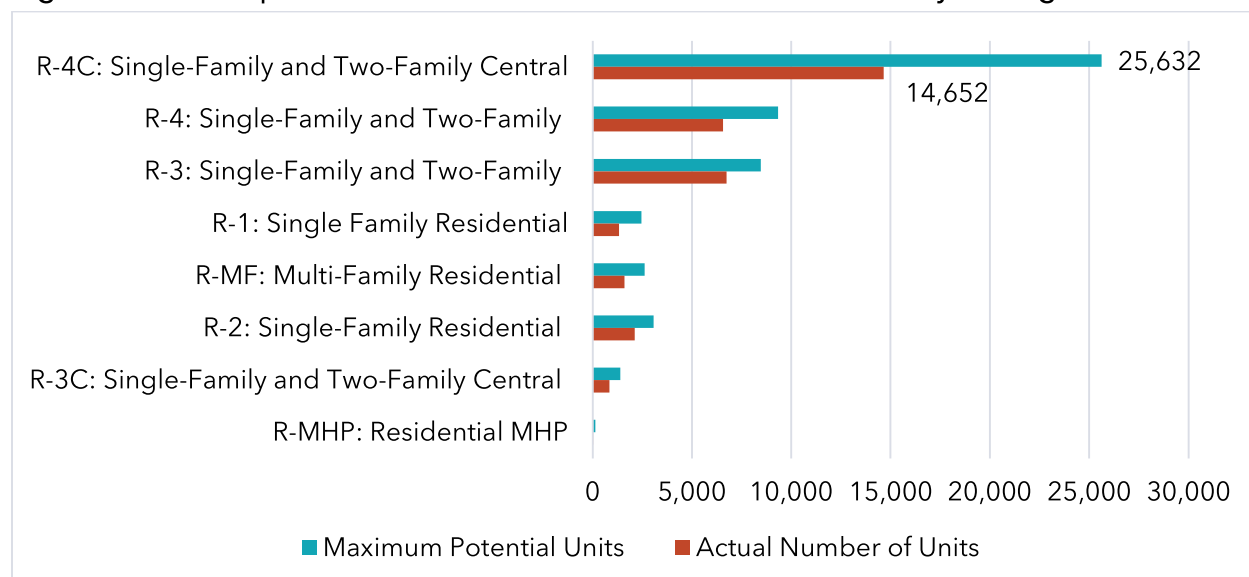
Understanding the in-fill potential within a community is an important first step for communities seeking to encourage development of more affordable housing. Low-density single-family housing is more expensive for communities to serve whereas in-fill development makes more optimal use of public works infrastructure. Table 8.1 displays some basic statistics on land use efficiency across Davenport's 8,580 acres. For context, the map in Figure 8.34 displays the locations of each zoning district within the City.

Table 8.1: Structure Square Footage and Unit Counts by Zoning District

Row Labels	Average Square Footage of Residential Structures	Maximum Potential Units	Actual Number of Units	Unit Difference	% Difference
R-1: Single Family Residential	1,752	2,461	1,334	1,127	84.5%
R-2: Single-Family Residential (Higher Density)	1,931	3,068	2,127	941	44.2%
R-3: Single-Family and Two-Family Residential	1,400	8,463	6,748	1,715	25.4%
R-3C: Single-Family and Two-Family Central Residential (Smaller Lot Widths)	1,874	1,394	847	547	64.6%
R-4: Single-Family and Two-Family Residential	1,112	9,336	6,576	2,760	42.0%
R-4C: Single-Family and Two-Family Central (Smaller Lot Widths)	1,303	25,632	14,652	10,980	74.9%
R-MF: Multi-Family Residential	979	2,626	1,601	1,025	64.0%
R-MHP: Residential Manufactured Home Park	359	145	21	124	590.5%
Grand Total	1,341	53,125	33,906	19,219	56.7%

Source: Points Consulting using Davenport Zoning Code and GIS data

Figure 8.1: Davenport Number of Potential and Actual Structures by Zoning District



Source: Points Consulting using Davenport Zoning Code and GIS data

Values are not presented in this fashion to suggest that maximum density is to be desired, but simply to demonstrate where the greatest opportunities lie for increasing use of existing developed land in the City. The greatest number of additional units could be achieved in the R4C district, which permits up to 10.9 units per acre. This district composes a significant portion of the City, wrapping around the downtown area to the west, north, and east. Maximizing density in these areas could increase the number of units by 10,980. Following R4C, R4 also presents some opportunity with a potential for 2,760 additional units.

Affordability Gaps

Out of the three Tri-Cities, Davenport reports the lowest percentage (43.9%) of households that are cost burdened, or severely cost burdened (Table 8.2).

Table 8.2: Renters' Housing Cost Burden: Davenport, Scott County, Iowa, U.S.

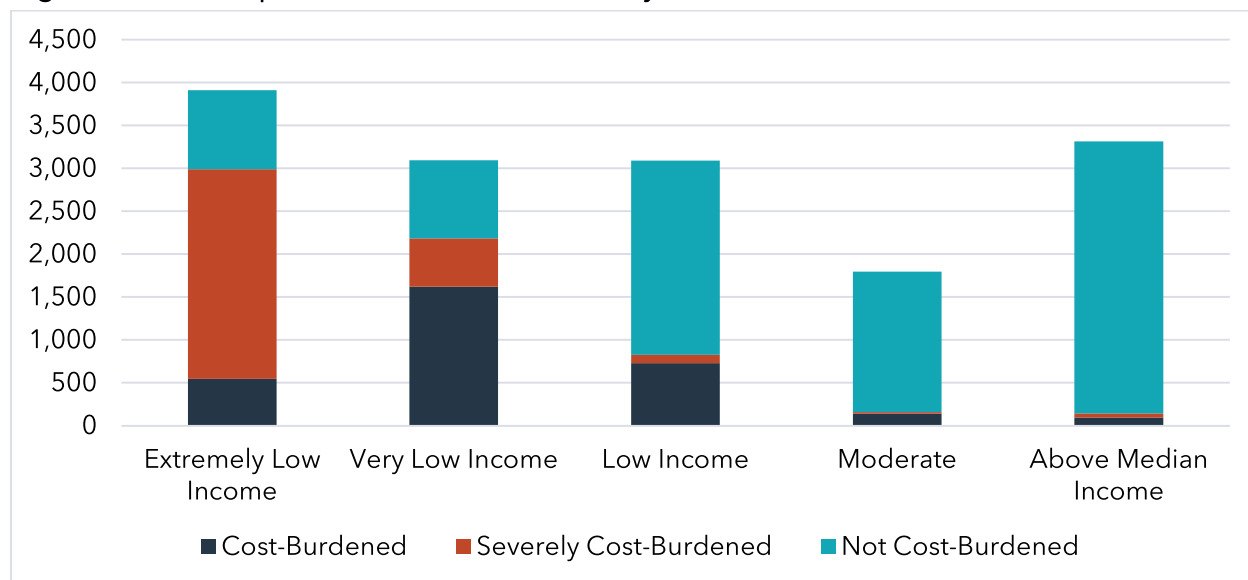
Region	Number of Renting Households	Severely Cost-Burdened	Cost-Burdened	Cost-Burdened to Some Extent	Not Cost-Burdened
Davenport	16,131	20.4%	23.5%	43.9%	48.2%
Scott County	22,073	19.5%	22.6%	42.1%	50.3%
Iowa	367,455	19.9%	20.1%	40.0%	52.2%
U.S.	44,238,593	23.3%	23.2%	46.5%	46.6%

Source: ACS 2022 5-Year Table B25070

Figures 8.2 and 8.3 below show Cost Burden by Income Level for renters in Davenport, and Scott County, respectively. In Davenport, 26.7% of low-income, renting households are cost burdened to some degree. Of renting households in the Very Low Income and Extremely Low Income categories, 73.5% are cost burdened in Davenport. In Scott County, 59.1% of renting households in one of the three low-income categories are cost burdened.

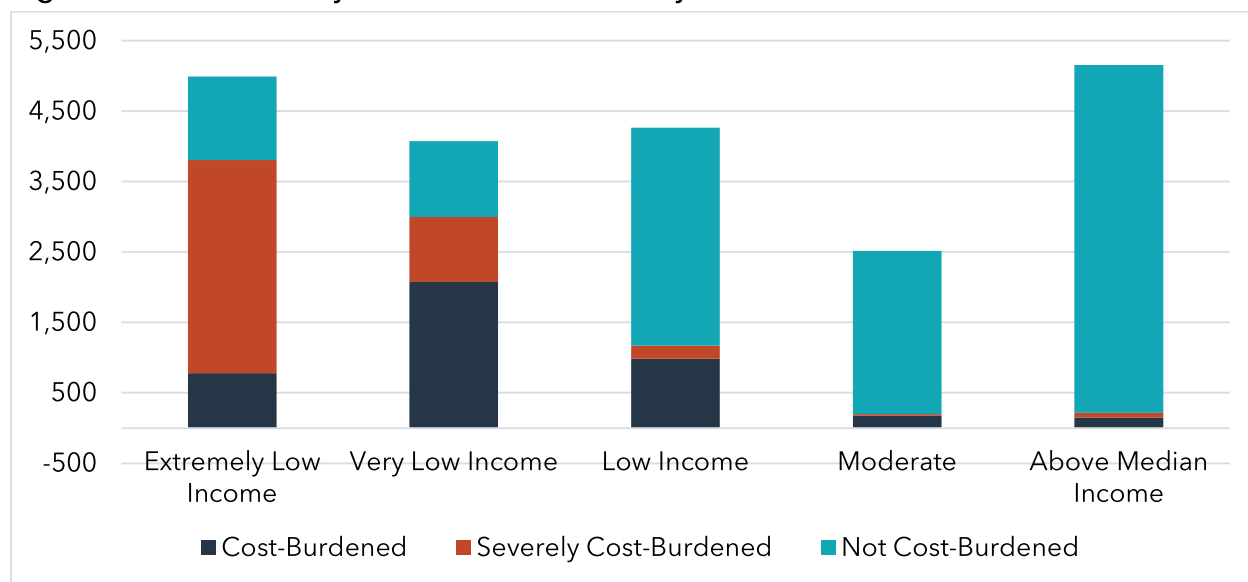
Figure 8.4 shows that 34.8% of households in Davenport are below the necessary income requirements to purchase an average-priced home. All households in the income brackets above \$35K can afford an average-priced home in Davenport.

Figure 8.2: Davenport Renters' Cost Burden by Income Level



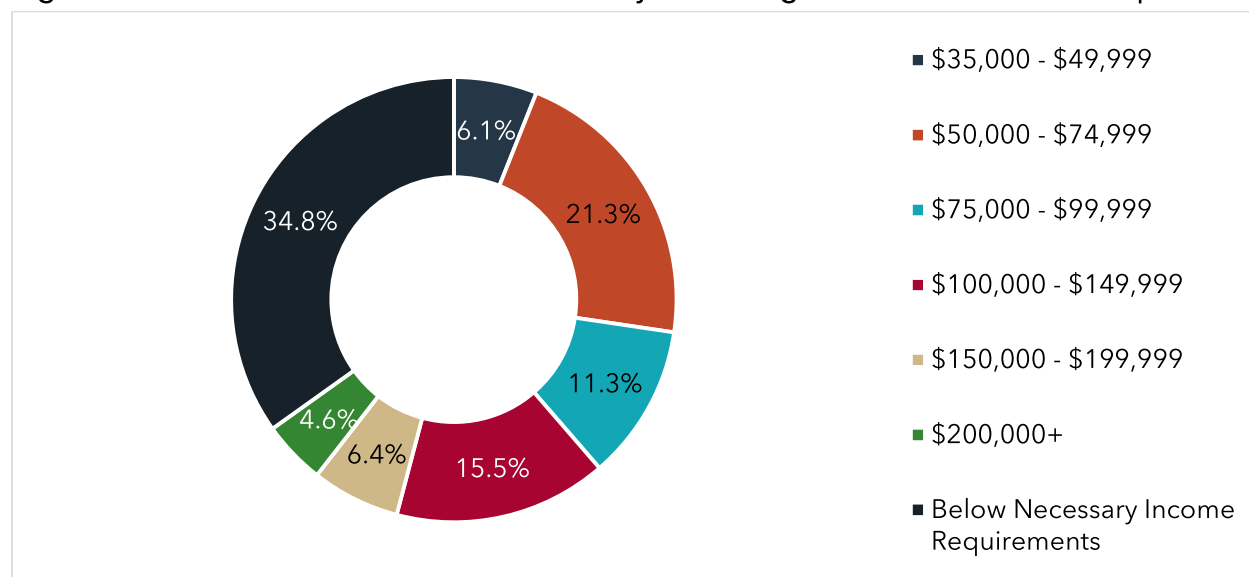
Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2017-2021

Figure 8.3: Scott County Renters' Cost Burden by Income Level



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2017-2021

Figure 8.4: Households that Can Afford to Buy an Average-Priced Home in Davenport



Source: Points Consulting Using Esri Business Analyst, MLS, and Realtor.com, 2024

Population and Housing Forecasts

The City of Davenport experienced a gradual but steady population increase from 2010 to 2024, growing from 98,300 to 102,400 residents. Table 8.3 presents PC's forecast using the Cohort Component Methodology. Despite this growth, the forecast predicts an annual population decline of approximately 0.4% over the next 20 years. While this may seem counterintuitive, Table 2.2 does not account for Davenport's reliance on migration of residents over age 60.

Between 2014 and 2024, the population of residents aged 60+ grew from 18,800 to 24,300 (+5,500), while the 0-30 age group declined from 42,900 to 39,900 (-3,000). Although the U.S. Census Bureau's American Community Survey data has some inconsistencies, these changes exceed the margins of error for both years, suggesting they accurately reflect trends in the community.

The lack of growth (or stability) in younger age groups suggests that younger residents are leaving Davenport around working age, while older adults are either staying or relocating to the area. Mid-life residents aged 40-60 have also declined by about 2,000 since 2014.

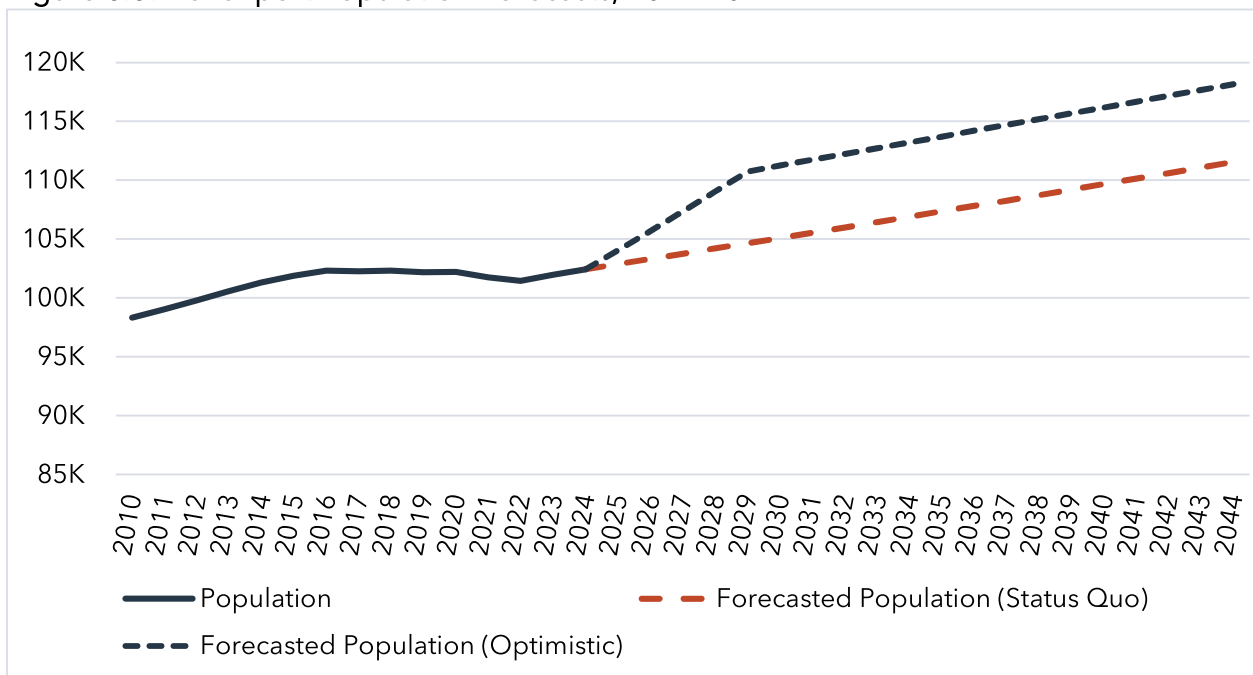
Overall, Davenport is an aging community with a shrinking youth population. Given these trends, PC projects that without consistent migration into the community, Davenport's population will likely decline over the next 20 years. Migration, however, is likely to remain a key driver of population growth in Davenport. PC finds no evidence that this trend will slow. The Status Quo forecast reflects this expectation, projecting a continued annual growth rate of about 0.4%. The Optimistic forecast, based on the Bi-State Regional Commission's regression analysis, predicts a more significant population increase. This optimistic growth could be fueled by expanded housing options for young people or an influx of new residents relocating to the area.

Table 8.3: Davenport Population Forecast, 2024-2044

Year	---Population---		---Annual Growth Rate (since 2024)---	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	102,440	102,440	--	--
2029	104,646	110,745	2.2%	8.1%
2034	106,899	113,215	4.4%	10.5%
2039	109,201	115,684	6.6%	12.9%
2040	109,668	116,178	7.1%	13.4%
2044	111,553	118,154	9.0%	15.3%

Source: Points Consulting, 2024

Figure 8.5: Davenport Population Forecasts, 2024-2044



Source: Points Consulting & David Kovarik (Bi-State Regional Commission), 2024

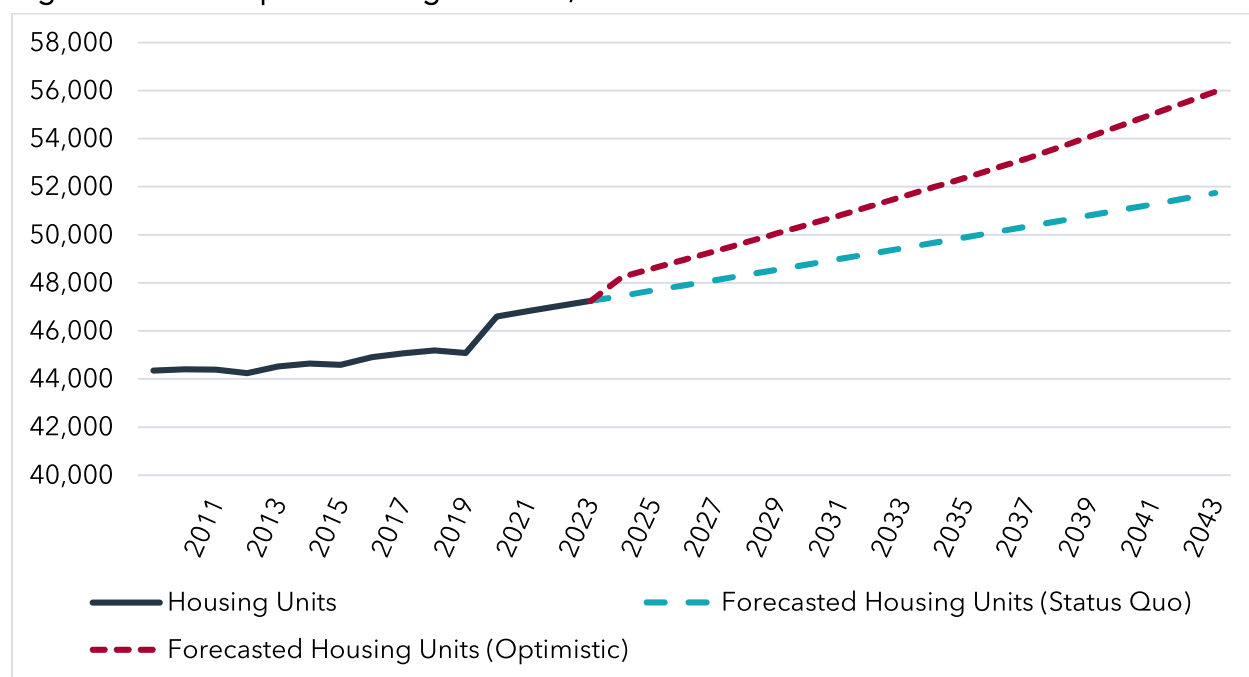
Davenport is projected to need 4,500 housing units per the Status Quo increase in population (Table 8.4 and Figure 8.6). In the Optimistic Growth Scenario, Davenport is expected to need 8,700 new housing units. The Forecast Methodology Section provides more information on how the housing forecasts were created.

Table 8.4: Davenport Housing Forecast, 2024-2044

Year	---Housing---		---Annual Growth Rate (since 2024)---	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	47,257	47,257	--	--
2029	48,341	49,699	2.3%	5.2%
2034	49,451	51,601	4.6%	9.2%
2039	50,586	53,647	7.0%	13.5%
2040	50,816	54,102	7.5%	14.5%
2044	51,747	55,963	9.5%	18.4%

Source: Points Consulting, 2024

Figure 8.6: Davenport Housing Forecast, 2024-2044

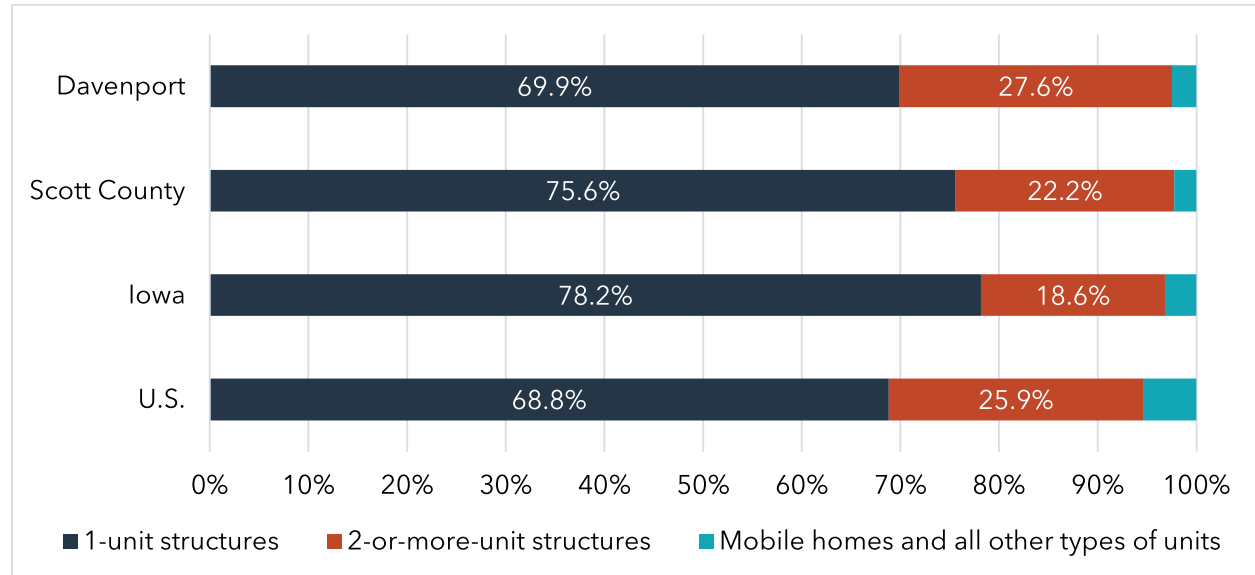


Source: Points Consulting, 2024

Housing Supply

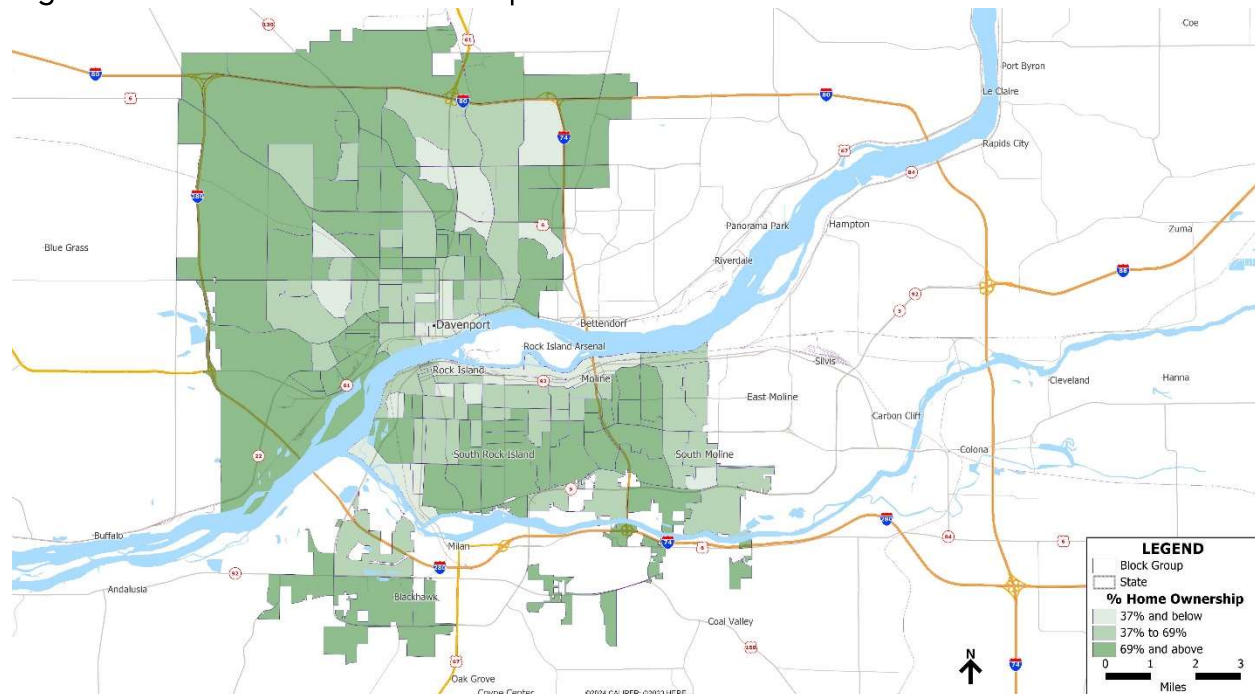
This section covers housing type and tenure (Figures 8.7-8.10), age of housing stock (Figures 8.11-8.14), vacancy (Figures 8.15-8.16), occupancy (Figures 8.17-8.18), new housing production (Figure 8.19), and rent trends (Table 8.5).

Figure 8.7: Percent Housing by Type



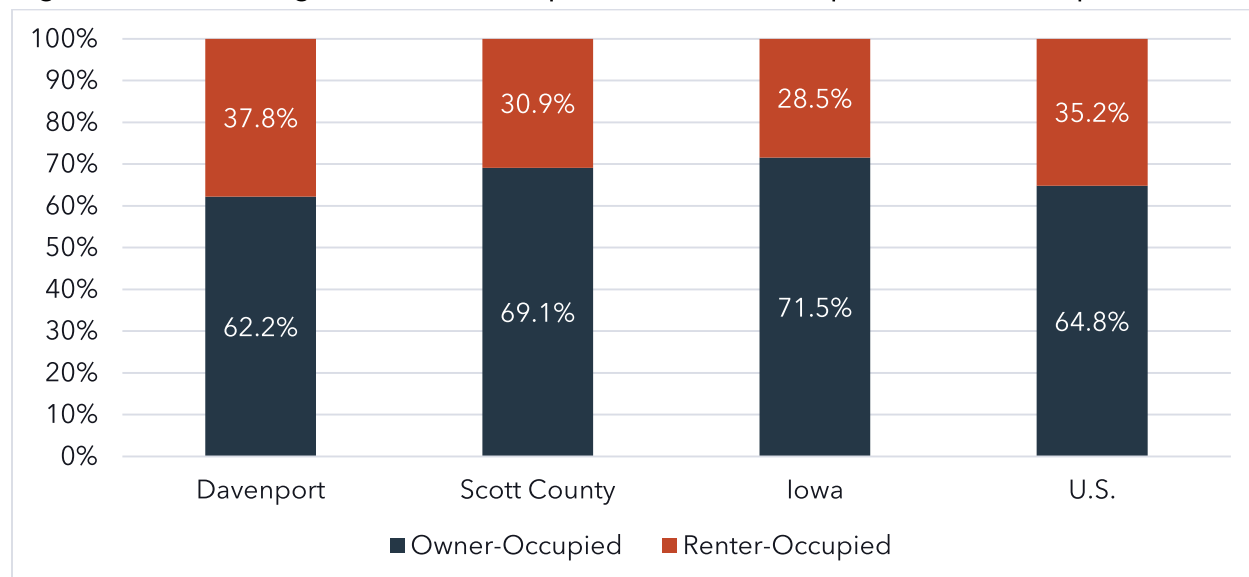
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 8.8: Percent Home Ownership Tri-Cities



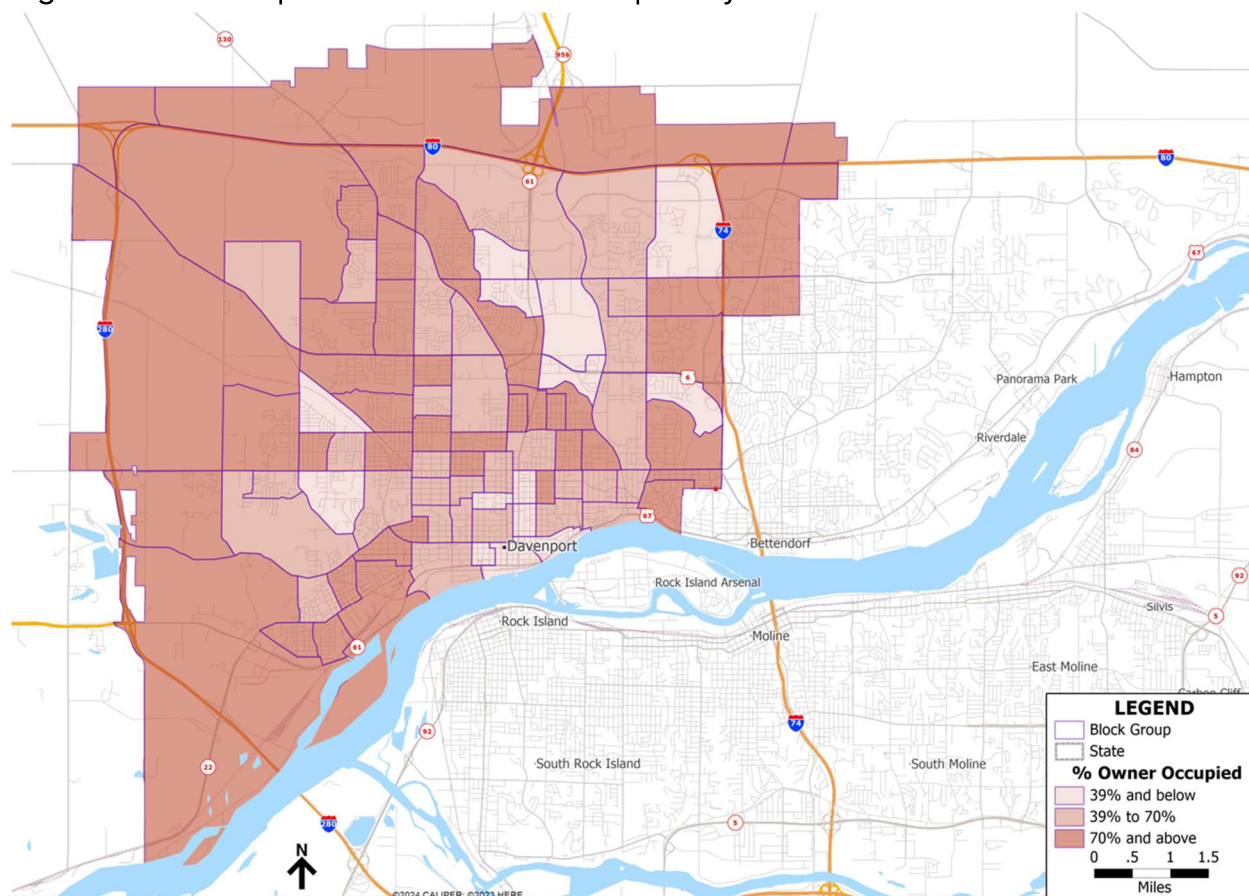
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.9: Percentage of Owner Occupied to Renter-Occupied Units, Davenport 2022



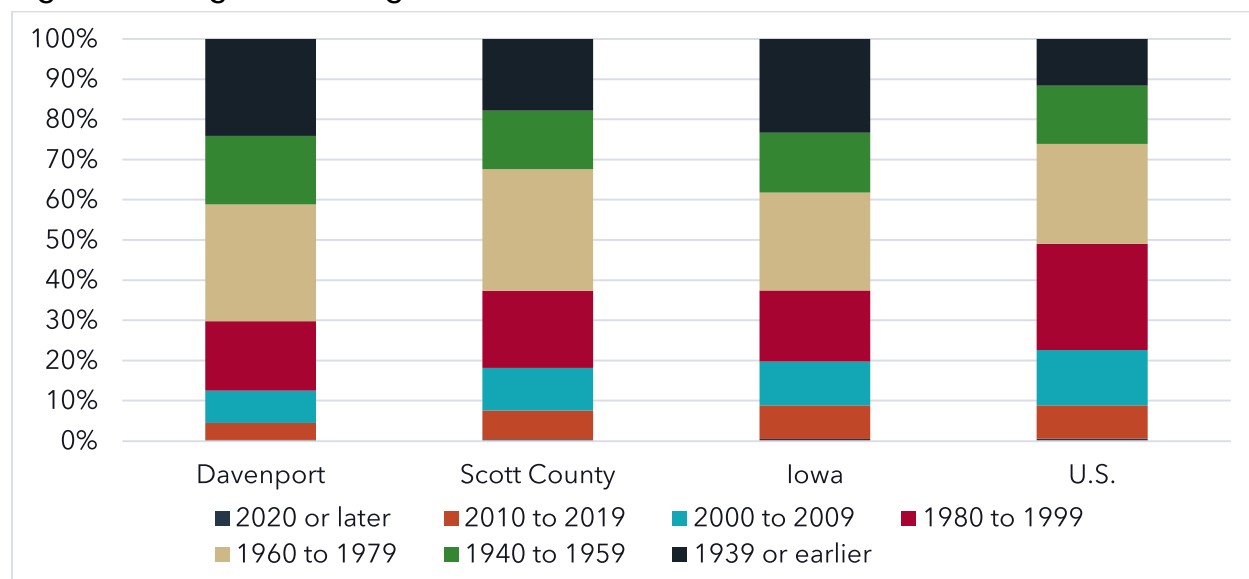
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 8.10: Davenport Percent Owner-Occupied by Census Block



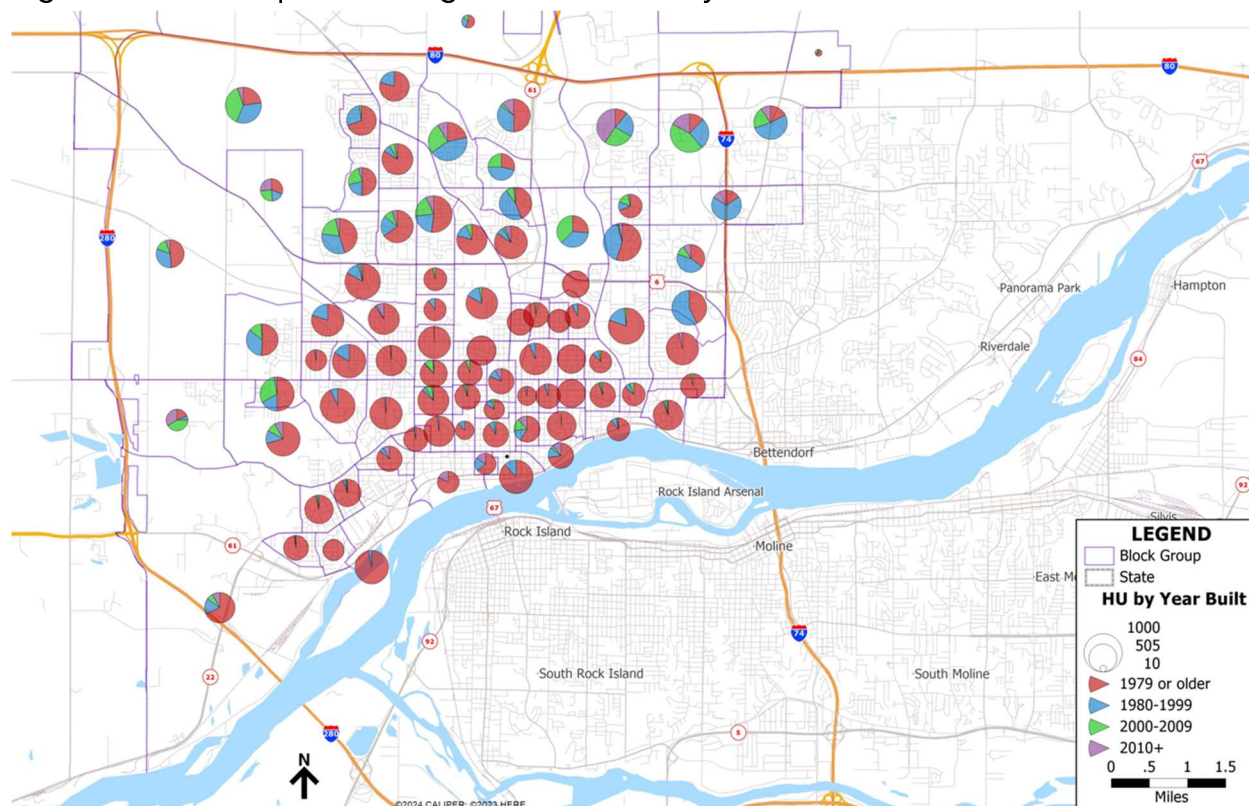
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.11: Age of Housing Stock



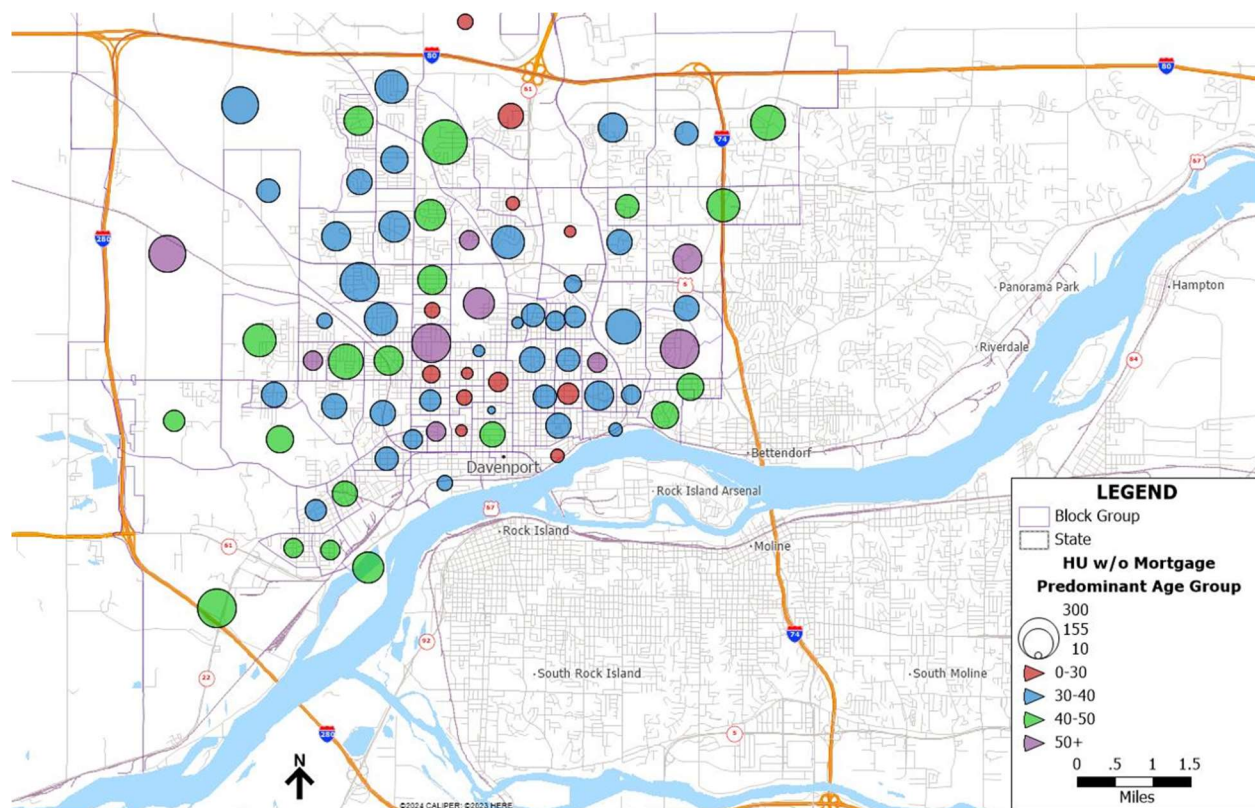
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 8.12: Davenport Housing Units Year Built by Census Block



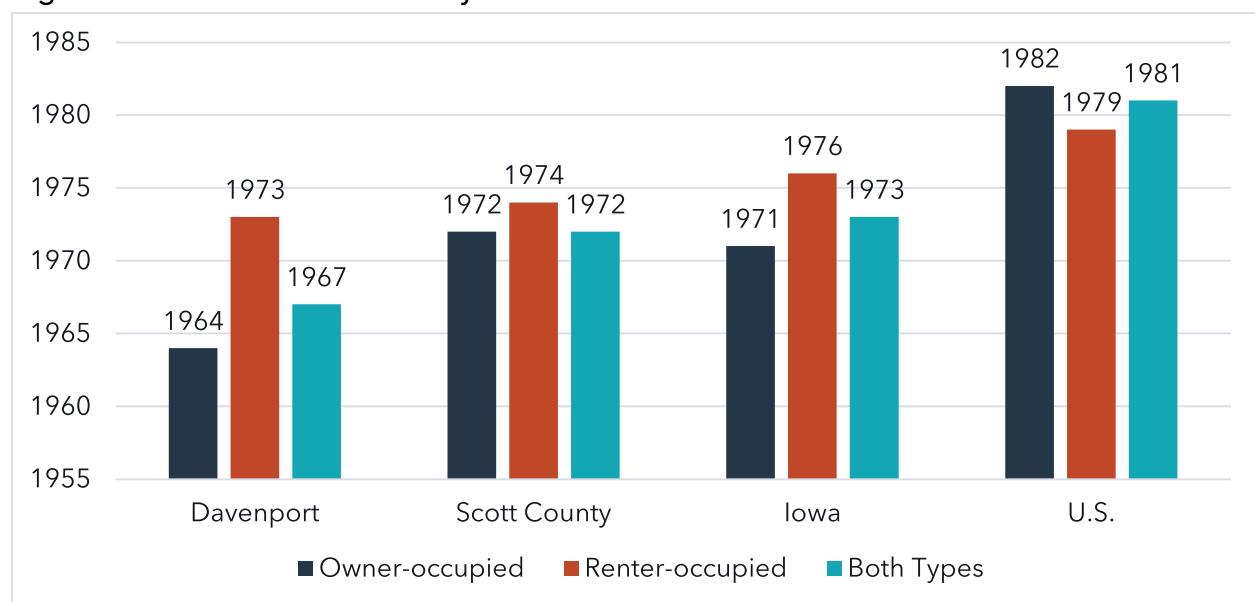
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.13: Davenport Housing Units Without Mortgage Predominant Age by Census Block



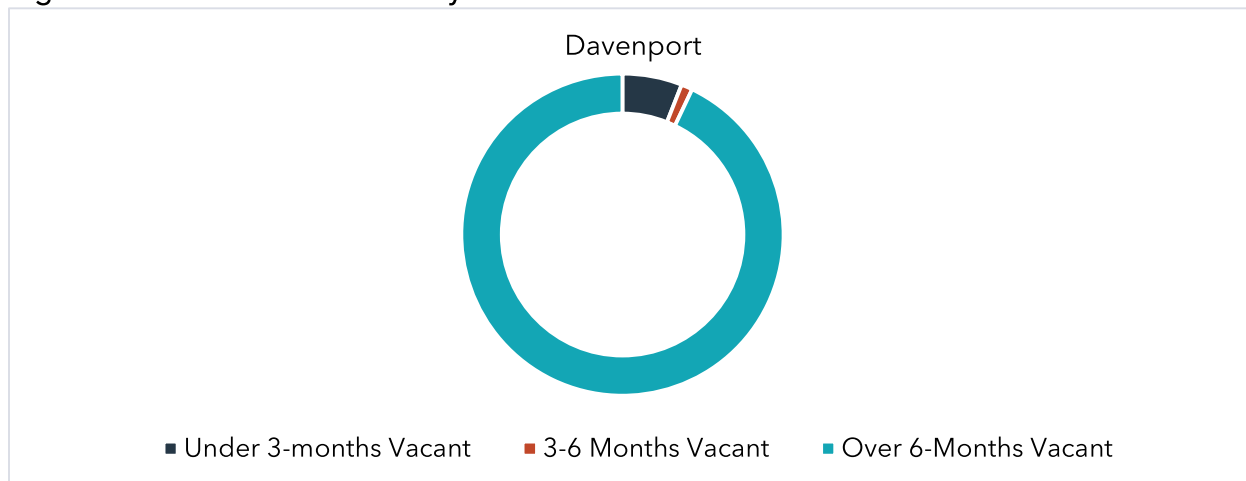
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.14: Median Year Built by Tenure



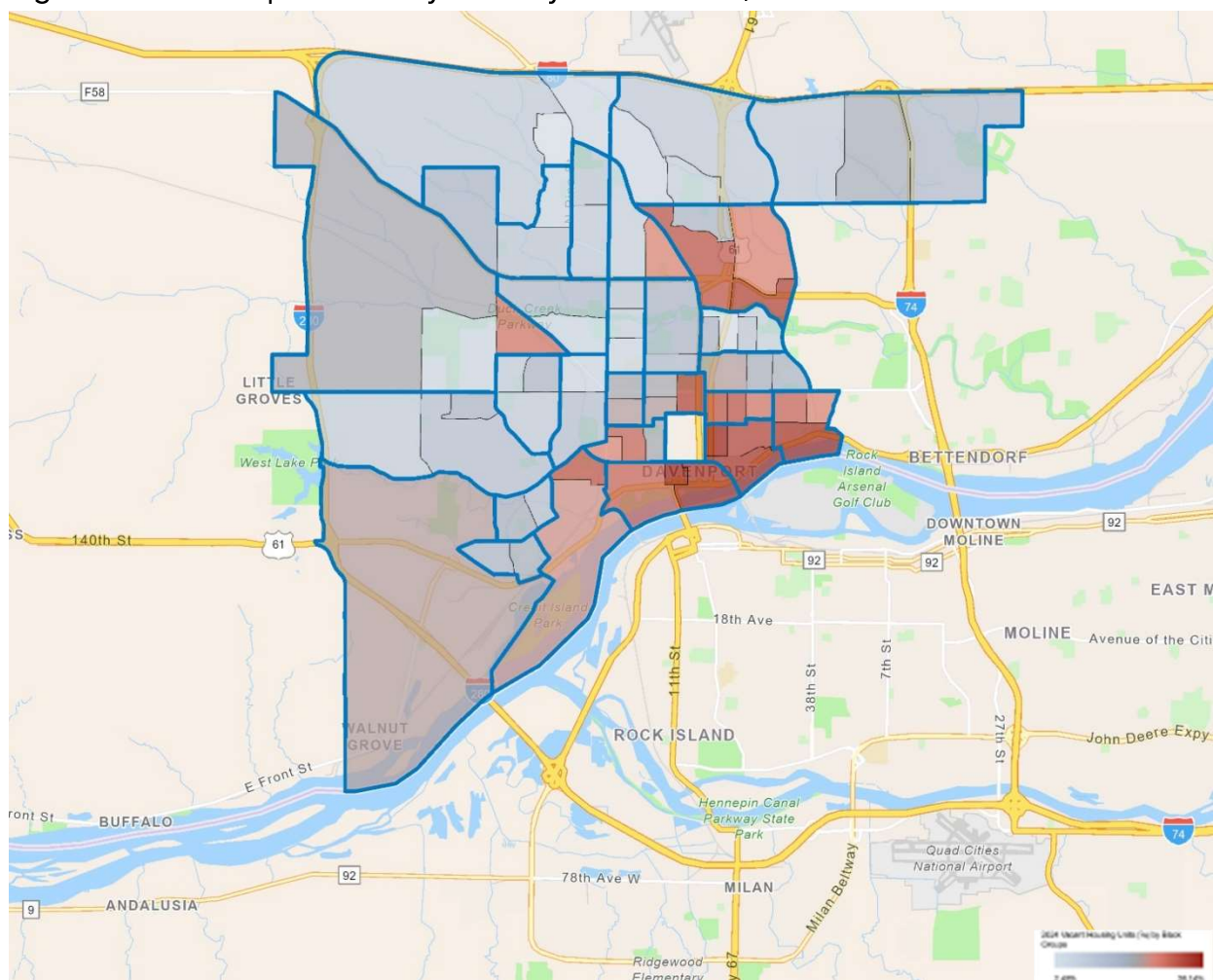
Source: ACS 2022 5-Year Table B25037

Figure 8.15: Duration of Vacancy for Residential Units



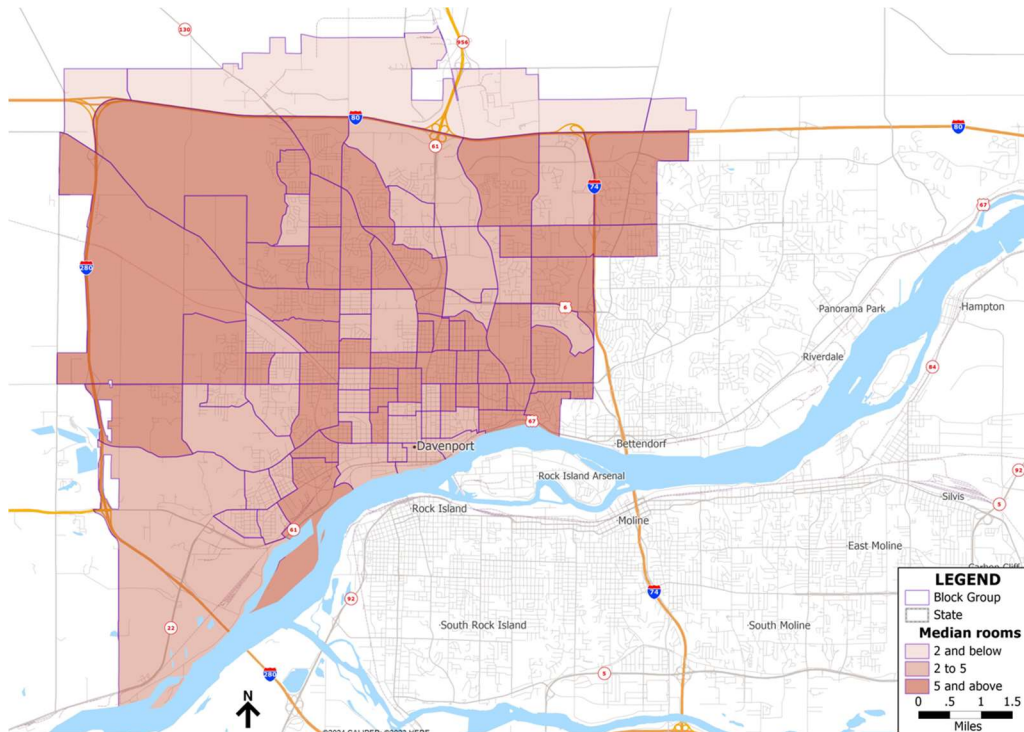
Source: HUD USPS Aggregated Administrative Data on Address Vacancies

Figure 8.16: Davenport Vacancy Rates by Census Tract, 2024



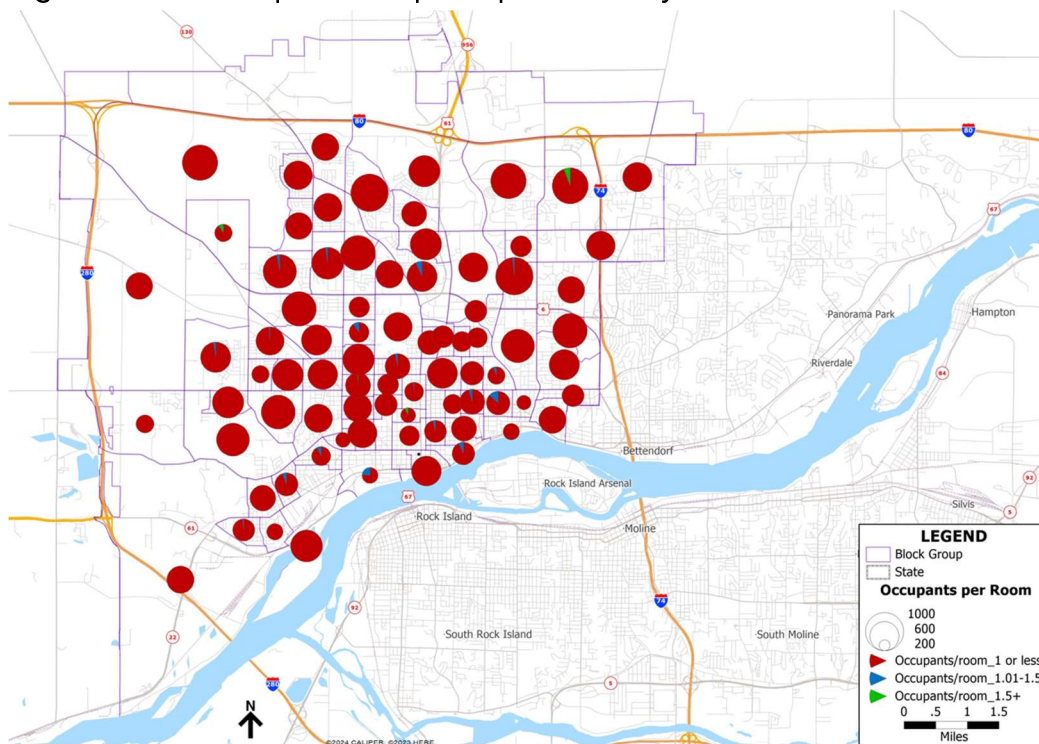
Source: Points Consulting using Esri Business Analyst, 2024

Figure 8.17: Davenport Median Number of Rooms by Census Block



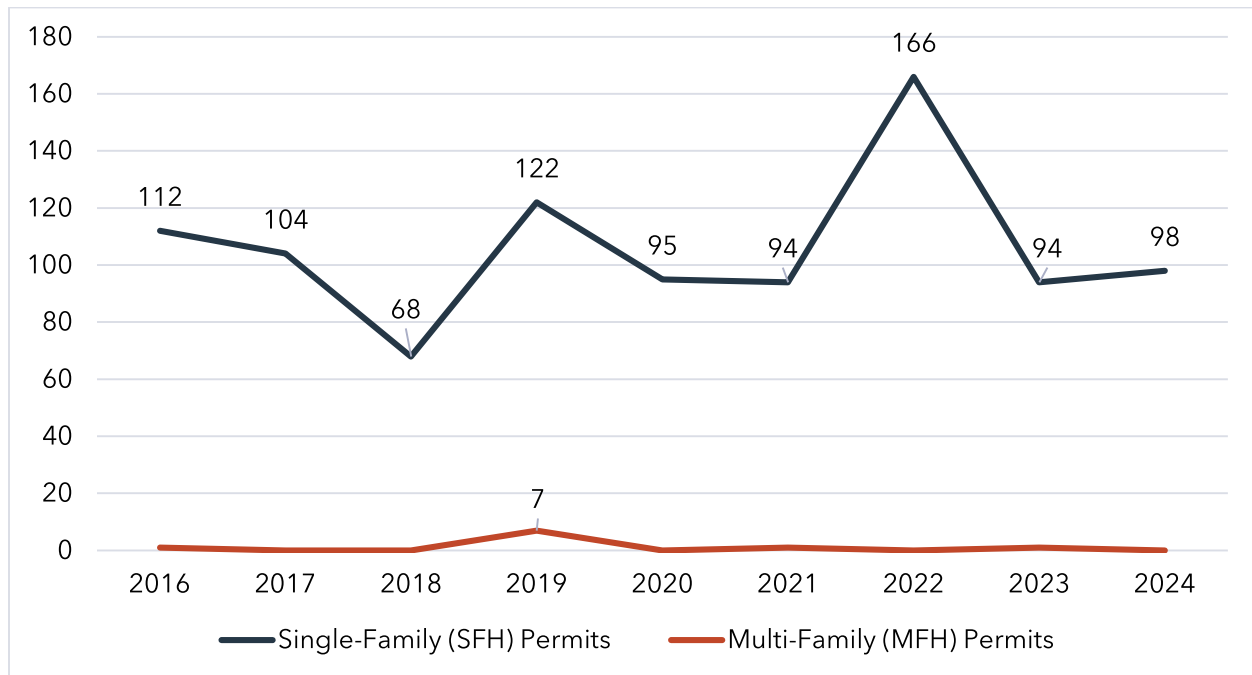
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.18: Davenport Occupants per Room by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.19: Single and Multi-family Housing Permit Units in Davenport, 2016-2023



Source: City of Davenport Public Works Department, Building Inspection Division, Monthly Activity Report

Table 8.5: Davenport Rentals

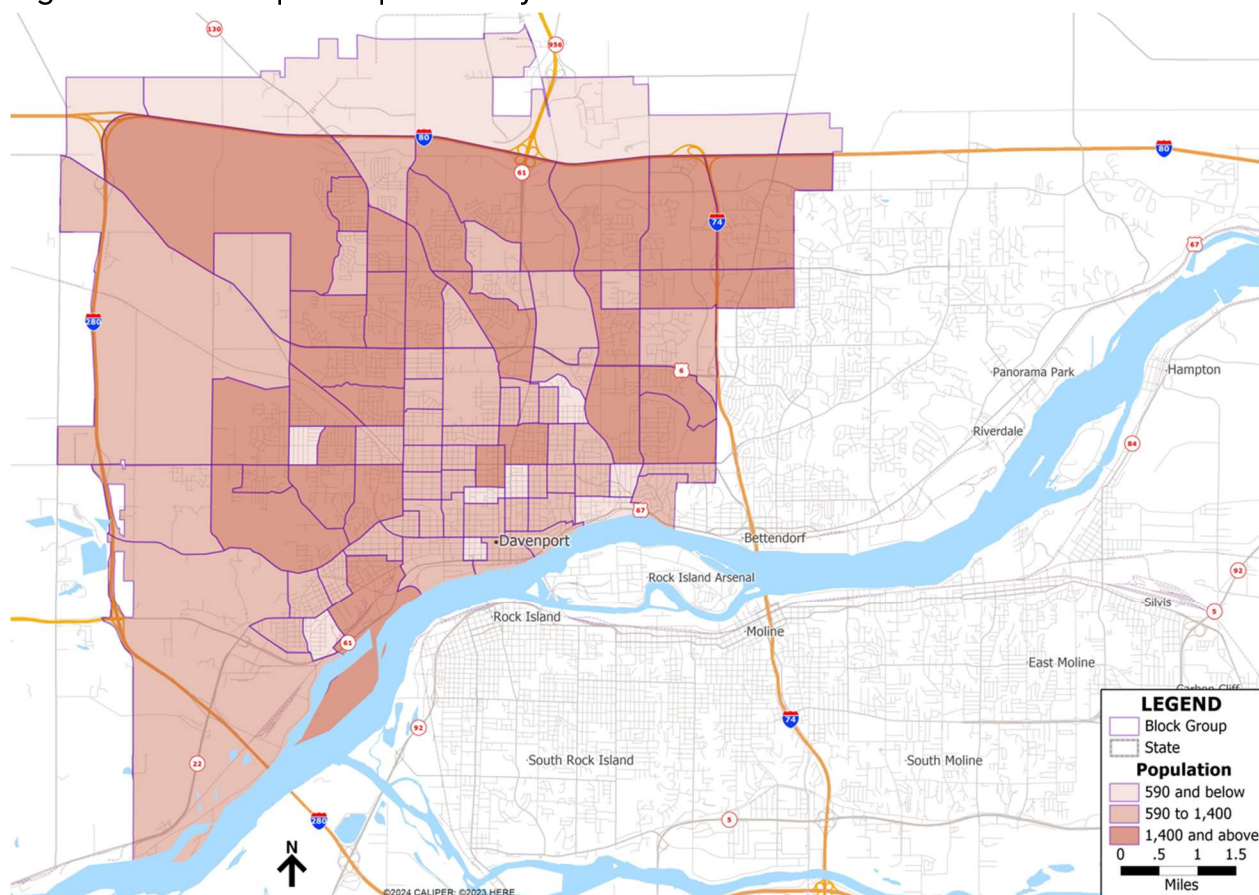
	May 2024 Inventory	Past 3-Years Inventory Change	Median Price	Past 3-Years Rent Price Change	% Rent Price Change
Single-Family Rentals					
1 Bedroom	27	2	\$838	+\$125	14.9%
2 Bedroom	38	7	\$1,023	+\$129	12.6%
3 Bedroom	43	15	\$1,410	+\$134	9.5%
Condo and Townhouse Rentals					
1 Bedroom	30	(4)	\$843	+\$122	14.5%
2 Bedroom	36	3	\$1,033	+\$140	13.6%
3 Bedroom	26	(4)	\$1,369	+\$229	16.7%
Apartment Rentals					
1 Bedroom	45	7	\$780	+\$86	11.0%
2 Bedroom	31	1	\$945	+\$100	10.6%
3 Bedroom	27	(2)	\$1,267	+\$176	13.9%

Source: Points Consulting using RentRange

Demographic Trends

This section covers population and population change (Figures 8.20-8.23, Table 8.6), median age and household size (Figures 8.24-8.25), educational attainment (Figure 8.26), and underserved populations (Figures 8.27-8.29, Table 8.7).

Figure 8.20: Davenport Population by Census Block



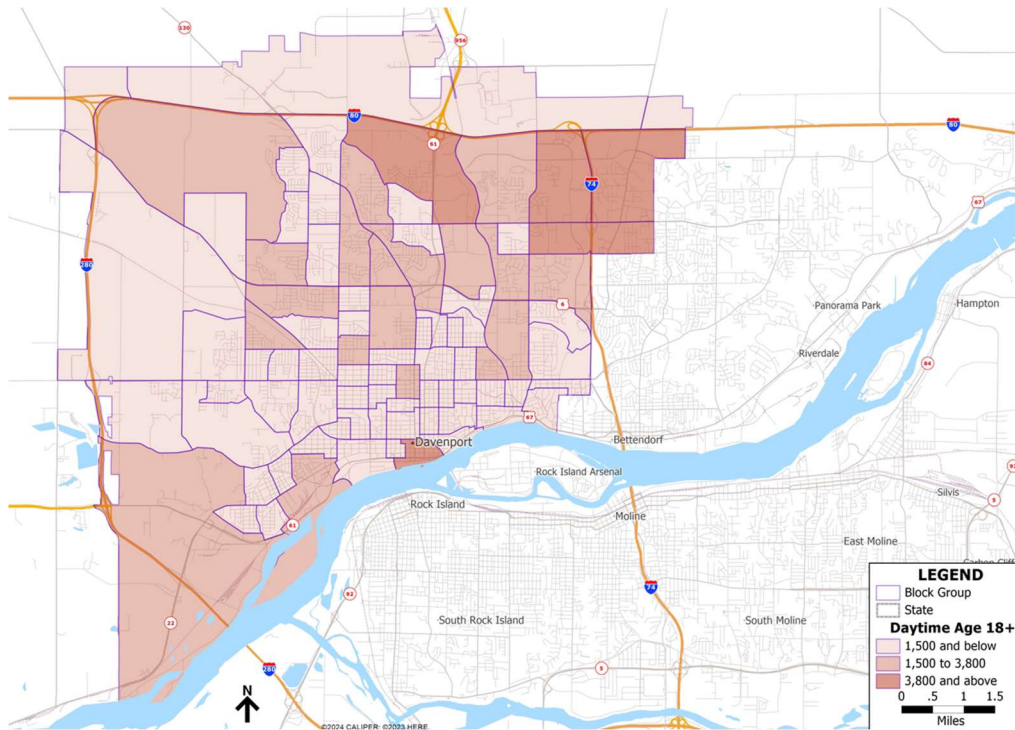
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Table 8.6: Population Change, 2012 - 2022

	2012	2022	Change	% Change
Davenport	99,781	101,448	1,667	1.7%
Scott County	165,432	174,315	8,883	5.4%
Iowa	3.05M	3.19M	141,190	4.6%
U.S.	309.14M	331.01M	21.96M	7.1%

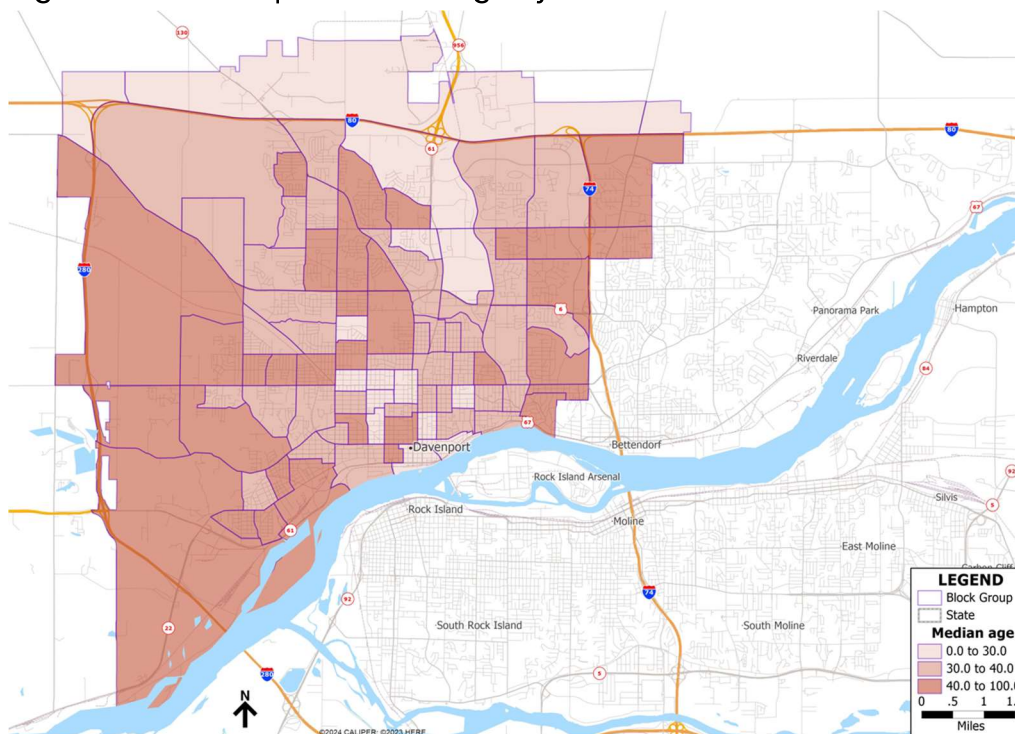
Source: U.S. Census Bureau, American Community Survey, DP05 5-year, 2012 and 2022.

Figure 8.23: Davenport Daytime Population Age 18+ by Census Block



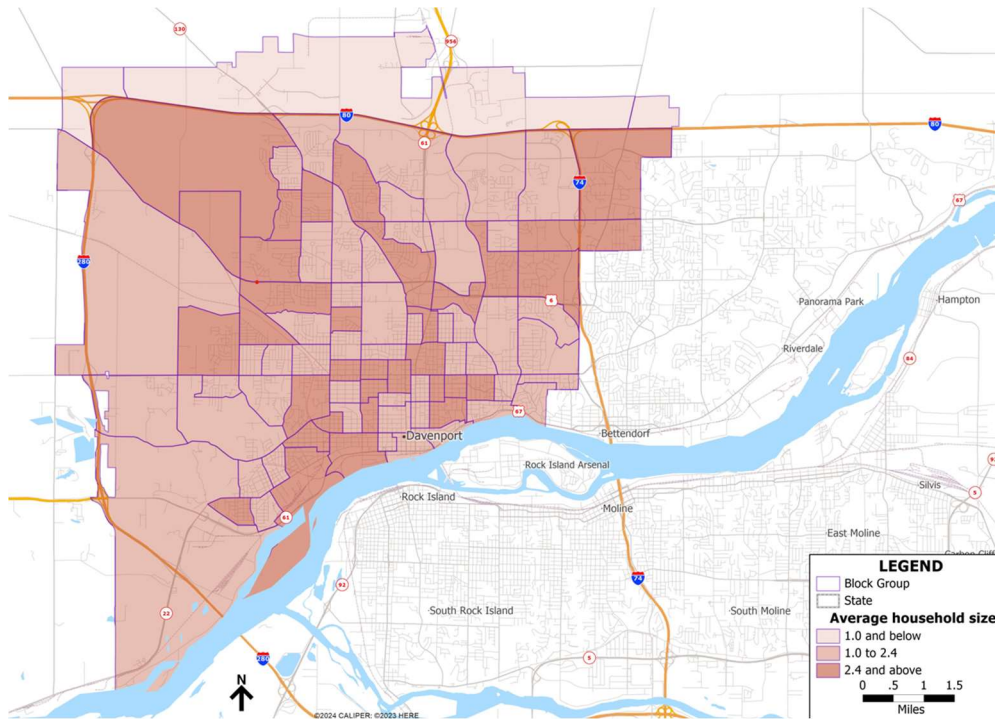
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.24: Davenport Median Age by Census Block



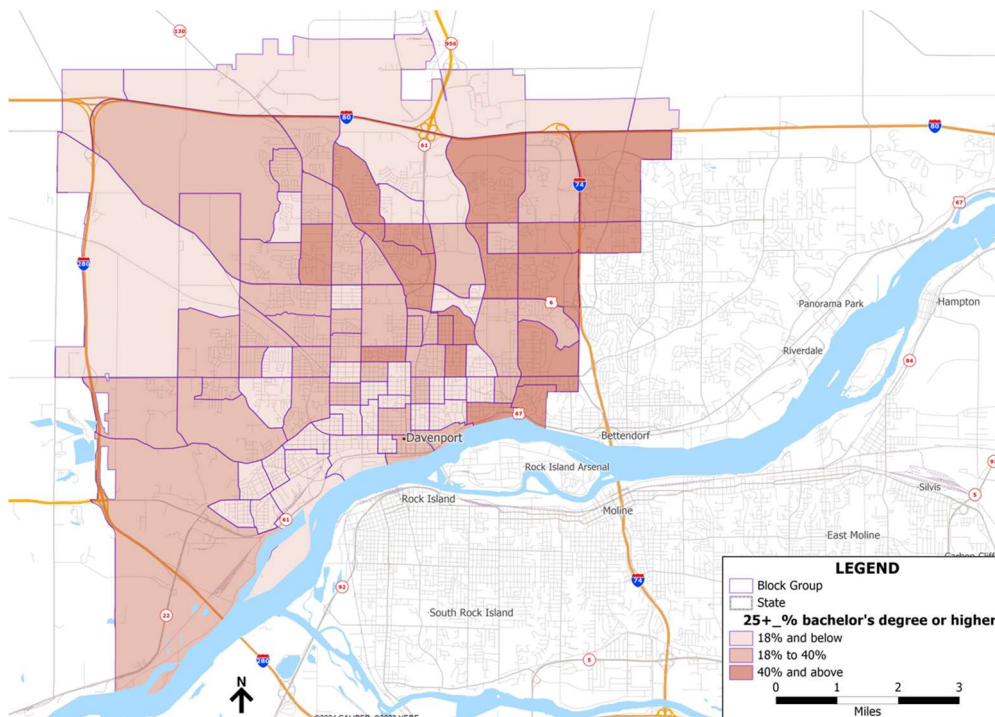
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.25: Davenport Average Household Size by Census Block



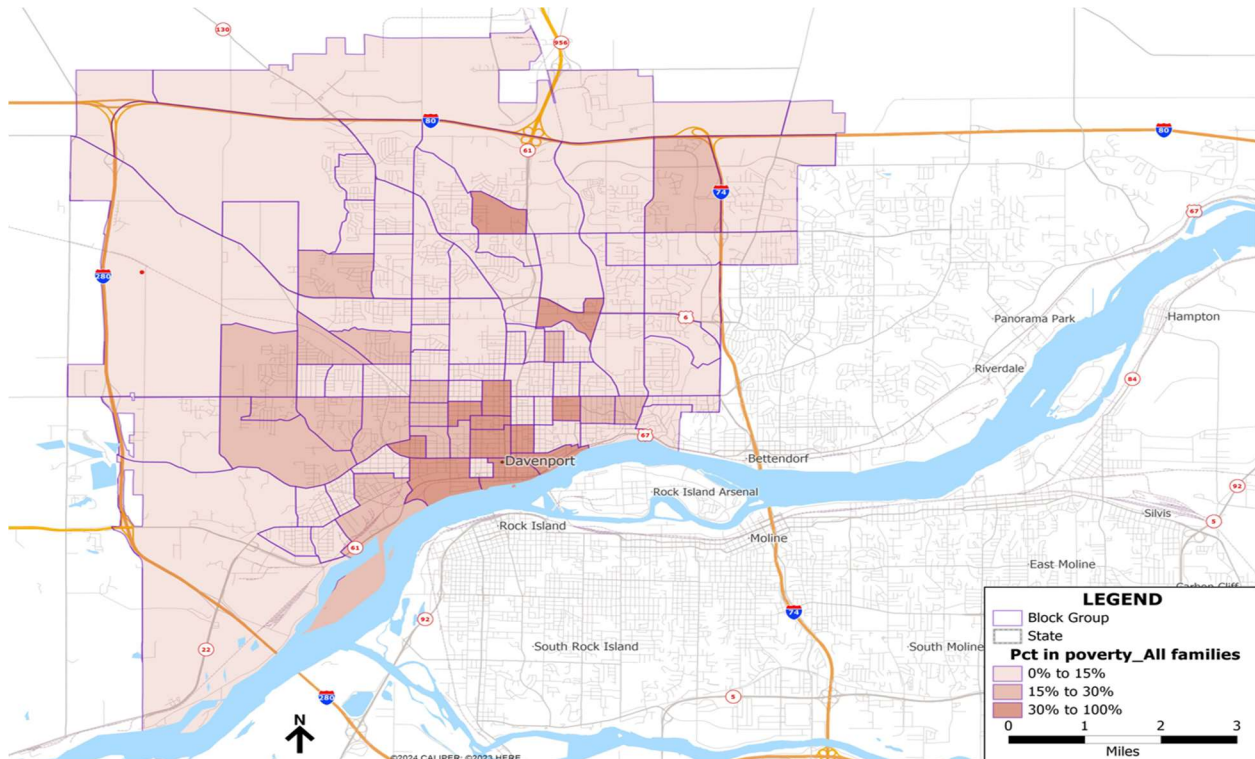
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.26: Davenport Percent of Age 25+ with Bachelor's Degree or Higher by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.27: Davenport Percent of Families in Poverty by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

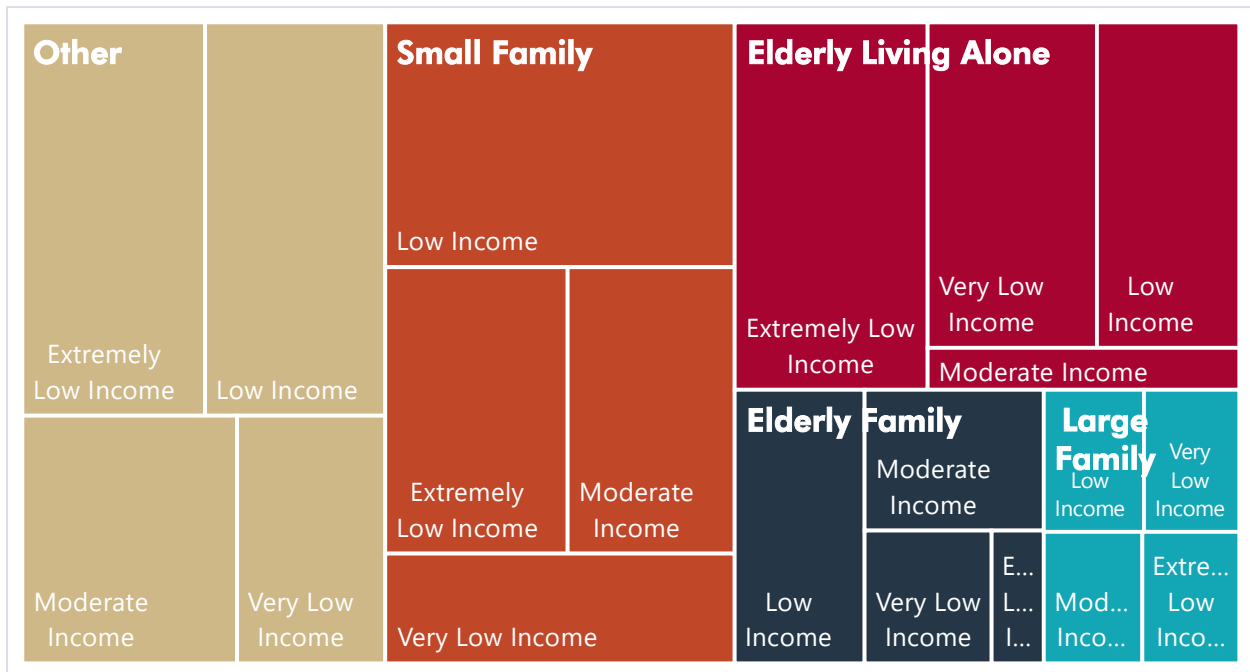
Table 8.7: Composition of Low-Income Households in Davenport

Family Composition	Income Level	Households	Percent of Total Occupied Housing Units in Davenport
Elderly Family	Extremely Low Income	220	0.6%
Elderly Family	Very Low Income	535	1.3%
Elderly Family	Low Income	1,125	2.8%
Elderly Family	Moderate Income	800	2.0%
Small Family	Extremely Low Income	1,655	4.1%
Small Family	Very Low Income	1,215	3.0%
Small Family	Low Income	2,710	6.7%
Small Family	Moderate Income	1,515	3.8%
Large Family	Extremely Low Income	405	1.0%
Large Family	Very Low Income	430	1.1%
Large Family	Low Income	450	1.1%
Large Family	Moderate Income	410	1.0%
Elderly Living Alone	Extremely Low Income	2,245	5.6%
Elderly Living Alone	Very Low Income	1,745	4.3%
Elderly Living Alone	Low Income	1,470	3.7%
Elderly Living Alone	Moderate Income	415	1.0%
Other	Extremely Low Income	2,280	5.7%

Other	Very Low Income	1,165	2.9%
Other	Low Income	2,245	5.6%
Other	Moderate Income	1,685	4.2%

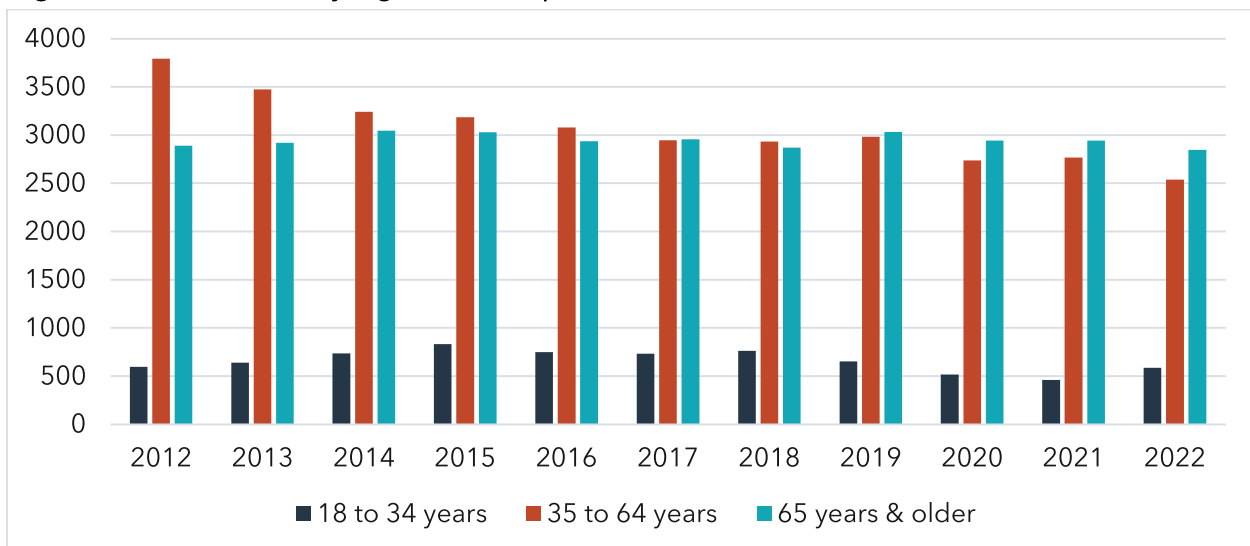
Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Figure 8.28: Composition of Low-Income Households in Davenport



Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Figure 8.29: Veterans by Age in Davenport, 2012-2022

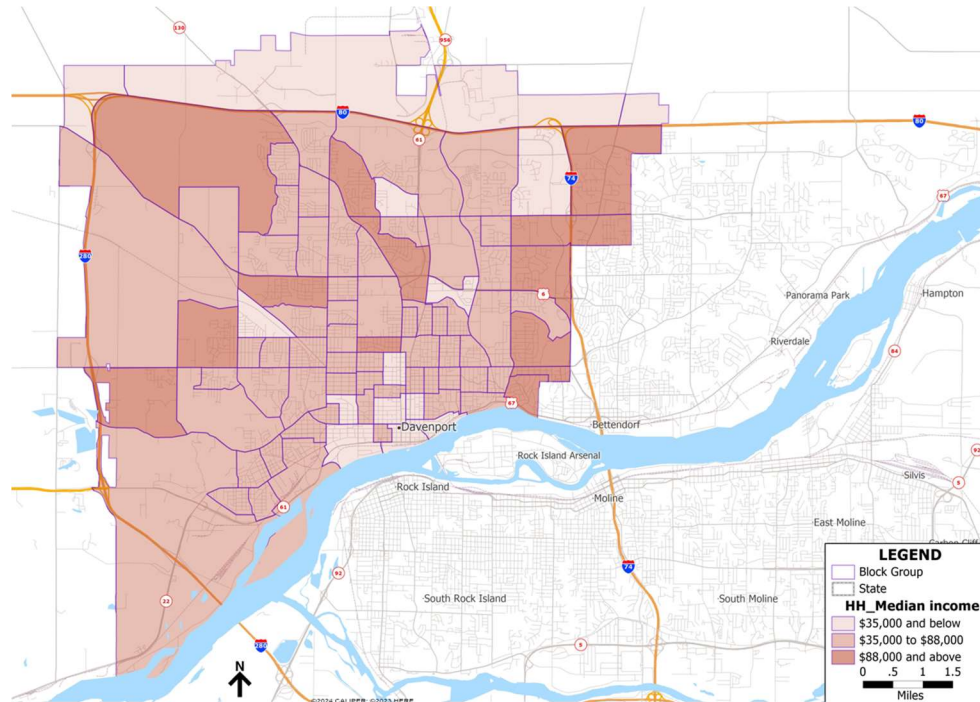


Source: U.S. Census Bureau, 5-year American Community Survey, 2012-2022, Table S2101

Income and Expenditures

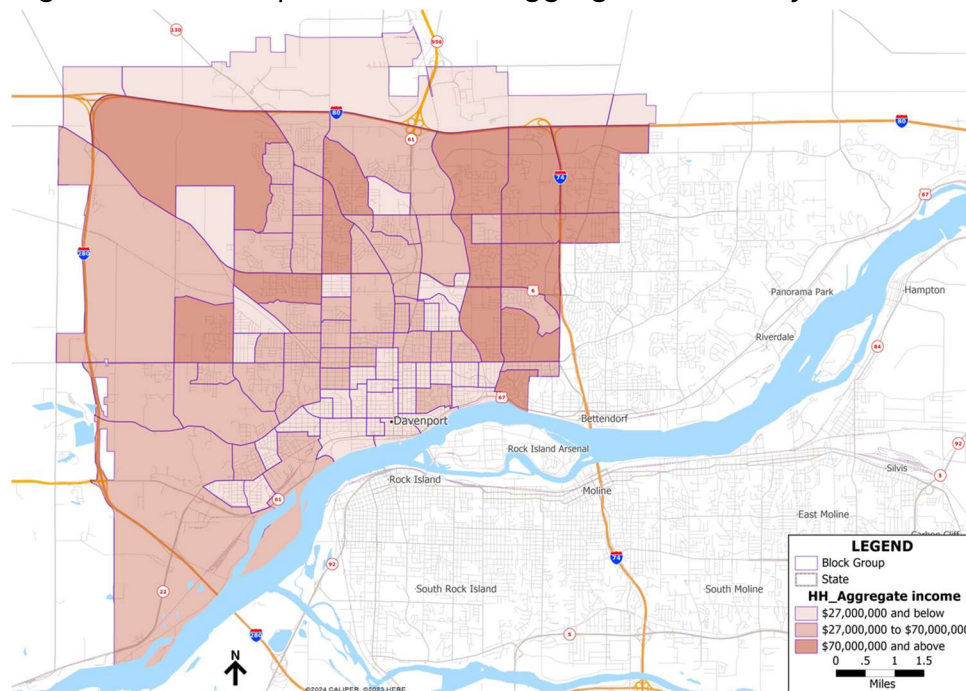
This section covers income (Figures 8.30-8.31) and budget expenditures (Figures 8.32-8.33).

Figure 8.30: Davenport Househoid Median Income by Census Block



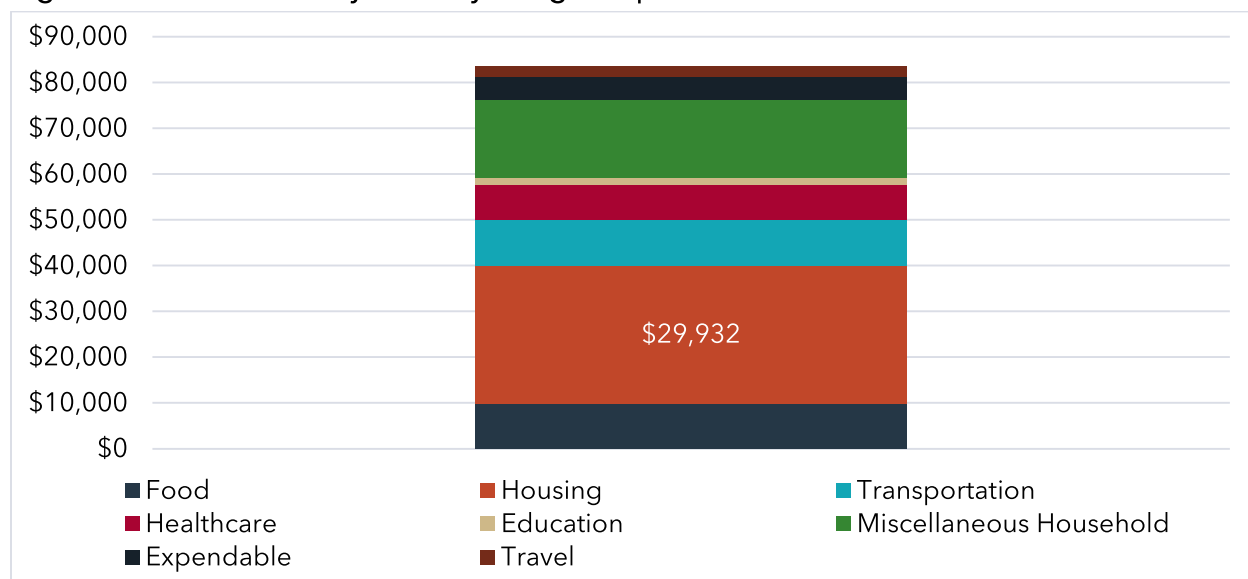
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.31: Davenport Househoid Aggregate Income by Census Block



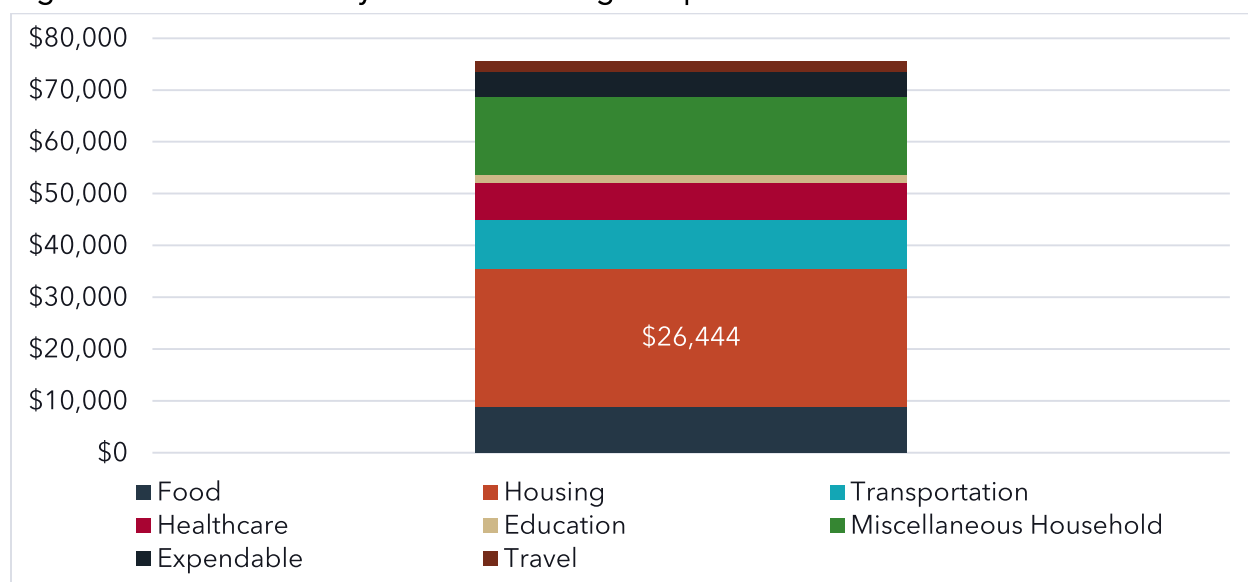
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 8.32: Scott County Monthly Budget Expenditures



Source: Esri Business Analyst, 2024

Figure 8.33: Iowa Monthly Household Budget Expenditures



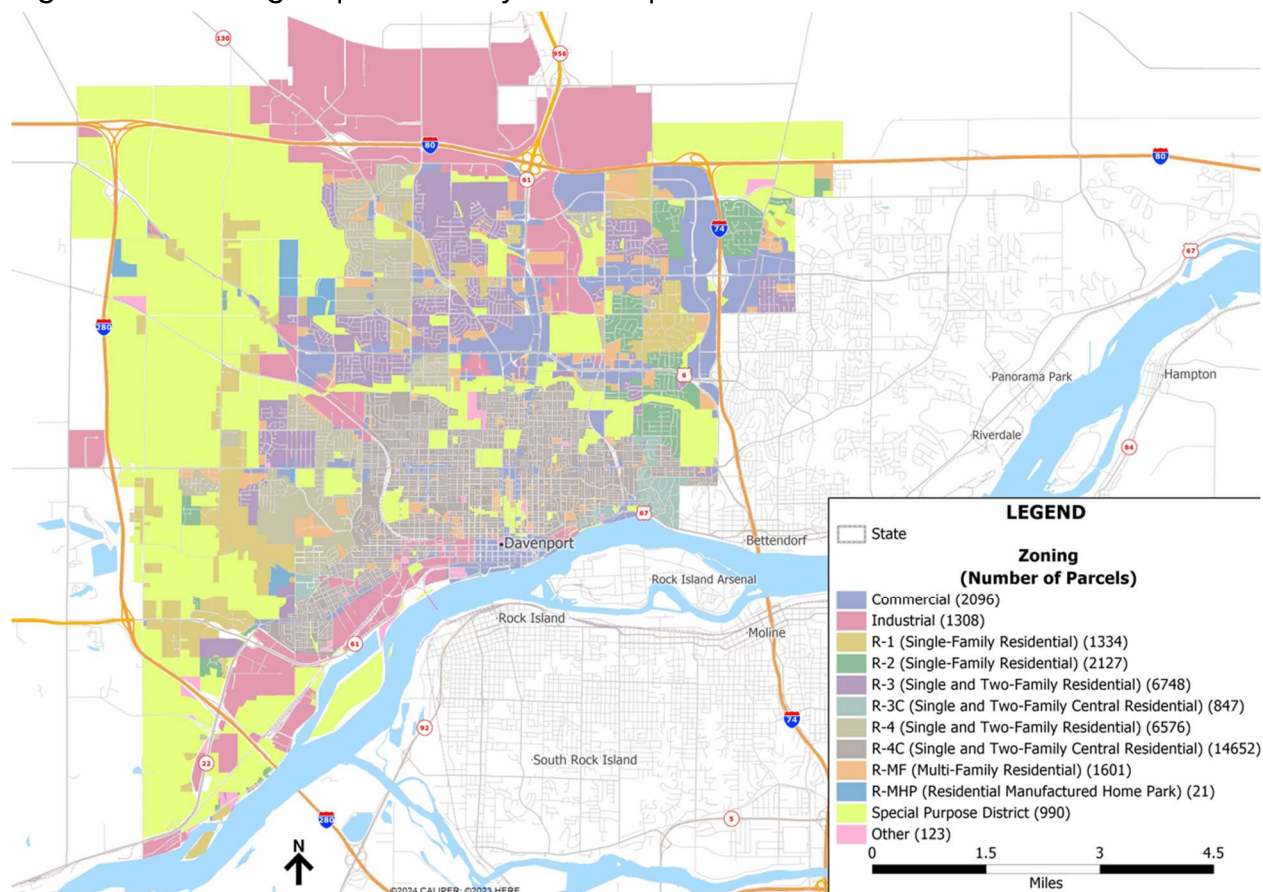
Source: Esri Business Analyst, 2024

Davenport Zoning

The City of Davenport currently occupies 40,832 acres of land. Of that land, 18.3% is zoned for primarily residential use. Districts that are primarily residential include: R-1, R-2, R-3, R-3C, R-4, R-4C, R-HF, and R-MHP (Figure 8.34).

The City of Davenport's R-1 is the lowest-density R-1 district in the Tri-Cities (minimum lot size is 20,000 square feet). Davenport's R-2 is for more urban but still allows for low-density neighborhoods.

Figure 8.34: Zoning Map for the City of Davenport



Source: Points Consulting using shapefile data from the City of Davenport

Table 8.8: Chapter 17 - "R-1" Single Family Residential Zoning District

Intent & Purpose	R-1 Single-Family Residential Zoning District. The R-1 Single-Family Residential Zoning District is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.
Permitted Uses (res.)	Single Family Dwelling, Accessory Dwelling Unit. Group Home, Home Day Care. Place of Worship, Public Park, Community Center or Garden, Primary or Secondary Education, Equine Facility, Wireless Telecommunications - Stealth or DAS Co.
Conditional Uses (res.)	Bed and Breakfast, Lodge / Meeting Hall, Reception Facility, Other Wireless Telecommunications
Min Lot Size	20,000 sf
Max Height	35 feet
Min Lot Width	100 feet SF: 60 feet
Setbacks (Front, Rear, Interior Side, Corner Side, Reverse Corner Side)	F: Lesser of 30 feet or average of front setbacks. R: 7 feet IS: 25 feet CS: 30 feet RCS: Lesser of 30 feet or 20% of lot depth

Source: City of Davenport 2023 Zoning Code

Table 8.9: Chapter 17 - "R-2" Single Family Residential Zoning District

Intent & Purpose	R-2 Single-Family Residential Zoning District. The R-2 Single-Family Residential Zoning District is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District.
Permitted Uses (res.)	Same as R-1 plus Single Family Dwelling Semi-Detached. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.
Conditional Uses (res.)	Bed and Breakfast, Lodge / Meeting Hall, Reception Facility, Wireless Telecommunications, Wireless Telecommunications - DAS New, Neighborhood Commercial Establishment.
Min Lot Size	SF: 10,000 sf SF-SD: 10,000 sf/ du
Max Height	35 feet
Min Lot Width	SF: 60 feet SF-SD: 60 feet/du
Setbacks (Front, Rear, Interior Side, Corner Side, Reverse Corner Side)	F: Lesser of 30 feet or average of front setbacks. R: 7 feet IS: 20 feet CS: 30 feet RCS: Lesser of 30 feet or 20% of lot depth

Source: City of Davenport 2023 Zoning Code

Table 8.10: Chapter 17 - "R-3" Single Family and Two-Family Residential Zoning District

Intent & Purpose	R-3 Single-Family and Two-Family Residential Zoning District. The R-3 Single-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.
Permitted Uses (res.)	Same as R-2 plus Two-Family Dwelling (New Construction). Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.
Conditional Uses (res.)	Same as R-2.
Min Lot Size	SF: 7,500 sf, SF-SD: 4,000 sf/du 2F: 8,500 sf, 2F: 8,500 sf, Nonresidential: 10,000 sf
Max Height	35 feet
Min Lot Width	SF 2F: 60 feet SF-SD: 30 feet/du Nonresidential: 75 feet
Setbacks (Front, Rear, Interior Side, Corner Side, Reverse Corner Side)	F: Lesser of 25 feet or average of front setbacks. R: 5 feet. IS: 15 feet. CS: 25 feet. RCS: Lesser of 25 feet or 20% of lot depth.

Source: City of Davenport 2023 Zoning Code

Table 8.11: Chapter 17 – “R-3C” Single Family and Two-Family Residential Zoning District

Intent & Purpose	R-3C Single-Family and Two-Family Central Residential Zoning District. The R-3C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods.
Permitted Uses (res.)	Same as R-3. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3C District.
Conditional Uses (res.)	Same as R-3.
Min Lot Size	SF: 7,500 sf, SF-SD: 4,000 sf/du 2F: 8,500 sf, 2F: 8,500 sf, Nonresidential: 10,000 sf
Max Height	
Min Lot Width	SF 2F: 50 feet SF-SD: 25 feet/du Nonresidential: 75 feet
Setbacks (Front, Rear, Interior Side, Corner Side, Reverse Corner Side)	Front: 25 feet or average of front setbacks, whichever is less. Rear: 25 feet or 20% of lot depth, whichever is less

Source: City of Davenport 2023 Zoning Code

Table 8.12: Chapter 17 – “R-4” Single Family and Two-Family Residential Zoning District

Intent & Purpose	R-4 Single-Family and Two-Family Residential Zoning District. The R-4 Single-Family and Two-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4 District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City.
Permitted Uses (res.)	Same as R-3. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.
Conditional Uses (res.)	Same as R-3
Min Lot Size	SF: 6,000 sf SF-SD: 3,500 sf/du 2F: 7,000 sf Nonresidential: 10,000 sf
Max Height	35 feet
Min Lot Width	SF & 2F: 50 feet SF-SD: 25 feet/du Nonresidential: 75 feet
Setbacks (Front, Rear, Interior Side, Corner Side, Reverse Corner Side)	F: 20 feet or average of front setbacks, whichever is less. R: 20 feet or 20% of lot depth, whichever is less. IS: 5 feet. CS: 15 feet. RCS: 20 feet.

Source: City of Davenport 2023 Zoning Code

Table 8.13: Chapter 17 - "R-4C" Single Family and Two-Family Residential Zoning District

Intent & Purpose	R-4C Single-Family and Two-Family Central Residential Zoning District. The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods.
Permitted Uses (res.)	Same as R-4. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
Conditional Uses (res.)	Same as R-4. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
Min Lot Size	SF: 4,000 sf SF-SD: 2,500 sf/du 2F: 5,500 sf Nonresidential: 10,000 sf
Max Height	35 feet
Min. Lot Width	Single Family & Two-Family: 40 feet Single Family Semi-Detached: 25 feet/du Nonresidential: 75 feet
Setbacks (Front, Rear, Interior Side, Corner Side, Reverse Corner Side)	F: 15 feet or average of front setbacks, whichever is less. R: 15 feet or 20% of lot depth, whichever is less. IS: 10% of lot width, or 5 feet, whichever is less In no case shall an interior side setback be less than 4 feet. CS: 10 feet. RCS: 15 feet.

Source: City of Davenport 2023 Zoning Code

Table 8.14: Chapter 17 - "R-MF" Multi-Family Residential Zoning District

Intent & Purpose	The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes, and multi-family dwellings.
Permitted Uses (res.)	Same as R-4 plus Children's Home, Domestic Violence Shelter, Multifamily Dwelling, Townhouse Dwelling, Tw-Family (Conversion) Dwelling, Public Safety Facility, Residential Care Facility. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District. [Amended 1-11-2023 by Ord. No. 2023-05 ; 9-11-2019 by Ord. No. 2019-363]
Conditional Uses (res.)	Same as R-3
Min Lot Size	SF: 4,000 sf 2F: 6,000 sf SF-SD: 2,500 sf/du TH, MF: 1,500 sf/du Nonresidential: 10,000 sf
Max Height	35 Feet for Single Family, Two-Family, and Townhouse
Min Lot Width	Single Family: 40 feet, Two-Family: 50 feet, Single Family Semi-Detached: 25 feet/du Townhouse: 20 feet/du Multifamily: 80 feet, Nonresidential: 75 feet
Setbacks (Front, Rear, Interior Side, Corner Side, Reverse Corner Side)	F: 25 Feet. R: 25 feet or 20% of site depth, whichever is less. IS: SF, 2F, SF-SD: 5 feet TH, MF: 10 feet - When abutting a residential district, structures over 45 feet in height require 1 foot additional setback for each 3 feet in height over 45 feet. CS: 20 feet. RCS: 25 Feet

Source: City of Davenport 2023 Zoning Code

Table 8.15: Chapter 17 – “R-MHP” Residential Manufactured Home Park Zoning District

Intent & Purpose	R-MHP Residential Manufactured Home Park Zoning District. The R-MHP District is intended to accommodate manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, typically under single ownership, and designed to accommodate manufactured homes.
Permitted Uses (res.)	Manufactured Home Park, Dwelling - Manufactured Home, Community Garden, Public Park, Wireless Telecommunications - Stealth or DAS Co.
Conditional Uses (res.)	Wireless Telecommunications - DAS New
Min Lot Size	4,500 square feet for a site, 10 acres for a park
Max Height	20 Feet
Min Lot Width	45 feet for a site, 250 feet for a park
Setbacks (Front, Rear, Interior Side, Corner Side)	For a site, F: 20 feet from dedicated internal street, 10 feet from private access drive. R: 10 feet. IS: 10 feet. CS: 10. For a Park, F: 50 feet. R: 50 feet. S: 50 feet. CS: 50 feet

Source: City of Davenport 2023 Zoning Code

Key Survey Themes

Davenport residents perceive housing costs to be relatively high, with 68.7% of survey respondents rating home purchase costs as “somewhat expensive” or “expensive.” Davenport respondents were the mostly likely to report challenges finding affordable housing, with 65.2% of Davenport respondents claiming it is difficult to find housing within their budget. While 21.1% of respondents felt there were too many short-term rentals, most did not perceive an excess.

Below are a few density preferences Davenport survey respondents express:

- **Duplexes and Triplexes:** Davenport residents are most open to seeing duplexes and triplexes in single-family neighborhoods (18.7% support).
- **Condominiums:** 31.3% of residents support locating condominiums near or behind commercial corridors.
- **Multi-family Apartments:** Demand for multi-family apartments is highest in Davenport, with 30.8% favoring placement near commercial corridors.
- **Accessory Dwelling Units (ADUs):** Although Moline leads in support for ADUs in single-family neighborhoods, Davenport residents support ADUs more broadly across various areas.
- **Cottage Neighborhoods:** Davenport respondents show the highest interest in cottage neighborhoods, with 30.8% supporting them in mixed-use or commercial areas and 26.3% in urban single-family lot neighborhoods.

9. Moline Highlights

Land Use Context

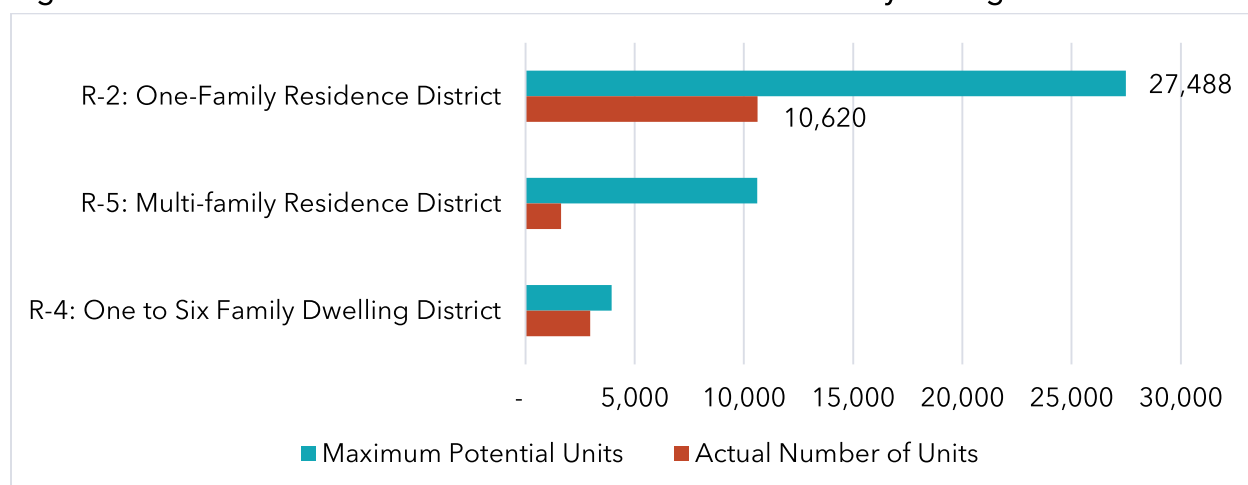
Understanding the in-fill potential within a community is an important first step for communities seeking to encourage development of more affordable housing. Low-density single-family housing is more expensive for communities to serve whereas in-fill development makes more optimal use of public works infrastructure. Table 9.1 displays some basic statistics on land use efficiency across Moline's 9,737 acres. For context, the map in Figure 9.34 displays the locations of each zoning district within the City.

Table 9.1: Structure Square Footage and Unit Counts by Zoning District ³⁴

Row Labels	Average Square Footage of Residential Structures	Maximum Potential Units	Actual Number of Units	Unit Difference	% Difference
R-2: One-Family Residence District	1,214	27,488	10,620	16,868	61.4%
R-4: One to Six Family Dwelling District	750	3,950	2,963	987	25.0%
R-5: Multi-family Residence District	1,393	10,604	1,633	8,971	84.6%
Grand Total	1,143	42,042	15,221	26,821	63.8%

Source: Points Consulting using Moline Zoning Code and GIS data

Figure 9.1: Moline Number of Potential and Actual Structures by Zoning District



Source: Points Consulting using Moline Zoning Code and GIS data

The values in Table 9.1 and Figure 9.1 represent the typical size of units and density of units within the given zoning district. The difference and percent difference columns indicate how many units could potentially be located on each tax lot if it were built to maximum density.

³⁴ Note: R-6: Mobile home park zoning district is excluded for Moline due to lack of reliable information.

This is not to suggest that maximum density is the ideal alternative but simply to show overall in-fill potential. The R1 district of Moline, which currently contains 10,620 units, could accommodate 27,488 if built out to maximum allowable density. This is not surprising given that R1 is by far the dominant district in the City. Though many of these lots could not accommodate additional dwellings without compromising the primary residence, it is worth considering whether accommodations such as attached ADUs or duplex conversions could help fill the existing housing gap within the community.

Affordability Gaps

Out of the three Tri-Cities, Moline reports the second-highest percentage (44.6%) of households that are cost burdened, or severely cost burdened (Table 9.2).

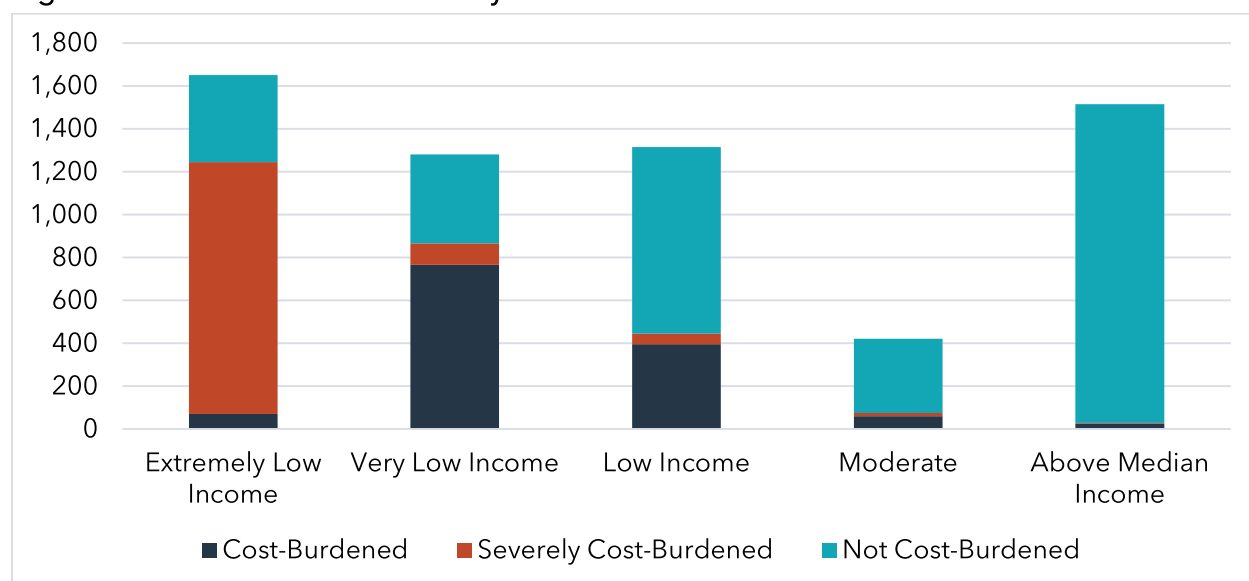
Table 9.2: Renters' Housing Cost Burden: Moline, Rock Island County, Illinois, U.S.

Region	Number of Renting Households	Severely Cost-Burdened	Cost-Burdened	Severely or Cost-Burdened	Not Cost-Burdened
Moline	6,147	22.9%	21.7%	44.6%	49.6%
Rock Island County	19,161	20.2%	22.1%	42.3%	49.2%
Illinois	1,655,952	22.4%	21.5%	43.9%	48.9%
U.S.	44,238,593	23.3%	23.2%	46.5%	46.6%

Source: ACS 2022 5-Year Table B25070

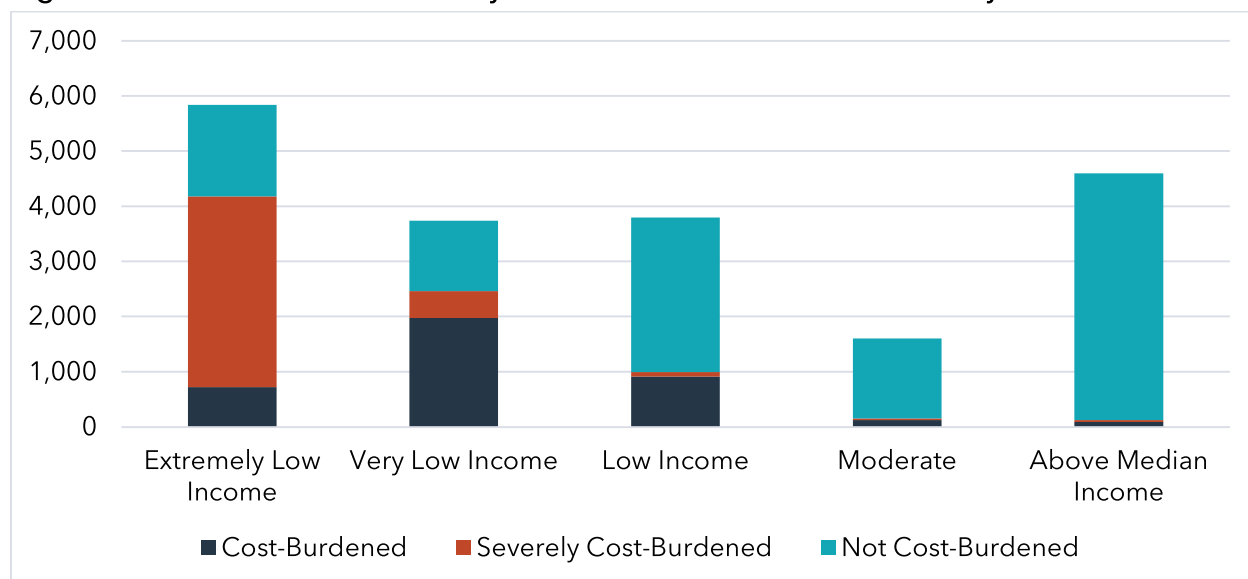
Figures 9.2 and 9.3 below show Cost Burden by Income Level for renters in Moline. In Moline, 33.8% of low-income, renting households are cost burdened to some degree. Of renting households in the Very Low Income and Extremely Low Income categories, 71.5% are cost burdened in Moline. In Rock Island County, 54.5% of renting households in the three low-income categories are cost burdened.

Figure 9.2: Renters' Cost Burden by Income Level in Moline



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2017-2021

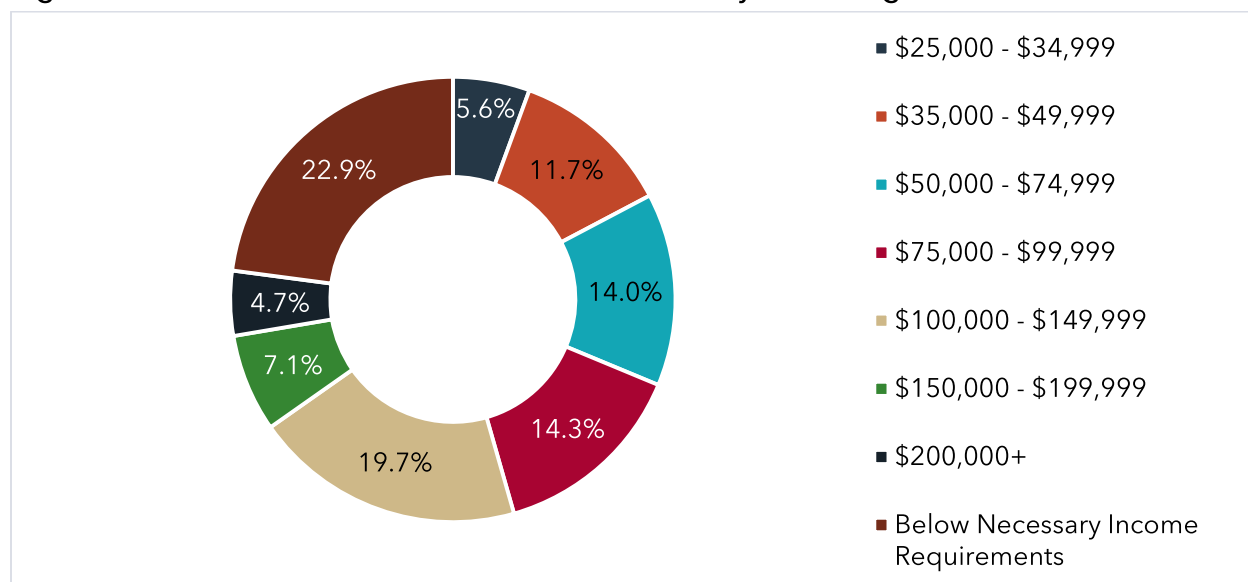
Figure 9.3: Renters' Cost Burden by Income Level in Rock Island County



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2017-2021

Figure 9.4 shows that 22.9% of all households in Moline are cost-burdened to some degree. All households in the income brackets above \$25K can afford an average-priced home in Moline.

Figure 9.4: Moline Households that Can Afford to Buy an Average-Priced Home



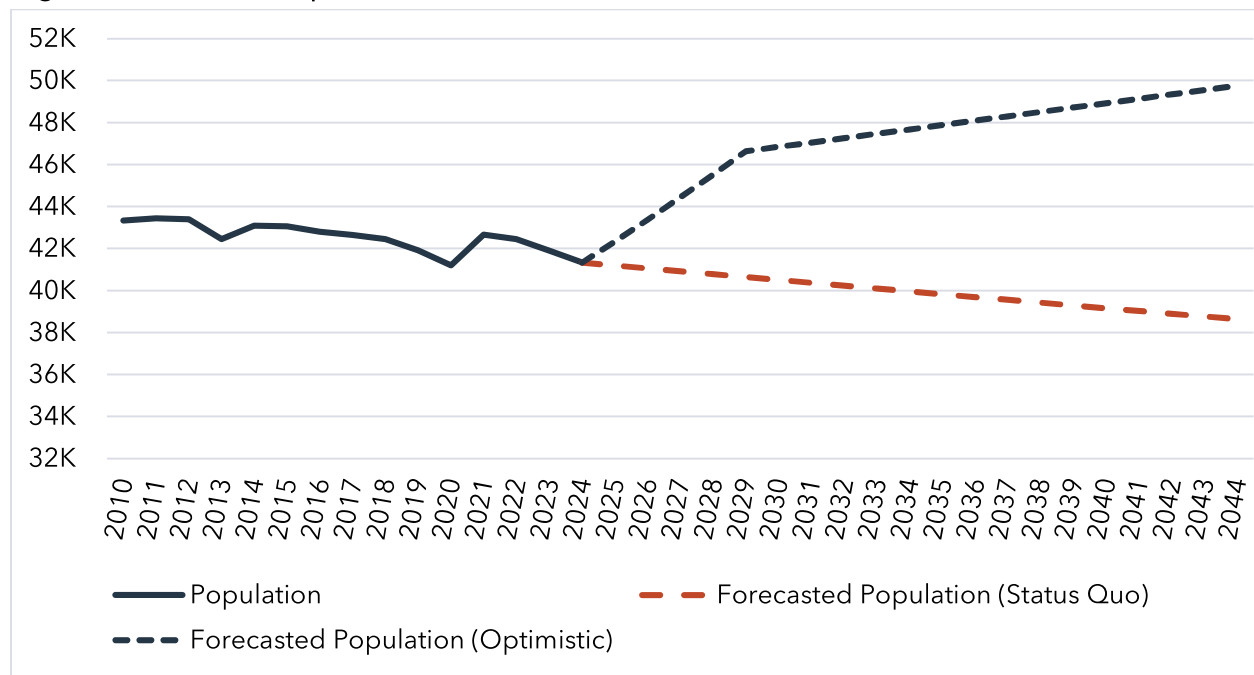
Source: Points Consulting Using Esri Business Analyst, MLS, and Realtor.com, 2024

Population and Housing Forecasts

The population trend in Moline follows a pattern similar to that of Davenport (Table 9.3 and Figure 9.5). The number of Moline residents aged 0-30 fell from 16,300 to 15,400, while the population over 60 rose from 9,900 to 11,100 during the same period. Moline's population has steadily decreased at an annual rate of 0.3% from 2010 to 2024. Like Davenport, new housing could potentially help offset this population decline. PC projects that the aging population will have a similar impact on Moline over the next 20 years, potentially reducing the population to 33,000 by 2044. This assumes a worst-case scenario in which young residents continue moving out and no new housing is built to retain residents and attract new families.

Though Moline's population has fluctuated over the past 14 years, the overall trend suggests a gradual decline in population continuing to 2044 under the Status Quo projection. The Optimistic scenario, based on projections from the Bi-State Regional Commission, forecasts potential growth. PC agrees with this optimistic outlook, assuming that increased housing could spur economic development and attract new residents to Moline. However, it should be noted that the strength of the model, as indicated by R-squared values in the regression analysis, decreased with the Moline forecast, meaning that the Optimistic projection is less reliable.

Figure 9.5: Moline Population Forecasts, 2024-2044



Source: Points Consulting & David Kovarik (Bi-State Regional Commission), 2024

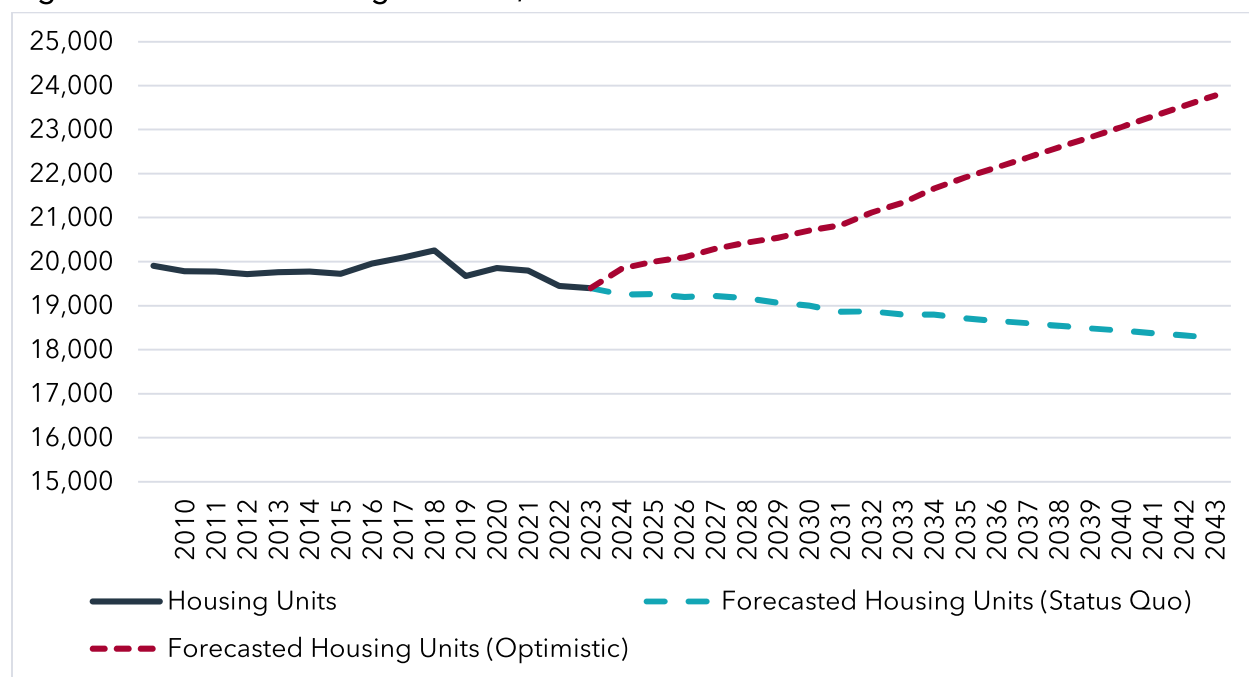
Table 9.3: Moline Population Forecast, 2024-2044

Year	---Population---		---Annual Growth Rate (since 2024)---	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	41,334	41,334	--	--
2029	39,020	46,637	(1.7%)	12.8%
2034	37,885	47,678	(3.3%)	15.4%
2039	34,853	48,720	(4.9%)	17.9%
2040	34,462	48,928	(5.3%)	18.4%
2044	32,995	49,762	(6.5%)	20.4%

Source: Points Consulting, 2024

Under the Status Quo scenario in the Population Forecast section, Moline's population is expected to continue declining. The Housing Forecast reflects this trend (see Table 9.4 and Figure 9.6). With a potential decrease of around 2,700 residents, the demand for housing would drop significantly, resulting in the need for 1,100 fewer units than currently required. Conversely, the Optimistic scenario anticipates an increase in population, leading to a demand for an additional 4,400 housing units.

Figure 9.6: Moline Housing Forecast, 2024-2044



Source: Points Consulting, 2024

Table 9.4: Moline Housing Forecast, 2024-2044

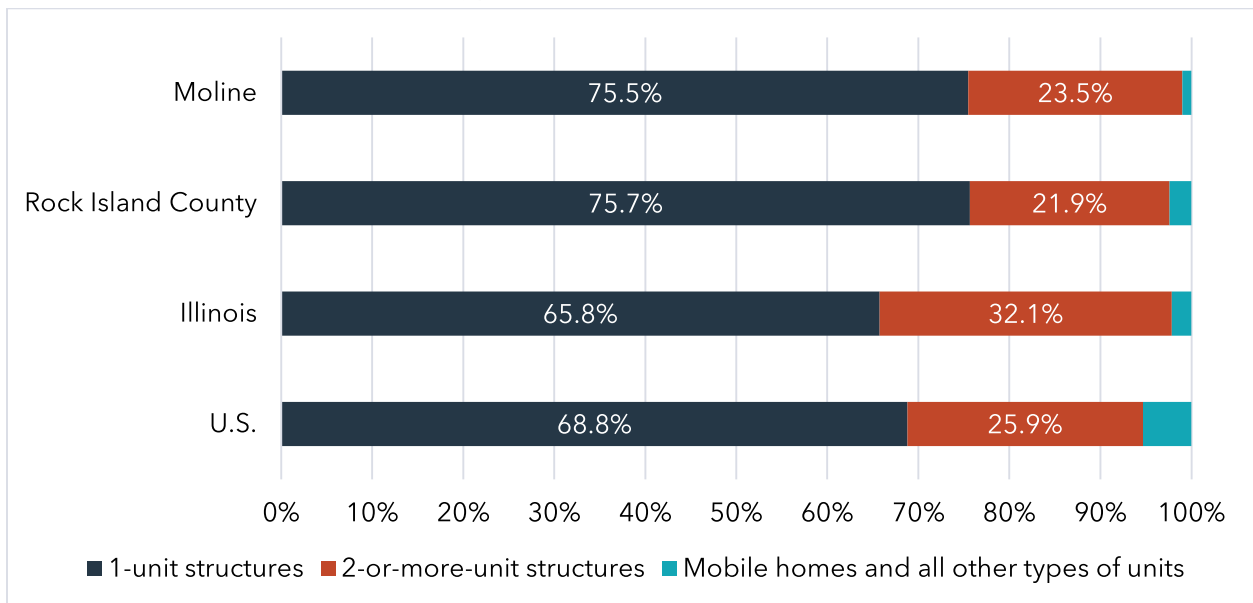
Year	---Housing---		---Annual Growth Rate (since 2024)---	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	19,400	19,400	--	--
2029	19,172	20,439	(1.17%)	5.36%
2034	18,801	21,346	(3.09%)	10.03%
2039	18,546	22,600	(4.40%)	16.50%
2040	18,491	22,831	(4.68%)	17.69%
2044	18,270	23,780	(5.82%)	22.58%

Source: Points Consulting, 2024

Housing Supply

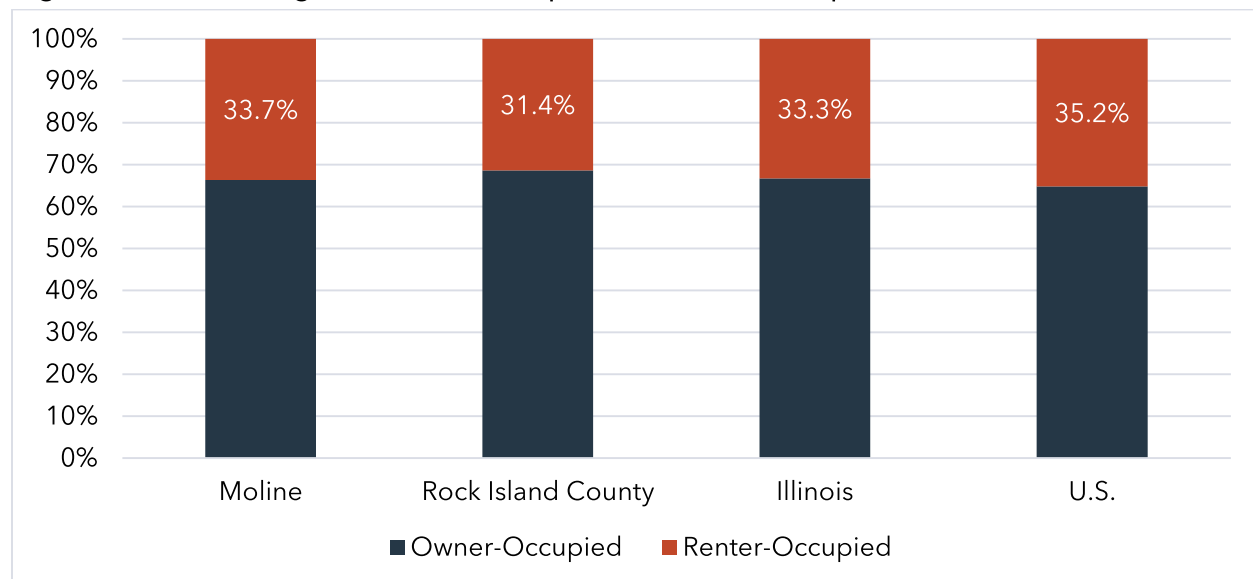
This section covers housing type and tenure (Figures 9.7-9.10), age of housing stock (Figures 9.11-9.14), vacancy (Figures 9.15-9.16), occupancy (Figures 9.17-9.18), new housing production (Figure 9.19), and rent trends (Table 9.5).

Figure 9.7: Percent Housing by Type: Moline, Rock Island County, Illinois, U.S.



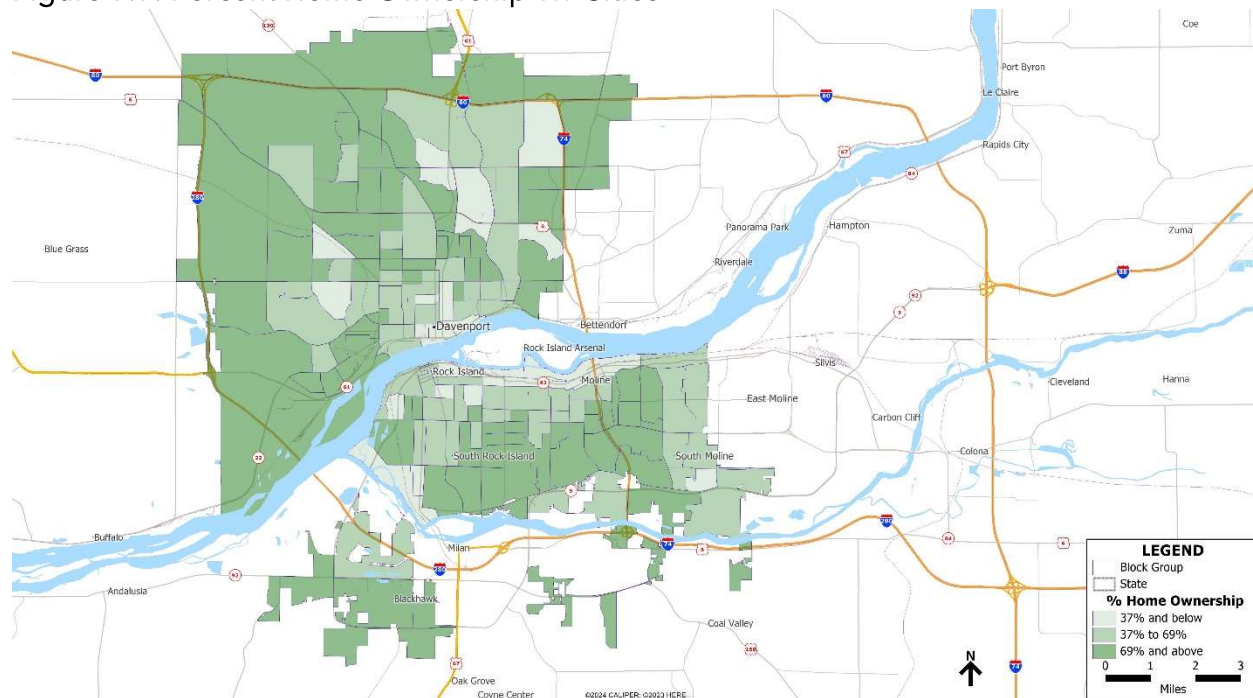
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 9.8: Percentage of Owner Occupied to Renter-Occupied Units, Moline, 2022



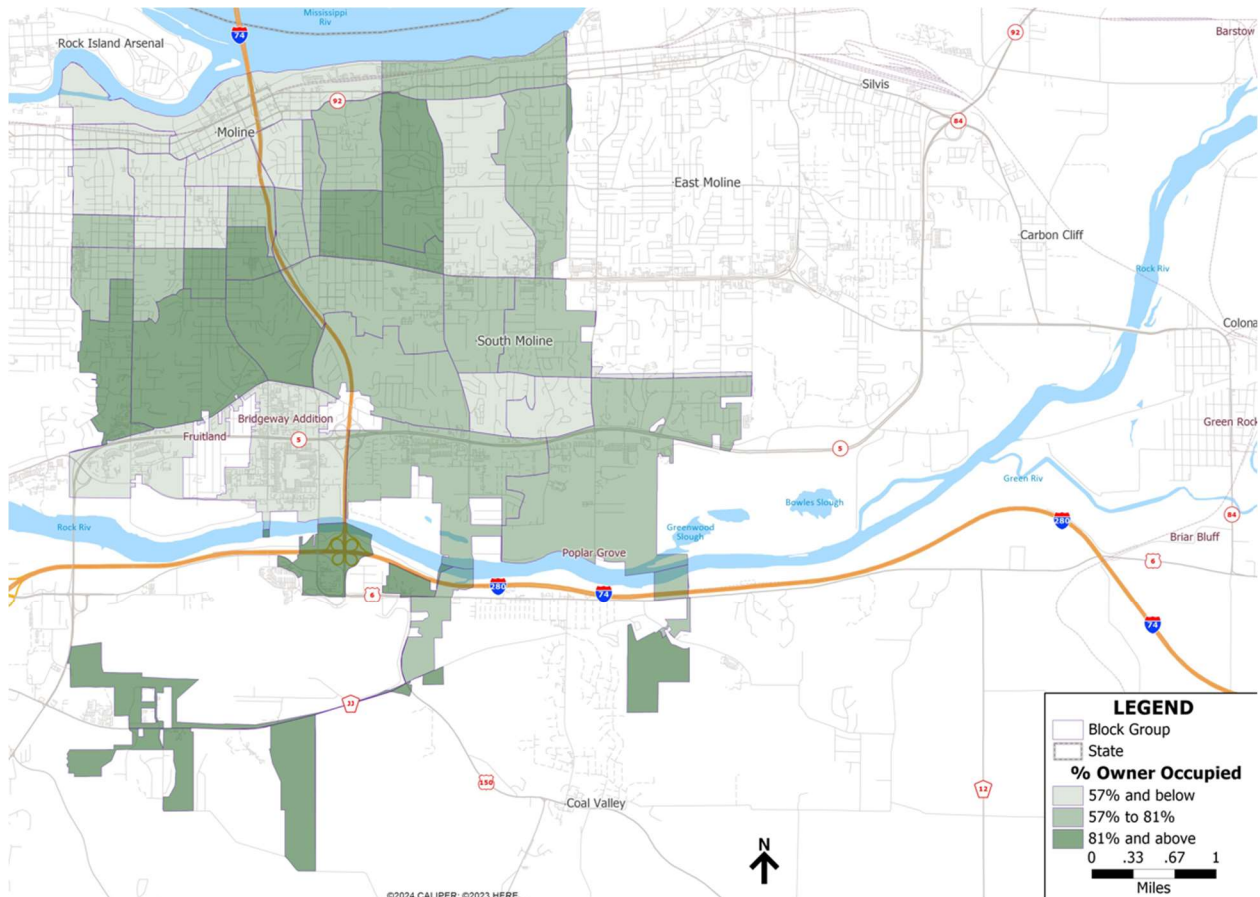
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 9.9: Percent Home Ownership Tri-Cities



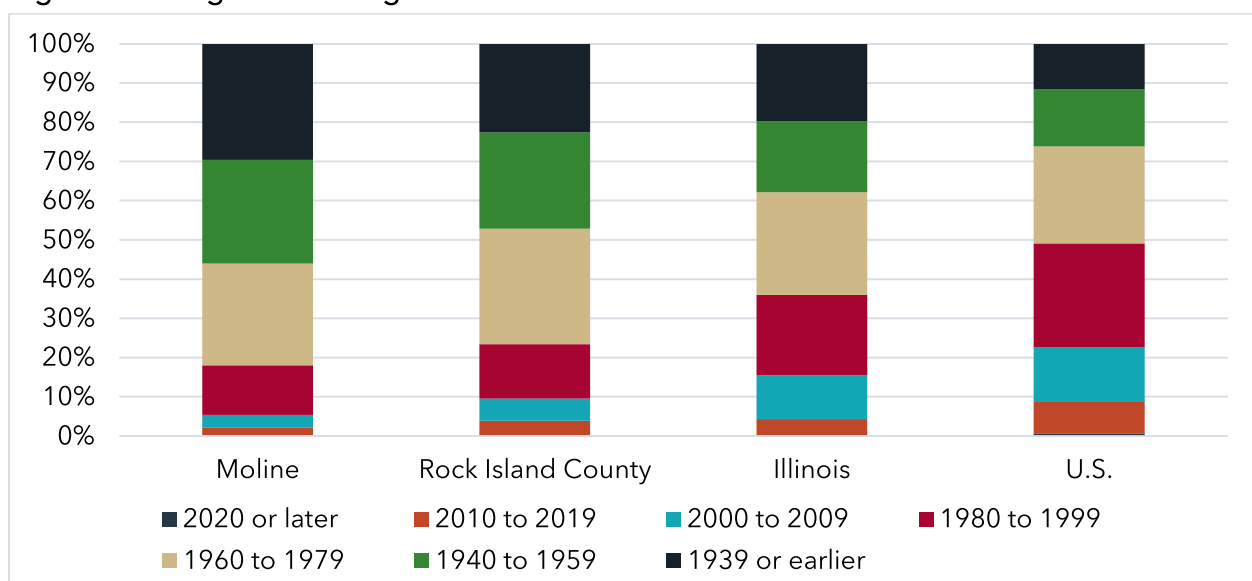
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.10: Moline Percent Owner Occupied by Census Block



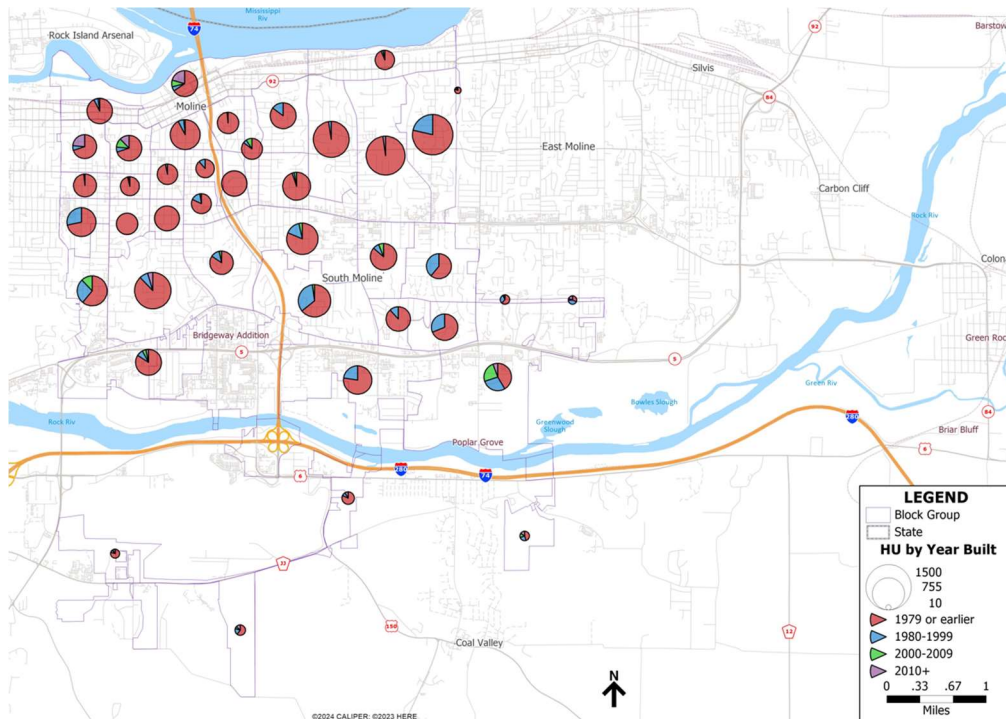
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.11: Age of Housing Stock in Moline



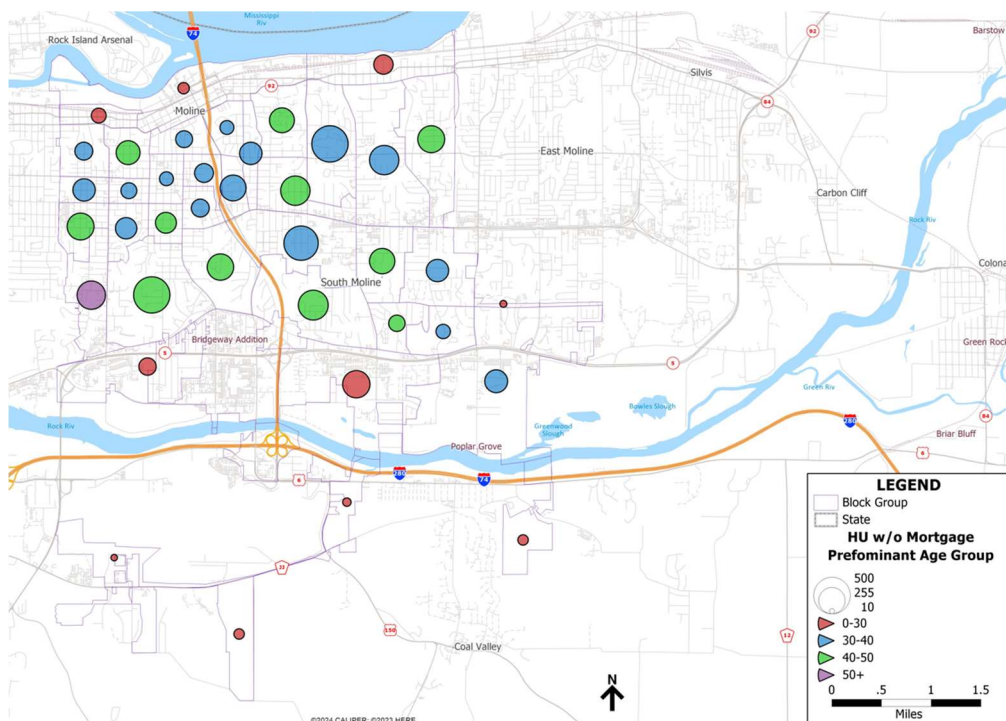
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 9.12: Moline Housing Units Year Built by Census Block



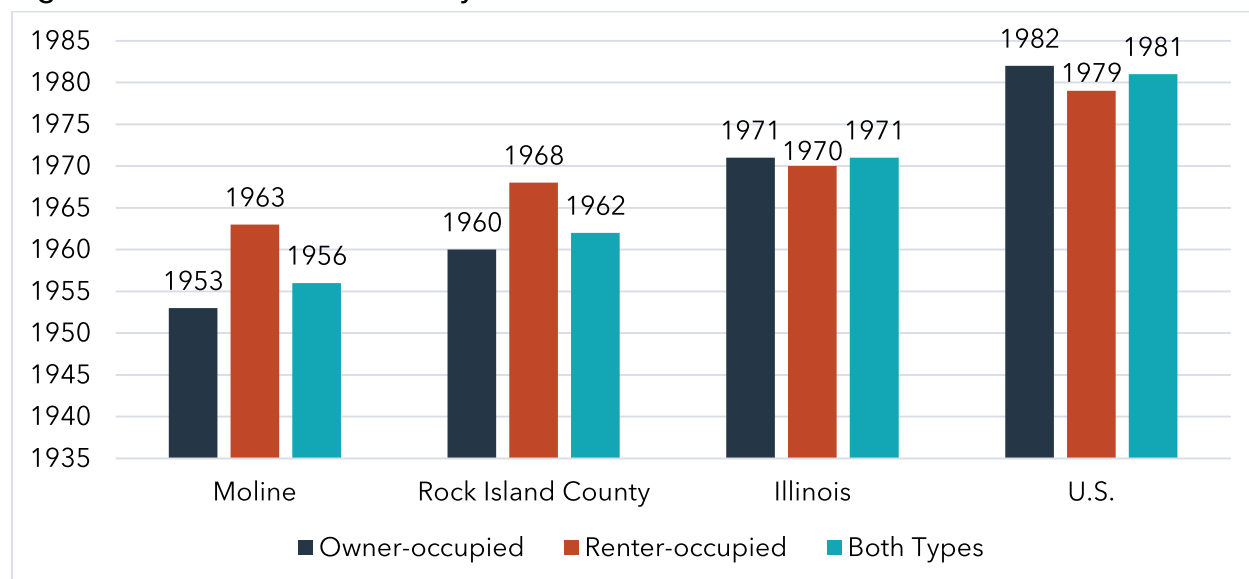
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.13: Moline Housing Units Without Mortgage Predominant Age Group by Census Block



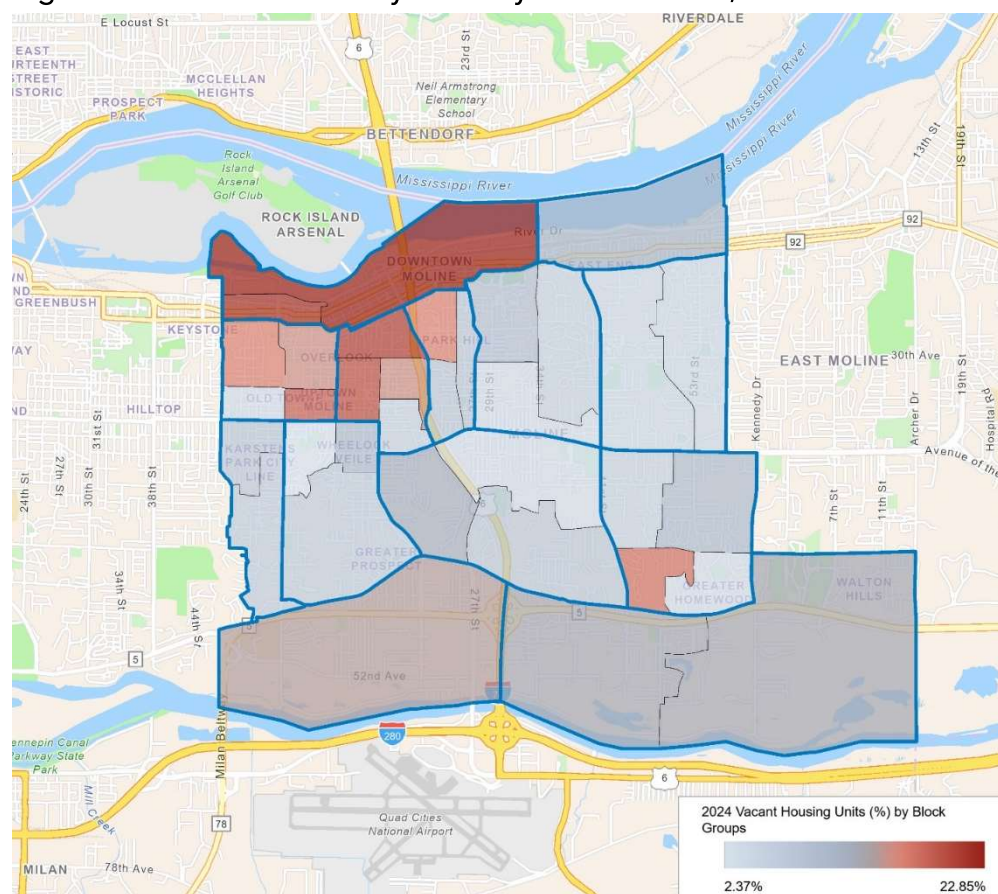
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.14: Median Year Built by Tenure in Moline



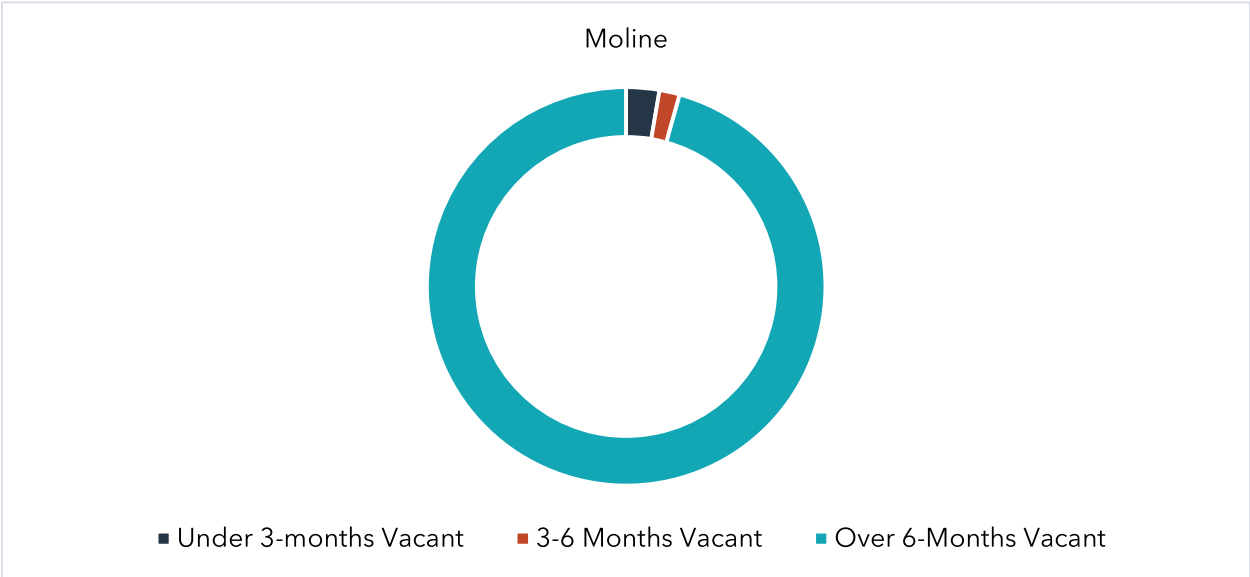
Source: ACS 2022 5-Year Table B25037

Figure 9.15: Moline Vacancy Rates by Census Tracts, 2024



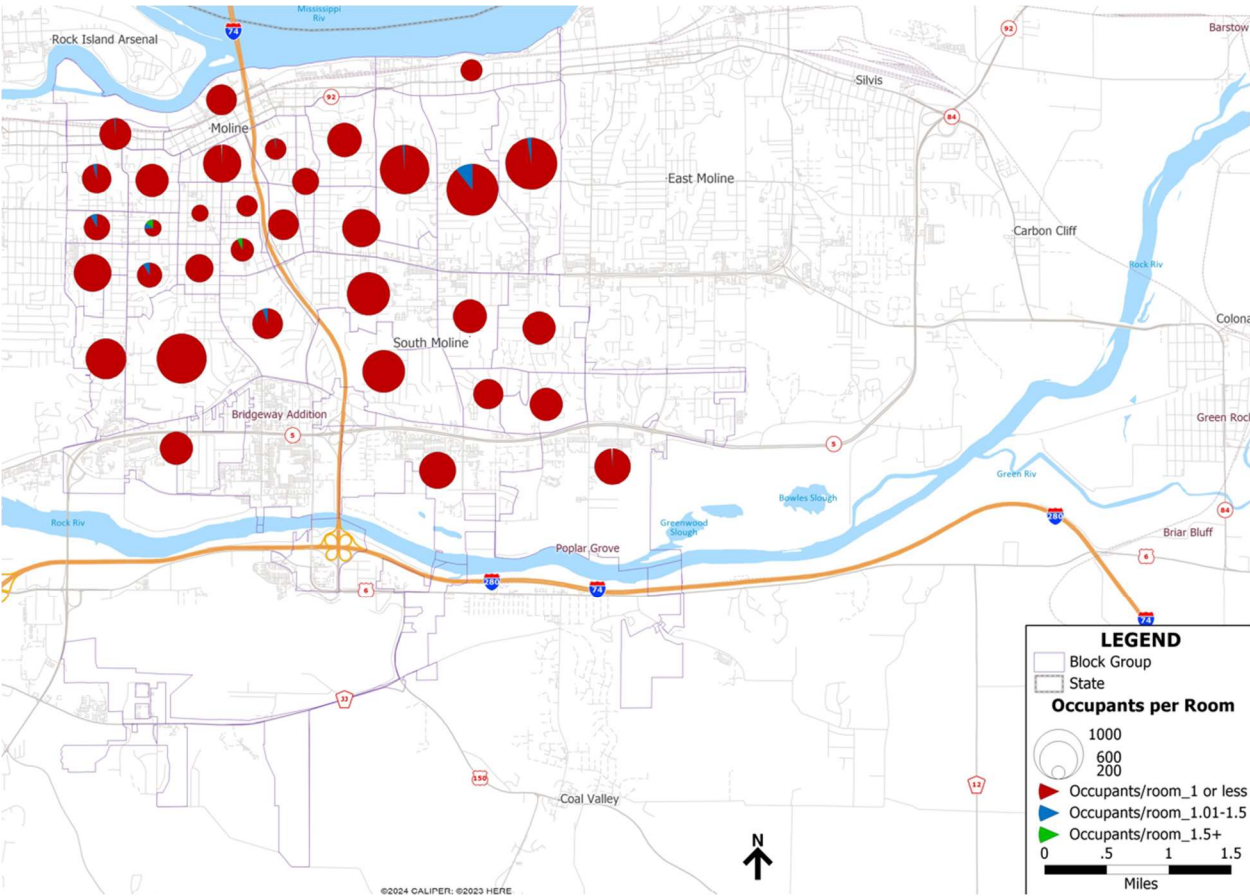
Source: Points Consulting using Esri Business Analyst, 2024

Figure 9.16: Duration of Vacancy for Residential Units



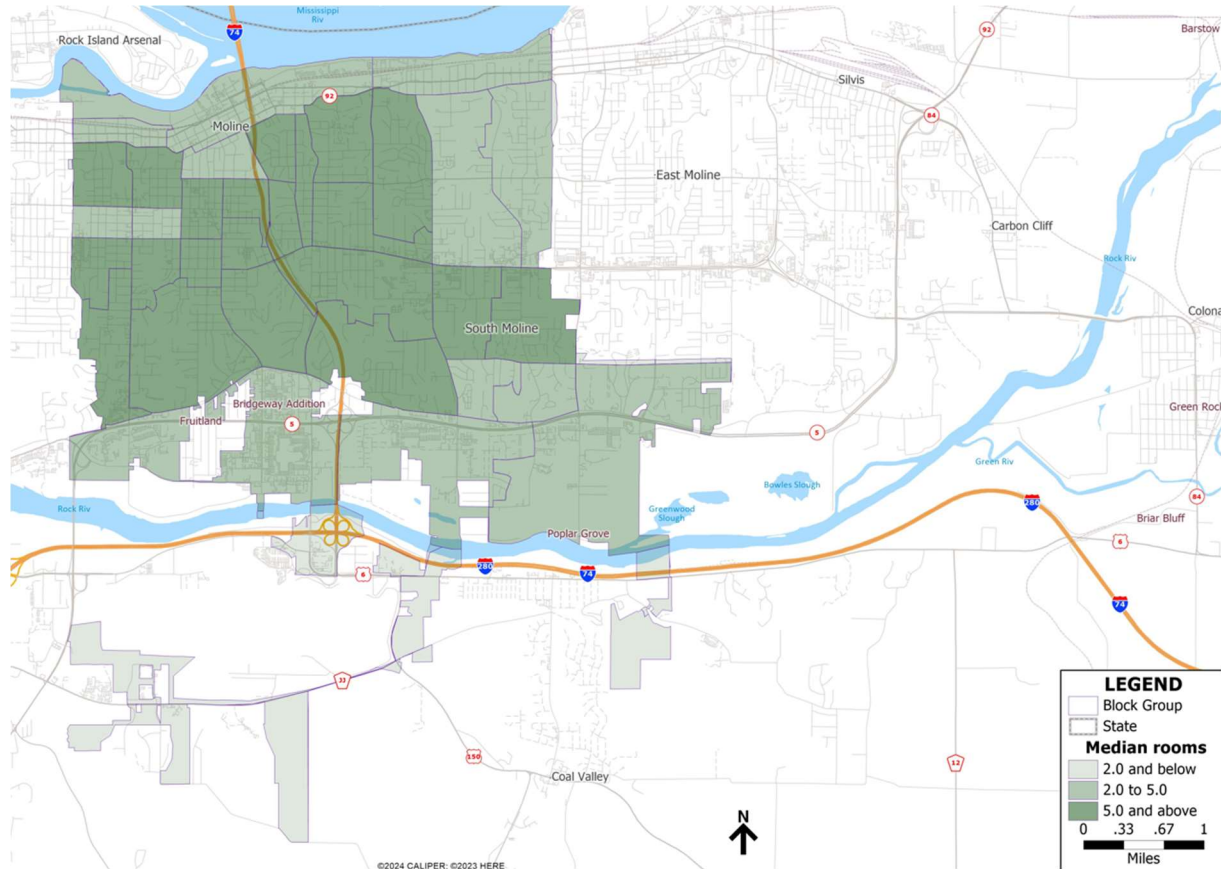
Source: HUD USPS Aggregated Administrative Data On Address Vacancies

Figure 9.17: Moline Occupants per Room by Census Block



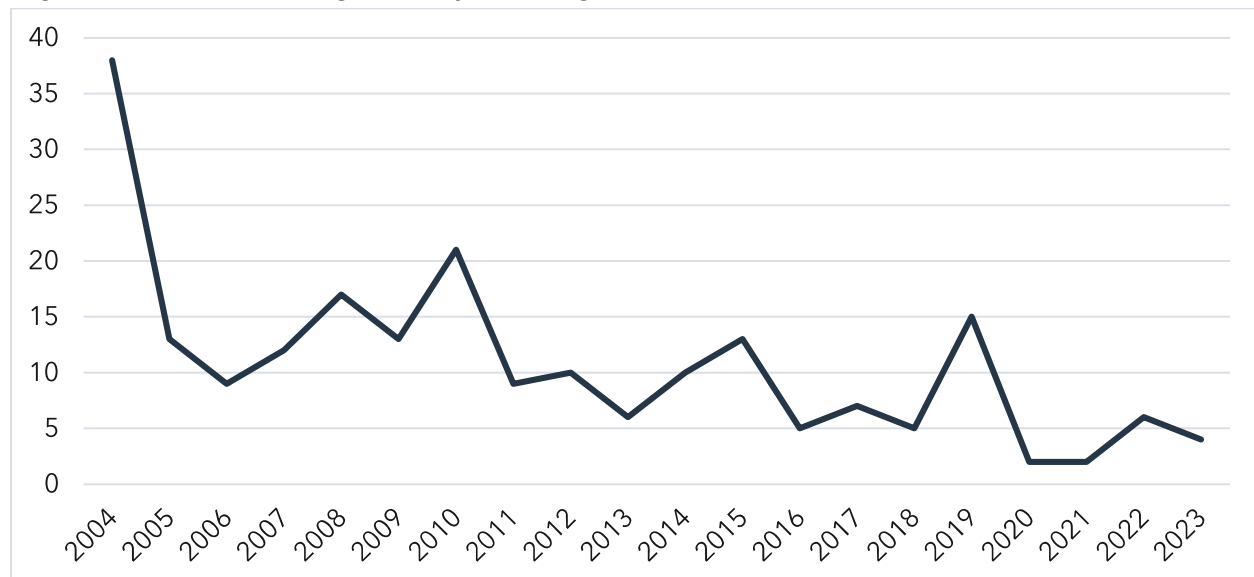
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.18: Moline Median Number of Rooms by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.19: Moline Single-family Housing Permit Units, 2004-2023



Source: City of Moline, Adopted Budget Fiscal Years 2024-2026 Summary

Table 9.5: Moline Rentals

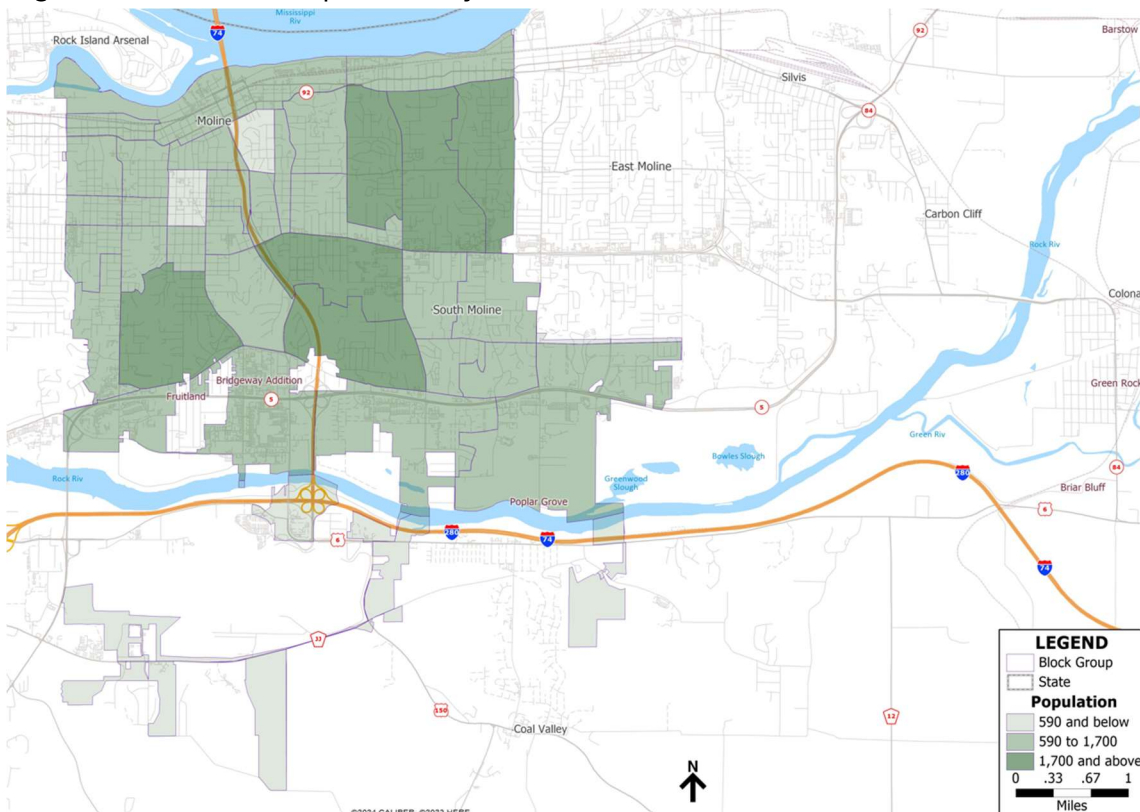
	May 2024 Inventory	Past 3-Years Inventory Change	Median Price	Past 3-Years Rent Price Change	% Rent Price Change
Single-Family Rentals					
1 Bedroom	6	1	\$768	+\$60	7.8%
2 Bedroom	8	(3)	\$963	+\$115	11.9%
3 Bedroom	8	2	\$1,253	+\$125	10.0%
Condo and Townhouse Rentals					
1 Bedroom	6	0	\$744	+\$37	5.0%
2 Bedroom	37	11	\$879	(\$36)	(4.1%)
3 Bedroom	4	0	\$1,345	+\$94	7.0%
Apartment Rentals					
1 Bedroom	15	8	\$740	+\$62	8.4%
2 Bedroom	14	8	\$885	+\$13	1.5%
3 Bedroom	4	(1)	\$1,286	+\$114	8.9%

Source: Points Consulting using RentRange

Demographic Trends

This section covers population and population change (Figures 9.20-9.23, Table 9.6), median age and household size (Figures 9.24-9.25), educational attainment (Figure 9.26), and underserved populations (Figures 9.27-9.29, Table 9.7).

Figure 9.20: Moline Population by Census Block



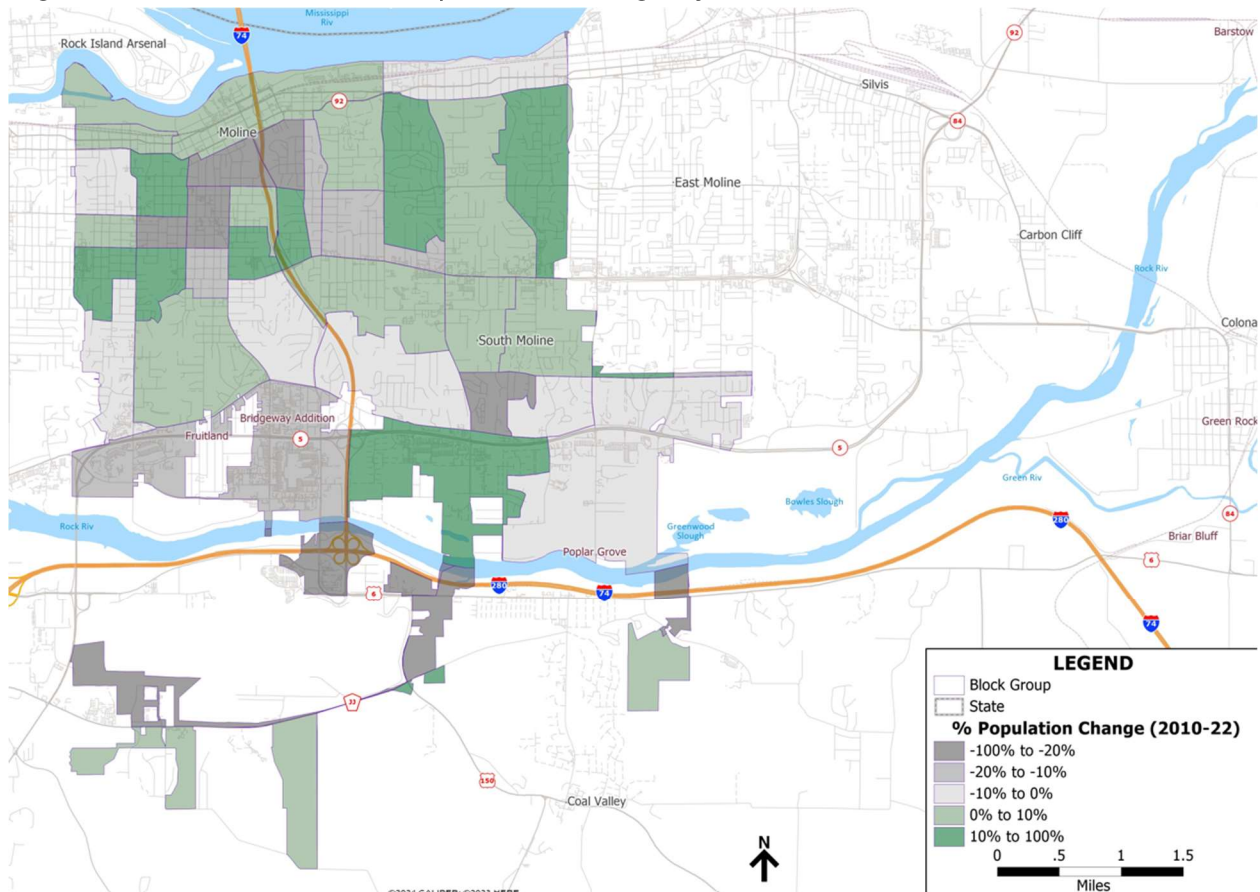
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Table 9.6: Population Change, 2012 - 2022

	2012	2022	Change	% Change
Moline	43,390	42,452	(938)	(2.2%)
Rock Island County	147,504	143,819	(3,685)	(2.5%)
Illinois	12.82M	12.76M	(66,226)	(0.5%)
U.S.	309.14M	331.01M	21.96M	7.1%

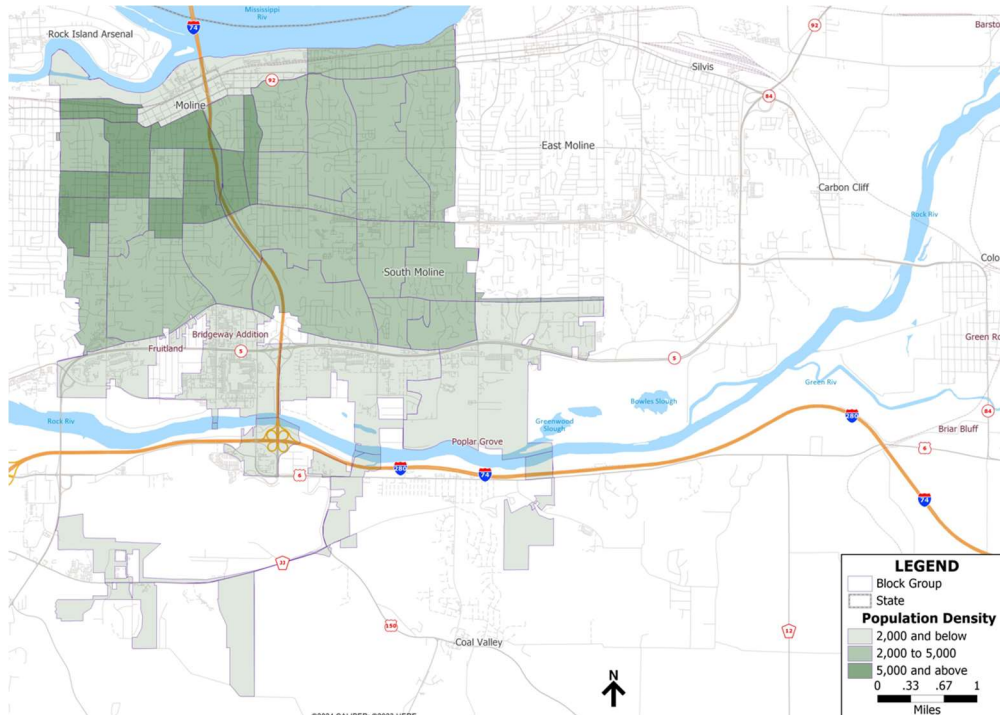
Source: U.S. Census Bureau, American Community Survey, DP05 5-year, 2012 and 2022.

Figure 9.21: Moline Percent Population Change by Census Block (2010-2022)



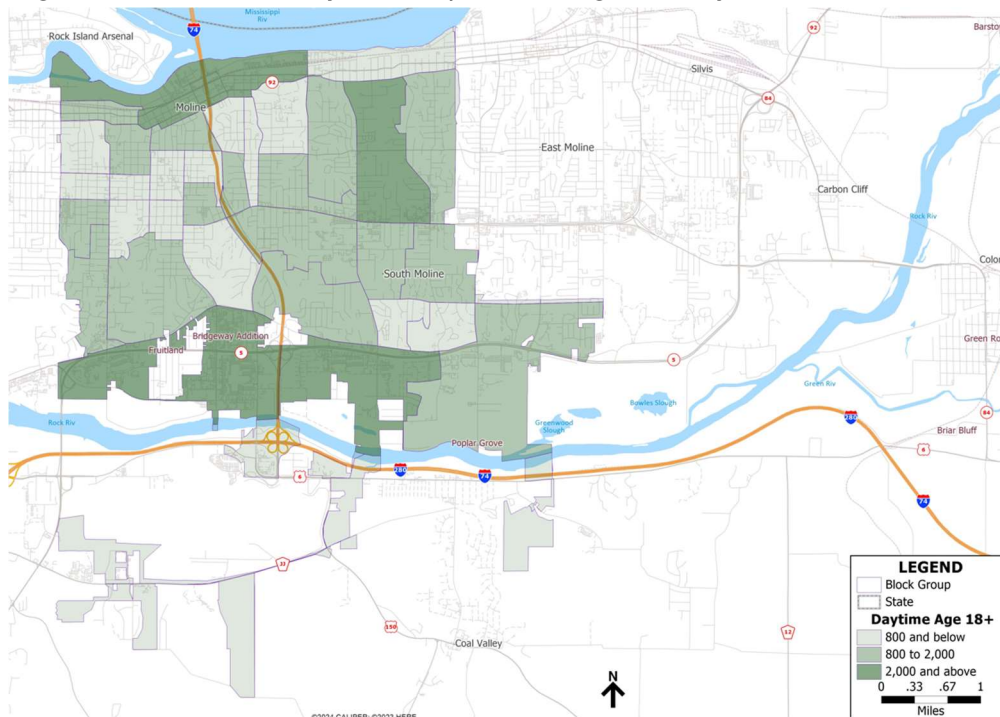
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.22: Moline Population Density by Census Block



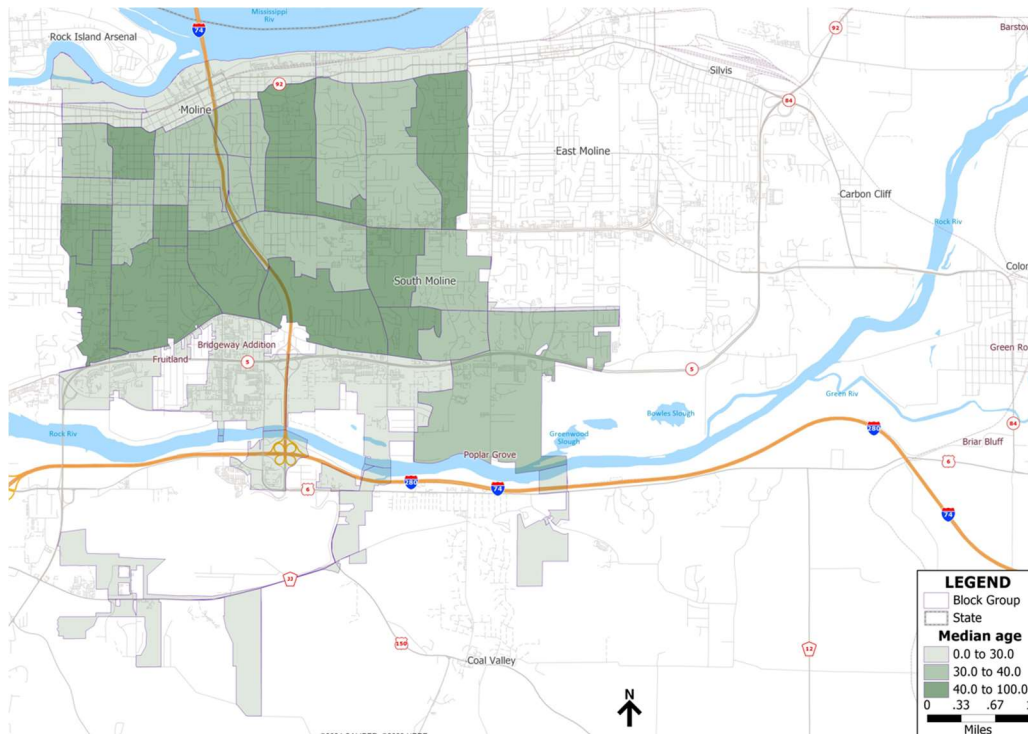
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.23: Moline Daytime Population Age 18+ by Census Block



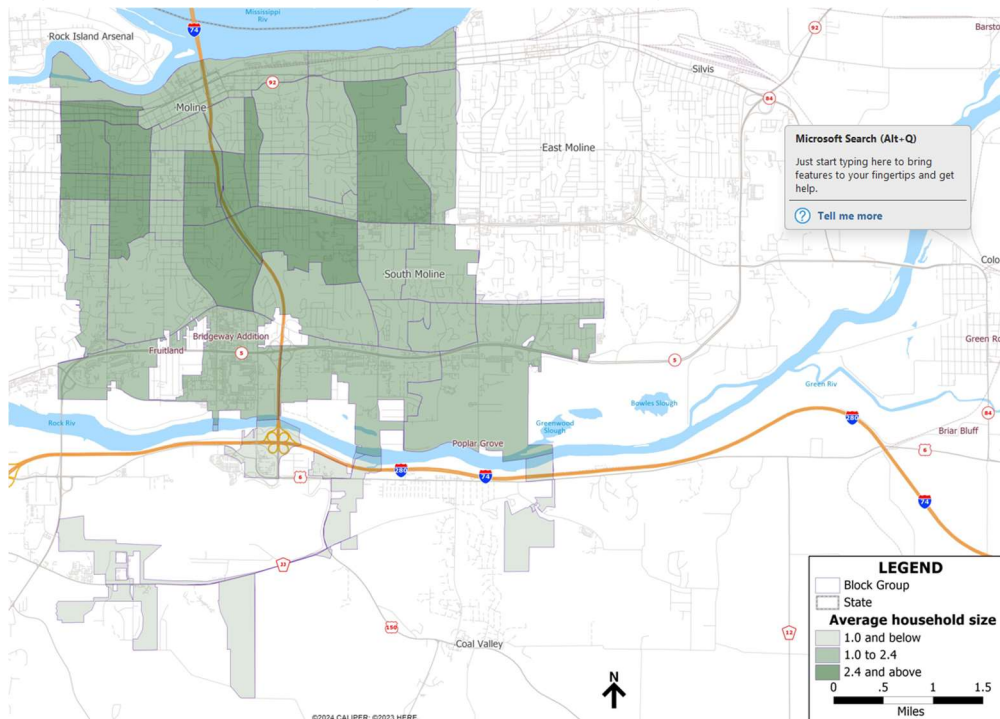
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.24: Moline Median Age by Census Block



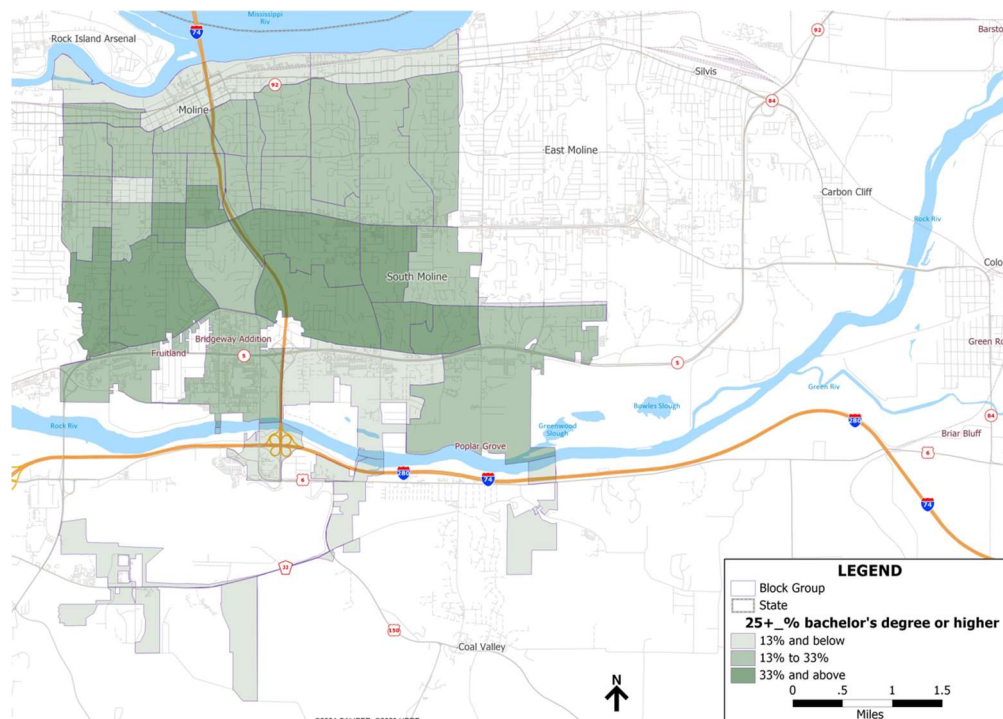
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.25: Moline Average Household Size by Census Block



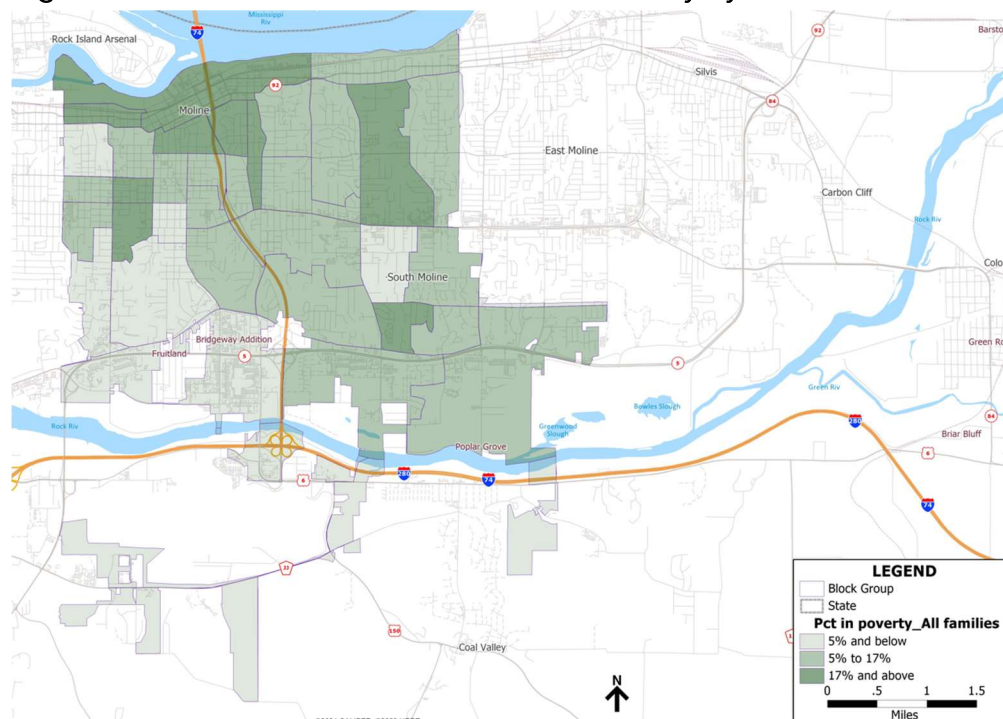
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.26: Moline Percent of Age 25+ with Bachelor's Degree or Higher by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.27: Moline Percent of Families in Poverty by Census Block



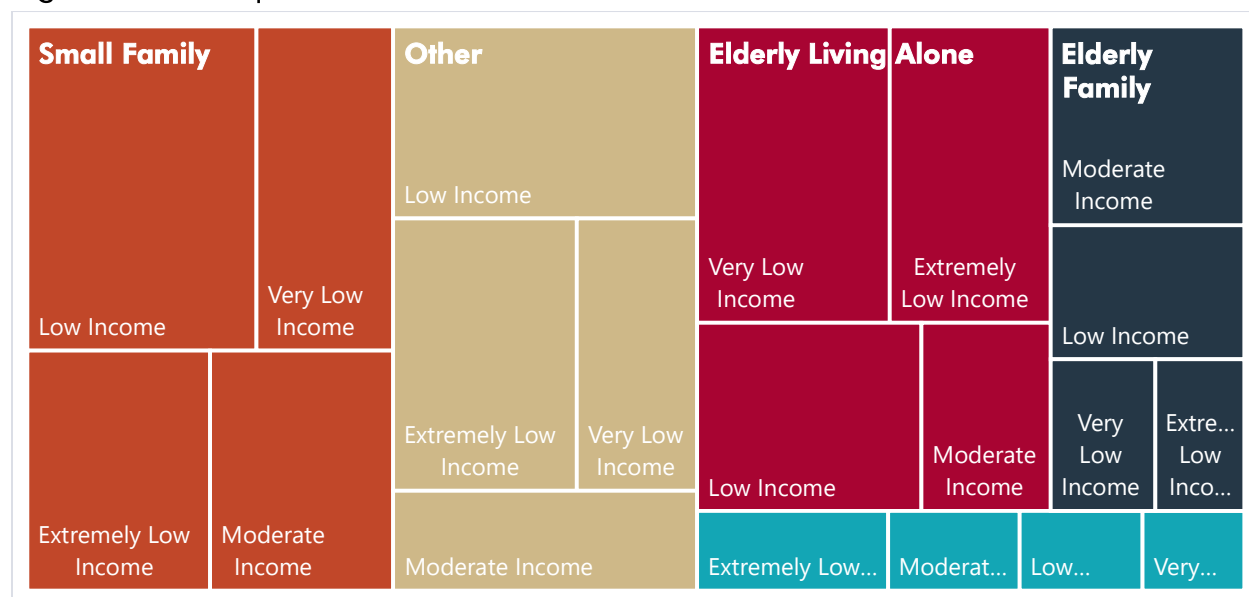
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Table 9.7: Composition of Low-Income Households in Moline

Family Composition	Income Level	Households	Percent of Total Occupied Housing Units In Moline
Elderly Family	Extremely Low Income	200	1.1%
Elderly Family	Very Low Income	235	1.3%
Elderly Family	Low Income	385	2.2%
Elderly Family	Moderate Income	570	3.2%
Small Family	Extremely Low Income	650	3.6%
Small Family	Very Low Income	655	3.7%
Small Family	Low Income	1,100	6.1%
Small Family	Moderate Income	650	3.6%
Large Family	Extremely Low Income	225	1.3%
Large Family	Very Low Income	120	0.7%
Large Family	Low Income	145	0.8%
Large Family	Moderate Income	155	0.9%
Elderly Living Alone	Extremely Low Income	705	3.9%
Elderly Living Alone	Very Low Income	845	4.7%
Elderly Living Alone	Low Income	625	3.5%
Elderly Living Alone	Moderate Income	360	2.0%
Other	Extremely Low Income	740	4.1%
Other	Very Low Income	485	2.7%
Other	Low Income	865	4.8%
Other	Moderate Income	450	2.5%

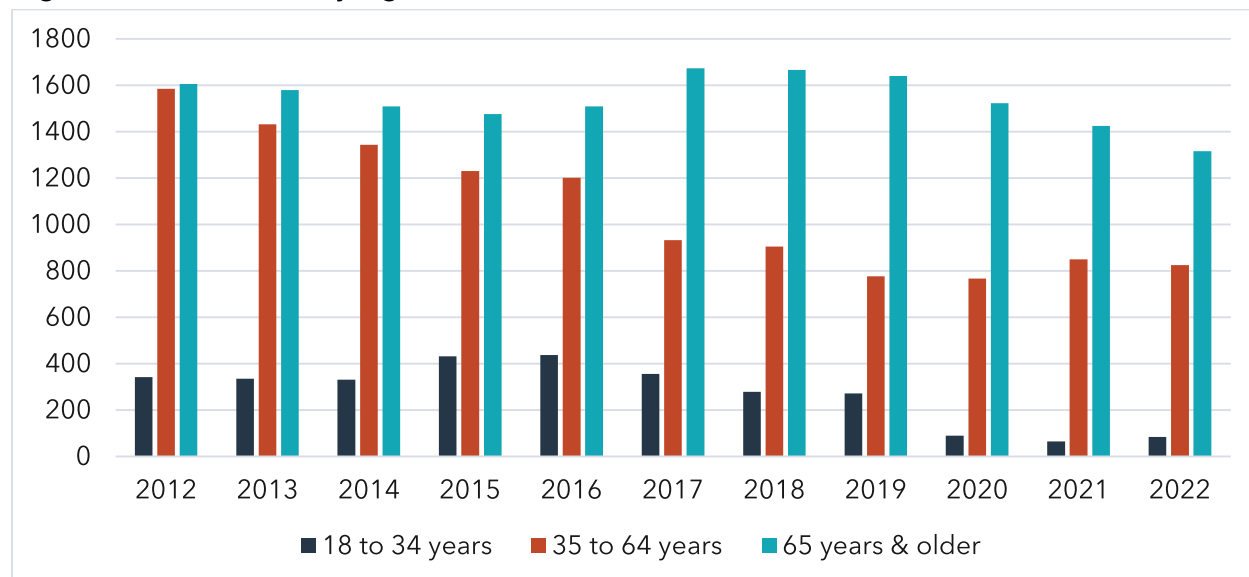
Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Figure 9.28: Composition of Low-Income Households in Moline



Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Figure 9.29: Veterans by Age in Moline, 2012-2022

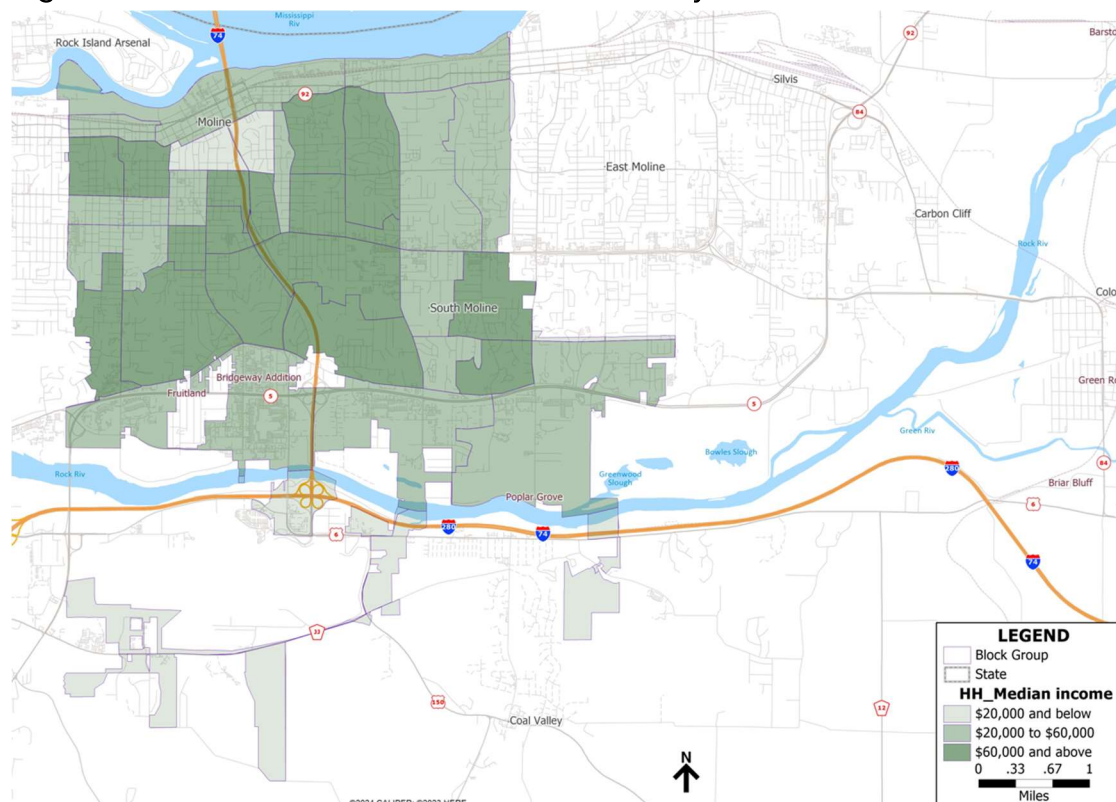


Source: U.S. Census Bureau, 5-year American Community Survey, 2012-2022, Table S2101

Income and Expenditures

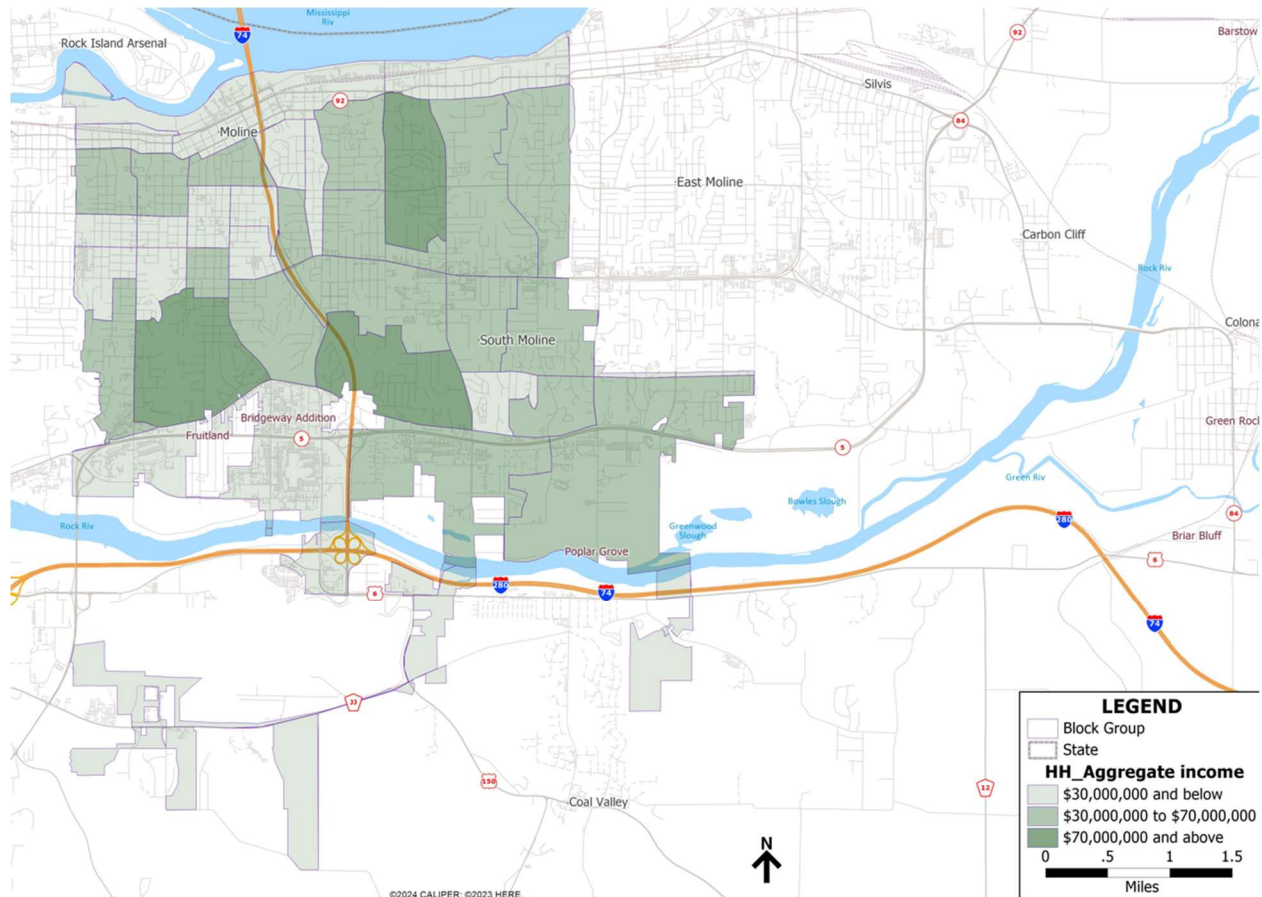
This section covers income (Figures 9.30-9.31) and budget expenditures (Figures 9.32-9.33).

Figure 9.30: Moline Household Median Income by Census Block



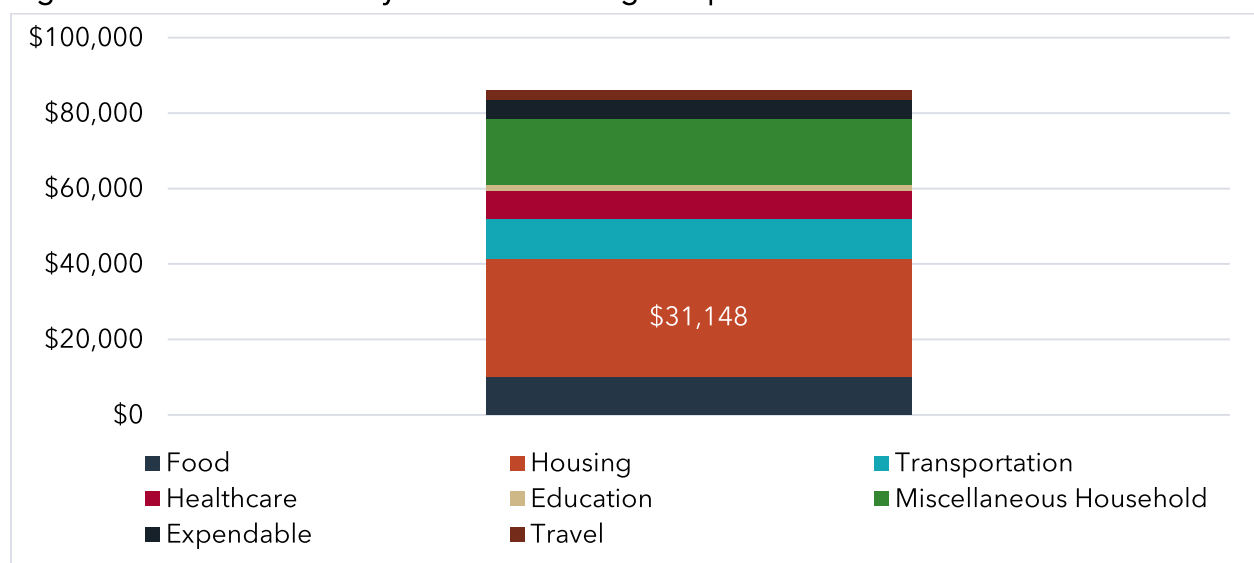
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.31: Moline Household Aggregate Income by Census Block



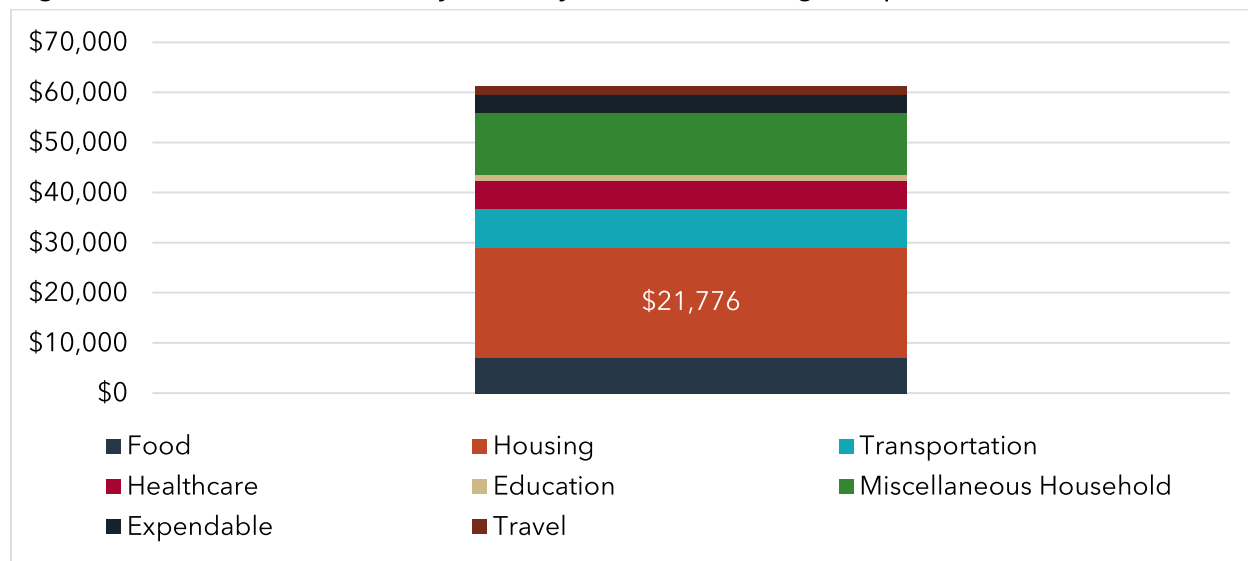
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 9.32: Illinois Monthly Household Budget Expenditures



Source: Esri Business Analyst, 2024

Figure 9.33: Rock Island County Monthly Household Budget Expenditures

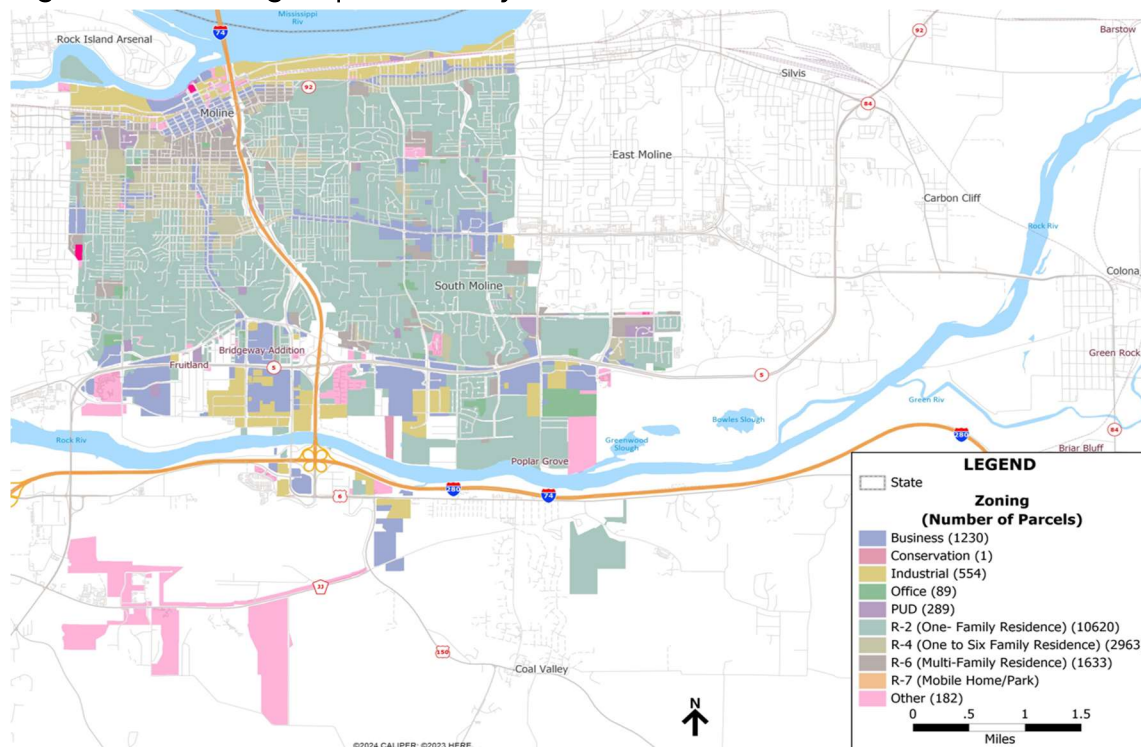


Source: Esri Business Analyst, 2024

Moline Zoning

The City of Moline currently occupies 10,515 acres of land. Of that land, 61.53% is zoned for primarily residential use. Districts that are primarily residential include: R-2, R-4, R-6, and R-7 (Figure 9.34).

Figure 9.34: Zoning Map for the City of Moline



Source: Points Consulting using shapefile data from the City of Moline

Table 9.8: Moline Zoning Ordinance, Residential Districts Purpose and Intent

District	Purpose and Intent
R-2	To provide areas for low density residential development (6 or less dwelling units per gross acre) consistent with the Low Density Future Land Use Category of the adopted Moline Comprehensive Plan. The District standards and regulations have been crafted, and are intended to be implemented, so that redevelopment and new development projects preserve and enhance the defining characteristics of the District.
R-4	To provide areas for medium density residential development (7 to 14 dwelling units per gross acre) consistent with the Medium Density Future Land Use Category of the adopted Moline Comprehensive Plan. The District standards and regulations have been crafted, and are intended to be implemented, so that redevelopment and new development projects preserve and enhance the defining characteristics of the District.
R-6	To provide areas for high density residential development (over 14 dwelling units per gross acre) consistent with the High Density Future Land Use Category of the adopted Moline Comprehensive Plan. The District standards and regulations have been crafted, and are intended to be implemented, so that redevelopment and new development projects preserve and enhance the defining characteristics of the District.
R-7	To provide areas for mobile home parks in accordance with Chapter 19 of the Moline Code of Ordinances, and well as other residential and institutional uses that are consistent with residential districts.

Source: Moline, IL Zoning Ordinance, Chapter 35

Table 9.9: Moline Zoning Ordinance, Residential and Resource Districts Principal Structure Bulk Standards, Sec 35-3201³⁵

Bulk Standards												
Zoning District	Max Density (du/Ac)	Min Lot Dimensions				Min Yard Setbacks (ft) Side				Max Building Height (ft / stories)	Min Landscape Surface Ratio Front Setback	Max Floor Area Ratio (4)
		Area Per Unit (Sq Ft)	Lot Area (sq ft)	Width (ft)	Street front (ft)(3)	Front (9)	Least	Sum	Rear			
R-2(5)	6	6,000	6,000	60	20	25	5	12	30	35/2 1/2	0.5	0.25
R-4	14	3,000	5,000	50	20	25	5	12	B8	35/2 1/2	0.5	0.5
R-6 (6)	34	1,250	5,000	50	20	25	5+	15+	25+	150/12	0.5	1
R-7(7)	34	1,250	5,000	50		25	5+	15+	25+	150/12	0.5	1

Source: Moline, IL Zoning Ordinance, Chapter 35

³⁵ (a) PRINCIPAL STRUCTURES . Table 35-3201.1. lists the bulk standards for principal structures in all Residential and Resource Districts.

(1) Terms . Please see Sec. 35-3106 for an explanation of the terms used on Table 35-3201.1.

(2) Exceptions. Please see Sec. 35-3108 for exceptions to the bulk standards on Table 35-3201.1.

Table 9.10: Moline Zoning Ordinance, Residential and Resource Districts Major Accessory Structure Bulk Standards³⁶

Zoning District	Minimum Yard Setbacks (feet)				Minimum Onsite Building Separation (ft) ⁽⁴⁾	Maximum Height (ft.)
	Front ⁽⁶⁾	Single Side ⁽³⁾	Sum Sides ⁽³⁾	Rear		
R-2	25	3	25% lot width	5	6	15
R-4	25	3	25% lot width	5	6	15
R-6	20	3	25% lot width	5	6	15
R-7 ⁽⁵⁾	20	3	25% lot width	5	6	15
(See Chapter 19 of the Moline Code of Ordinances)						

Source: Moline, IL Zoning Ordinance, Chapter 35

Table 9.11: Moline, Residential and Resource Districts Building Lot Coverage

Zoning District	% of Lot Coverage
R-2	35%
R-4	35%
R-6	40%
R-7	40%

Source: Moline, IL Zoning Ordinance, Chapter 35

Key Survey Themes

In our survey responses, Moline residents are slightly less likely than Davenport to find home purchase costs expensive, with 56.2% rating it as “somewhat expensive” or “expensive.” Similar to Rock Island, 51.1% of Moline respondents report difficulties finding affordable housing. Moline respondents tend to express a higher interest in single-family housing development and are not heavily concerned about excess short-term-rentals.

Below are a few density preferences Moline survey respondents express:

- **Accessory Dwelling Units (ADUs) in large lots:** Moline residents are the most supportive of ADUs in large lot neighborhoods (27.7%).
- **Townhomes:** Moline residents favor townhomes in mixed-use, vacant, or commercial areas, similar to preferences expressed elsewhere.

³⁶ Subject to additional restrictions by the Zoning Administrator, Building Official, or Fire Marshall if needed for compliance with other codes.

10. Rock Island Highlights

Affordability Gaps

Out of the three Tri-Cities, Rock Island reports the highest percentage (46.3%) of households that are cost burdened, or severely cost burdened (Table 10.1).

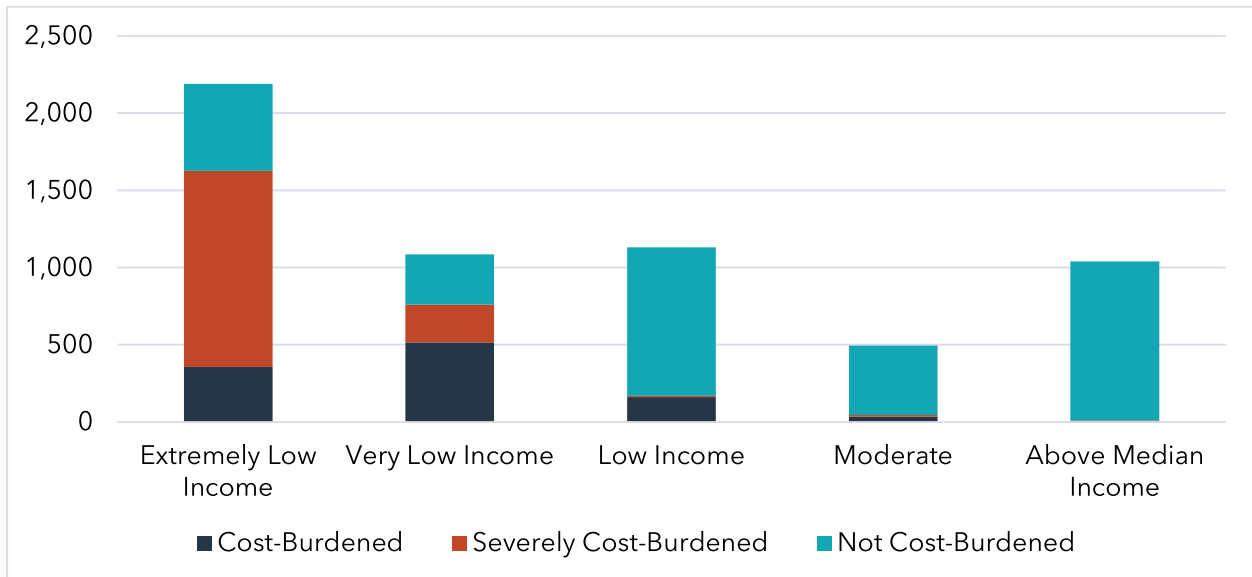
Figures 10.1 and 10.2 below show Cost Burden by Income Level for renters in Rock Island. In Rock Island, 15% of low-income, renting households are cost burdened to some degree. Of renting households in the Very Low Income and Extremely Low Income categories, 72.1% are cost burdened in Rock Island. In Rock Island County, 54.5% of renting households in one of the three low-income categories are cost burdened.

Table 10.1: Renters' Housing Cost Burden: Rock Island, Rock Island County, Illinois, US

Region	Number of Renting Households	Severely Cost-Burdened	Cost-Burdened	Severely or Cost-Burdened	Not Cost-Burdened
Rock Island	5,737	23.5%	22.8%	46.3%	44.5%
Rock Island County	19,161	20.2%	22.1%	42.3%	49.2%
Illinois	1,655,952	22.4%	21.5%	43.9%	48.9%
U.S.	44,238,593	23.3%	23.2%	46.5%	46.6%

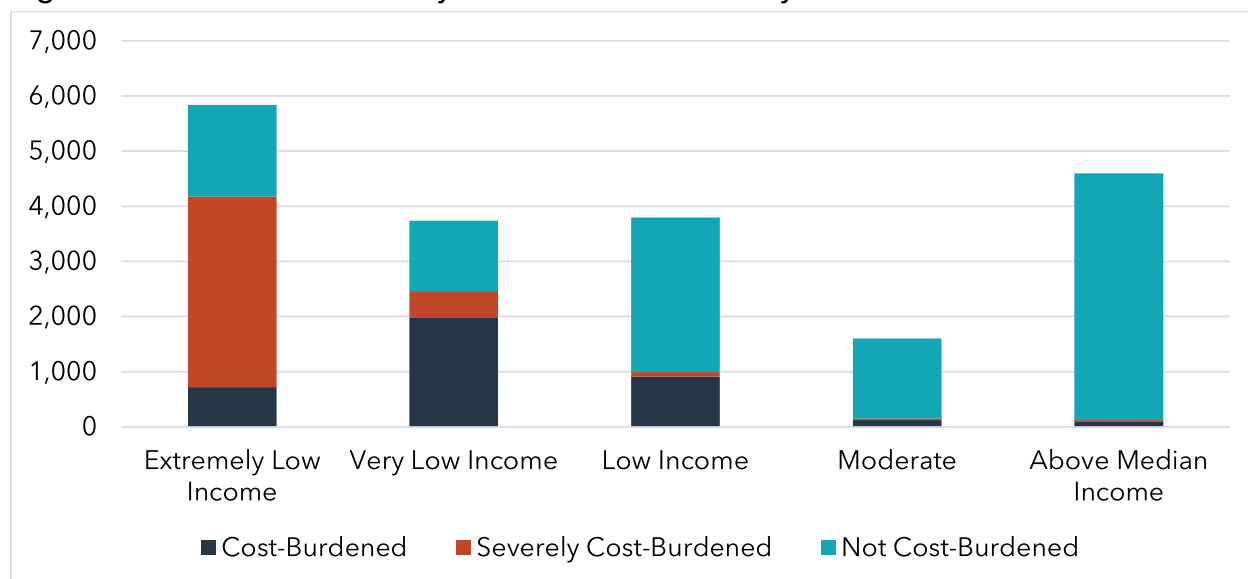
Source: ACS 2022 5-Year Table B25070

Figure 10.1: Rock Island Renters' Cost Burden by Income Level



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2016-2020

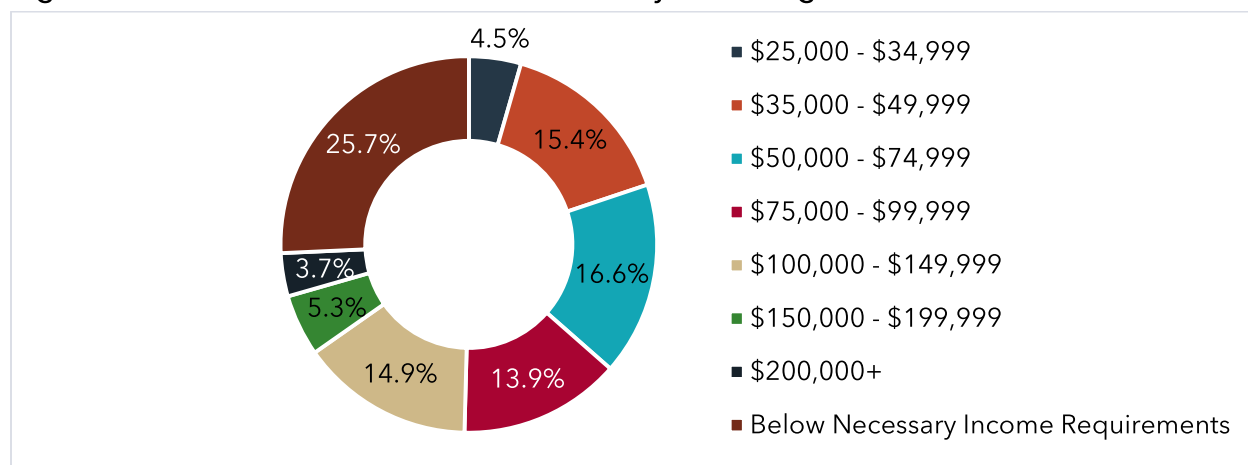
Figure 10.2: Rock Island County Renters' Cost Burden by Income Level



Source: Housing & Urban Development Comprehensive Housing Affordability Strategy Data, Table 7, 2017-2021

Figure 10.3 shows that 25.7% of households in Rock Island are below the necessary income requirements to purchase an average-priced home in Rock Island. All households in the income brackets above \$25K can afford an average-priced home in Rock Island.

Figure 10.3: Households that Can Afford to Buy an Average-Priced Home in Rock Island



Source: Points Consulting Using Esri Business Analyst, MLS, and Realtor.com, 2024

Population and Housing Forecasts

Rock Island mirrors the population trends of both Davenport and Moline, which is unsurprising given the geographic layout of the Tri-Cities (Table 10.2 and Figure 10.4). In fact, Rock Island's population in the 0-30 age group fell even more than Moline's, decreasing from 16,300 to 14,600. This decline was somewhat offset by an 800-resident increase in the 60+ community, though it was not enough to counteract the overall effects of out-migration.

The Bi-State Regional Commission's forecast was excluded from the Rock Island projection due to the statistical insignificance of its regression model. While previous projections were statistically significant and showed strong correlations between years and population, the Rock Island model was deemed unsuitable for use by the PC team.³⁷ Instead, the PC team applied an optimistic population outlook based on average persons per household.

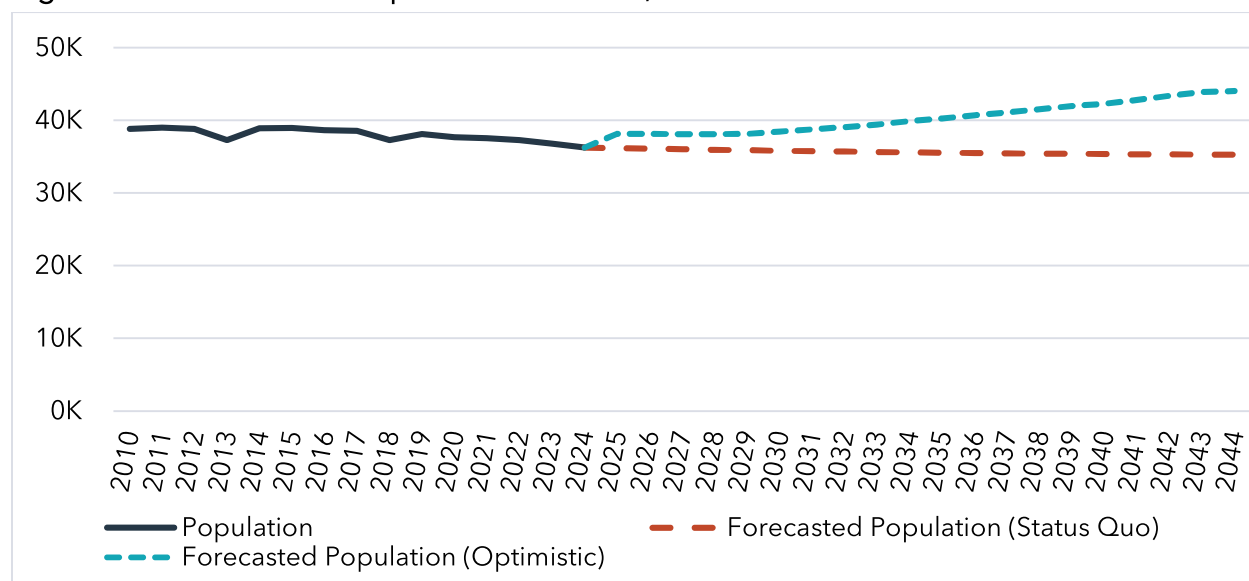
As with other forecasts, the Status Quo projection assumes a steady rate of population decline over the next 20 years, specifically anticipating worse out-migration and an increase in the aging population. Meanwhile, the Optimistic scenario projects a 21.5% increase in population by 2044.

Table 10.2: Rock Island Population Forecast, 2024-2044

Year	----Population----		----Annual Growth Rate (since 2024)----	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	36,252	36,252	--	--
2029	35,055	38,143	(1.0%)	5.2%
2034	32,559	39,890	(1.8%)	10.0%
2039	30,762	41,984	(2.4%)	15.8%
2040	30,363	42,292	(2.5%)	16.7%
2044	29,102	44,036	(2.7%)	21.5%

Source: Points Consulting, 2024

Figure 10.4: Rock Island Population Forecasts, 2024-2044



Source: Points Consulting, 2024

³⁷ In regression analysis, models are considered "strong" if the p-value of the variables falls below 0.05. Also, the R-squared value should (generally) be above 0.8 to determine a strong correlation between the independent and dependent variables.

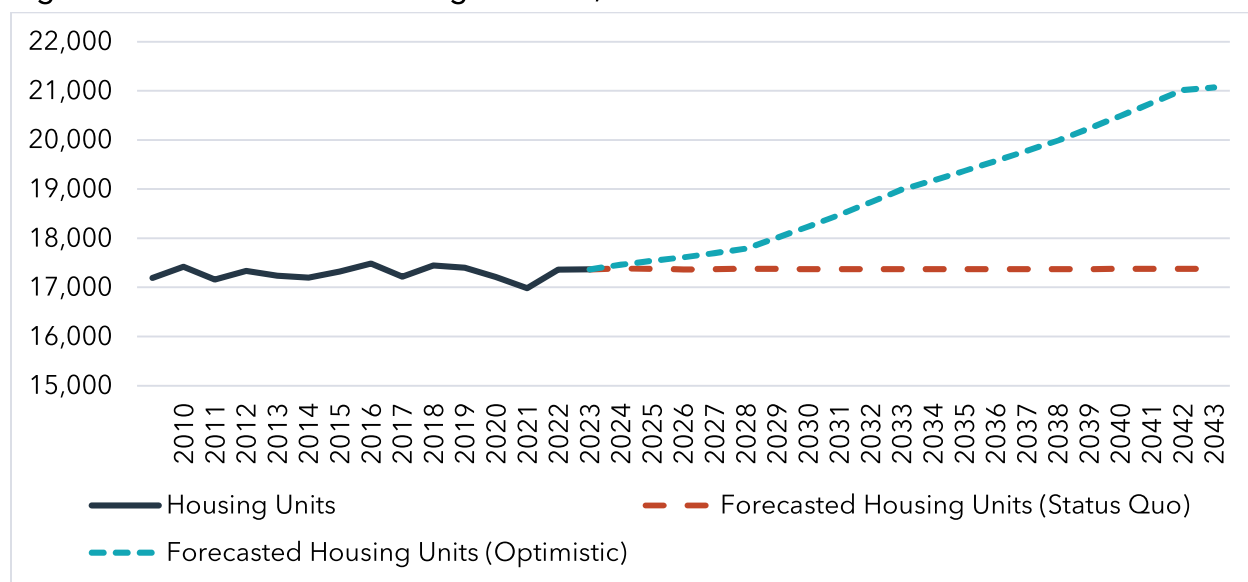
Similar to Moline, Rock Island is experiencing a gradual population decrease. Housing numbers have also declined, falling from 38,817 to 37,264 over the past 14 years (Table 10.3 and Figure 10.5). The Status Quo Scenario in the Housing Forecast projects a continuation of this downward trend. In contrast, the Optimistic Scenario anticipates the need for 3,700 additional housing units to accommodate population growth under the Population Forecast's Optimistic Scenario.

Table 10.3: Rock Island Housing Forecast, 2024-2044

Year	---Housing---		---Annual Growth Rate (since 2024)---	
	Status Quo	Optimistic	Status Quo	Optimistic
2024	17,368	17,368	--	--
2029	17,379	17,790	0.06%	2.4%
2034	17,376	18,995	0.05%	9.4%
2039	17,376	19,992	0.05%	15.1%
2040	17,377	20,235	0.05%	16.5%
2044	17,379	21,070	0.06%	21.3%

Source: Points Consulting, 2024

Figure 10.5: Rock Island Housing Forecast, 2024-2044

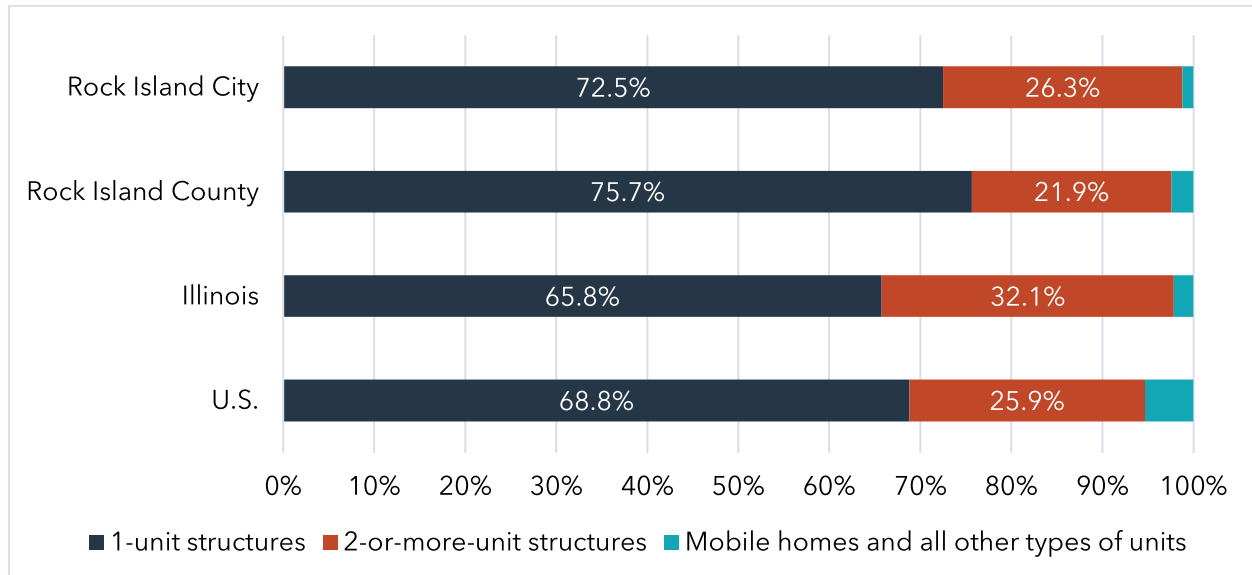


Source: Points Consulting, 2024

Housing Supply

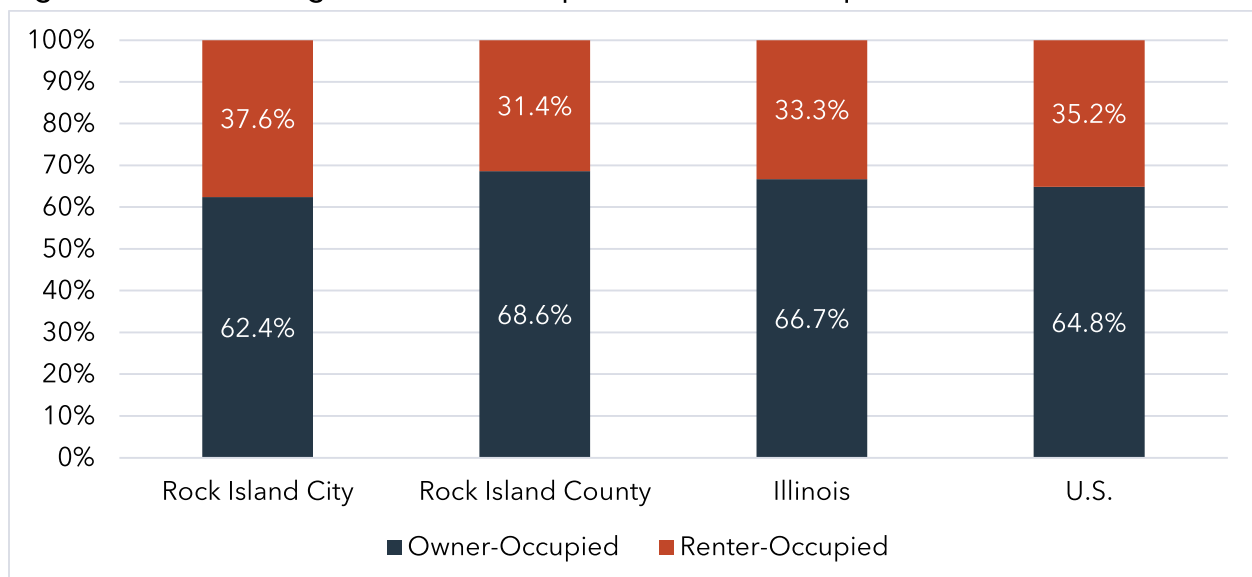
This section covers housing type and tenure (Figures 10.6-10.11), age of housing stock (Figures 10.12-10.13), vacancy (Figures 10.14-10.15), occupancy (Figures 10.16-10.17), new housing production (Figure 10.18), and rent trends (Table 10.4).

Figure 10.6: Percent Housing By Type in Rock Island



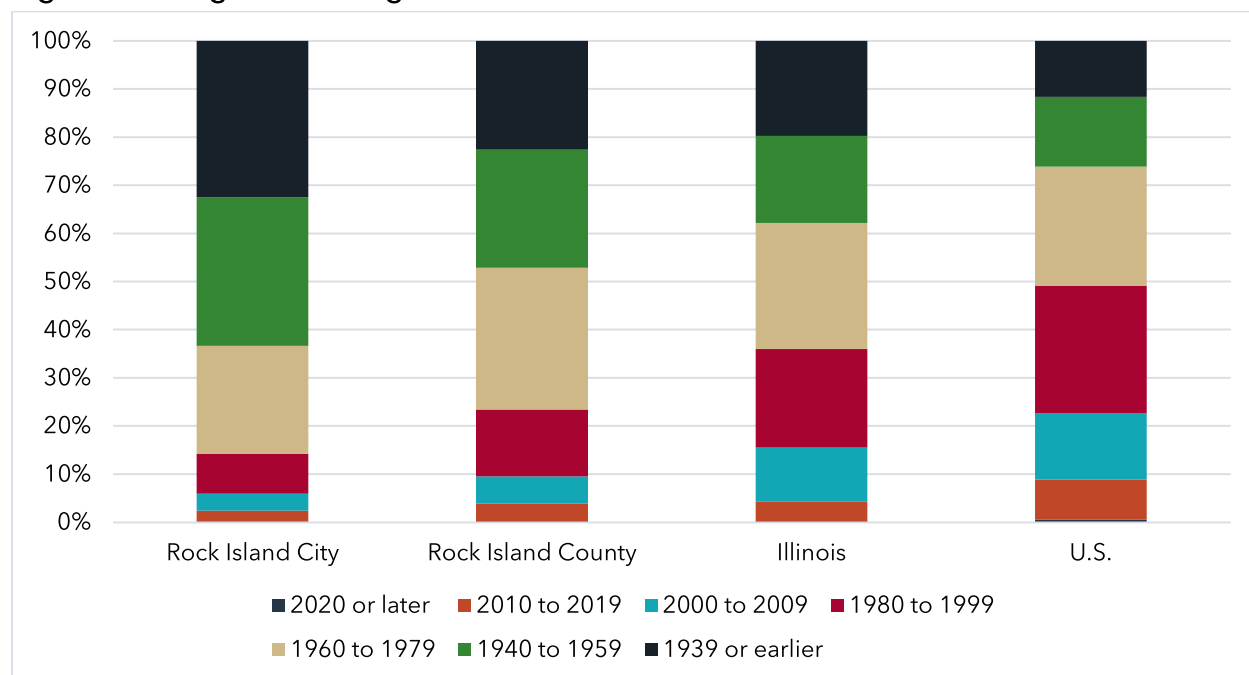
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 10.7: Percentage of Owner Occupied to Renter-Occupied Units, Rock Island, 2022



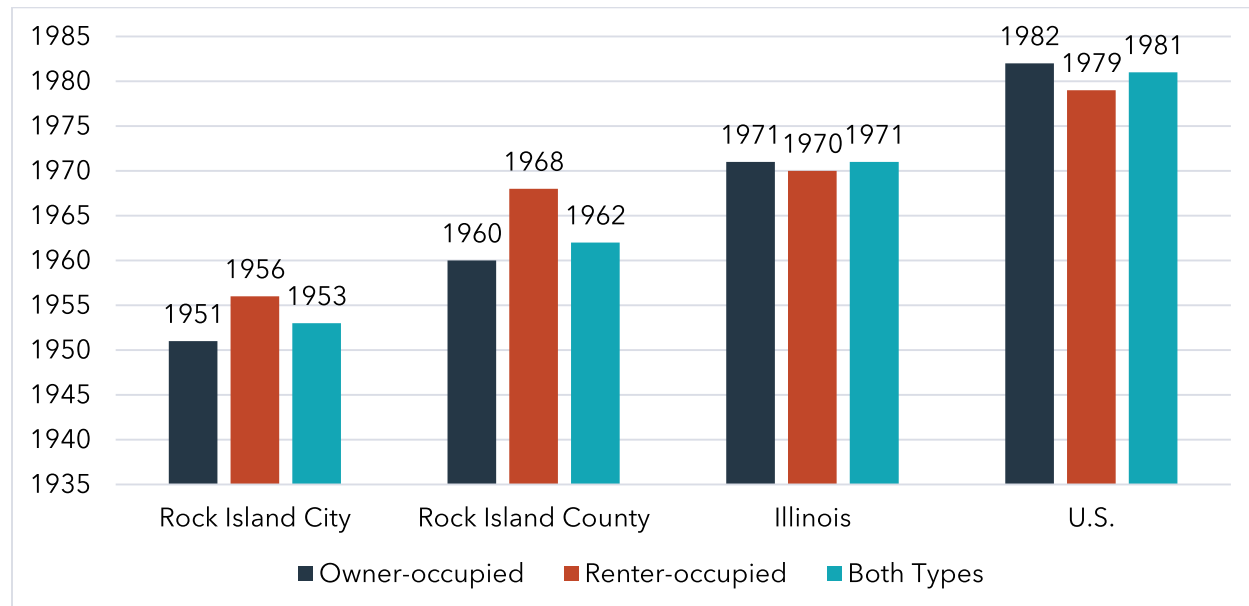
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 10.8: Age of Housing Stock in Rock Island



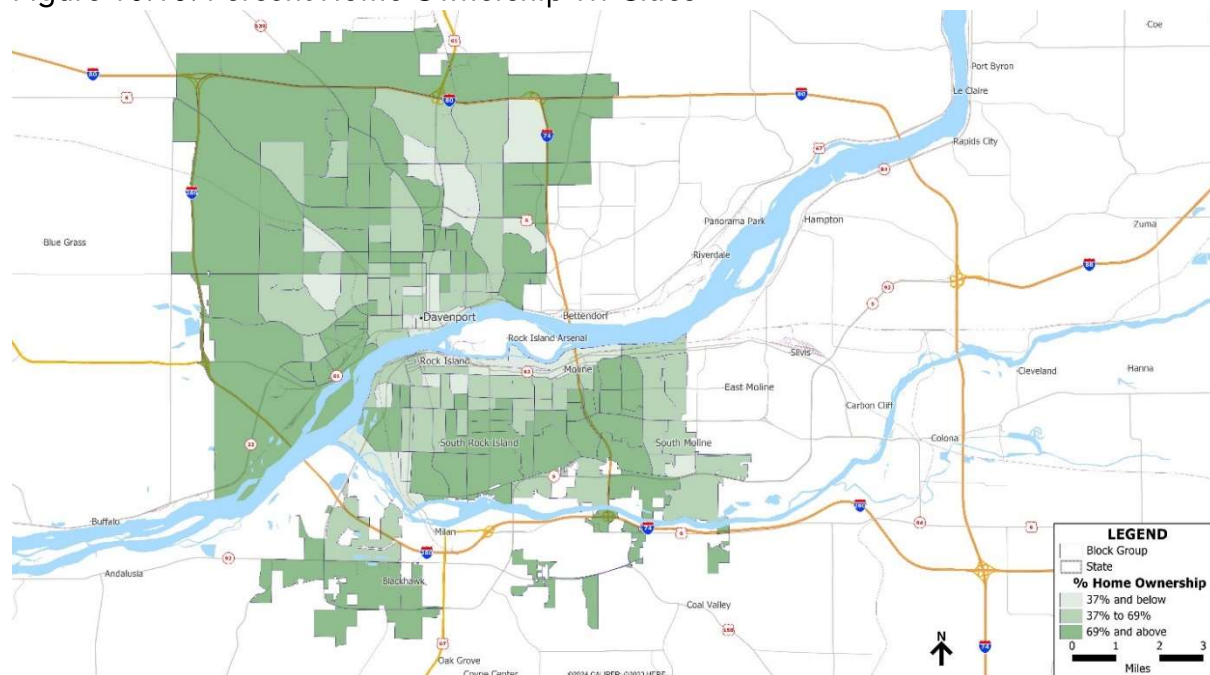
Source: American Community Survey, 2022 5-Year Estimates, Table S2504

Figure 10.9: Median Year Built by Tenure in Rock Island



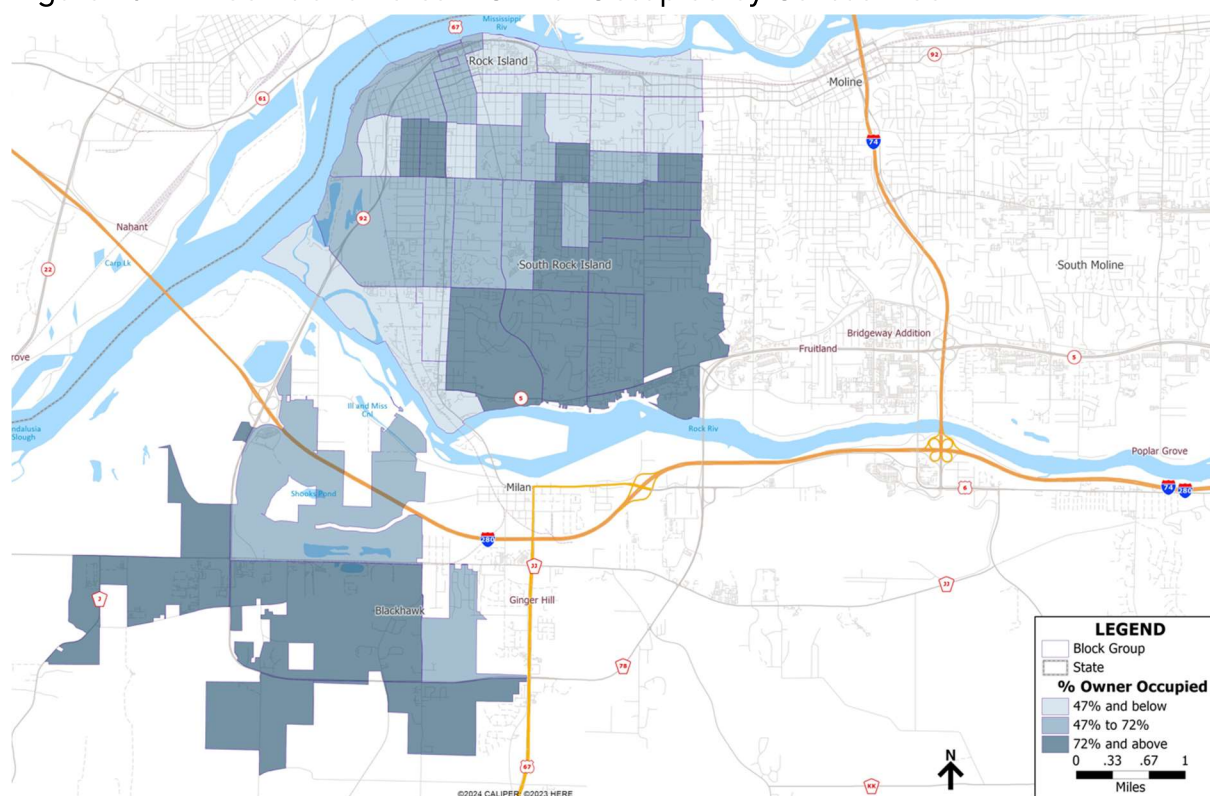
Source: ACS 2022 5-Year Table B25037

Figure 10.10: Percent Home Ownership Tri-Cities



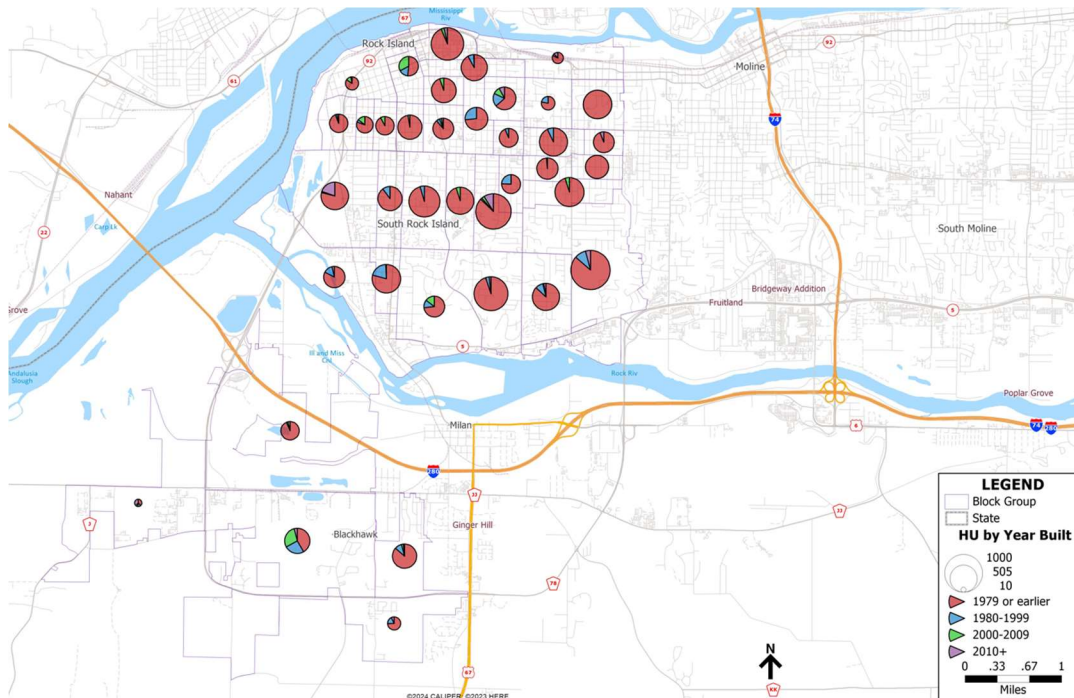
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.11: Rock Island Percent Owner Occupied by Census Block



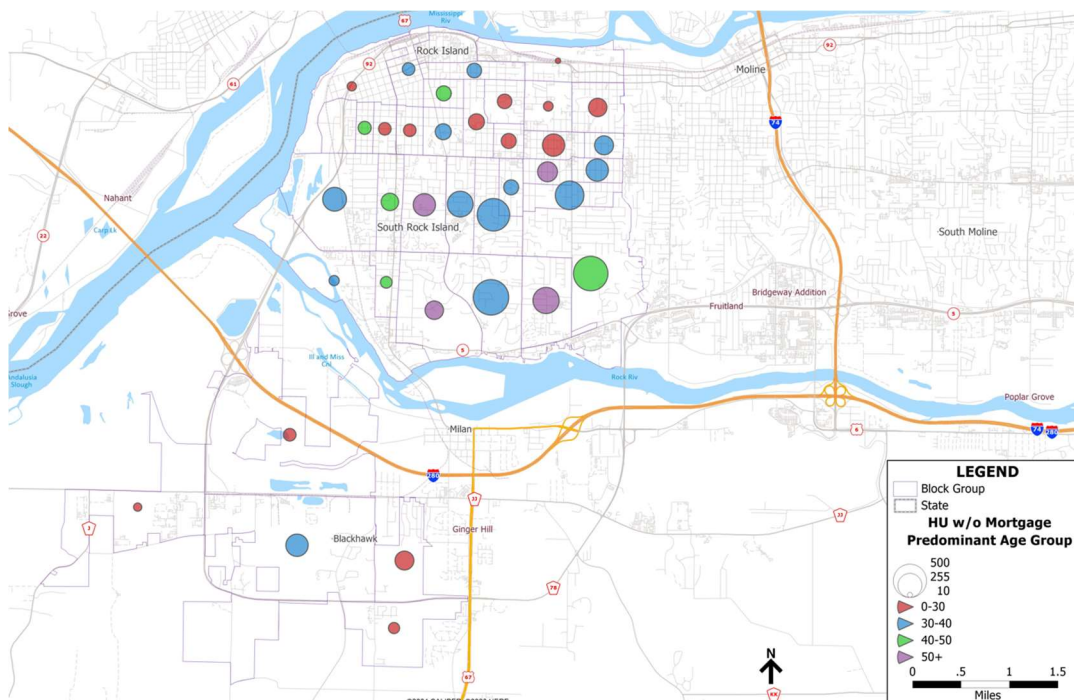
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.12: Rock Island Housing Units Year Built by Census Block



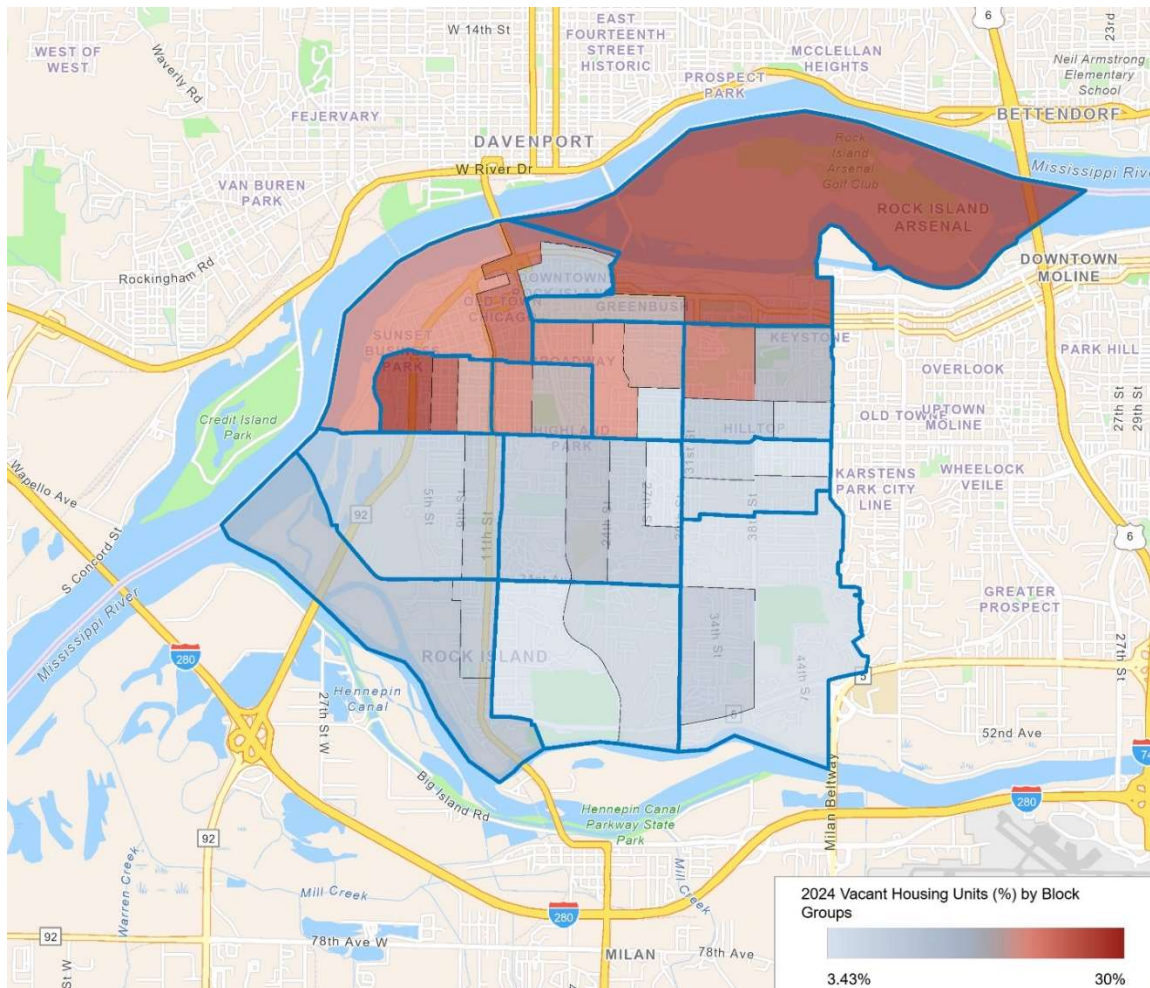
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.13: Rock Island Housing Units Without Mortgage Predominant Age Group by Census Block



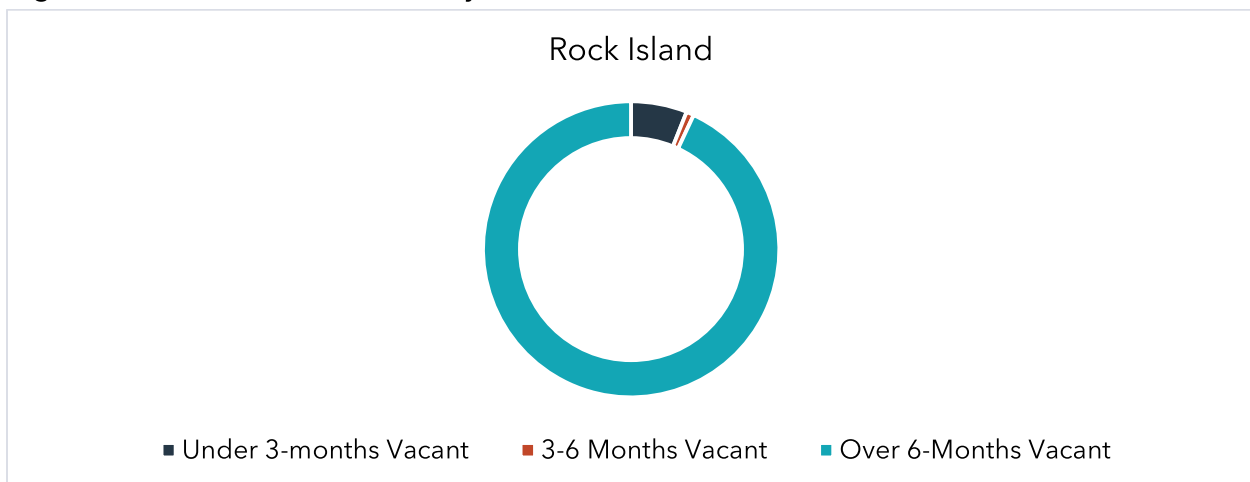
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.14: Rock Island Vacancy Rates by Census Tracts, 2024



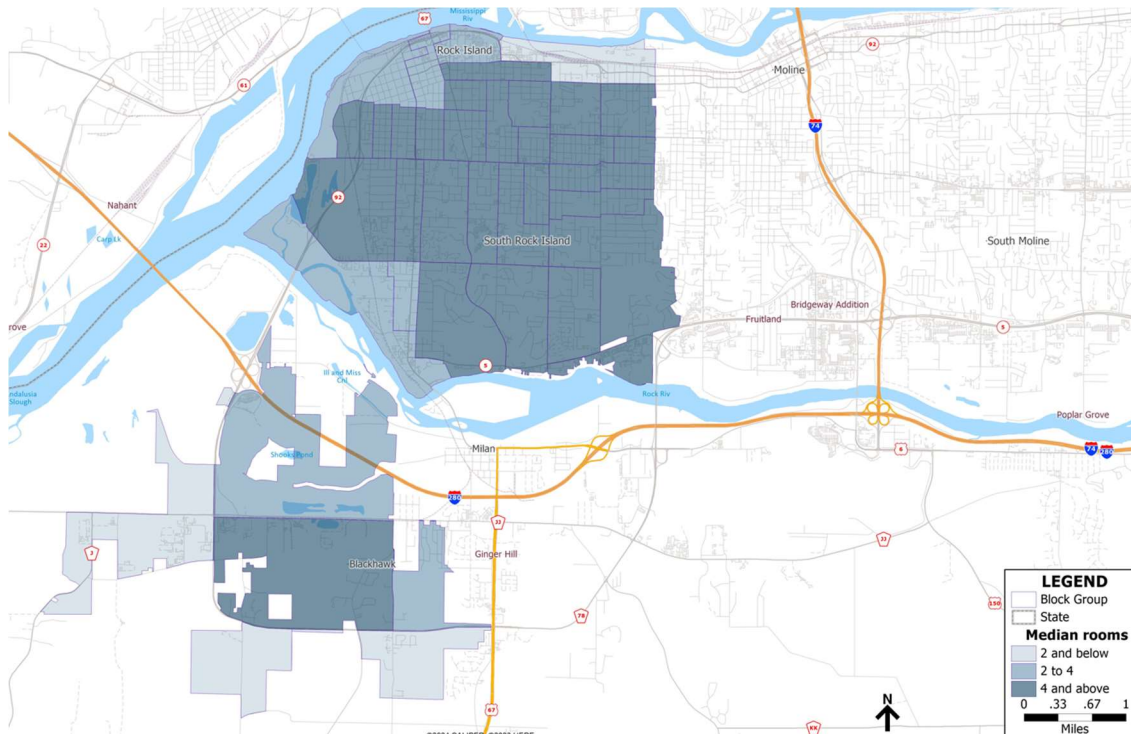
Source: Points Consulting using Esri Business Analyst, 2024

Figure 10.15: Duration of Vacancy for Residential Units



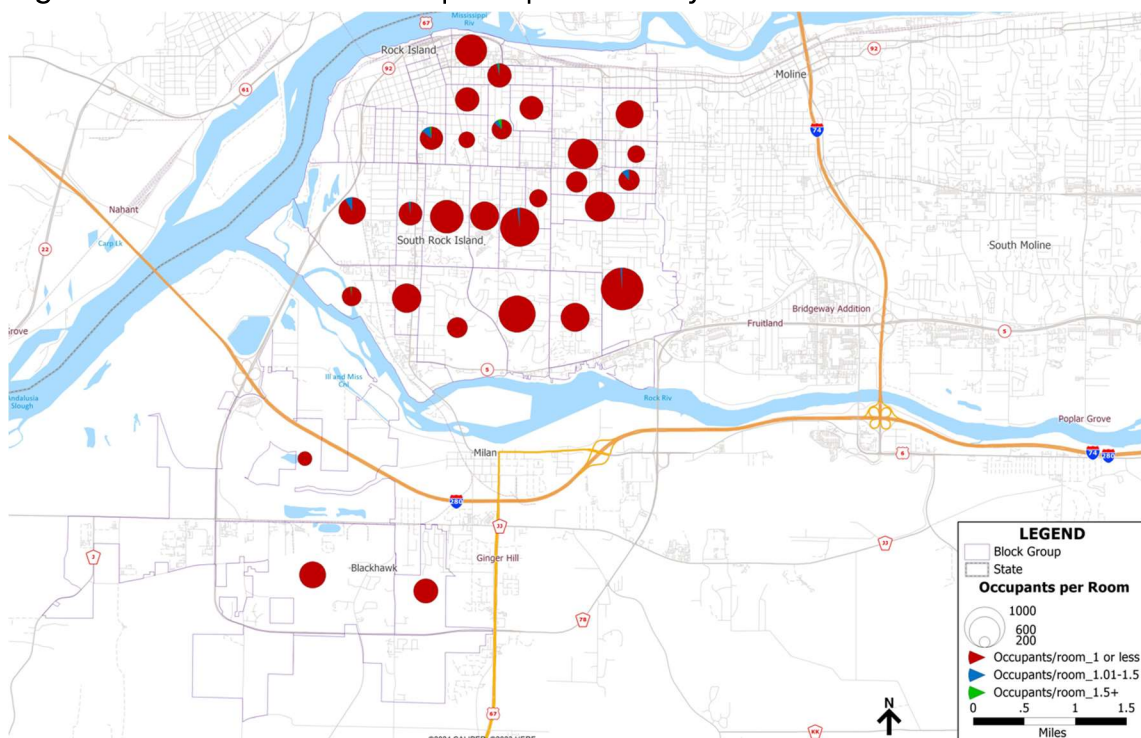
Source: HUD USPS Aggregated Administrative Data on Address Vacancies

Figure 10.16: Rock Island Median Number of Rooms by Census Block



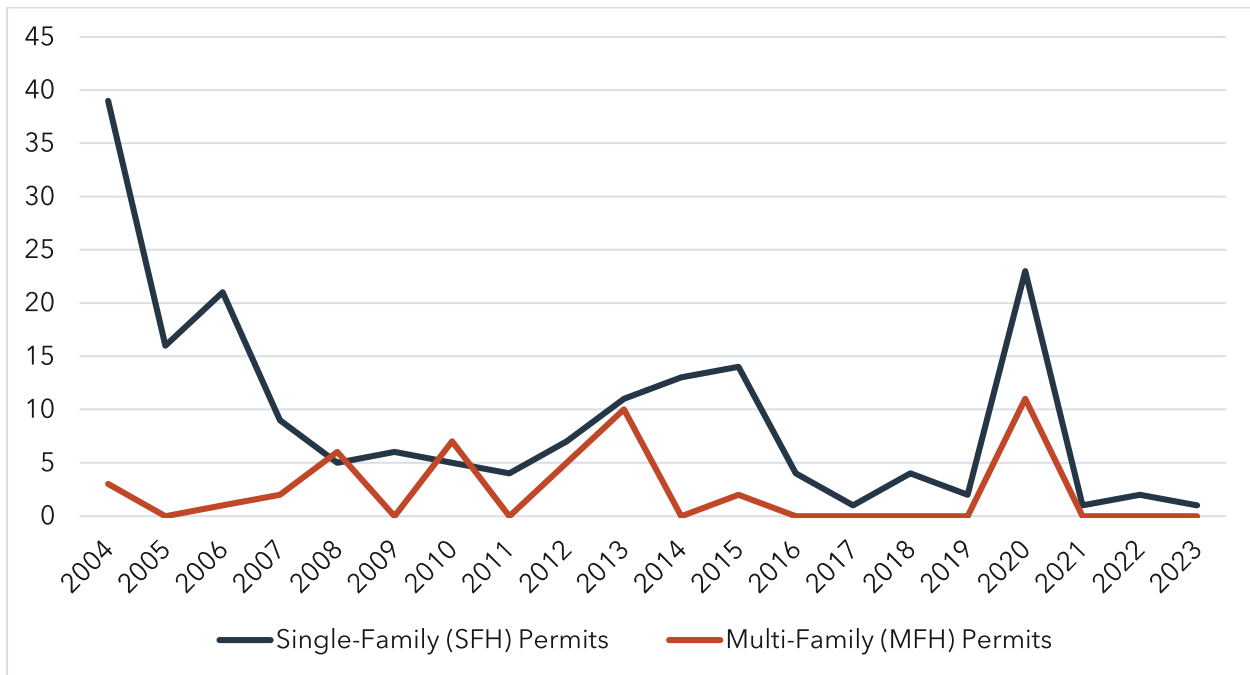
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.17: Rock Island Occupants per Room by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.18: Single and Multi-family Housing Permit Units in Rock Island, 2004-2023



Source: Rock Island, Historical Building Permit Data

Table 10.4: Rock Island Rentals

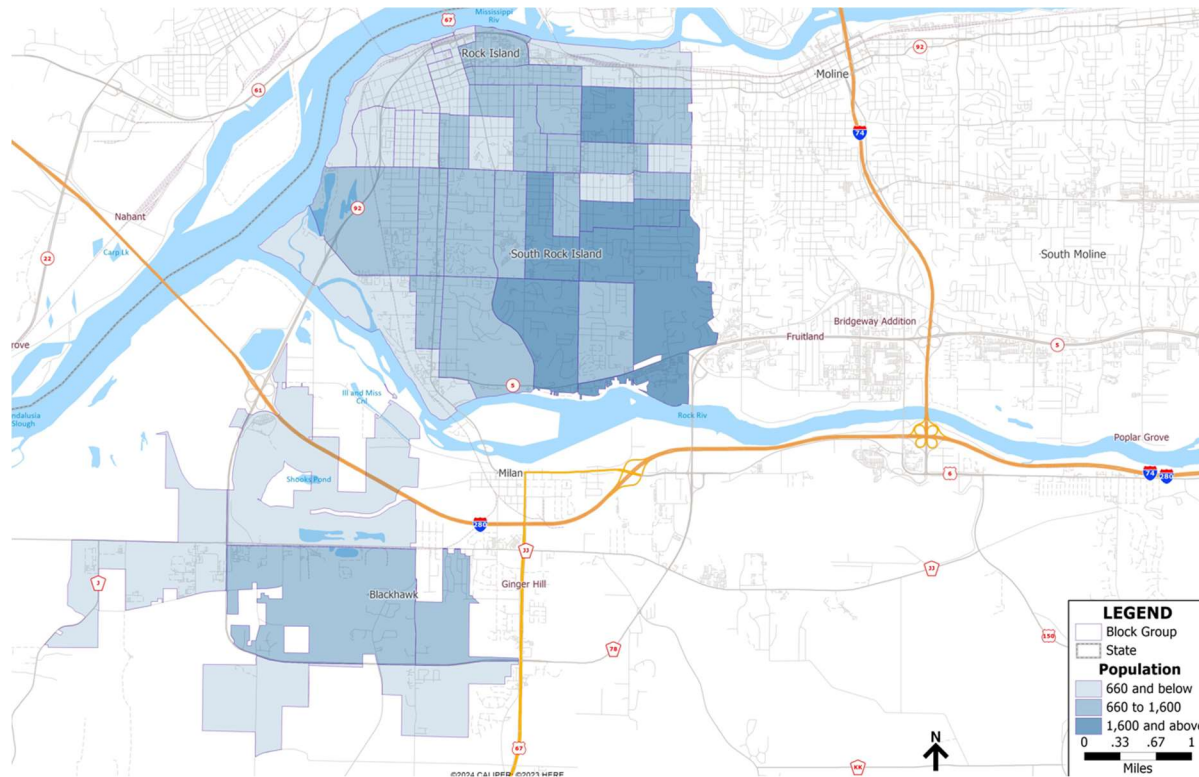
	May 2024 Inventory	Past 3-Years Inventory Change	Median Price	Past 3-Years Rent Price Change	% Rent Price Change
Single-Family Rentals					
1 Bedroom	6	2	\$755	+\$54	7.2%
2 Bedroom	14	5	\$930	+\$92	9.9%
3 Bedroom	10	4	\$1,221	+\$117	9.6%
Condo and Townhouse Rentals					
1 Bedroom	5	(1)	\$755	+\$36	4.8%
2 Bedroom	5	1	\$915	+\$32	3.5%
3 Bedroom	4	0	\$1,368	+\$128	9.4%
Apartment Rentals					
1 Bedroom	7	2	\$711	+\$36	5.1%
2 Bedroom	7	3	\$836	+\$5	0.6%
3 Bedroom	5	1	\$1,298	+\$152	11.7%

Source: Points Consulting using RentRange

Demographic Trends

This section covers population and population change (Figures 10.19-10.22, Table 10.5), median age and household size (Figures 10.23-10.24), educational attainment (Figures 10.25), and underserved populations (Figures 10.26-10.28, Table 10.6).

Figure 10.19: Rock Island Population by Census Block



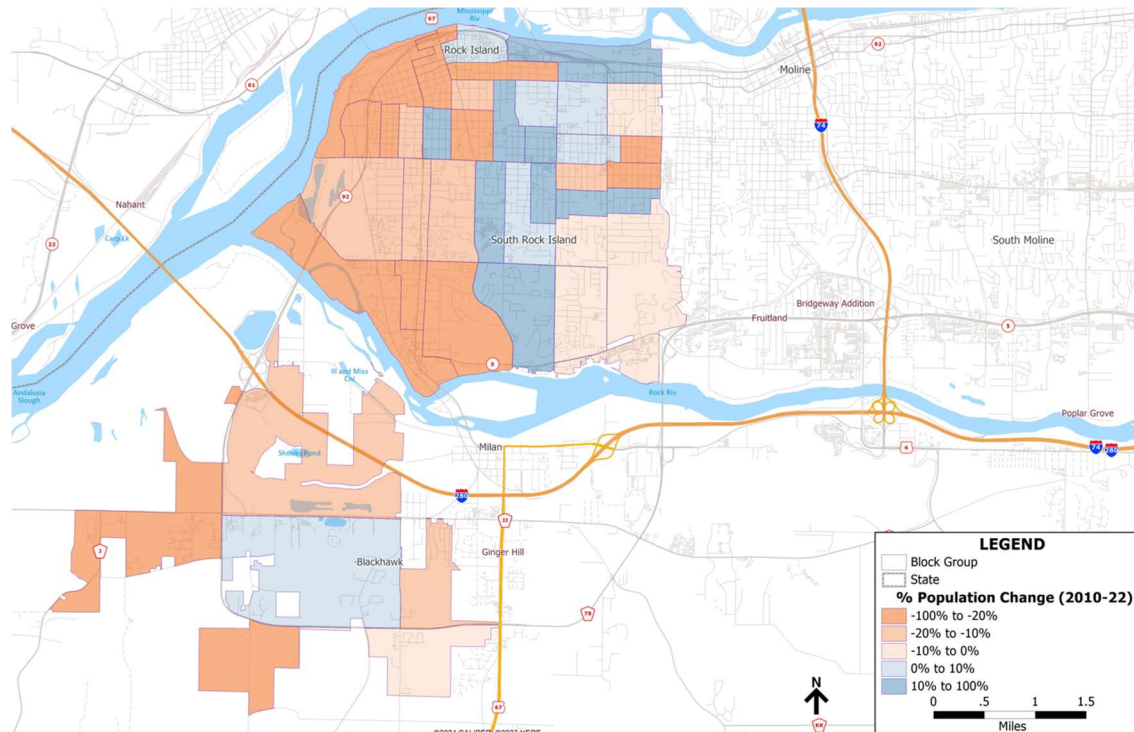
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Table 10.5: Population Change, 2012 - 2022

	2012	2022	Change	% Change
Rock Island	38,808	37,264	(1,544)	(4.0%)
Rock Island County	147,504	143,819	(3,685)	(2.5%)
Illinois	12.82M	12.76M	(66,226)	(0.5%)
U.S.	309.14M	331.01M	21.96M	7.1%

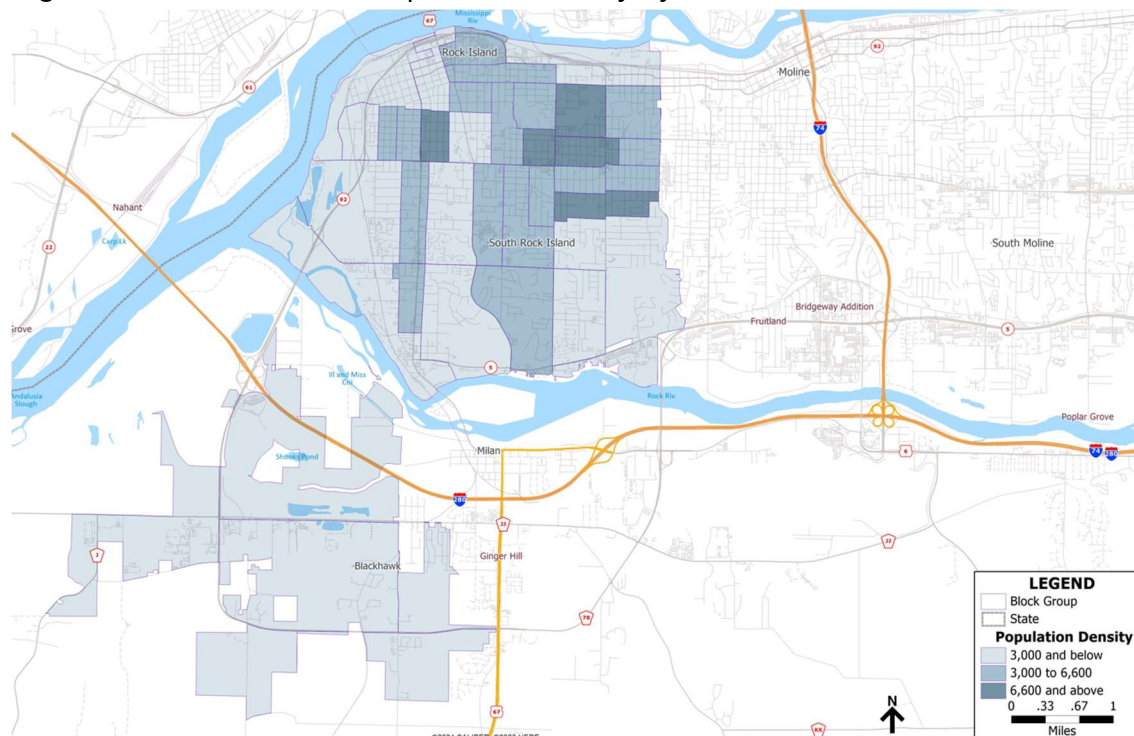
Source: U.S. Census Bureau, American Community Survey, DP05 5-year, 2012 and 2022.

Figure 10.20: Rock Island Percent Population Change by Census Block (2010-2022)



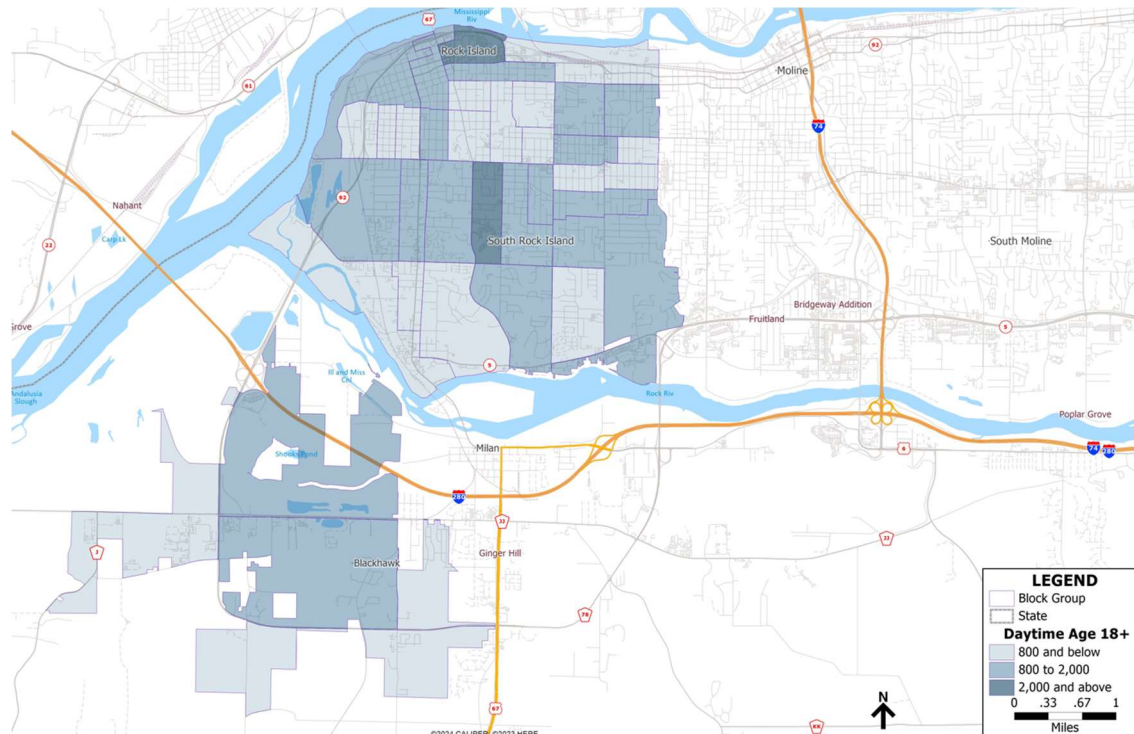
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.21: Rock Island Population Density by Census Block



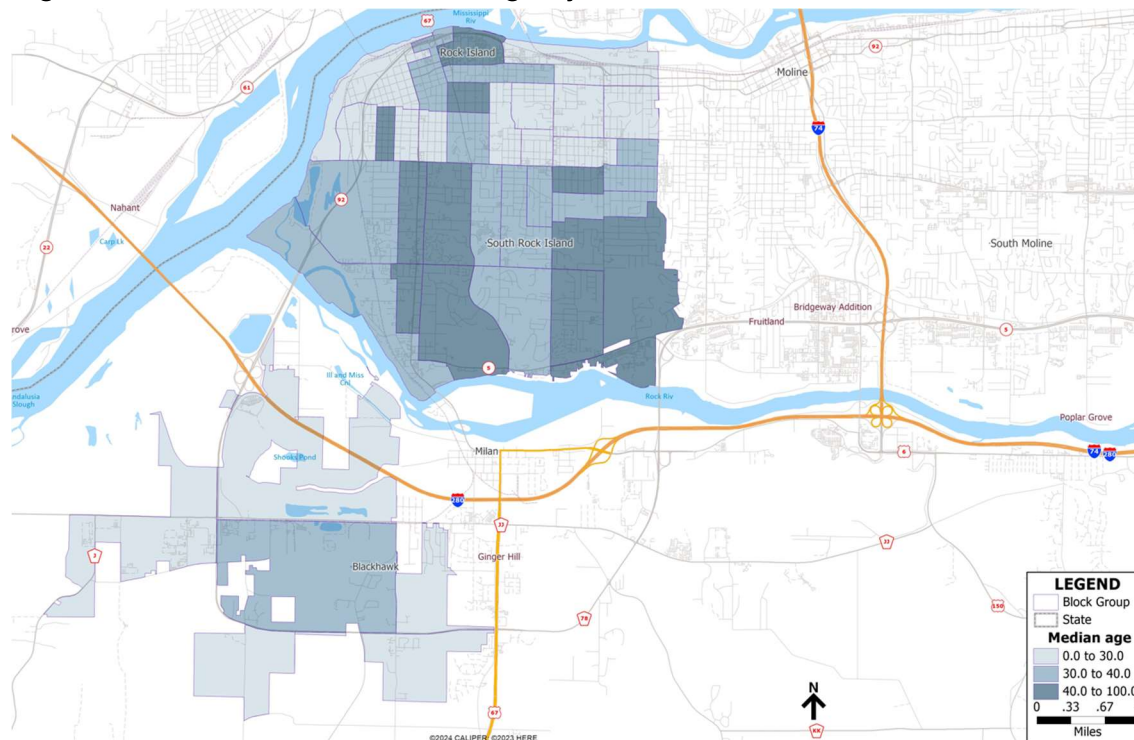
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.22: Rock Island Daytime Population Age 18+ by Census Block



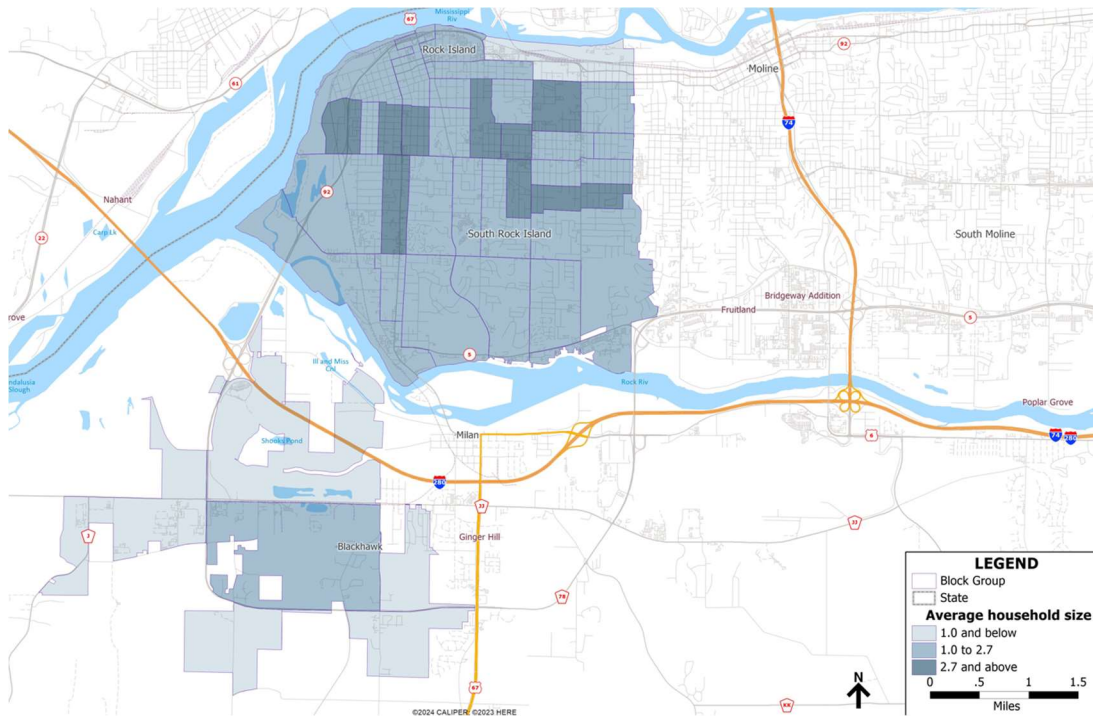
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.23: Rock Island Median Age by Census Block



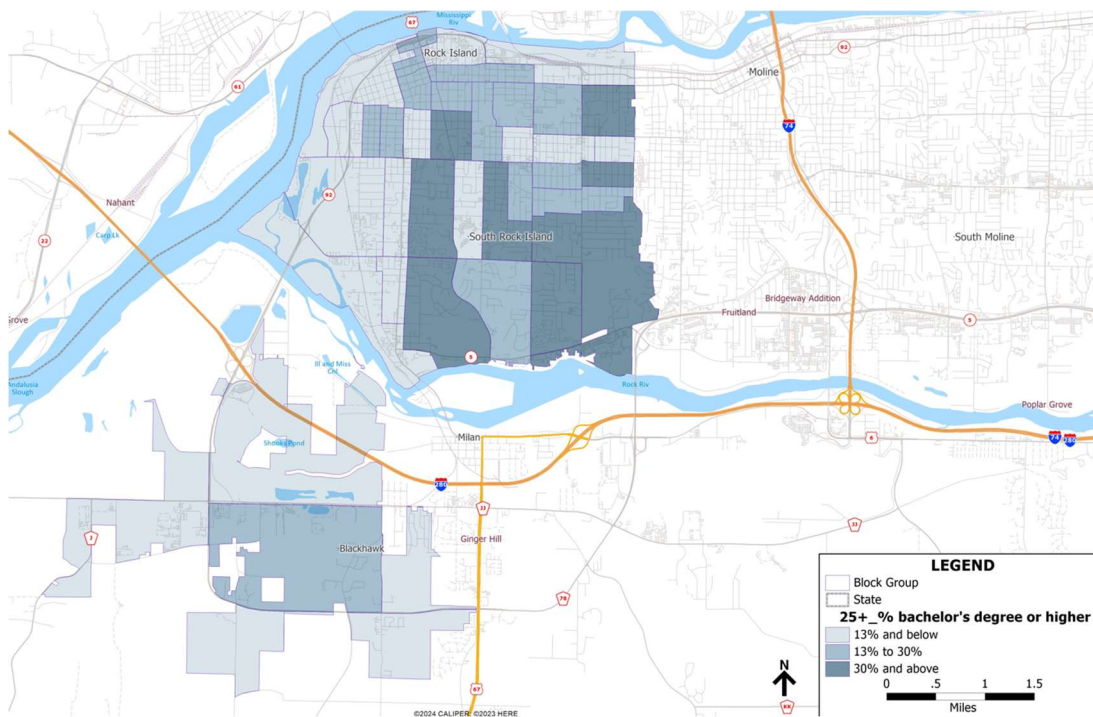
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.24: Rock Island Average Household Size by Census Block



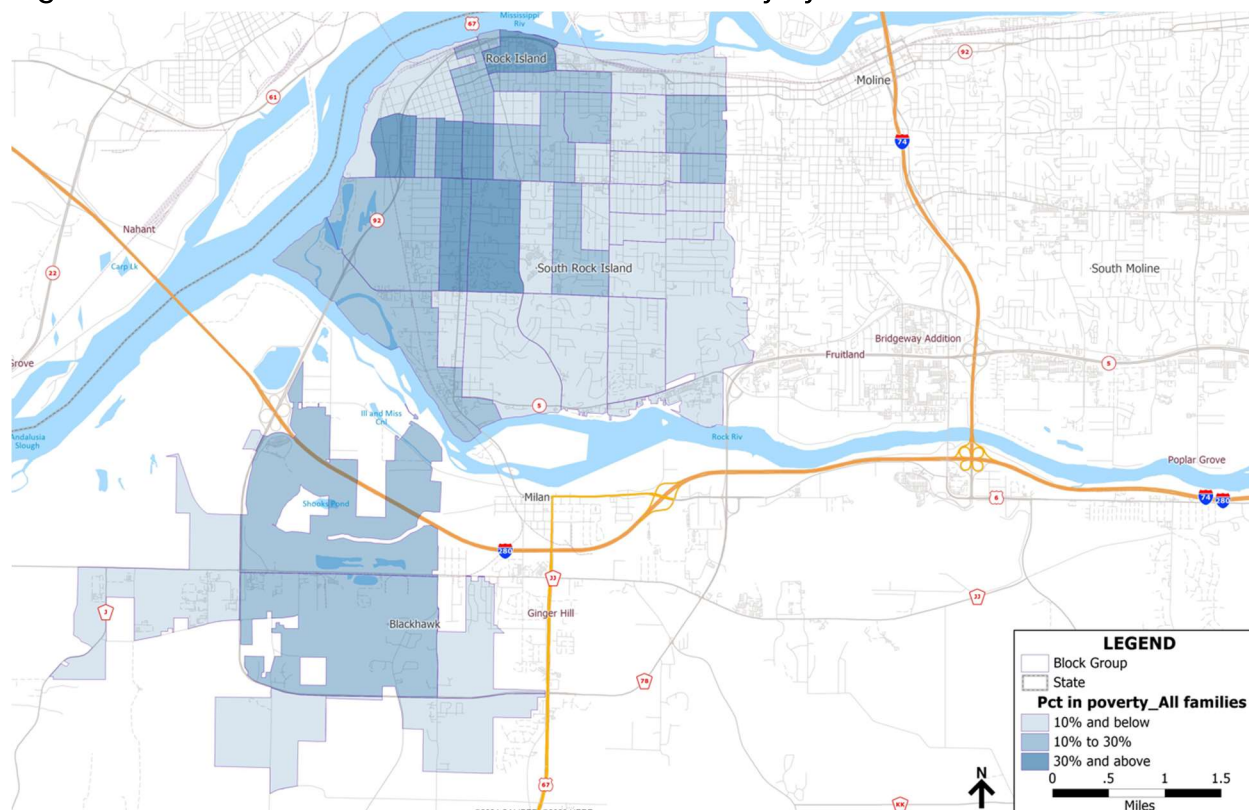
Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.25: Rock Island Percent of Age 25+ with Bachelor's Degree or Higher by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.26: Rock Island Percent of Families in Poverty by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

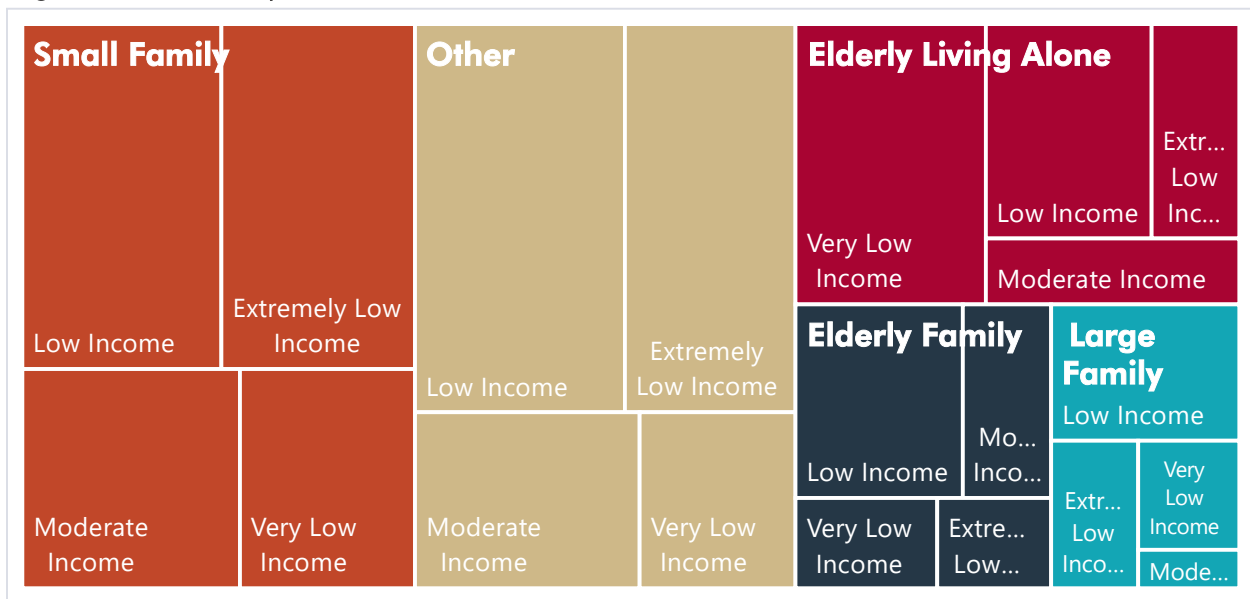
Table 10.6: Composition of Low-Income Households in Rock Island

Family Composition	Income Level	Households	Percent of Total Occupied Housing Units In Rock Island
Elderly Family	Extremely Low Income	145	0.2%
Elderly Family	Very Low Income	180	0.3%
Elderly Family	Low Income	455	0.7%
Elderly Family	Moderate Income	240	0.4%
Small Family	Extremely Low Income	940	1.4%
Small Family	Very Low Income	540	0.8%
Small Family	Low Income	965	1.5%
Small Family	Moderate Income	670	1.0%
Large Family	Extremely Low Income	180	0.3%
Large Family	Very Low Income	155	0.2%
Large Family	Low Income	360	0.6%
Large Family	Moderate Income	55	0.1%
Elderly Living Alone	Extremely Low Income	265	0.4%
Elderly Living Alone	Very Low Income	750	1.2%
Elderly Living Alone	Low Income	500	0.8%

Elderly Living Alone	Moderate Income	235	0.4%
Other	Extremely Low Income	930	1.4%
Other	Very Low Income	385	0.6%
Other	Low Income	1,145	1.8%
Other	Moderate Income	555	0.9%

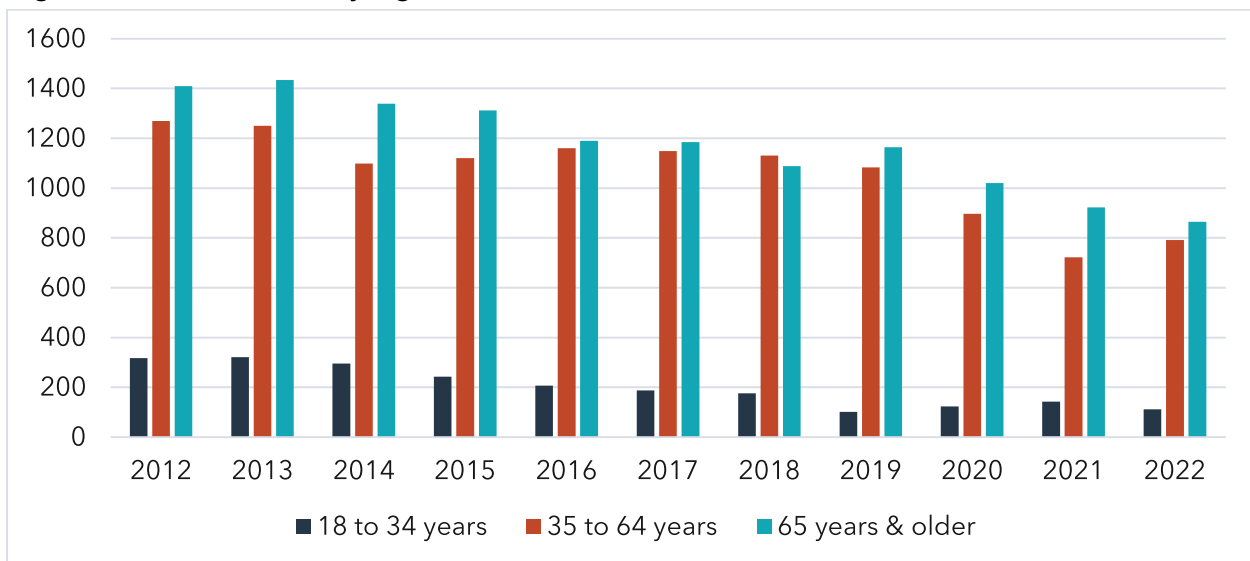
Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Figure 10.27: Composition of Low-Income Households in Rock Island



Source: HUD Comprehensive Housing Affordability Strategy Data, 2016-2020, Census Places

Figure 10.28: Veterans by Age in Rock Island, 2012-2022

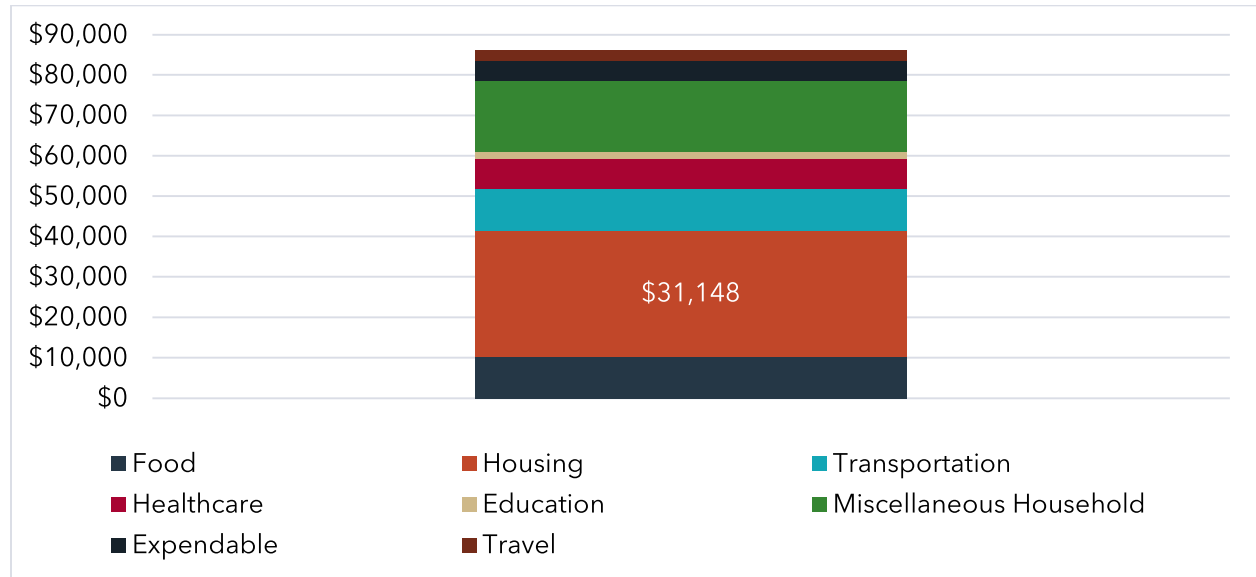


Source: U.S. Census Bureau, 5-year American Community Survey, 2012-2022, Table S2101

Income and Expenditures

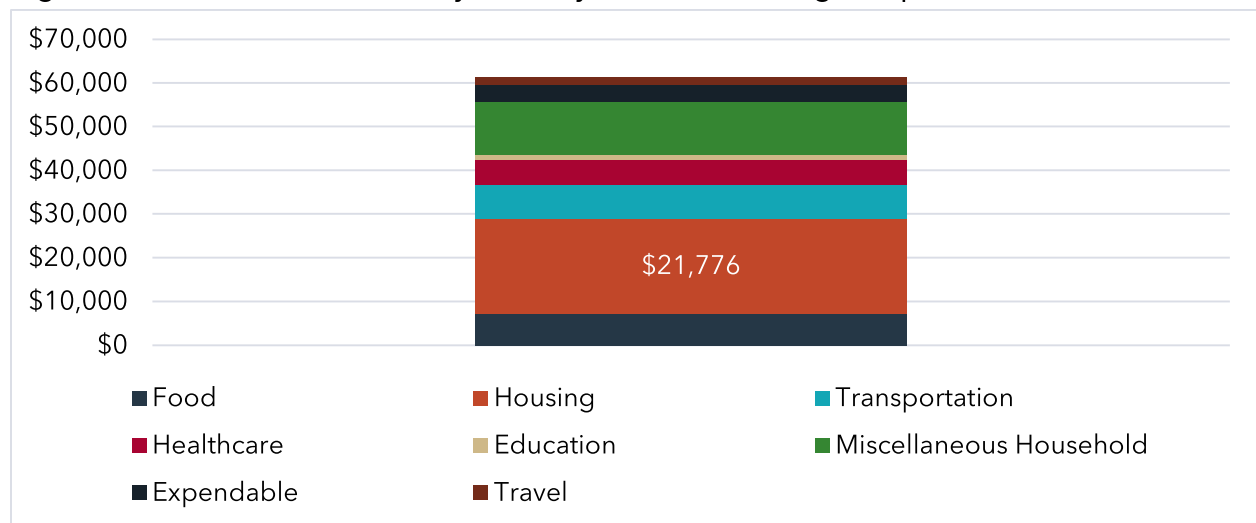
This section covers monthly budget expenditures (Figures 10.29-10.30) and income (Figures 10.31-10.32)

Figure 10.29: Illinois Monthly Household Budget Expenditures



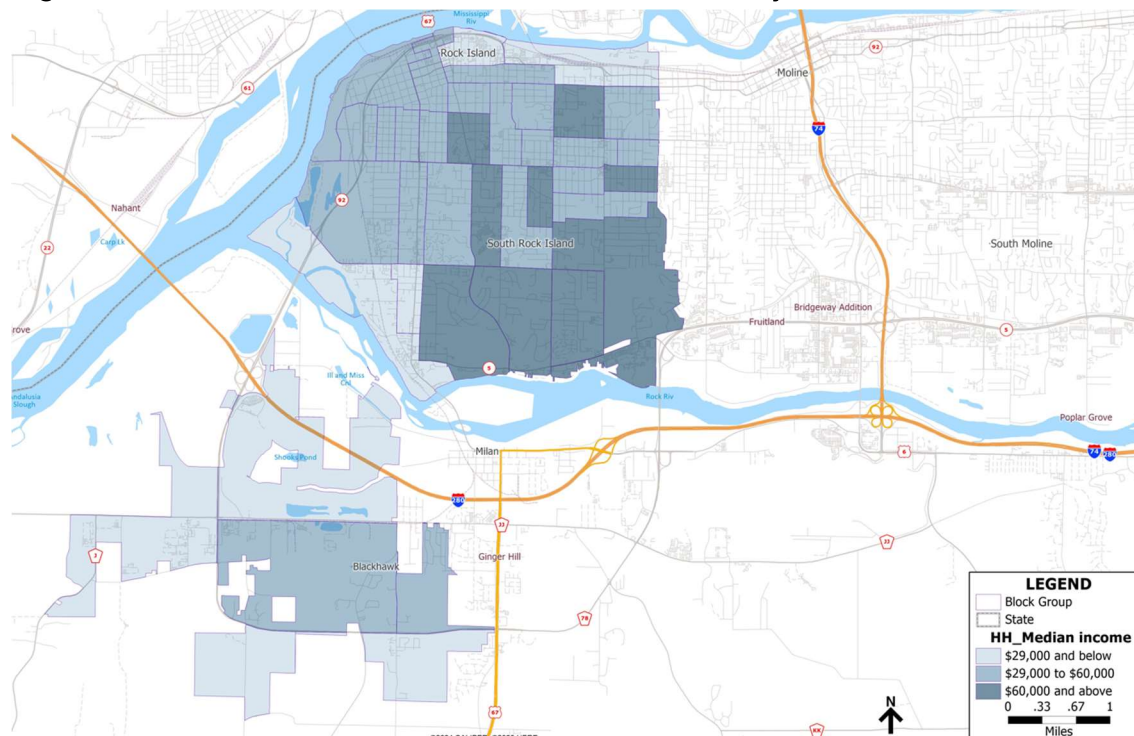
Source: Esri Business Analyst, 2024

Figure 10.30: Rock Island County Monthly Household Budget Expenditures



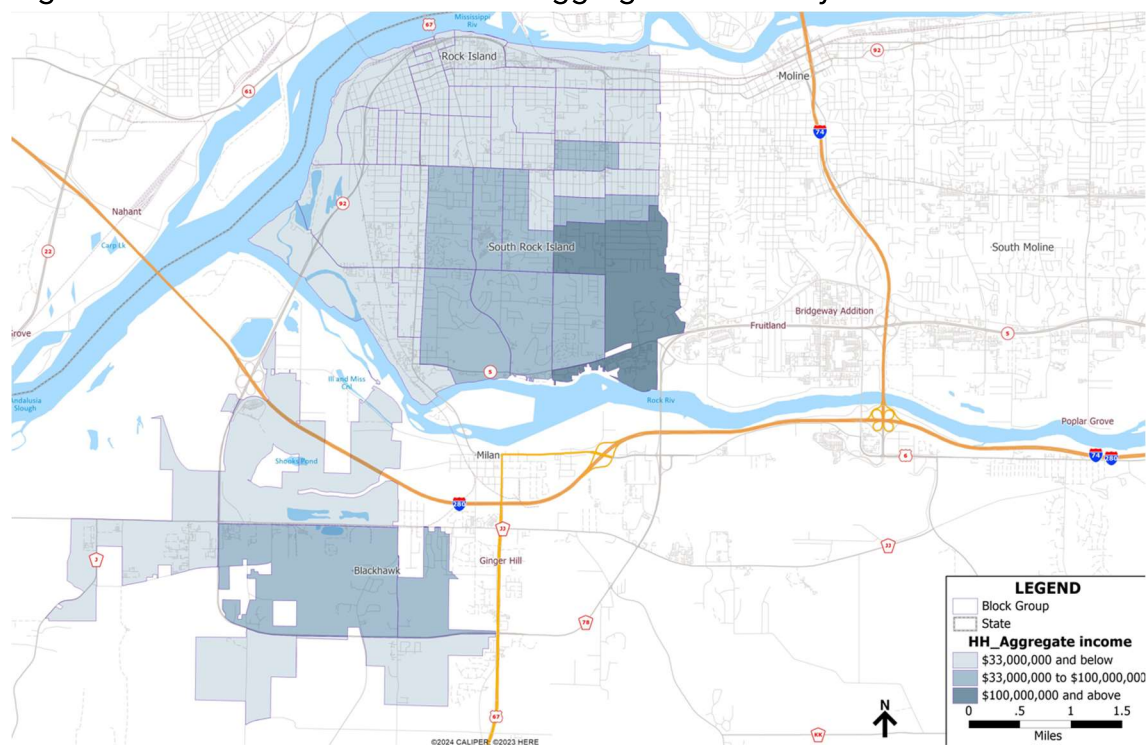
Source: Esri Business Analyst, 2024

Figure 10.31: Rock Island Household Median Income by Census Block



Source: Points Consulting using Census ACS 5-Year, 2019-2022

Figure 10.32: Rock Island Household Aggregate Income by Census Block

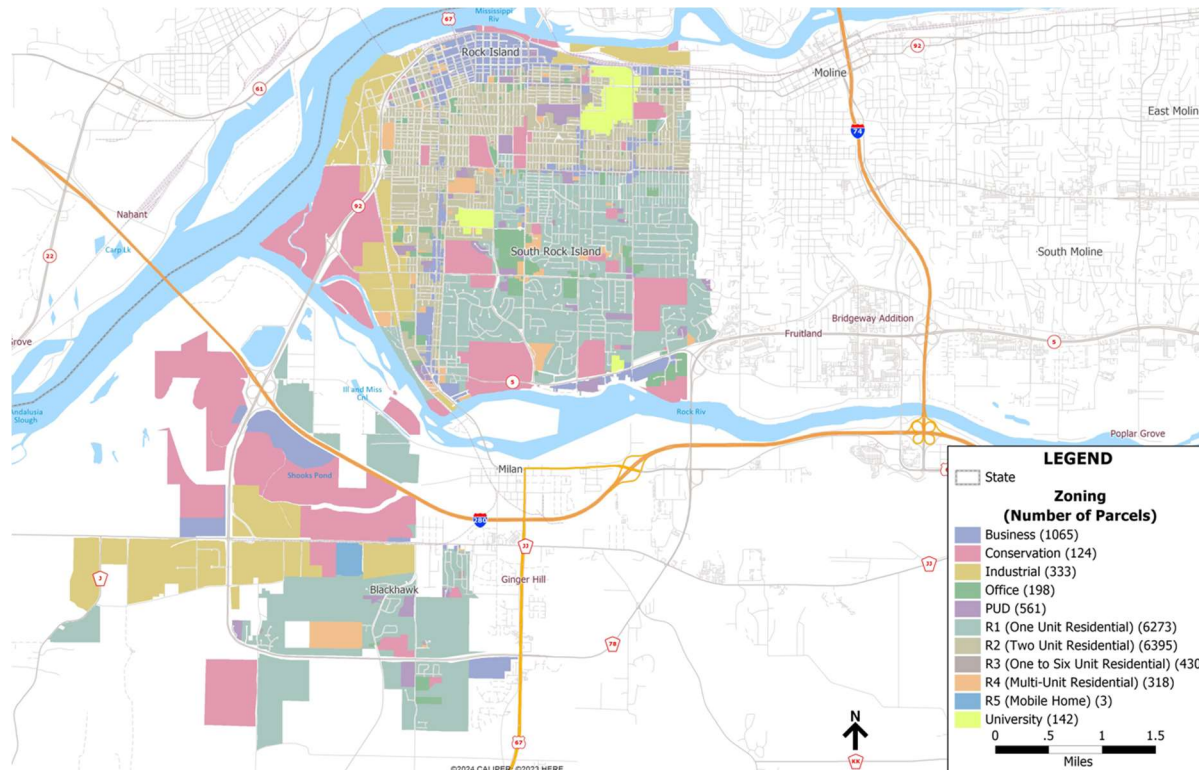


Source: Points Consulting using Census ACS 5-Year, 2019-2022

Rock Island Zoning

The City of Rock Island currently occupies 10,784 acres. Of that land, 45.88% is zoned for primarily residential use. Districts that are primarily residential include: R-1, R-2, R-3, R-4, and R-5 (Figure 10.33).

Figure 10.33: Zoning Map for the City of Rock Island



Source: Points Consulting using shapefile data from the City of Rock Island

The City of Rock Island allows for low and medium density in its R-1 and R-2 districts, with the main difference being that R-2 allows for two-unit (duplex style) dwellings. One logical step towards increasing density would be for R-2 districts to allow for three-family dwellings.

Given the age of much of Rock Island's housing stock, and the need for more housing, there is flexibility in the zoning ordinance for converting any building into a dwelling, or for converting any dwelling into one with more units. Converting houses from single family to a duplex or triplex use, for example, can provide beneficial medium density to a neighborhood without drastically changing its character. Allowing property owners to change their property's "unit count" can also accommodate the needs of a changing community. The same can be said for adaptive reuse of commercial buildings into residential. However, such reuse projects can also be constrained by the need to comply with new construction requirements.

Table 10.7: Rock Island's Zoning Ordinance, R-1 One Unit Residential District

Intent and Purpose	To provide for detached single-unit housing opportunities in an urban setting at a low to medium density level. Other low impact residential uses and some home occupations are appropriate.
Permitted Uses (res.)	One unit detached dwellings, day care home, foster family homes, unrelated group uses, municipal fire and police station, care home small residential, essential services and municipal administrative or public service buildings, public parks and playgrounds, existing railroad right-of-way, short-term rentals.
Conditional Uses (res.)	Major home occupations, community center, utility stations without service yards or storage, outdoor recreational facilities such as golf courses, country clubs, and tennis courts, public and parochial schools as well as religious institutions not less than 20 feet from any lot in an "R" District, municipal buildings and libraries.
Min. Lot Area	-
Max. Height	No principal structure shall exceed 2 ½ stories or thirty-five feet (35') in height. No accessory structure shall exceed one (1) story.
Min. Width	50 feet
Setbacks (F, R, S, S)	Front: 25 ft, Rear: 30 ft, Side: 6 ft (1 to 1½ stories), Side: 8 ft (2 to 2½ stories)

Source: City of Rock Island 2020 Zoning Code

Table 10.8: Rock Island's Zoning Ordinance, R-2 One and Two Unit Residential District

Intent and Purpose	To provide housing opportunities that can also establish duplexes on a single lot in an urban setting at a low to medium density level. Other low impact residential uses and some home occupations are appropriate.
Permitted Uses (res.)	All permitted uses in an "R-1" District, two-unit dwellings.
Conditional Uses (res.)	Bed and breakfast inns, boarding and lodging houses, any other similar uses deemed to be consistent by the Board of Zoning Appeals.
Min. Lot Area	-
Height	No principal structure shall exceed 2 ½ stories or thirty-five feet (35') in height. No accessory structure shall exceed one (1) story.
Width	50 Feet
Setbacks (F, R, S, S)	Front: 25 ft, Rear: 30 ft, Side: 6 ft (1 to 1½ stories), Side: 8 ft (2 to 2½ stories)

Source: City of Rock Island 2020 Zoning Code

Table 10.9: Rock Island's Zoning Ordinance, R-3 One to Six Unit Residential District

Intent and Purpose	To provide for multiple unit housing opportunities at lower to moderate multiunit densities. Housing in this district is to be compatible with surrounding housing types, which may include single-unit, and meet the needs of a range of community residents.
Permitted Uses (res.)	All permitted uses allowed in an "R-2" District, boarding and lodging houses.
Conditional Uses (res.)	Care home, large residential at least one thousand feet (1,000') from an existing similar use, nursing homes at least fifty feet (50') from any lot line, halfway house/group home at least one thousand feet (1,000') from an existing similar use, day care centers licensed by the State of Illinois, private clubs, lodges, union halls, parking lots accessory to use in an adjoining or less restrictive district when abutting or directly across an alley.

Min. Lot Area	-
Height	No principal structure shall exceed 2 ½ stories or thirty-five feet (35') in height. No accessory structure shall exceed one (1) story.
Width	50 feet
Setbacks (F, R, S, S)	Front: 25 ft, Rear: 30 ft, Side: 6 ft (1 to 1½ stories), Side: 8 ft (2 to 2½ stories)

Source: City of Rock Island 2020 Zoning Code

Table 10.10: Rock Island's Zoning Ordinance, R-4 Multi-Unit Residential Zoning District

Intent and Purpose	The R-4 Multi-Unit Residential District is established to provide for multi-unit residential uses, including apartments and condominiums, at higher densities.
Permitted Uses (res.)	All permitted uses allowed in an "R-3" District. Any other similar uses deemed to be consistent by the appropriate authority.
Conditional Uses (res.)	Any use authorized by the appropriate authority in an "R-3" District. Any other similar use deemed to be consistent by the Board of Zoning Appeals
Min. Lot Area per Unit	2,000 square feet
Height	No principal structure shall exceed twelve (12) stories or one hundred fifty feet (150') in height at the required front, side and rear yard lines, other than as provided in Section 9.1. No accessory building shall exceed one (1) story.

Source: City of Rock Island 2020 Zoning Code

Table 10.11: Rock Island's Zoning Ordinance, R-4 Multi-Unit Residential Zoning District, Number of Stories, Lot Width, and Setbacks

Number of Stories	Front Lot Width	Front Yard Depth	Side Yard Width	Rear Yard Depth
1	50	30	6	30
2	52	30	6	30
3	55	30	8	35
4	65	30	10	40
5	75	30	12	45
6	85	30	14	50
7	95	30	18	55
8	105	30	22	60
9	115	30	26	65
10	125	30	30	70
11	135	30	34	75
12	150	30	38	80

Source: City of Rock Island 2020 Zoning Code

Table 10.12: Rock Island's Zoning Ordinance, R-5 Mobile Home District

Intent and Purpose	To provide for an alternative living style and dwelling type to conventional single-unit housing. The purpose of this district is to provide a grouping of home sites within the setting of a residential area for manufactured housing units, which is designed in a unified manner so as to establish a neighborhood character for the development.
Permitted Uses (res.)	Foster family homes, Mobile home parks, any other similar uses deemed to be consistent

Source: City of Rock Island 2020 Zoning Code

Accessory dwelling units (ADUs) are allowed in Rock Island, but they still must comply with the same setbacks. Though some yards might be able to fit larger or perhaps even multiple ADUs, the size limit is 400 square feet, and only one is allowed per lot.

Table 10.13: Rock Island's Zoning Ordinance, Accessory Dwellings in Residential Districts

Requirement	Detail
Construction Timing	Must be built after main house.
Attachment	Can be attached or detached but must meet main house yard rules.
Number Allowed	One ADU allowed per residential lot.
Occupancy	Owner must live in one unit.
Size and Location	Max 400 sq ft, rear yard only.
Utilities	Shared main utility service, separate meters.
Amenities	Separate kitchen and bathroom.
Garage Conversion	Allowed with enough parking maintained.
Parking	One additional off-street parking space required
Front Yard	No accessory buildings allowed.
Side Yard	Must meet main building setbacks, at least 6 feet from other structures.
Rear Yard	Maximum 30% of yard, cannot exceed main building size (exceptions for pools).
Setbacks	3 feet from "R" zoned lot lines, 6 feet from alleys and other structures.
Height	15 feet for flat, shed, or mansard roofs; 20 feet for hip, gable, or gambrel roofs.

Source: City of Rock Island 2020 Zoning Code

Rock Island allows short term rentals in both residential and business districts, but operators must live in the area, and annual inspections are required to maintain the necessary license.

Table 10.14: Rock Island's Zoning Ordinance, Short Term Rentals

Requirement	Details
Definition	Applies to rentals less than 30 days, excluding hotels, motels.
Permitted Use	Allowed in residential and business zones, special use in others.
Parking	Minimum one off-street parking spot per unit in residential districts.
Owner Residency	Operator must reside within Rock Island or 10 miles.
Signage	Maximum one square foot.
Licensing	Required, issued by Chief Building Official.
Inspection	Annual property inspection required for health and safety.

License Fee	\$100 annual fee.
Renewal	Annual renewal with reinspection.
Revocation	License can be revoked for violations.
Record Keeping	Chief Building Official maintains license records.

Source: City of Rock Island 2020 Zoning Code

Table 10.15: Rock Island's Planning and Zoning Fee Schedule

Service	Fee
Special Use Permit	\$100
Rezoning (Less Than One Acre)	\$200
Rezoning (One Acre or More)	\$300
Variance (One- and Two-Unit Residential Properties)	\$125
Variance (All Other Properties Less Than One Acre)	\$150
Variance (All Other Properties One Acre or More)	\$175
Minor Subdivision	\$50
Major Subdivision (Less Than One Acre)	\$100
Major Subdivision (One Acre or More)	\$150

Source: City of Rock Island 2020 Zoning Code

Key Survey Themes

Rock Island residents are the least likely to report difficulty finding housing within their budget, with 46.3% indicating challenges. Responses from Rock Island are the most varied concerning the addition of new housing. Notably, 14.9% of respondents in Rock Island feel that housing stock does not need to increase. The sentiment is shared by a smaller percentage of Davenport and Moline respondents. Compared to respondents from these two cities, Rock Island residents are more in favor of placing townhomes on vacant land, in mixed-use areas, or in commercial zones (32% support). Only 13.5% of Rock Island respondents perceived an excess of short-term rentals, the lowest percentage among the three cities. Like Davenport, Rock Island respondents prefer to locate condominiums or townhomes on or near commercial corridors or vacant lands.

11. City Specific Survey Results

This section highlights differences in responses across the Tri-Cities. For additional context, the aggregate responses from all respondents are included. Charts are provided for the fixed-response questions showing the most notable differences. The project team will make the complete raw dataset available to City representatives upon request, allowing them to analyze the data by other categories if desired.

Figure 11.1: Have you had difficulty finding suitable housing within your budget in the QC?, Responses by Community

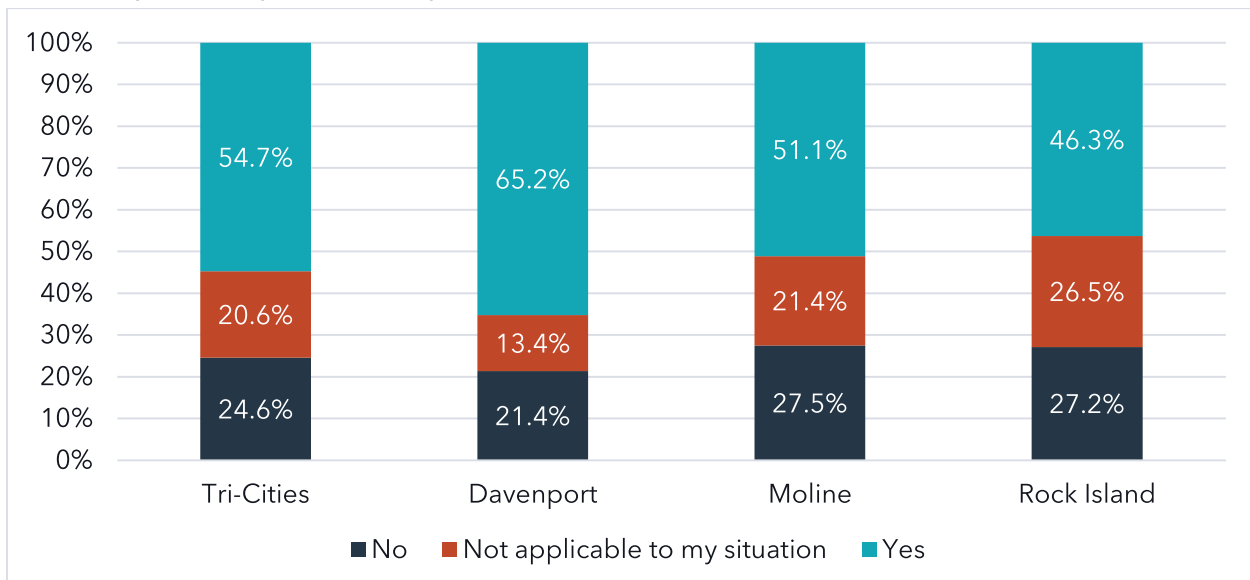


Figure 11.2: Have you or anyone you personally know been displaced from their housing in the past year due to rising housing costs?, Responses by Community

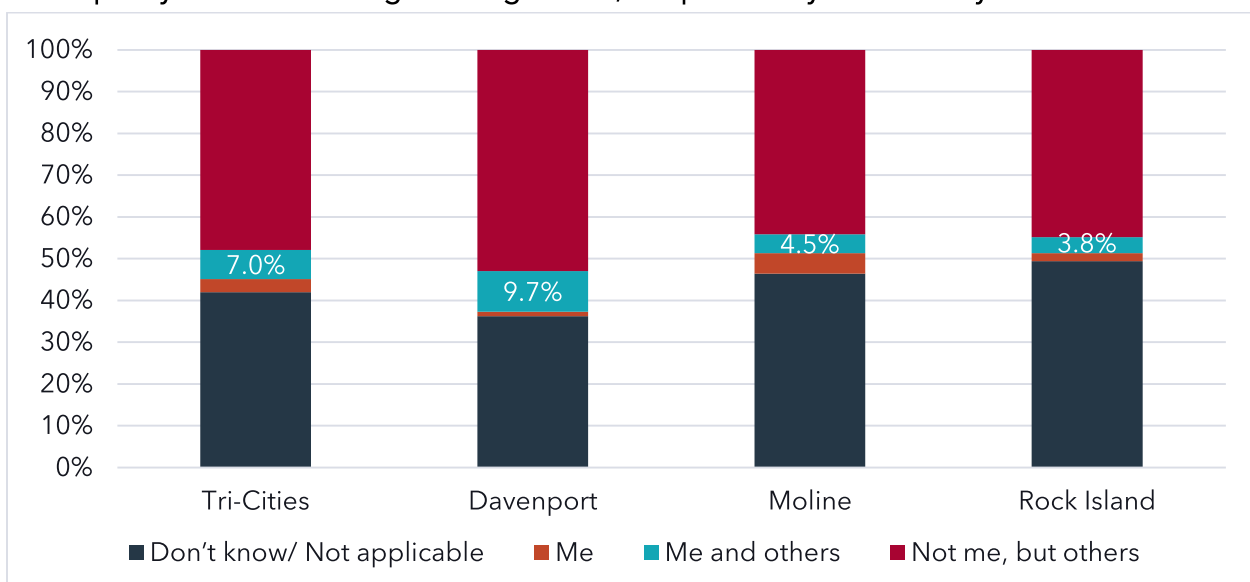


Figure 11.3: Are you being forced to move due to expenses or other reasons?, "Yes" Responses by Community

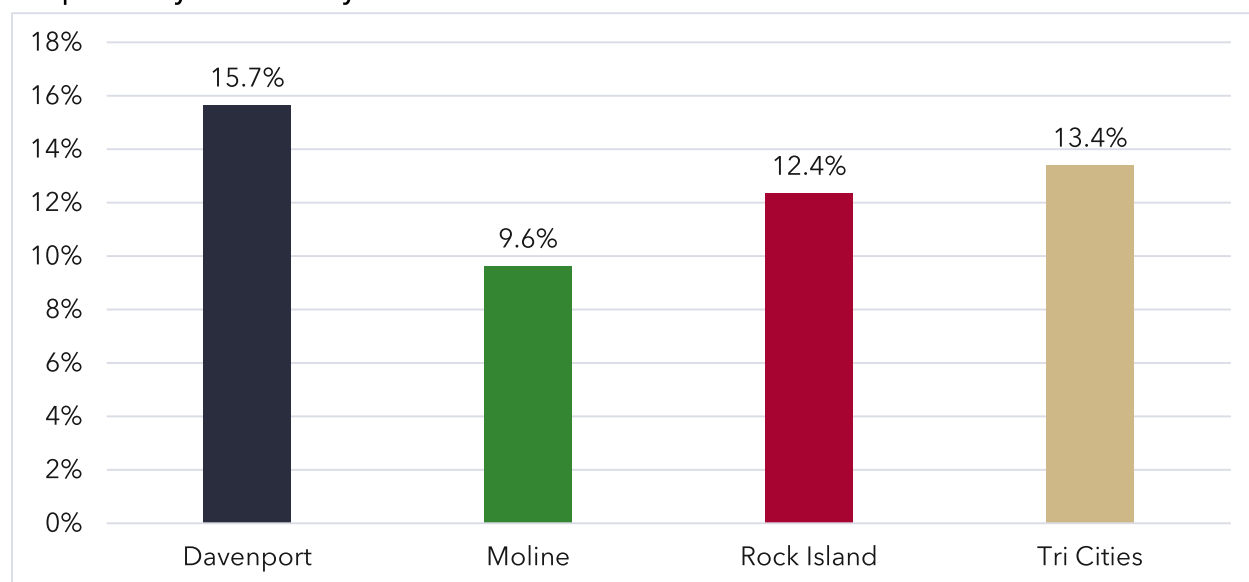


Figure 11.4: Why are you being forced to move? (select all that apply), Responses by Community

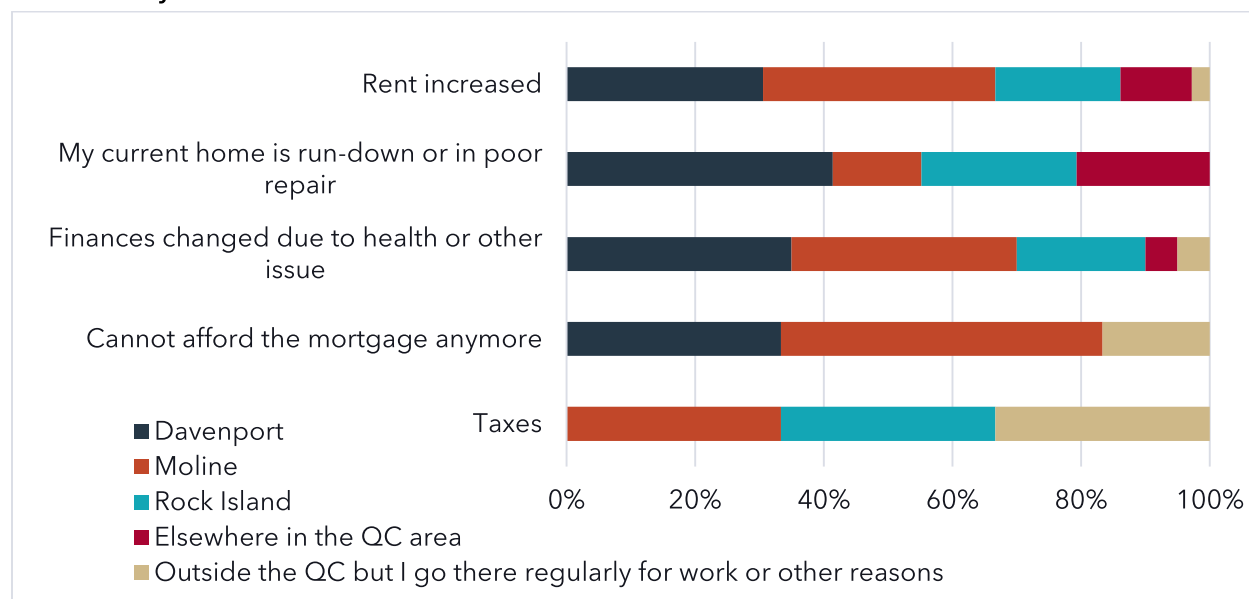


Figure 11.5: What are the main reasons you are interested in moving? (select all that apply), Responses by Community

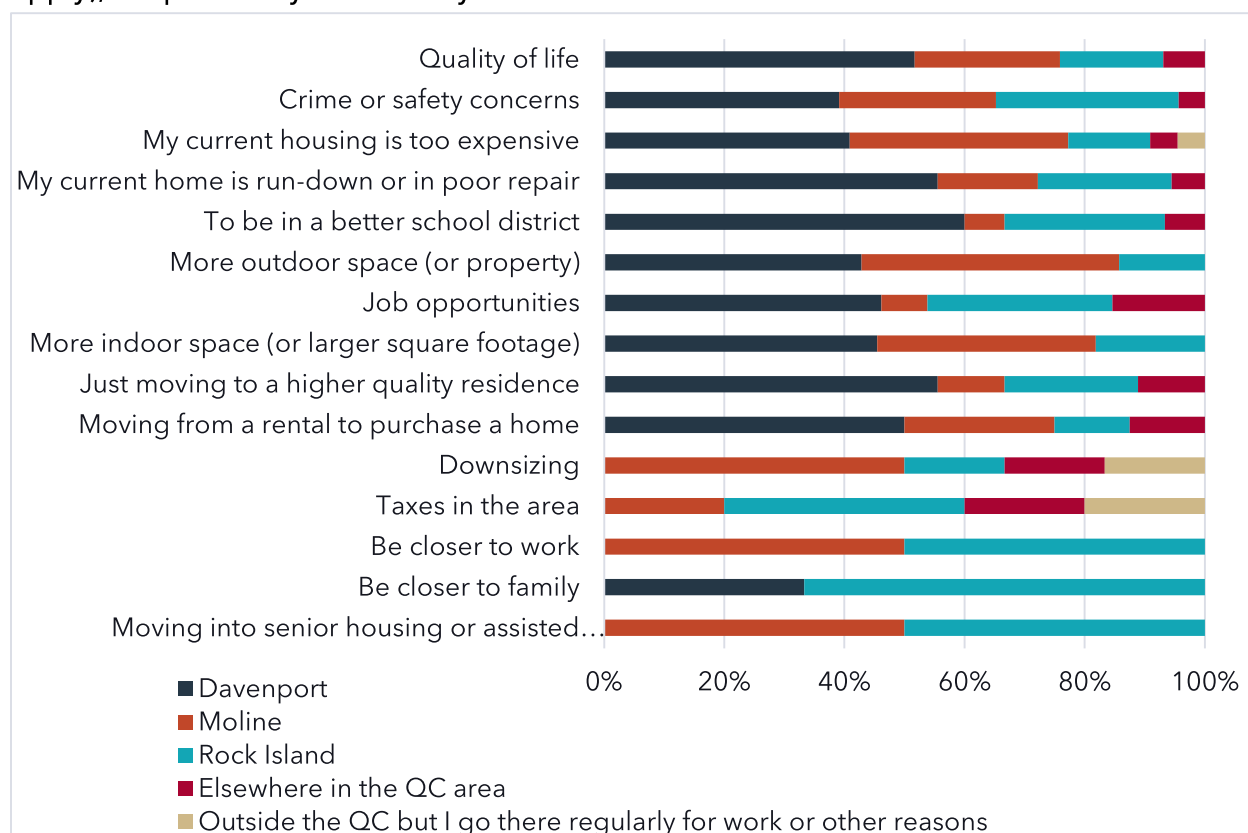


Figure 11.6: Please rate your perceptions of purchasing a home in the QC, Responses by Community

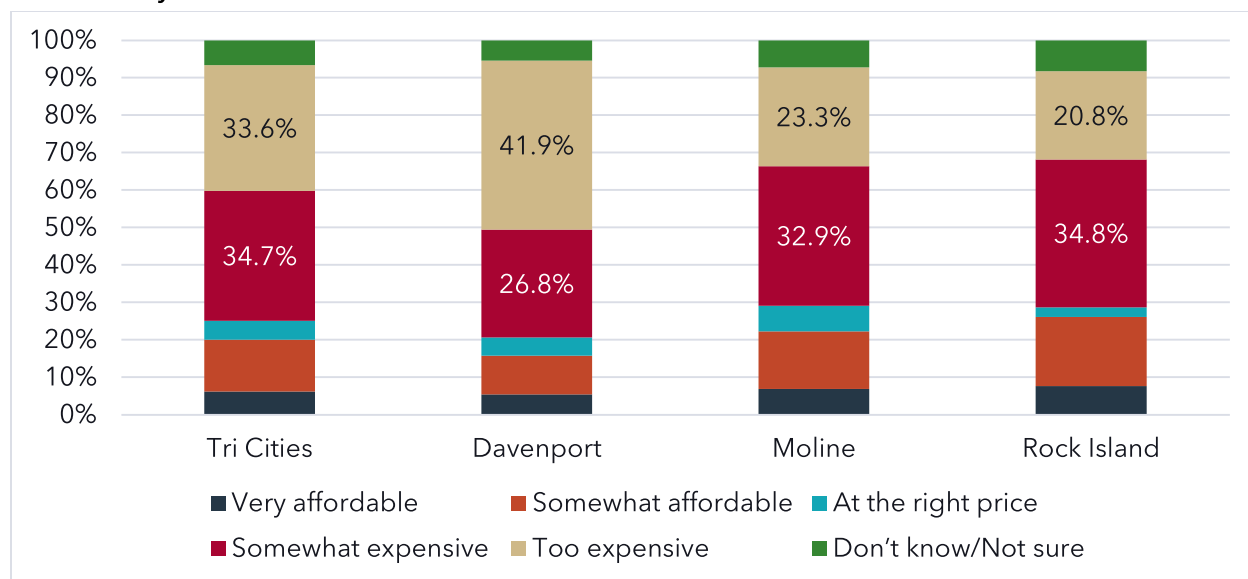


Figure 11.7: Please rate your perceptions of renting a home in the QC, Responses by Community

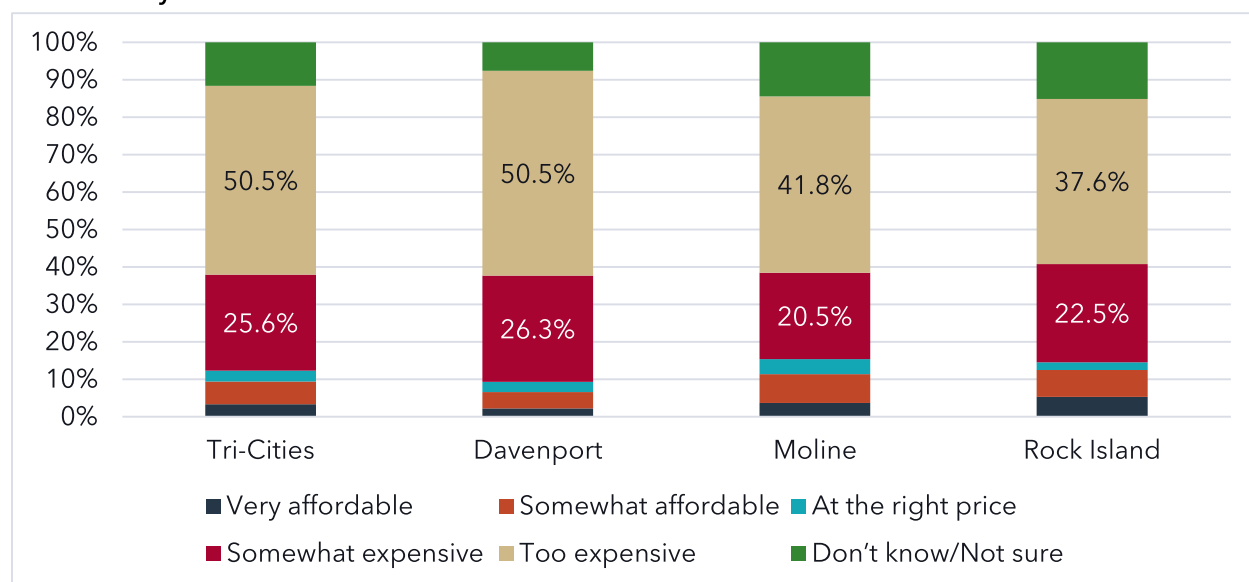


Figure 11.8: Which, if any, of the following housing aspects are you dissatisfied with in your community? (Select all that apply), Responses by Community

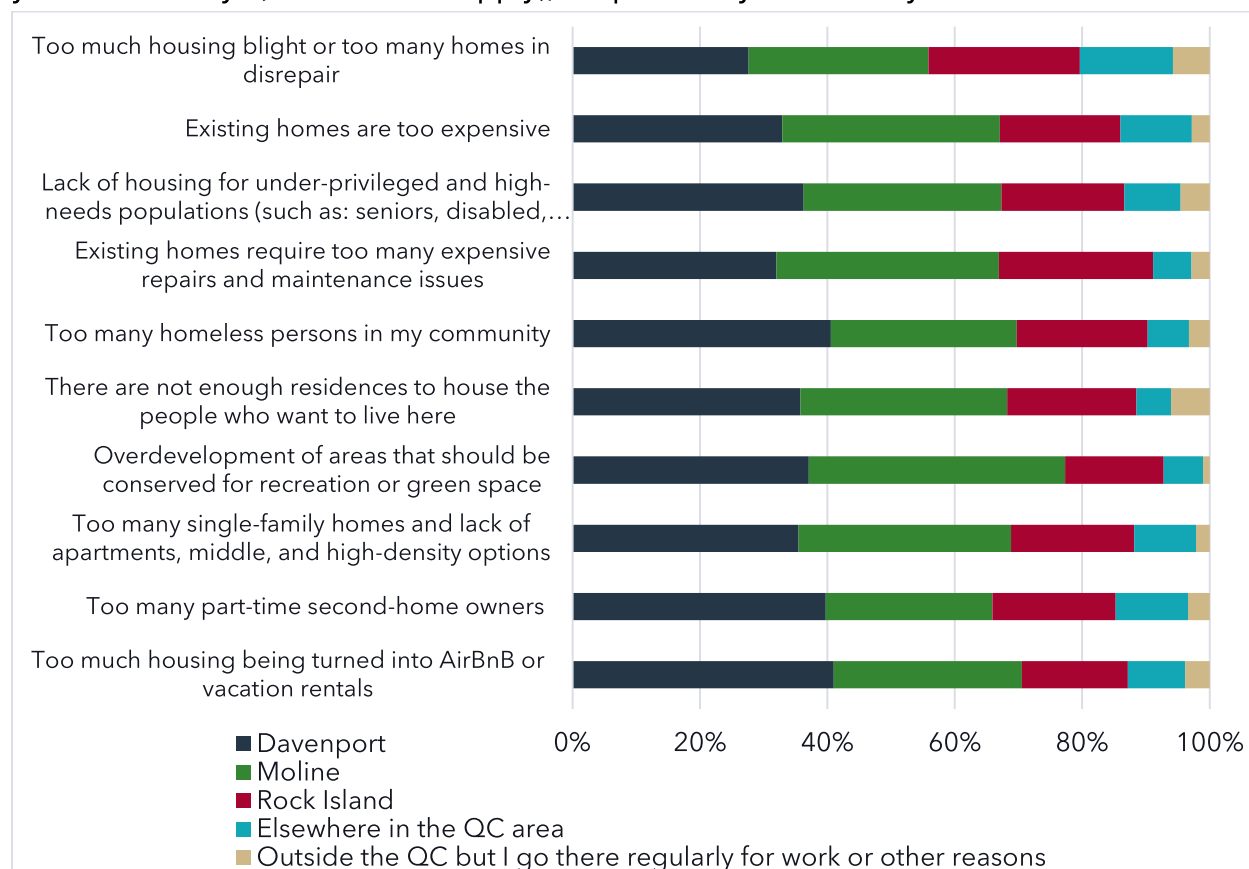


Figure 11.9: According to Davenport Respondents, Local Government should...

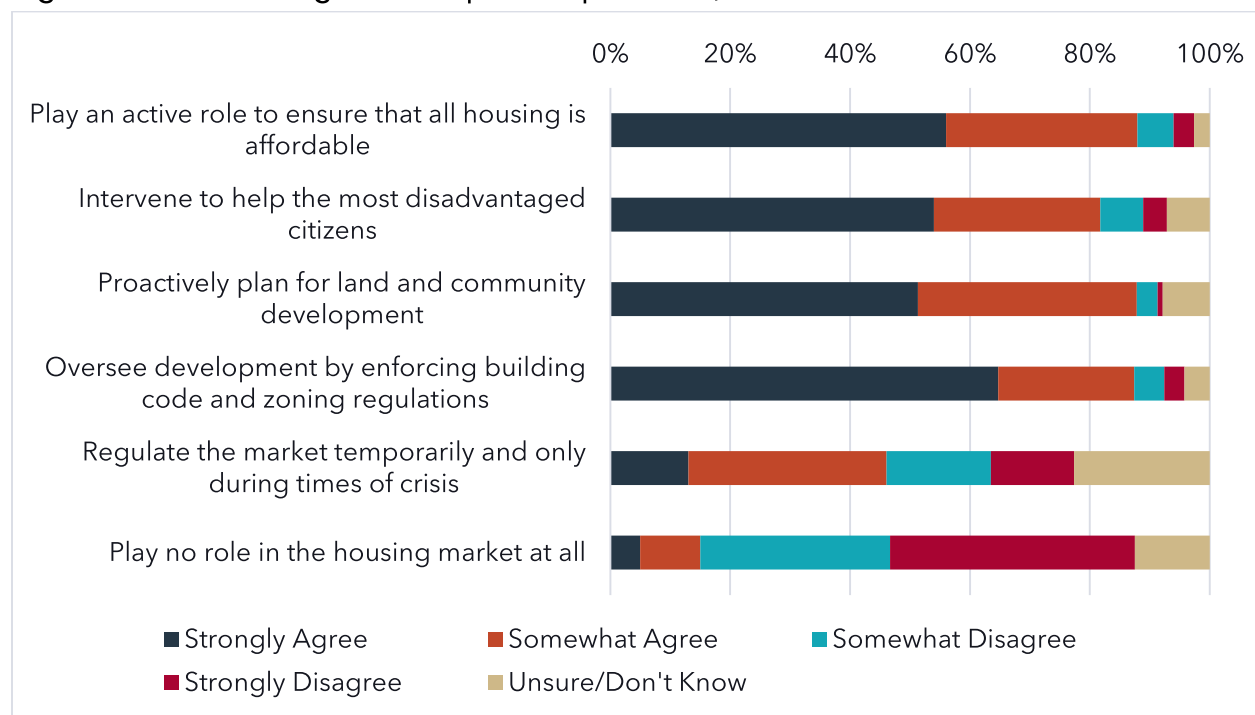


Figure 11.10: According to Moline Respondents, Local Government should...

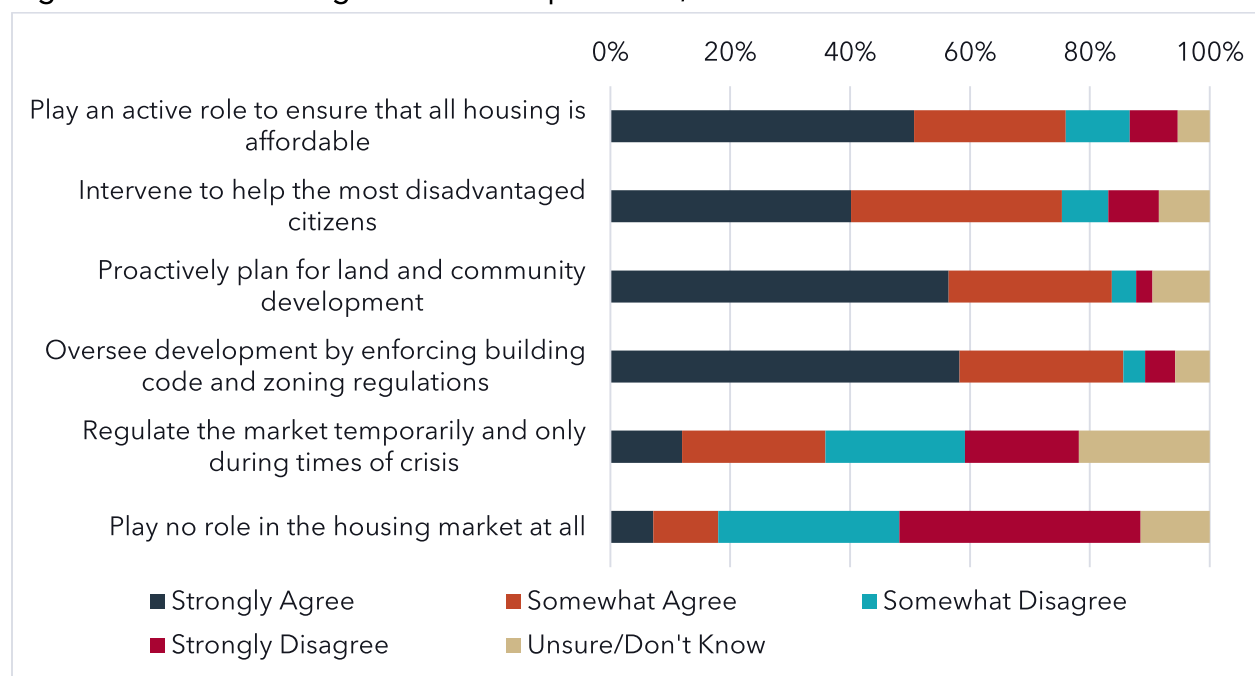


Figure 11.12: According to Rock Island Respondents, Local Government should...

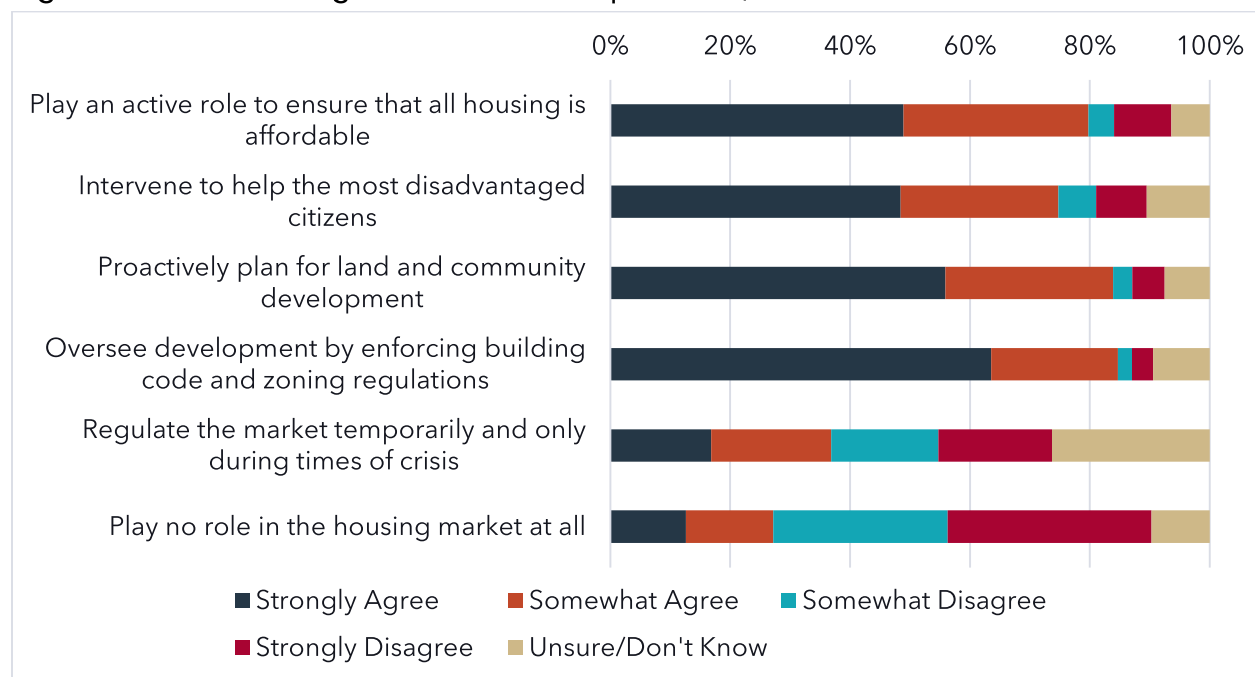


Figure 11.13: Do you believe there are too many short-term rentals (such as Airbnb, VRBO, or vacation rentals) in the QC?, Responses by Community

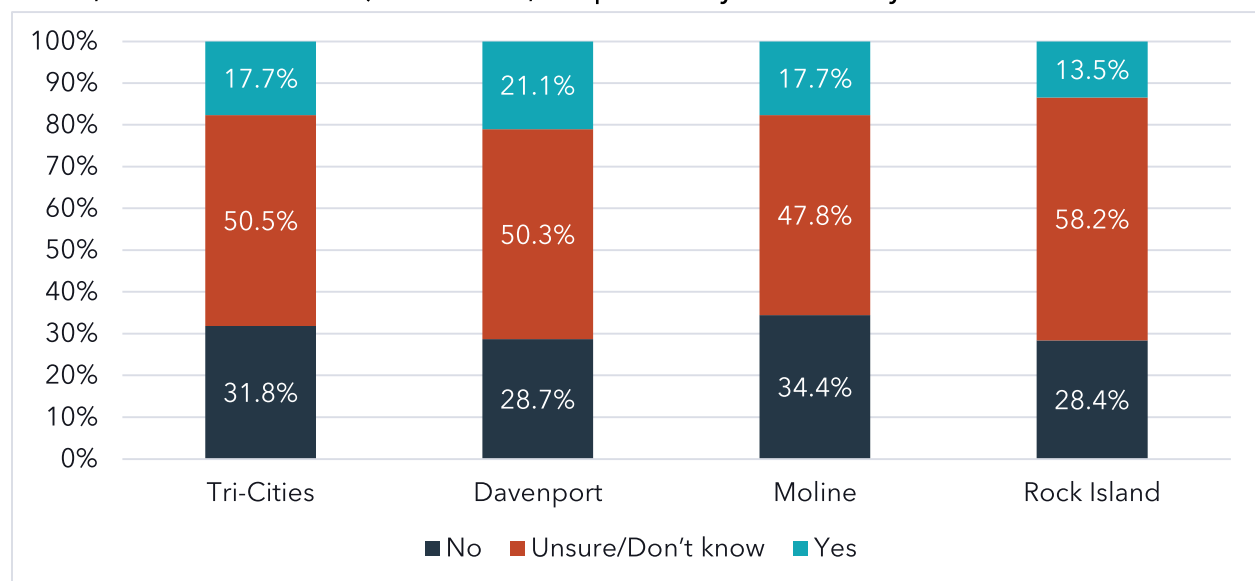


Figure 11.14: Do you believe there are too many short-term rentals or vacation rentals in a particular neighborhood?, Responses by Community

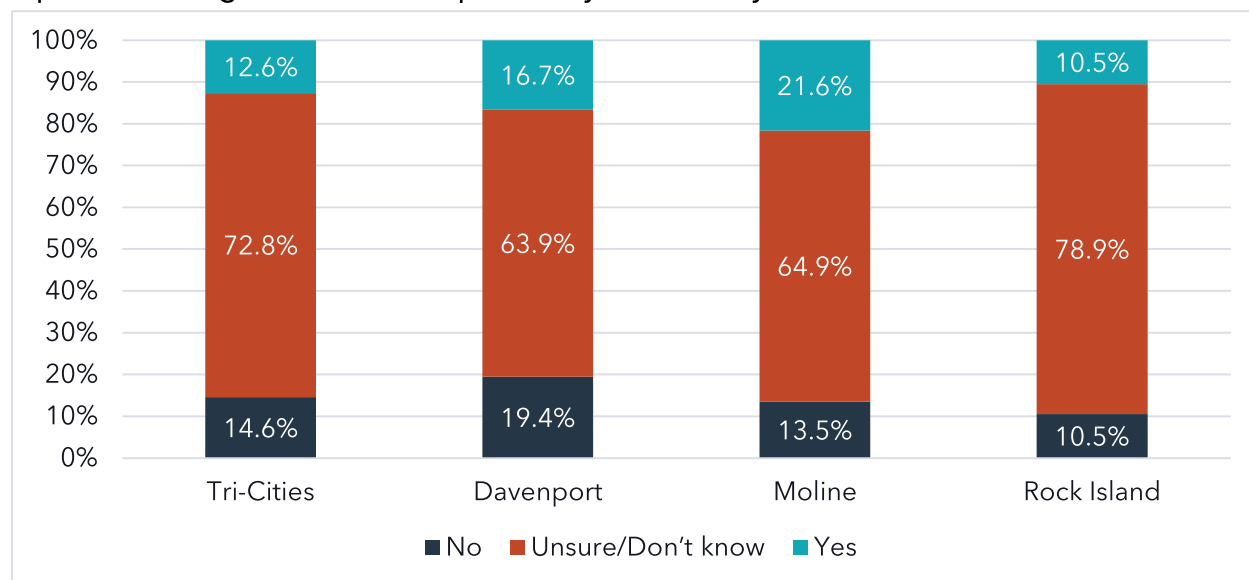


Figure 11.15: Would you like to see additional housing added to the QC?

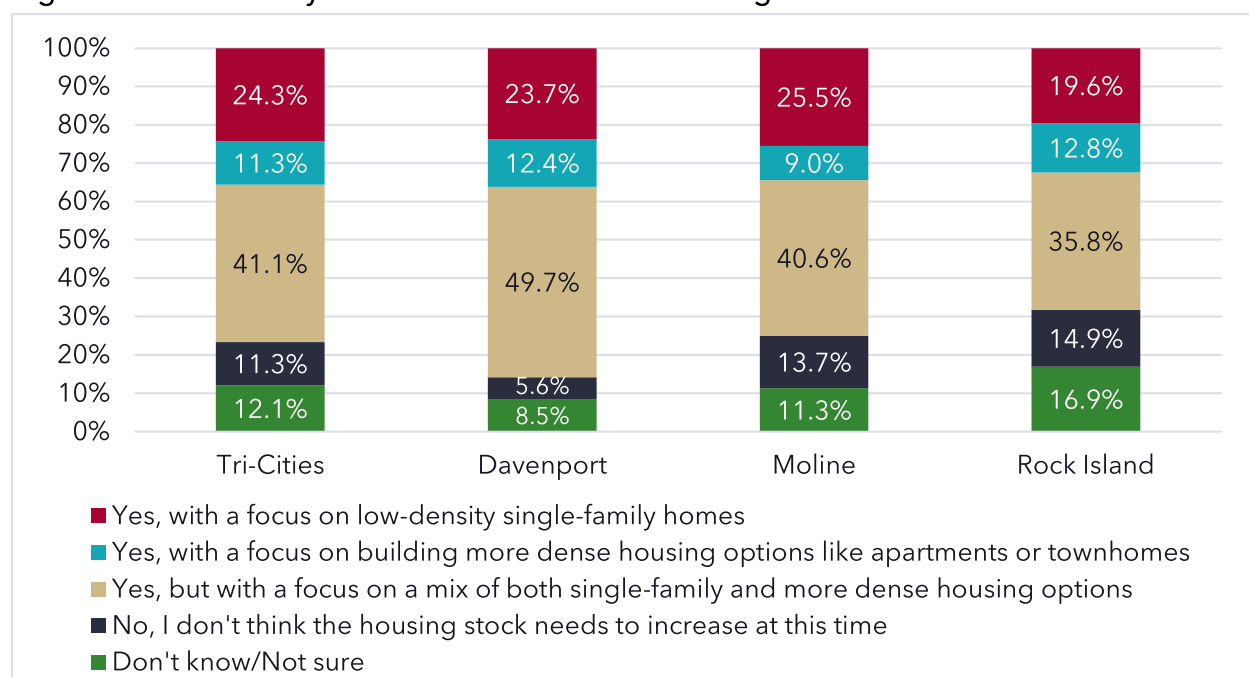


Figure 11.16: What type of neighborhoods in the QC would be most suitable for the duplex and triplex housing type?, Responses by Community

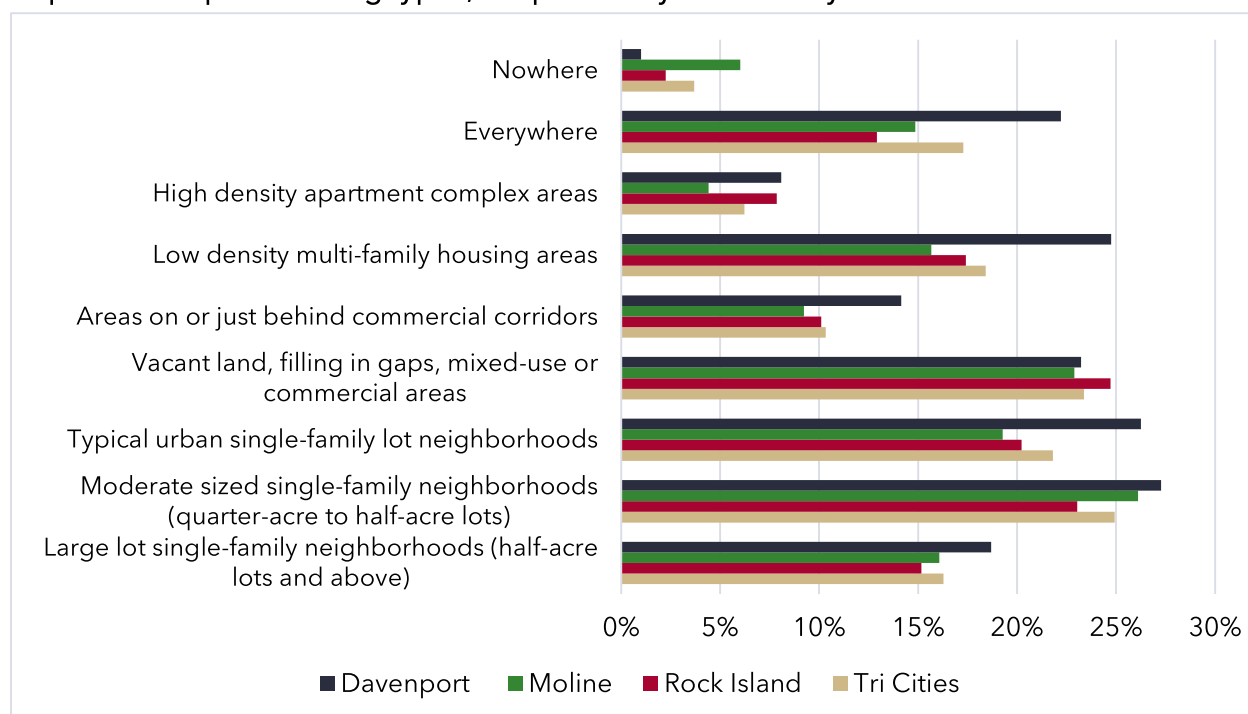


Figure 11.17: What type of neighborhoods in the QC would be most suitable for cottage neighborhoods?, Responses by Community

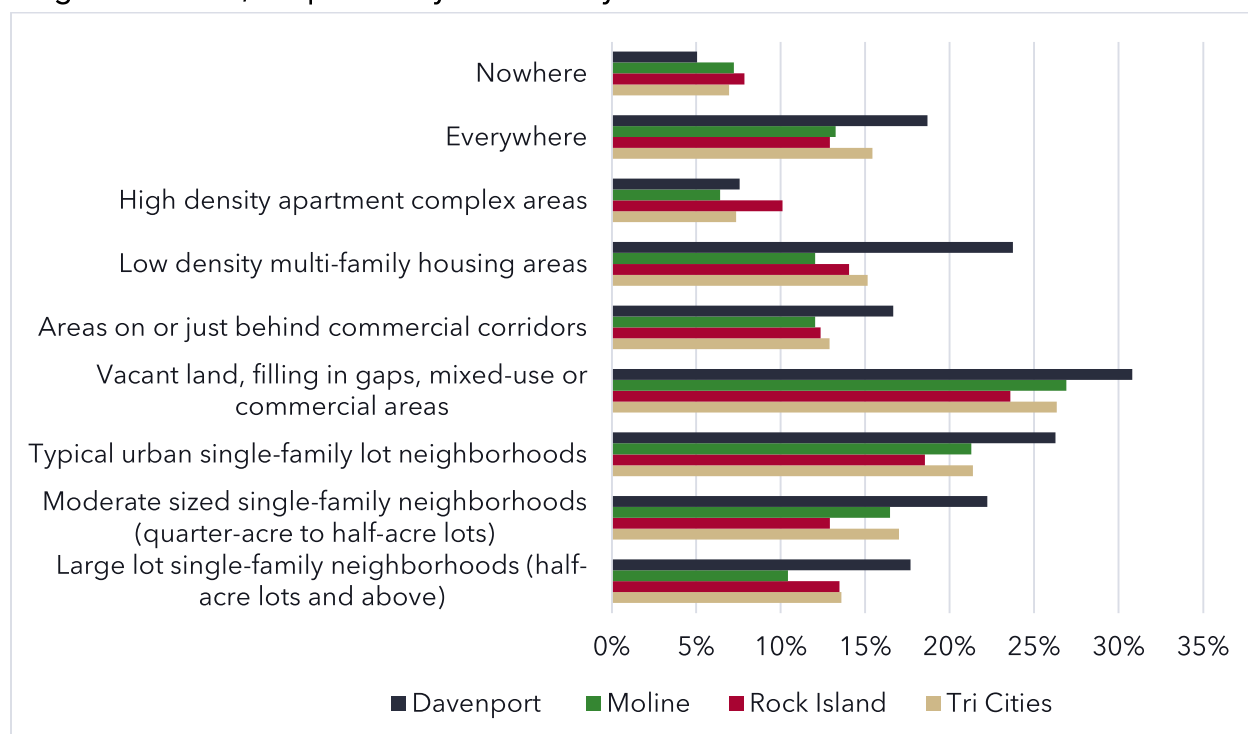


Figure 11.18: What type of neighborhoods in the QC would be most suitable for the multi-family/apartment housing type?, Responses by Community

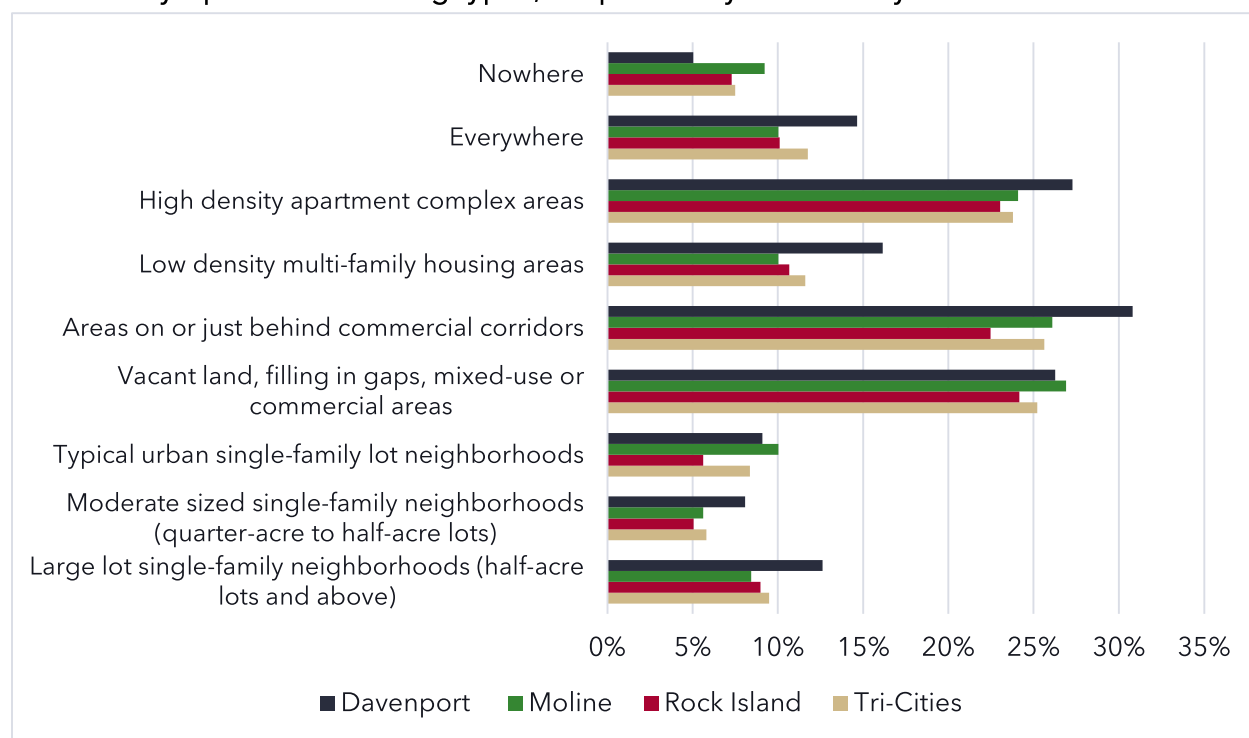


Figure 11.19: What type of neighborhoods in the QC would be most suitable for the condominium housing type?, Responses by Community

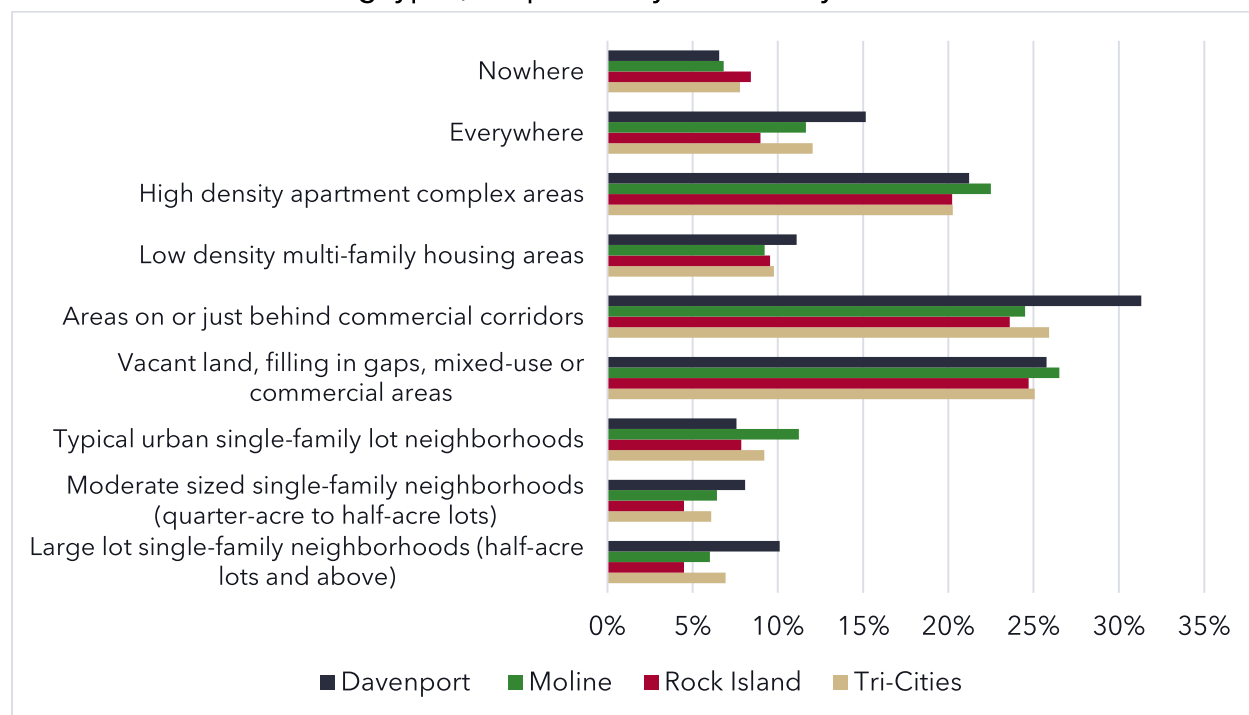


Figure 11.20: What type of neighborhoods in the QC would be most suitable for the accessory dwelling unit (ADU) housing type?, Responses by Community

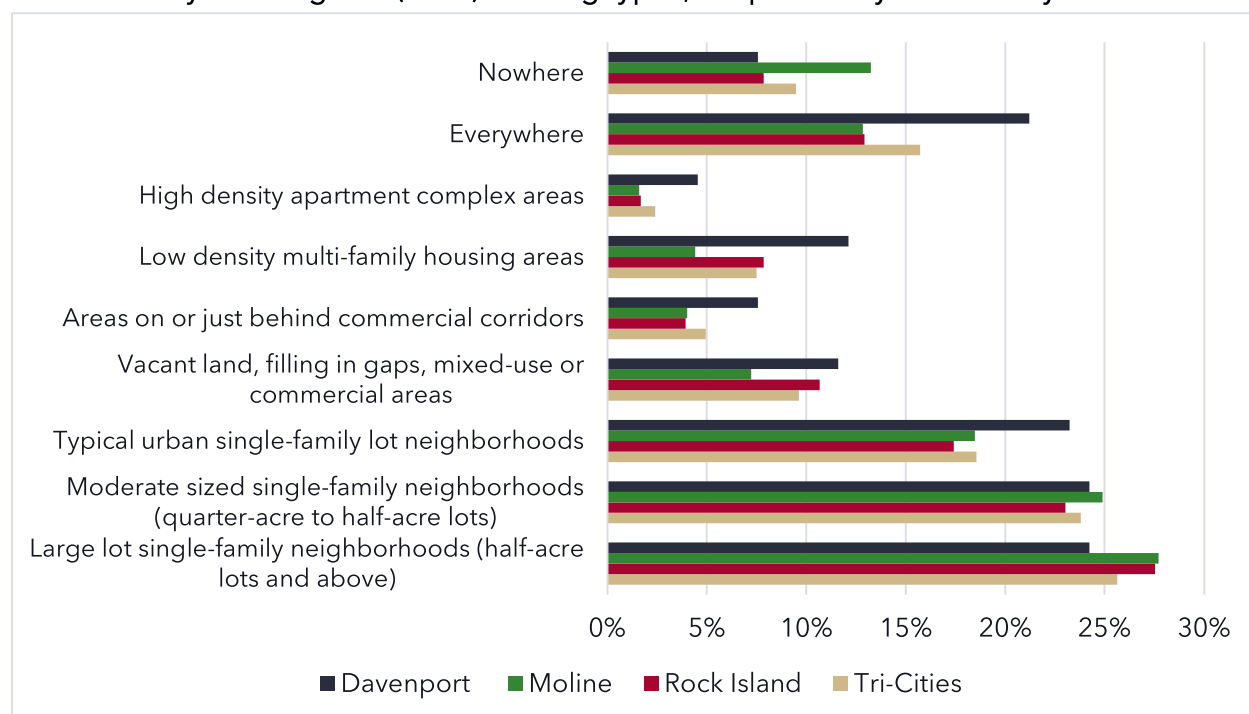
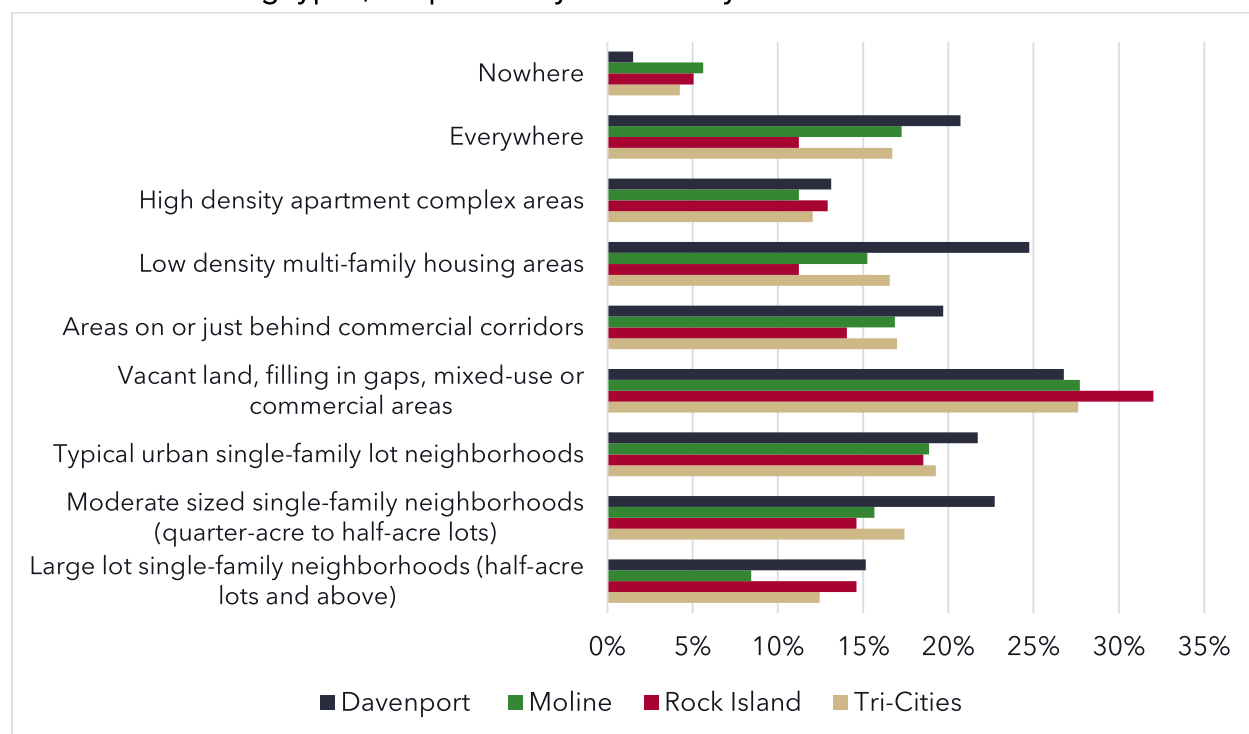


Figure 11.21: What type of neighborhoods in the QC would be most suitable for the townhome housing type?, Responses by Community



Appendix A: Open Ended Survey Reponses

Figure 1A: What type of housing do you reside in? (Other and/or Temporary housing)

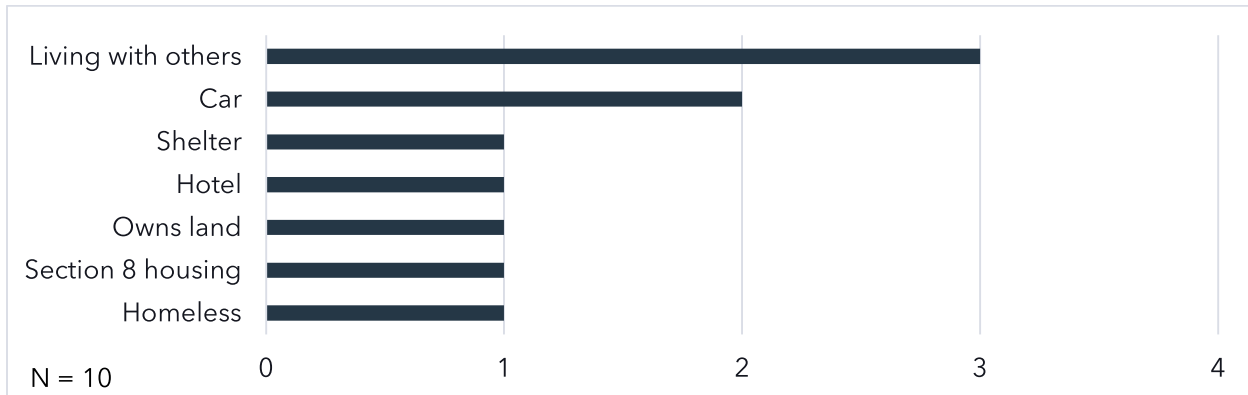


Figure 2A: What are your current intentions related to housing in the next 3-6 months? (Open Ended/'Other' Responses)

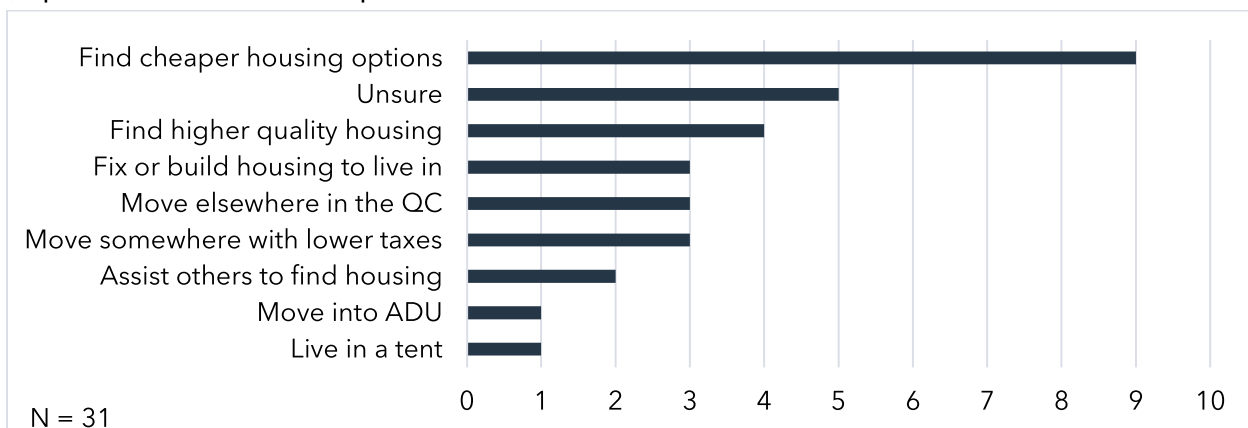


Table 1A: Do you believe there are too many short-term rentals or vacation rentals in a particular neighborhood? (Open Ended Responses)

Where?	Count
30th st., Rock Island	1
Davenport	1
Downtown Davenport	1
Heritage	1
Hilltop	1
Moline	3
Palmer College is buying up all properties in a 8 square. miles and displacing low-income ppl on the street or North Davenport	1
Rock Island	1
This is ruining opportunities for the lower and medium middle class to have safe, blight free and stable home ownership opportunities. It's important to take care of the poor but the middle class holds our nation together the problems rental properties bring are forcing the middle class to live in blight unsafe areas or push up into housing that causes them to be in housing that causes them to be house poor to the middle class choices are	1

to live in blight, unsafe areas or purchase housing they can barely afford to feel safe and quality living. Moline neighborhoods.	
Too many monopoly minded people in this city. Renting out multiple houses with little to no repairs or monthly/yearly maintenance. I came from a big city, at least those landlords/ city cared for me and property.	1
Too many short AND long term rentals in general.	1

Figure 3B: What tools would you be in favor of local government using in order to facilitate more housing? (Open Ended/Other Responses)

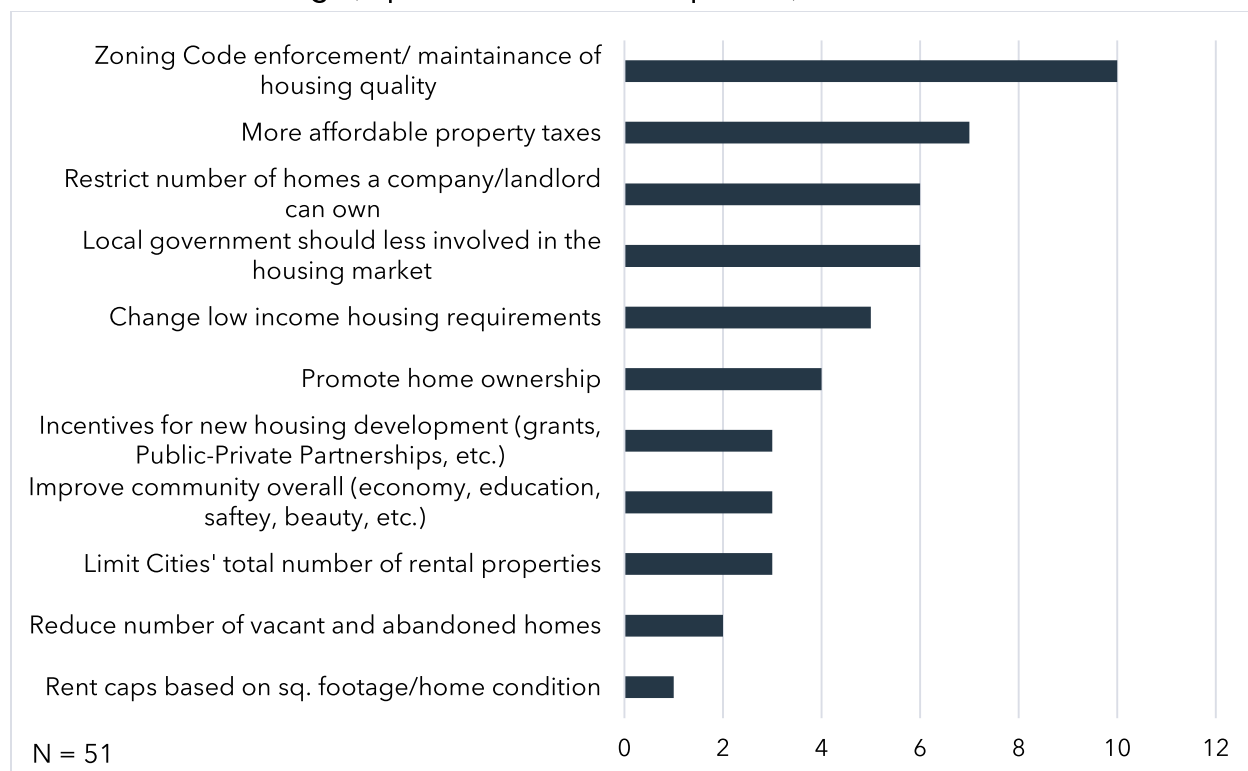


Table 2B: Which, if any, of the following housing aspects are you dissatisfied with in your community? (Open Ended/Other Responses)

Section 8 people move here and there is not enough. Also application fees have people spending a lot applying at numerous places
Other: irresponsible landlords, traffic too loud/fast near houses
Slum landlord/ out of town
Lack of housing choice for lower middle class people. We are suffering trying to find affordable housing. All the apartments in the area and income based, with today's prices we are having a hard time to stay above water and ahead of bills.
Income to rent or buy ratio knocks out many. Low income individuals do not have incomes of 3 times their desired rent/ mortgage payment.

Table 3B: What tools would you be in favor of local government using in order to facilitate more housing? (Open Ended Responses)

Don't fix up housing if it's going to cost too much for low income people to buy it
Apts. in S P. Mall 2-3-4 floors
Affordable housing or apartment for lower middle class citizens. Change the low income requirements.
I think the government should not be so big. If people own their own property and paying for it. And not handed it they will take better care of there own investment. Not to say help for the disable or the elderly. But a lot of young people are more than able to work. The sad part they make more by not working and living off the government. So there no incentive.
Limit corporation's ability to purchase single family homes
A process for moving homes the city defines as vacant to defining them as abandoned, to allow for action to be taken. There should be benchmarks built into the vacant property registration that require a property owner to move towards activating the property rather than leaving it vacant for long periods of time. If a property owner cannot do that, then the property should be considered abandoned and action should be taken based on that.
I think that rent should be capped by square footage or condition of the home in my opinion. Perhaps incentives for home owners to rent single family properties under a certain amount.
None. Let the market dictate housing.
More affordable property taxes
Forbid Airbnbs like Atlanta did. Discourage building big homes that will sit empty because no one can afford them.
Add limit to number of rental properties in the community
Grants for beautification for low income and elderly residents
Lower property taxes and removal of storm water "fee"
Upgrade housing in Rock Island, Davenport, Moline. Less small home. More of 3 bedroom ones. Bring families to qca. d
Proper code enforcement for building codes and rental units. Moline needs to take housing seriously.
Making it illegal for companies who don't take care of their properties to purchase anymore properties and also not allowing monopolies
This "survey" is incredibly slanted. My preference would be to restructure the housing units in cities where the lower income population has been has been kept out. Build some affordable housing in places like Bettendorf, pleasant valley, Geneseo
Limit units a company or land lord can buy
Housing from the cities to the local housing trust fund, or agencies that can develop and maintain affordable units
Lowering taxes on landlords so they can then pass that savings down to the tenants. Rising rent prices are a problem. Every time taxes and insurance go up, this cost is passed on to the tenants. There needs to be more incentives for property investors in this community. They also need to remove the "inspection fee" for landlords. I truly believe that the main cause of everything going up is because the government keeps getting involved, which causes unnecessary fees and taxes. For once, let's not try to pull some special "lever" to try and fix things.
Requirements for affordable housing in new housing developments
Stop giving money to people who will build things to make other people money. We need affordable options.
Rents are to expensive for below and average wage worker
Doing their job of enforcing safety codes so housing options don't get condemned or fall down and kill residents
Some mixed commercial /residential not limited to strip malls.

Please ensure that there is proper zoning for land that should only be allowed to be used for single family dwellings that are similar to the single family dwelling surrounding that land. Do not zone to mix single family homes and multiple family homes.

No property taxes on seniors.

Remove the Susie slots and smoke shops

Lower property taxes

Offer grants to apartments if they become ADA compliant

Restrict how many houses rental companies can own

More assertive rental inspections inside and out, background checks for tenants of rental properties, licensing of all rental and limiting the amount of rental in a city, more encouragement of home ownership, more action taken on blight and cars parked in the wrong areas, more enforcement of laws such as smoking

Higher expectations on rental properties inside and outside inspections, large fines problematic situations and blight. Better enforcements of rules and regulations set forth to make better communities such as too many people live in the same home illegal parking, etc.

There are so many grants available that the city is clearly not taking advantage of for helping existing homeowners and we can't ever get sunshine from the city to actually respond.

Make restrictions against large corporations purchasing any homes

Stop allowing section 8 housing in the city. Let them market function like a market.

moratorium on high density, 2 or more units built or remodeled, & low income housing units.

Lower taxes on existing homes

Get rid of slum lords

Some sort of assistance/grant/tax credit for first time home buyers

Stronger regulations on rental properties to address nuisances such as garbage from dumpsters, entry doors and windows repaired/maintained and landscape maintenance.

Stay out of the market

Stay out of the market the local government needs to focus on infrastructure and law and order social engineering is not the governments responsibility

Restrictions on how many units a LL can own until they have a proven track record of passing inspections/ Gradually increase as they show they deserve and can handle owning multiple properties. / The city should not be allowed to "shut down" multiple buildings at the same time. Having hundreds of people all competing for limited available apartment options and all of them have a 30-day window should be illegal. Putting already disadvantaged people in this situation exasperates the housing crisis, creates homeless and displaced families and it is all the fault of bad property managers and the history of lax city inspections.

make low income housing available for persons with evictions depending on the circumstances.

Rock island will not allow us to insure our sewer lateral. We believe it is close to failing and we DO NOT have 22k to fix it. We are terrified of this expense, this is another reason we plan to move. ALL residents should be allowed the insurance, even if the line goes through a ravine.

Not such large houses. More affordable smaller houses. 3 bedroom, 2 bath, ranches

We have a local chapter of QCHC that does numerous grants for maintaining but they need to focus on adding if they want to continue to say we are 6,700 homes short for our homeless population. So why are they not stepping up and writing grants that are for new additional housing instead of only maintaining. The other local non profits continue to get draws for maintaining. When does the housing cluster step in and actually create a solution instead of being part of the problem?

Dilapidated housing is an epidemic in the Illinois Quad Cities. Something must be done or our neighborhoods will be devalued:

Stop allowing funds to help those that are dishonest about their needs and help people that are seniors or actually having health issues . I've been on a waiting list for section 8 for years & try to work as much as I can with chronic pain and neuropathy/I see people in my building who are lying and living almost free. My rent keeps getting raised and forcing me out . (Enterprise Lofts)

These are examples of neighborhoods that have turned around through sustained effort, collaboration, and strategic investment. Here's how some of these improvements have been achieved:

- 1. Community-Led Revitalization: Case Study: Harlem, New York City** What Happened: Harlem experienced a significant decline in the mid-20th century due to crime, poverty, and disinvestment. However, over time, the community began to rebuild itself. Local organizations, such as the Harlem Children's Zone, played a key role in providing education, job training, and family support services. Lesson: Grassroots organizations that focus on community empowerment, education, and economic development can be catalysts for change. Empowering residents to take ownership of their community and providing them with resources can help drive long-term improvement.
- 2. Public-Private Partnerships: Case Study: The Dudley Street Neighborhood, Boston** What Happened: In the 1980s, the Dudley Street neighborhood in Boston was characterized by vacant lots, abandoned buildings, and high crime rates. The community came together and formed a coalition that worked with the city to acquire vacant land and develop affordable housing, community centers, and public spaces. Lesson: Collaboration between residents, local government, and private investors can lead to successful revitalization efforts. These partnerships can attract funding and resources that might not be available through public means alone.
- 3. Targeted Crime Reduction Initiatives: Case Study: Camden, New Jersey** What Happened: Camden was once known as one of the most dangerous cities in America. The city undertook a comprehensive approach to reduce crime, including restructuring the police force to focus on community policing, investing in technology like surveillance cameras, and engaging the community in crime prevention efforts. Lesson: Crime reduction is crucial to revitalization. A strong, community-focused police presence and the involvement of residents in safety initiatives can make neighborhoods safer and more attractive to potential investors and residents.
- 4. Economic Development and Investment: Case Study: The South Bronx, New York City** What Happened: The South Bronx was once synonymous with urban decay. The turnaround began with investments in affordable housing, small business development, and public infrastructure. The area saw the creation of green spaces, new schools, and transportation improvements, which attracted new residents and businesses. Lesson: Strategic investments in housing, infrastructure, and economic development can attract both businesses and residents, leading to a virtuous cycle of improvement. Economic opportunities are key to revitalizing distressed neighborhoods.
- 5. Education and Youth Programs: Case Study: Compton, California** What Happened: Known for gang violence in the 1980s and 1990s, Compton has seen significant improvements due in part to investments in education and youth programs. The city implemented initiatives to improve schools, provide job training for young people, and create safe recreational spaces. Lesson: Providing young people with education and employment opportunities can steer them away from crime and contribute to the long-term stability and growth of a community.

Table 4B: Please share any additional thoughts or comments related to housing in the Cities of Moline, Davenport, and Rock Island. (Open Ended Responses)

The housing in these cities are very dated and needs upgraded
too expensive and complicated
require inspections on rentals to ensure they're safe and up to code rather than adding new buildings. make housing more affordable, not more abundant
I support cities providing assistance and guidance in affordable housing but respectfully believe working with existing entities is a better solution than municipalities providing programs themselves which compete with nonprofits and retain all available funding themselves.
Need more housing that help people that not disabled but 60plus
I will have to move because landlord keeps raising rent but maintenance is poor
Better protect tenants from landlord violations and support tenants who get displaced due to landlord property neglect
I make a little over \$20hr. So I don't qualify for low income but rent is so expensive. And having to make 3x the rent and rent is min \$1000 for a 2bd put my ability in rent in the lowest economic of the

city. Yet I get paid pretty decent for what I do. My daughter with 3 kids is a CNA and makes a little more than me yet doesn't qualify for income based but doesn't make enough for a place that is 3x her income. Something needs to happen for those that are above the income that receives help, yet not enough to survive.

Too much taxez

The interest rate isn't the problem, it's what people are trying to sell their houses for that's the problem. Price gouging is in renting and purchasing which is setting everyone up to fail or be stuck in a rental property that no longer suits their needs. I would love to buy a house, but I don't want to be immediately house poor trying to repair a house I had to put an extra \$50,00 in repairs into it up front. The market in the QC is an absolute joke right now.

Need to crack down on slumlords too.

City should allow people to fix their houses on their own that way they do jot decay

Property tax in Illinois is so high. Everything is rising so fast it's hard and only getting harder to keep a home. I fear future generations may not get to be home owners

Brng down the taxes. And more people would have money to invest in there homes.

I believe if rent in moline for single family homes was slightly more affordable it could improve our economy here in the city greatly. Myself and several woman like myself stay home with young children because daycare is so expensive and it's extremely difficult for both parents to afford rent and daycare, leaving many of us to make the difficult decisions to either stay home and save on daycare or go to work and try and afford both. If we had a more affordable rent we can afford for me to work part time and there for we as a family would spend more money in town. I could work and contribute to society whilst also being able to provide a more fun and stable life for my children. We pay 1200 for a two bedroom house with no air conditioning and constant issues. My husband works two jobs, he is rarely home and we live our life extremely pay check to pay check. Even an extra 200\$ a month would make an extraordinary difference in our lives

Someone close to me is Age 60 and disabled, has section 8- needs more options for that that are not run down, not supervised well enough what kind of residents/ activity is going on in these buildings that makes them feel not safe

Houses are falling apart. Prices to fix are too high. Corporations take advantage of this and buy up all the properties, fix them up, then rent for a high price. It leaves nothing for regular people like me. I'm looking to buy a first home but anything that's move in ready is way too expensive, even in poorer areas. If you look for a fixer upper, you will drain your entire bank account to get buildings up to code. It's ridiculous!

We need more neighborhoods that feel like neighborhoods, that people can live and work in. We need neighborhoods that are walkable, that have parks, no more McMansion style subdivisions. They do nothing for cities and cost MORE to maintain.

This should not come at the expense of the homeless like gentrification usually does. Protect the most vulnerable in our community!!!

Please stop Gorman & Co from hiding the truth and continuing to raise rent

ADUs are horrible for neighborhoods

Inflation AND High interest rates are both doom for the cities. Local governments need to lower property taxes and sales taxes through rebates for all low income people.

Stop or limi investors from purchasing all of the single family houses

Make owners of homes care for their homes. Unkempt lawns and poorly maintained homes, yards and streets make Moline undesirable for those searching. I would not live in moline if my elderly mother did not. We plan to move as soon as our children graduate college and settle somewhere.

Need affordable housing for those who don't qualify for low income because they make just over that amount. Make too much for low income housing. Need more "middle income" housing

Landlords must be held accountable for unsafe housing. Rent abatement in the case of condemned buildings would help, as would building more rental units and ADUs.

Misuse of city funds everywhere.

There not enough housing for young singe mothers with 3 or more kids. Rents not [affordable].. Hard to purchase a home. Housing cost to high. Shortage of home.
Perhaps a recondition and repair incentive on existing hmes for first time buyers...with clarifications...
There is not enough senior living apartments in the quad cities. Waiting lists are way too long. Other options like apartments are way way too expensive.
The housing situation in Moline is dire. The city needs to address the excess of slumlords and rental housing plight. The historic properties are in the same condition, no regulation, no consideration of lead paint issues, etc. The workers in the position of code enforcement should they their work as serious as ithookd be and stop turning a blind eye to the slumlords.
Please make regulations about how much landlords are allowed to raise rent and make them show itemized lists with why.
Rock Island housing choices are absolutely ridiculous. I purposely choose to the stay in RI but am considering going elsewhere.
I would really love to see tiny house communities. I am retired. Rent is very high in safe neighborhoods. As a single, retired person, I would love a small area to build a tiny house, plant a little garden, and socialize with like minded people. The carbon footprint is minimal and hopefully affordable. Too many people are purchasing homes and turning them into rentals. To find affordable housing, one must live outside of the Quad Cities.
I don't necessarily see a need to increasing the amount of housing in our communities, more increasing the quality of the rental housing available while maintaining affordability.
Get more people to take section 8.
Not enough affordable Apts for Seniors.
Rental prices for single family homes are far too high. Renters are essentially paying 100% of the landlord's mortgage and then some.
Defensible space. Green space. Trees on boulevards need to happen
The IL side needs to take a look at why residents are not staying in neighborhoods. Property taxes need to decrease. All areas need to realize that the majority of people in low income housing already qualify for every program and instead of offering more to those who already get everything at extremely reduced rates shift focus to those in the middle class that are struggling to make ends meet as the middle class are the ones working and getting no help with any housing expenses from anywhere.
The zoning on empty lots should be reconsidered to allow multiple smaller homes, rather than requiring single home on large lot
Rental prices need to be regulated
Rent is too high, unrealistic expectations from landlords to qualify a renter. More low income apartments, or section 8 vouchers. No one should be without a home.
Moline desperately needs new single family homes to attract young families. But affordable ones. 350,000 and under. A lot of young professionals with families are seeking this type of newer home, which moline is not providing.
We need more affordable single-family housing options for purchase. Between \$100-200k 1200-1500 sq ft would be great. There is a huge deficit in the QCA in this price/size range.
Davenport
No more apartments. Need more incentive and breaks to upkeep older homes in Davenport.
More help with repairs , just because I make \$40000 don't mean I can afford repairs . Jason Marchant did work for us and well it's no good
I am reasonably privileged and own my home. Davenport needs to have more options for low income residents and people with disabilities. That apartment building that collapsed highlighted that low income people do not have many safe affordable options and the city needs to hold apartment complex/building owners responsible maintaining safe housing for the people that live there.

I don't agree with ADUs as a main solution. This doesn't actually add affordable housing. It just allows current homeowners to turn a garage or shed into an "apartment" and charge a lot.

More Dream grants,

Home ownership is unattainable for many people. Homeownership shouldn't be limited to cottages, townhouses, and duplexes. Those aren't homes that people want to own. Davenport needs to do something the areas that are falling apart. Homes that are in complete disrepair and commercial buildings that look like crap too. So many areas of Davenport look terrible. Homeless people are everywhere downtown and even in areas like 5 points. Pan handling needs to be outlawed! So many areas look rundown and Davenport only seems to want the Elmore/53rd area to look nice.

More affordable housing

More handicapped accessible needed for elderly people at reasonable cost

Cottage style areas are a big winner!

Single family homes are way to expensive to rent/buy

Keep multi family housing out of single family dwelling neighborhoods!

No garage revamps for rental property

Property taxes out of control for seen many people to lose their homes Maintaining existing homes has got unbelievably expensive

Affordable, I'm leaving in apartment that use to be 650 is now 850 for a one bedroom apartment
Ridiculous

The costs of housing in this area for the quality and location of homes is hugely disproportionate. The "affordable" or income based homes are overpriced as well.

These large complexes will destroy the integrity of our neighborhoods. The cities can't take care of the unkept housing in neighborhoods already. This devalues the property of homeowners who maintain their homes. Take care of the uninhabitable properties as well as the poorly cared for housing first. Adding more housing will just exasperate the pile that aren't being addressed in a timely manner.

Let people live in their campers. It is not that hard to use a compostable bathroom to stay clean and use indoor showers of houses. Stop policing and penalizing the most vulnerable homeless population lucky enough to afford a camper and the generosity of taxpaying insured homeowners willing to help.

I will love to purchase a 3 or 4 bedroom home

I would love to see the use of a tiny home community, where they have smaller lot sizes, and homes but maybe other amenities like a shared pool, exercise facility and play area.

I am an aging-in-place housing subject matter expert and heavily involved in advocating for appropriate ACCESSIBLE AND AFFORDABLE HOUSING. Accessibility was never mentioned in this survey and it provides the largest number of options for all types of housing.

The area needs restrictions against predatory rental companies that are buying up reasonably priced homes, not maintaining the property, and renting out at high prices

There is a need for low income housing but recognize it can't be in the older neighborhoods that already have their own challenges if you want people to invest in these older homes to bring them back to life their needs to be a promise of the neighborhoods being safe and free of blight so when people invest their money they feel it's an investment and they're not throwing their money out the window. If they needed to sell their home they could get their investment back putting low income housing in neighborhoods does not allow that to happen

Homeowners that already own are very neglected as a demographic. Having city people that actually respond to inquiries would be helpful for a start, but there is so much focus on things like making the district pretty, they funny care at all about helping current residents with old building problems and that's a big reason we're all looking to leave.

Everywhere should be developed and pricing should be focused on affordability not profits for owners

I'm sorry but this survey is poorly written. It's too convoluted for the average citizen. I want to know why the leaders of the Tri-Cities are paying for another survey when they haven't taken the recommendations of the 2019 Tri-Cities assessment?

I believe there needs to be supervision of landlords. Also concerned about cities changing zoning from residential to commercial.

Most affordable homes in Davenport will not pass a mortgage inspection due to condition of property and needed repairs.

No more section 8 housing and Moline. The landlords are absentee and the corporate landlords are just abusing the city. Keep it up and I'm moving To Iowa

Get rid of triple security fee for rental properties and make them more affordable

keep government out of any business . high density & low income housing make crime worse. stop all government help. place moratoriums on low income & high density housing. renter have no stake in the city

Moline needs more new development for luxury homes

Stop allowing \$300k Single Family homes to be built in communities that can't afford it. Force row housing and cottage homes everywhere in the QC. There are too many parking lots and not enough homes.

Build more ADU's and build apartment condos

Some planners may argue that some types of housing shouldn't be built in certain areas, but these are the designers, builders and planning that create urban sprawl. These are the people that make public transit impossible and the need for a car imperative. Concerning more density housing: build them high, build them wide and build them everywhere

I'm concerned about high rent prices even though I own my home. Younger folks cannot afford even small shabby apts. I have friends in their 40's that pay sky high rents yet can't obtain mortgages for small starter homes. Small home prices are very high too. Would love to see actual affordable rent, and out of town landlords should not be able as many houses as they want, that should be capped. Slumlords are everywhere now. Would like to see down payment grants offered so more people can own homes.

Try enforcing current ordinances first.

Property taxes in Rock Island county are shameful! The housing, combined with the interest rates and ridiculous pricing market. It's a wonder anyone can buy a house anywhere! Low income housing can be housed anywhere else on the planet. There are too many of those choices around here already.

We need a serious crackdown on multi-home owners renting existing homes out instead of allowing people to purchase them with intent to live there. Rental homes seriously diminish the quality of our neighborhoods. They are allowed to fall into disrepair and discourage community building in neighborhoods. Build apartments for people to rent, save homes for those that actually want to live in them.

People who are disabled and live on \$800 a month can not find housing to live in. Would like to see more affordable housing for people like me.

Property taxes continue to rise & will price people out of home ownership

In many areas I think it could be beneficial if older houses that may start to have structural issues soon were torn down and rebuilt. It's a huge budget issue that home owners can't afford but I believe could improve the housing situation

Would like to see more green options in addition to housing: better incentives to utilize land and infrastructure for renewable energy and for homeowners to benefit from putting back into the grid

There are few townhomes or modest scale condos in Rock Island for those shifting from a SF home to desire for less yard. Would still like garage option which might be accommodated underneath the building but this presents some ADA challenges. Champaign has examples, some better than others.

Areas of the cities look old and tired. Tax incentives would allow people to stay in their homes longer & would improve the neighborhoods at the same time.
Cleaning, remodeling, and improving existing buildings. Repurposing vacant buildings into housing. More thorough requirements and background checks for management and staff of public housing. Safety improvements regarding building structure as well as the renters and community of people. Better security for the buildings themselves to keep entry secure. More resources, caseworkers, and assistance for homeless to be housed according to their needs.
The Illinois side needs to have a change in state government if they want the housing starts to change or there will have to be an even more significant gap in price to incent people to build there
Rock Island Has The less Housings vacant area no Houses nor Apartments
Tiny Home Transitional Housing for homeless and displaced people is necessary, especially if the city inspectors continue to flood the market by shutting down multiple buildings all at once. Or maybe stop putting decades worth of overlooked inspection issues on the LL all at once. If the city passes something 10y in a row and now all of a sudden its a problem, LLs should have a 6-12 month probation to resolve and not tight deadlines. Also please inspect private rentals in SFHs, this is where most of the housing crisis comes from. LLs poorly maintain homes and prey on individuals with background/credit issues to slumlord. Then sell when the home is in such disrepair they won't pay to fix it. Leaving limited options for 1st time owners. An ol poorly maintained rental wont pass 1st time owner inspections, but another LL could buy it and start renting as is without many hurdles.
Too many landlords not upholding their maintenance agreements. Also, some are simply "slumlords" and do not treat their tenants properly and some are bullying and threatening their tenants who do pay rent on time and are not problem tenants.
More affordable house for those on fixed income
We love rock island, but 2 years after we purchased our house our property taxes DRAMATICALLY increased. Unless our wage is increased to match this (we have good jobs, but an increase for us is unlikely this year), but we can't overcome the property tax increase, which is about \$200/month. Will either move to Bettendorf, or completely out of the area. Please do something about property taxes in rock island! It's insane.
More affordable homes for families that have 4+ plus in a home with a garage, basement
The city can't take care of the run down unoccupied homes in the neighborhoods already. Increasing cramped housing will destroy neighborhoods.
Improve water and air quality
We need more flexibility from the city inspectors
Decent rentals are too far from Downtown
We seem to lose families that start earning more money to other cities. There seems to be a lack of middle income housing.
I work in social services, and almost every day I am working with a family who can not afford the housing they currently reside in. This especially affects families with children, and people end up living in places not meant for human habitation. This is an emergency-level need for our community, especially for the children in our community. No child should have to live in a car with a leaky roof because the community doesn't have housing for the child to live in.
Houses are still selling for more than assessed at. In turn taxes keep going up.
Houses not being built in RI due to sprinkler systems. somehow this needs improvement.
there are houses but they're owned by owner out of state w minimal contact info so they stay vacant. the houses they can afford are run down. we want nice houses that are affordable and clean.
I, RI need more programs to help w improvements for those who can't afford
I worked at the women's homeless shelter for 2 years - need more low income/affordable housing for felons
too much slum lording and not enough govt. involvement to regulate it. not enough housing that's affordable.

Table 5B: Within the neighborhood where you live, should your city work to maintain lower density housing or increase housing density? (Open Ended/Other Responses)

Should your city work to maintain lower density housing or increase housing density?	Count
"I think the city should keep a mix of different types of homes. It's good to have both small houses and some bigger buildings with more homes. This way, more people can move in, and the neighborhood can get better. But we should make sure there are enough parks, schools, and other things people need if more people move in."	1
...lower...	1
? Not sure. Quality affordable housing not falling down and fixing streets so foundations don't crumble houses down from earthquake like traffic vibrations are important. Make tiny home communities for campers. I don't know how many people from all over the US come here with campers to find there are no affordable options to live in those very homes they invested in. leaving so many homeless. An affordable 10 dollars a night is still 300 a month that even some cannot afford as a monthly rent payment. But seems fair. 15 or 20 a night or more currently with restrictions of the very minimal camp sites and limit of 14 days is disappointing. We need better answers. Help those who try to help themselves and stay out of the system. Stop preventing our most vulnerable from doing their best which is not your best. It takes all kinds. not just your kind. Give people that chance.	1
Houses not being built in RI due to sprinkler systems. somehow this needs improvement.	1
????????	1
Am I current location, we do not have space for additional housing	1
As a person with mental health issues I struggle to work full time and am homeless with my son unless living with family. More options need to be available for me and others like me.	1
Beautiful area	1
Both	5
Build more dense housing. Too many expensive apartments and homes. Why are we paying \$1k to rent 2 bed apartments in the QC? We don't have anything here that justifies the price we all pay to live here. Build an MLB or MLS stadium and maybe bring in more companies (other than Deere) and the price would be worth what we get. But right now? Most of our downtowns are empty offices and parking spaces. We need more housing that isn't single family and we need it now.	1
City should work with agencies like habitat and housing cluster to offer opportunities within neighborhoods.	1
cleaner streets and yards, require homeowners to keep their yards clean and more security because there is a lot of vandalism	1
Density in my area is ok the area is mostly developed not much to complain about.	1
Density isn't the issue here, it's slumlords buying up every home around me and letting them rot away because the people living in them have no personal incentive to keep the place looking nice.	1
either is ok as long as it is well planned	1
Eldridge/North Scott area needs to work on more affordable options. Smaller more economical homes would be a great option anywhere in the QCA but especially out this way when \$300k is considered a discount home.	1
Fill in empty lots with houses of a similar style, i.e front porches and at least two story.	1
First remove the blighted properties and see what we have left. They are a clear danger to the neighborhood, especially kids.	1
Grants to improve and beautify existing housing. Do not like to see modern buildings in historic neighborhoods.	1

Hold rental property owners responsible for grounds of their property! Home owners who take pride are affected by renters not caring for property!!!! Neighborhood city official for Moline does a horrible job. Drive thru streets and alleys of older neighborhoods and see for yourself!! Owners and Renters need to be accountable by city officials. CLEAN UP MOLINE! WEEDS ARE EVERYWHERE!! DOWNTOWN BUILDINGS SITTING TO LONG IN DISREPAIR	1
Houses are already close together. We need more apartments and townhomes for younger people starting out and those looking to downsize.	1
Housing density could definitely be increased. There are several buildings in the downtown Rock Island area that are sitting vacant, specifically 1701 2 Avenue. A large multi-unit building that has sat vacant for many years.	1
I am in Villa Park area, no issues really on any blight or need for more houses in the area. Maybe old Coolidge HS could be reinvented into apartments?	1
I am struggling to locate any reasonably priced apartment that is wheelchair accessible. Everything is income based, so I make too much. And all the others are \$1200+ a month which is most of my income!	1
I currently live in Five Seasons Mobile Home Park in Davenport. There is no way to increase housing in that area.	1
I don't know what this question means.	1
I don't know. But too many are being left to stay in motels rather than suitable housing.	1
I have no issues with the density of my neighborhood - W 49th Street area.	1
I live in a highly developed neighborhood. I would not be opposed to increased housing density, but don't see the opportunity for the city to do so.	1
I live in a stable neighborhood	1
I live in an area with too many rentals-lack of pride of place. Turn over f destabilizing community building. Horrible sidewalks limit stroller use etc. 4th of July was a nightmare of bad air /noise/dying birds -so disturbing	1
I live in downtown davenport so it's pretty dense, could go either way. Really, i'd like to see looser zoning laws throughout the city, not just downtown	1
I live on a very busy traffic corridor and don't know what constitutes my "neighborhood" or its housing density (a mixture of single family, apartments, duplexes, condos, and multi-unit housing)	1
I lived in a mixed neighborhood with duplexes, 2 12-plexes and older SF homes. I like the mature trees and boulevard walkable nature of the neighborhood. I can walk to Longview Park and have access to the 18th Ave. corridor in Rock Island and well as being near a historic home district. Smaller scale development in context with the neighborhood(s) would be desirable.	1
I lived in a mixed use neighborhood where some homes are over 100 years old, so we have duplexes, rentals, single family and other structures already in place. We DO NOT have ADUs yet, which are vital as the number of seniors explodes by 2050.	1
I love my neighborhood there are many decent homes that sit vacant in this area that could easily be fixed up and turned into single family housing. I would like to see moline adopt a similar program as Des Moines has. Where the city buys up these old properties, fixes them up to livable conditions and the rents them house to family's that meet the criteria. It incentivizes younger lower/middle class families with children to put down roots in the area. Sometimes giving them the option to rent to own the home. It gives the renter a sense of responsibility and can really help people pull themselves out of difficult situations where they are unable to receive the credit needed purchase the home outright. The city could get tax breaks from these properties and actually possibly even turn some kind of profit	1
I think the neighborhood my workplace is in should just be left alone.	1
I understand that as a single-family home owner, I want my property value to stay high. But, this is a community EMERGENCY. We need to put housing anywhere and everywhere we	1

can build it, because the need in the community is that high. Children, people with disabilities, and the elderly are being impacted at high levels. It is our responsibility as a community to help care for those who don't have the rights to care for themselves, such as children. We need to make sure every child in the Quad Cities has a home.	
I would be happy with the city inspecting the rental next door as I have requested multiple times for 2 years. (Rotted window frames, broken windows, mold through the siding, porch is not sturdy and the police activity is nearly daily) It's astonishing to me that home is allowed to be occupied much less rented to families.	1
I would prefer multiple well cared for higher density affordable homes instead of run down and abandoned rentals	1
I'd prefer increased housing density; I'd like to buy a condo in Rock Island, but there aren't a lot of options.	1
I'm happy with my neighborhood that I live in now. You need to look at landlords running as slumlords and require them to keep their properties up to code. It should also be illegal for landlords to charge fees when they come to do maintenance on their own property when nothing was the fault of the renter.	1
I'd like for my Neighborhood to stay lower density. It's one of the things I love about my neighborhood in Rock Island. However, there are other places, that this may work.	1
Increase	18
Increase - Pro Housing! Multi-unit	1
Increase affordable housing	1
Increase and make more walkable/public transport/bicycle friendly	1
Increase density - near West end	1
Increase Density and Decrease Structural Violence on People	1
Increase density everywhere. Our family has outgrown our current home, plus we'd like to live in a community more in line with our values, but home prices and mortgage rates have us trapped here.	1
Increase density, please! Our neighbors are renovating to make space in their home for their grown kids - we all love our neighborhood, and I would like more folks to be able to live here.	1
Increase high density	1
Increase housing	2
Increase housing concern	1
Increase housing density	6
Increase housing density and make my Moline community more walkable	1
Increase housing density and variety but also very importantly including access to safe and or protected forms of transportation beyond a personal automobile.	1
Increase Housing Density in the greenbush neighborhood of rock island and bring more shopping and food	1
Increase housing density where space permits.	1
Increase housing density!	1
Increase housing everywhere	1
Increase housing everywhere if it means a roof over everyone's head	1
Increase housing there are so many people in need of a home make the places affordable so people can live and have a quality of life. I was so disgusted with how I saw a building being for recreational purposes but not enough housing option for people to live in	1
Increase housing. We just had a car wash built on land that once had homes on it. It could have been a great lot for a small apartment building.	1
Increase it	1
Increase the housing density	1

increase the housing density in my neighborhood.	1
Increase via allowing accessory dwellings. I'd love an apartment above my garage.	1
Increase.	3
Increase. It is a very affordable area.	1
Increasing housing density. Old large homes can often provide 2 units successfully if well managed.	1
It seems to be the right amount now.	1
It should stay the same. We need more grocery stores on this side of town. (11th st in rock island near Edison Jr High	1
It's fine how it is.	1
Keep as is	1
Keep it how it is	1
Keep same	1
Keep the density the same. Just provide programs to improve these older neighborhoods. Whether they be owner-occupied or rentals.	1
Keep the same. Houses are still selling for more than assessed at. In turn taxes keep going up.	1
Keep the same. Have mix of single family & duplexes in neighborhood already.	1
Leave as is	1
Leave it alone	1
Less low income rental	1
Live in a small residential neighborhood with several apartment buildings nearby so nothing more needs to be done.	1
low density housing	2
Low density housing only! Please no multiple family dwellings! Does not fit and is not welcome in our area	1
Low density only	1
Lower	14
Lower . Have someone check the weeds in front and back yards . clean up the cities	1
Lower density	4
Lower density and maintenance of existing housing	1
Lower density and work on fixing up what already exists	1
Lower density housing	5
Lower density housing but stop letting giant corporations or LLCs purchase homes and rent them out at ridiculous prices	1
Lower density housing improvements need made all across the city of Rock Island below the hill. Don't stack ppl on top of ppl. Stress is already too high dealing with addicts, dealers, unruly teens, gun crimes, theft & slumlords renting substandard properties. You can't stack ppl on top of ppl when there's no accountability for criminal behavior. All it does is add even more stress to an already stressful situation. Allowing ppl to live in truly independent & separate spaces is the best case scenario to reduce friction.	1
Lower density housing that is properly maintained	1
Lower density housing. The city should not mix high medium and low density housing together.	1
Lower density of housing. Houses are way too close.	1
Lower density with removal of vacant rundown properties	1
Lower density. Already issues with density.	1
Lower density. Moline is not properly handling the issues with the housing inventory they already have	1

Lower density. I prefer to own a home near other home owners. Renters and landlords are less committed to the quality of life in a neighborhood.	1
Lower.	1
Lower-There's no room left where I live to build any more houses.	1
Maintain	12
Maintain as is, lower density,	1
maintain density but improve conditions of houses/units and public infrastructure	1
Maintain existing	1
Maintain existing density	1
Maintain housing density	1
Maintain low density	1
Maintain low density housing. No areas for larger units in my surrounding neighborhood.	1
Maintain lower density	10
Maintain lower density house. Attract more talent/jobs to the QC. Thank you	1
Maintain lower density housing	6
Maintain lower density housing as I live in a neighborhood with single family homes	1
Maintain lower density housing in my single family home neighborhood.	1
Maintain lower density housing, single family unsubsidized housing.	1
Maintain lower density housing.	7
Maintain lower density, but build on vacant land.	1
maintain lower density.	4
Maintain lower density. I purchased my home in lower density neighborhood and expect it to stay that way.	1
Maintain lower density. It is older with small lots and limited parking. In all the multi dwelling units available parking and public transportation must be accounted for.	1
Maintain lower housing density	1
Maintain the current density.	1
Maintain.	2
Maintain. We have no vacant lots for more density in my neighborhood. Increasing density should be done to address affordability. The city should work with developers and make the process of building more affordable by reducing or eliminating permits fees, utility hookups charges for new builds, etc. your roi will come through more future property taxes. Increasing density should also include conformity, building density without considering how it fits in the neighborhood would be foolish and short sighted. More localized studies and research on gentrification should be considered to help address possible future issues with unintended steering due to neighborhoods lacking diverse affordability.	1
Maintain. It's a great neighborhood and a mix of old and newer housing.	1
Maintain. Lots are small and full	1
maintain. there are houses but they're owned by owner out of state w minimal contact info so they stay vacant. the houses they can afford are run down. we want nice houses that are affordable and clean.	1
Moderate increase in density	1
Moline is already very densely populated. It needs to look for ways to upgrade the blighted areas. Tear down old and replace with single family new homes that are inline with the existing neighborhoods. All the younger families cannot find the updated housing amenities that new homes provide.	1
More	1
More housing density built in a way that utilizes space efficiently to maximize the number of people who can be housed, with more dwelling units, while still allowing for ample green	1

spaces. Units would ideally be small to modest in size to make them more energy efficient, affordable, easier to maintain, and to allow for more room on a lot to house more families.	
Most Definitely needs lots of work in the qc I was raised here it has went down So very much its Sad to see it like this no stores as well nor Restaurant shopp stores	1
My concern is neighbors respecting neighbors. When this fails, the neighborhood fails. Either works if accountability and respect is practiced.	1
My neighborhood (E 53rd St) is doing fine. It's mostly businesses and apartments here and it seems nice. If anything more higher density housing would be good to balance out the big businesses.	1
My neighborhood is a mix of single family, duplex and triplex homes mostly built in the early 1900s. It feels dense for the type of housing because properties are close together and there is not adequate parking for modern lifestyles. The lots are quite small so many of the options above would not work here, so maintaining density is probably best. But I would welcome increased density if it was quality housing that gave consideration to parking. There are many opportunities to increase housing in our community and the need seems high!	1
My neighborhood is all single family housing. All the homes are owner occupied	1
My neighborhood is built out, but near us there is duplex type housing being built, and I would think more is needed.	1
My neighborhood is just very nice just the way it is! Don't ruin it!!	1
My neighborhood is Kimberly Village, Davenport's first neighborhood association. Pretty much everything looks O.K. Our three condos provide multi-unit housing, and the rest is single family. There is a ravine, which precludes any more building. The first houses went up in the 1960's. I do think it's time to do something about Davenport's urban sprawl. I'm pleased to see fill-in housing, such as Habitat for Humanity. Down with 3 car garages!	1
My neighborhood is trying to rebuild due to poor regulation of housing stock. The area had to be downzoned to discourage mining every penny from existing properties without reinvestment. When I moved in, there were few home owners with children, but that is changing. Increasing the density would discourage those who have worked hard to downzone, and invest in the neighborhood. There are still many homes in the neighborhood where the city should encourage major improvements and more livable neighborhoods that would make existing housing stock more desirable to buyers looking for affordable housing. New higher density housing has not been particularly successful in my neighborhood. Higher density town homes in my neighborhood have been the places where owners don't want to have to maintain their property, or figure someone else should be doing the work. There is an expectation that new = maintenance free, no work required.	1
My recommendation would be to keep current residential zoning standards as they are currently in low density single family neighborhoods, as higher density housing in these areas would lead to higher insurance rates, risk of crime, and would be detrimental to the property values and quality of life of established homeowners.	1
Need to work on the housing and building we have already and not build new. Way to many short term renter around me and they don't take care of the houses.	1
Neither	2
Neither -- the density in my neighborhood is just about right.	1
neither, keep the same	1
Neither, my neighborhood is full.	1
Neither. They need to focus on lowering property taxes and understanding why people are moving out of IL	1
Neither. No room in my neighborhood for more housing	1
Neither. They should work to make sure the houses that are there are maintained.	1
Neutral, need to work on houses that are there already	1

no	9
No available space where I currently live	1
No change needed no more room for anything	1
No our neighborhood had no open lots.	1
No, but definitely in other areas of the city	1
No, repairs need help with repairs	1
No, there's no room.	1
No. I live by the airport and they buy houses and tear them down.	1
None	1
not in my neighborhood, but as an employee in RI I say yes in RI I worked at the womens homeless shelter for 2 years - need more low income/affordable housing for felons	1
Not sure, but I don't see many new construction, so I think lower density housing.	1
Our neighborhood is a mix of starter homes up to mansions with apartments and multiple apartment complexes with rental assistance. I appreciate the diversity of housing in my neighborhood. It's one of my favorite things about where we live.	1
Our neighborhood is already densely built. I think it should stay the same.	1
Residential neighborhood. However some of homes owned by people who rent out properties but have owned houses for 5+ years & not made them suitable for renting out. They stay vacant and sometimes used for owners storage.	1
Stay the same. We have a mix of single family homes and condo's.	1
Stop the rentals. They don't take care of things like people who own do.	1
The city doesn't need to involve itself in our neighborhood. The neighbors here maintain their properties and look out for each other.	1
The city should fix the dilapidated abandoned homes and sell them. They should also make the purchasets take a class on how to be a homeowner and good neighbor	1
The city should work on affordability for lower incomes. The low income rent is still barely affordable for the income levels they cover. After taxes and child support payments/insurance I make around 1600 per month. After bills it is closer to 1000. This is barely enough for a 2 bedroom apartment for myself and my son. That doesn't include grocery costs (which have nearly quadrupled in the last 2 years) and utilities.	1
The city should work on maintaining lower density housing. The city mainly needs to focus more on lowering the cost of rent, especially in old homes and apartments that are clearly outdated, in disrepair and dangerous to live in.	1
The city should work to lower property taxes	1
The neighborhood I live in is densely populated, however, townhome or split level homes for rent are either unaffordable or hard to find at a reasonable rate. A lot of older & larger homes are in my area that could be converted to split level housing.	1
There are areas suitable for higher density housing, but the schools would need to be upgraded to accommodate additional students.	1
There are not alot of vacant lots in my area. I live in the Overlook community.	1
There are opportunities to increase housing density in my neighborhood. There are also too many non-owner occupied homes in disrepair	1
There are so many vacant houses in my neighborhood. We need to encourage people to fix or sell these houses to improve the neighborhood.	1
There is no room in my area to add more housing . Maybe it's time to take down the homeless hotel, South park mall and Denny's and add apartments.	1
There is no room to add homes in this neighborhood. There are a lot of homes that need to be repaired as they are not liveable.	1

There is no space to increase housing density where I live, but I would love to see more housing options, especially affordable housing in any area that it can fit.	1
There isn't a lot of extra space where I live. The city should work to leave it alone.	1
They should work to maintain the current housing situation and repair the infrastructure in addition to reducing crime.	1
They shouldn't be working on any of that; they should be working on the crap already there. For example, we just had city inspections. Our wonderful management team came out and "fixed" those issues found in the city inspection..... And I CERTAINLY wouldn't consider them corrected fixes. For example, all but three windows in our 3 bedroom/up and downstairs unit had screens on the windows. You should see the spit they "fixed" our units with. Seriously, feel free to send the city back out for another inspection (townhouses on w 35th street). They ignored one window entirely and the others that they "fix", the screens don't even fit/cover the whole window. Paying \$1,100 a month/for something that is no where near worth it, but that's a problem everywhere. And don't get me started on how many times we've had RAW sewage back up into our basements.	1
Unsure, in a trailer court	1
Unsure. Live near farmland.	1
Utilize space where buildings that are vacant - also the old Speigal building next to interstate should be torn down. Areas of Moline are becoming dangerous because of these	1
Very dense single family homes, some with multiple families living together. More low incomes home and apartments needed.	1
We are in an HOA. The city cannot decide.	1
We are living in a repurchased building	1
We don't need to live on top of each other, but we need a mix of housing. We should prioritize single family homes and keep townhomes, zero lots, condos, and apartments in specific areas.	1
We need affordable single-family homes. Garages need to be taller to accommodate for newer vehicles that are much bigger than cars in the early 1900's. And even 10 years ago.	1
We need strong rent abatement like they have in Iowa City	1
Whatever works best	1
When the space between homes is so close that people can reach out the window, to hand a cup of sugar to their neighbor in the kitchen next door, the neighborhood is too densely built.	1
Where I live it is good the way it is.	1
I, RI need more programs to help w improvements for those who can't afford	1
Within the area I live, housing should be left as is. It is a moderately dense area.	1
Work for mixed use developments with moderate to high density while reinvesting in the existing aging single family detached housing stock across the City of Moline (and the rest of the QC).	1
work to maintain lower density	1
Work to maintain lower density housing in McClellan heights and east village.	1
Work to maintain lower density housing.	1
Yes	12
Yes use taxpayer funds to help owners clean or paint their properties. Paint is very affordable!	1
Yes work to build and maintain	1
Yes, there's a lot of homeless.	1
Yes. Our neighborhood is ideal for us. Houses are lots are not overly huge, but all well kept and a friendly neighborhood.	1

Appendix B: Methodology

Forecast Methodology

The population forecast features two methods of calculating population growth over time. The first method utilized is a Cohort Component Population Method (CCPM). This methodology focuses on the birth and death rates of the population, and factors in migration after the expected population each year has been identified. The next method utilized was a time-series linear regression analysis. Time-series regression analyses forecast a time series as a linear relationship with the independent variables. An equation is derived that builds the remainder of the model:

- $y_t = X_t \beta + \epsilon_t$

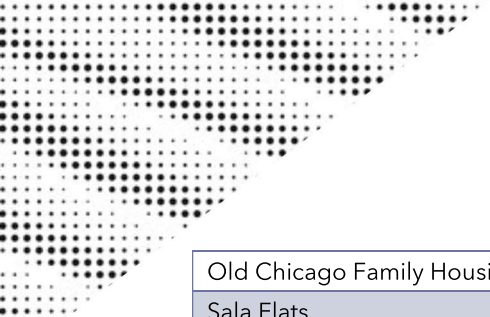
The housing forecast was built using a machine learning forecast model called ARIMA (autoregressive integrated moving average), which uses previous housing trends to predict future values. The values given to the model included U.S. Census Bureau housing unit estimates from 2010-2022. The ARIMA model projects an upper bound, lower bound, and status quo scenario on its own. However, due to inconsistencies in Census Bureau data collection and occasional low correlations between time periods and housing unit counts, Points Consulting has elected to use a combination of the ARIMA model with average persons per household (PPHH) estimates.

PC found that PPHH data showed either flat or downward trends (depending on city) that helped build the housing projections when the ARIMA model's projections were too weak. Using the projected population numbers and the PPHH trends, the Points Consulting team was provided with enough context to calculate the housing units demanded by scenario.

Appendix C: Subsidized Housing Locations

Property Name	Address	Units	Type
Westview Terrace	7218 Hillandale Rd, Davenport, IA 52806	56	HUD Multifamily
Luther Crest	5430 N Gaines St, Davenport, IA 52806	77	HUD Multifamily
Fairmount Pines	3525 W 42Nd St, Davenport, IA 52806	110	HUD Multifamily
Brady Village	1928 E 38Th St, Davenport, IA 52807	44	HUD Multifamily
Vera French Commons	211 E 37Th St, Davenport, IA 52806	10	HUD Multifamily
Castlewood Apartments	2130 Emerald Dr, Davenport, IA 52804	96	HUD Multifamily, LIHTC (1987 to 2021)
Emeis Park Apartments	1731 Emerald Dr, Davenport, IA 52804	67	HUD Multifamily
Spring Village	3320 Spring St, Davenport, IA 52807	120	HUD Multifamily, LIHTC (1987 to 2021)
Spruce Hills Village	2380 Tech Dr, Bettendorf, IA 52722	63	HUD Multifamily, LIHTC (1987 to 2021)
Luther Manor-Luther Towers	3118 Devils Glen Rd, Luther Manor, Bettendorf, IA 52722	109	HUD Multifamily
Luther Heights	3116 Devils Glen Road, Bettendorf, IA 52722	47	HUD Multifamily
Luther Knoll	3264 Palmer Hills Ct, Bettendorf, IA 52722	46	HUD Multifamily
The Heritage	501 W 3Rd St, Davenport, IA 52801	120	HUD Multifamily
Edgewater On Third	401 W 3Rd St, Davenport, IA 52801	100	HUD Multifamily
Coventry	1900 S. 6Th Avenue, Rock Island, IL 61201	147	HUD Multifamily
Century Woods Apartments	1400 5Th, Rock Island, IL 61201	230	HUD Multifamily
Westwood Terrace	2200 First St, Moline, IL 61265	97	HUD Multifamily
Morningstar Senior Residence	3601 6Th Avenue, Moline, IL 61265	60	HUD Multifamily
Watch Hill Tower	3705 9Th St, Rock Island, IL 61201	140	HUD Multifamily
Highland Manor	4200 22Nd Ave, Moline, IL 61265	78	HUD Multifamily
Sanders Apts.	4201 22Nd Ave, Moline, IL 61265	40	HUD Multifamily, LIHTC (1987 to 2021)
Colona House	54 41St Ave, East Moline, IL 61244	153	HUD Multifamily
Maple Ridge Apartments	3700 5Th Street, Rock Island, IL 61201	152	HUD Multifamily, LIHTC (1987 to 2021)
Milan Manor	2000 W 4Th St, Milan, IL 61264	72	HUD Multifamily
Heather Ridge Apartments	9500Ba1 14 St W, Rock Island, IL 61201	169	HUD Multifamily
Langman Apts.	2301 E 1St St, Milan, IL 61264	100	HUD Multifamily
Blackhawk Hills Apartments	5100 Kennedy Drive, East Moline, IL 61244	164	HUD Multifamily
Ridgewood Towers	545 42Nd Ave, East Moline, IL 61244	140	HUD Multifamily, LIHTC (1987 to 2021)
Deerfield Woods Apartments	1053 51St Avenue, East Moline, IL 61244	78	HUD Multifamily
Deerfield Woods Phase II	1053 51St Avenue, East Moline, IL 61244	168	HUD Multifamily
Spencer Towers	111 20Th St, Rock Island, IL 61201	199	HUD Public Housing
Missing	1020 3Rd Ave, Rock Island, IL 61201	7	HUD Public Housing
Missing	314 11Th St, Rock Island, IL 61201	2	HUD Public Housing
Hillside Heights	825 17Th St, Moline, IL 61265	120	HUD Public Housing

Spring Brook/Spring Valley	1150 41st St Apt 121, Moline, IL 61265	366	HUD Public Housing
Cascade Garden	655 Cascade Garden Dr, Rock Island, IL 61201	33	HUD Public Housing
Streed Tower	647 16th Ave, East Moline, IL 61244	79	HUD Public Housing
Meadow Crest Gardens	2501 W 53RD ST, Davenport, IA 52806	48	LIHTC (1987 to 2021)
Meadow Crest Phase II	2501 W 53RD ST, Davenport, IA 52806	36	LIHTC (1987 to 2021)
Jersey Ridge Apts I	5600 JERSEY RIDGE RD, Davenport, IA 52807	100	LIHTC (1987 to 2021)
Fairmont Pines	3525 W 42ND ST, Davenport, IA 52806	112	LIHTC (1987 to 2021)
Jersey Ridge Apts II	5600 Jersey Ridge RD, Davenport, IA 52807	8	LIHTC (1987 to 2021)
Jersey Ridge Apts III	5600 Jersey Ridge RD, Davenport, IA 52807	18	LIHTC (1987 to 2021)
Cross Creek Apts of Davenport	5901 ELMORE AVE, Davenport, IA 52807	192	LIHTC (1987 to 2021)
Cross Creek Apts of Davenport Phase II	5901 Elmore AVE, Davenport, IA 52807	144	LIHTC (1987 to 2021)
Courtyards I, II, III & EDGEH	3831 Bridge AVE, Davenport, IA 52807	145	LIHTC (1987 to 2021)
Brookside Senior Housing I	3575 Marquette ST, Davenport, IA 52806	45	LIHTC (1987 to 2021)
Vera French Terrace	227 E 37TH ST, Davenport, IA 52806	10	LIHTC (1987 to 2021)
Brookside Senior Housing II	3525 Marquette ST, Davenport, IA 52806	32	LIHTC (1987 to 2021)
Cumberland House	2365 Tech Dr, Bettendorf, IA 52722	32	LIHTC (1987 to 2021)
Hometown Harbor Bettendorf	2205 KIMBERLY RD, Bettendorf, IA 52722	116	LIHTC (1987 to 2021)
Vera French Holiday Court	3465 Holiday CT, Bettendorf, IA 52722	13	LIHTC (1987 to 2021)
Vera French Manor	215 E 37TH ST, Davenport, IA 52806	10	LIHTC (1987 to 2021)
Marycrest	1607 W 12TH ST, Davenport, IA 52804	50	LIHTC (1987 to 2021)
Marycrest Senior Campus II	1607 W 12TH ST, Davenport, IA 52804	51	LIHTC (1987 to 2021)
Marycrest Senior Campus III	1607 W 12TH ST, Davenport, IA 52804	31	LIHTC (1987 to 2021)
The Jackson Renaissance	1420 W 16TH ST, Davenport, IA 52804	48	LIHTC (1987 to 2021)
The Taylor Renaissance	1430 Warren ST, Davenport, IA 52804	41	LIHTC (1987 to 2021)
Harrison Lofts	1420 N Harrison ST, Davenport, IA 52803	60	LIHTC (1987 to 2021)
Cobblestone Terrace	1102 W 12TH ST, Davenport, IA 52804	10	LIHTC (1987 to 2021)
Marycrest Senior Campus IV	1601 E 12TH ST, Davenport, IA 52803	20	LIHTC (1987 to 2021)
St Katherine's	901 Tremont Ave, Davenport, IA 52803	38	LIHTC (1987 to 2021)
Courtland Apts	321 E Seventh ST, Davenport, IA 52803	36	LIHTC (1987 to 2021)
Francis Housing Llp	501 N Marquette ST, Davenport, IA 52802	21	LIHTC (1987 to 2021)
Cobblestone Place	1212 W Third ST, Davenport, IA 52802	28	LIHTC (1987 to 2021)
Afayette Square	625 W 4TH ST, Davenport, IA 52801-1002	48	LIHTC (1987 to 2021)
Riverwalk Lofts	420 W RIVER DR, Davenport, IA 52801	42	LIHTC (1987 to 2021)
Mississippi Lofts	106 E Third ST, Davenport, IA 52801	56	LIHTC (1987 to 2021)
Sieg Iron Lofts	320 E Fourth ST, Davenport, IA 52801	53	LIHTC (1987 to 2021)
Davenport Lofts	427 Iowa ST, Davenport, IA 52801	72	LIHTC (1987 to 2021)
Voss Brothers Lofts	2125 Third AVE, Rock Island, IL 61201	35	LIHTC (1987 to 2021)
Renaissance Apts	1723 Second AVE, Rock Island, IL 61201	24	LIHTC (1987 to 2021)
Goldman Apts	1629 Second AVE, Rock Island, IL 61201	28	LIHTC (1987 to 2021)



Old Chicago Family Housing	1216 Fourth AVE, Rock Island, IL 61201	11	LIHTC (1987 to 2021)
Sala Flats	1829 Fourth AVE, Rock Island, IL 61201	33	LIHTC (1987 to 2021)
Rock Island - Special Needs	655 Cascade Garden Dr, Rock Island, IL 61201	70	LIHTC (1987 to 2021)
Cotton Mill Living Center	1220 51ST AVE, Rock Island, IL 61201	31	LIHTC (1987 to 2021)
Moline Enterprise Live-Work Lofts	1809 River Dr, Moline, IL 61265	69	LIHTC (1987 to 2021)
Le Clair Apts	421 19TH ST, Moline, IL 61265	110	LIHTC (1987 to 2021)
Moline High School Loft Apts	1001 16TH ST, Moline, IL 61265	60	LIHTC (1987 to 2021)
Garfield School Senior Residences	1518 25TH AVE, Moline, IL 61265	57	LIHTC (1987 to 2021)
Heartland Park Elderly Living Center	1424 36TH AVE, Moline, IL 61265	101	LIHTC (1987 to 2021)
Hometown Harbor East Moline	1011 49TH AVE, East Moline, IA 61244	82	LIHTC (1987 to 2021)
Moline Apts	1275 49TH AVE CT, East Moline, IA 61244	120	LIHTC (1987 to 2021)
Pheasant Ridge Apts	3500 70TH ST, Moline, IL 61265	216	LIHTC (1987 to 2021)

Source: PolicyMap based on HUD data

Memorandum



To: Rock Island City Council

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager, Nichole Mata, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the adoption of the Rock Island Strategic Housing Plan.

Motion: Motion to adopt the plan.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

The attached Rock Island Strategic Housing Plan is the result of a 6-month planning process undertaken by the City and project consultant, PGAV Planners. This plan is the first of its kind for Rock Island and will be used to guide housing development policies and priorities over the next 10 years. A draft of the plan was provided to the Commission and the City Council at the beginning of March, and presented to each group on March 5th and 24th respectively. Besides a few editing changes, the plan remains the same as what was presented.

A key component of the plan is a strategic roadmap and corresponding implementation strategy, which call for the following actions.

- Improve existing housing in Rock Island
 - Keep moving from reactive to proactive code enforcement
 - Use cross-departmental data collection and monitoring to prevent deterioration
 - Step up support for maintenance and rehabilitation of homes
- Develop new housing in Rock Island
 - Focus on ten specific priority sites targeted for new development
 - Develop a clear annexation policy
 - Update policies and procedures to make developing housing easier
 - Step up support for local partners aligned with the City's housing goals
- Shape the narrative that Rock Island is a great place for housing
 - Update the City website
 - Make residents and developers aware of resources, programs, and priority sites
 - Improve perception of Rock Island through coordinated marketing and promotion

Staff now look ahead to implementing the plan, which will require cross-departmental coordination and collaboration with community partners. Staff plan to regularly update and involve the PZC and City Council throughout that process.

Planning & Zoning Commission

At their March 7th meeting, the PZC unanimously recommended approval of the housing plan.

Overall, the Commissioners noted that it is beneficial to have a document that captures much of what is already known, but puts things all in one place, and provides a path forward for housing priorities. Commissioner Moline provided a specific suggestion regarding the proposed site for an interchange on Big Island priority site (page 98). He commented that a future interchange on the Centennial Expressway may be more feasible than I-280 and suggested making this change. While staff understand that position, that section of the plan is intended to be more conceptual and future feasibility studies would be needed to evaluate alternatives.

Previous Council Action (if any):

NA

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department and the Planning & Zoning Commission recommend that the City Council adopts the plan.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

ROCK ISLAND STRATEGIC HOUSING PLAN

PREPARED FOR:
Rock Island, Illinois
April 9, 2025

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SECTION I – INTRODUCTION

The Strategic Housing Plan (the “Plan”) for the City of Rock Island, Illinois (the “City” or “Rock Island”) is intended to serve as a data-informed blueprint for housing development and housing priorities in Rock Island over the next ten years. The data analysis sections of the Plan will help elected officials, City staff, developers, and community members better understand existing conditions, housing needs, and market dynamics. The Plan’s strategic roadmap provides strategies and recommendations that are intended to inform decision-making.

The planning process began in the fall of 2024, and the Plan was completed and adopted by City Council in April 2025. The Plan was developed in collaboration with City staff members and departments. Additional context was obtained through conversations with stakeholders that provided a more holistic view of the state of housing in Rock Island and assisted in identifying additional challenges and opportunities. Stakeholders included representatives from local institutions, nonprofits, and organizations, including Rock Island Housing Authority, Habitat for Humanity Quad Cities, Augustana College, Rock Island - Milan School District, MetroLINK, and West End Revitalization. Additional stakeholders that were interviewed were housing developers, contractors, landlords, real estate agents, and/or property owners. Several City departments and the Planning and Zoning Commission were also given the opportunity to participate in workshops and discuss potential strategies.

In February of 2025, a Housing Needs Assessment (“HNA”) and an Analysis of Impediments to Fair Housing Choice (“AI”) were completed for Moline, Rock Island, and Davenport Consortium. The AI is a requirement for communities receiving entitlement grants from the U.S. Department of Housing and Urban Development (“HUD”) and involves evaluating existing barriers to fair housing choice. The HNA was conducted to provide the three communities with further information regarding gaps in their housing inventories, both individually and collectively. The Strategic Housing Plan is intended to build upon, rather than duplicate, the analysis performed as part of the AI and HNA and provide more specific analysis and direction for the City moving forward. As a result, some sections of the Plan will summarize the analysis and findings of these studies. Those interested in more detailed information regarding Rock Island’s housing inventory, subsidized affordable housing, and impediments to fair housing are encouraged to refer to the AI and HNA.

EXECUTIVE SUMMARY

The Strategic Housing Plan for the City of Rock Island is backed by geographic, demographic, and market analysis and was developed with local stakeholder input. The document contains more than 65 map exhibits and 18 charts. Based on this analysis, the plan presents a strategic roadmap of more than 30 separate strategic action items and offers 12 different case studies as inspiration.

In the simplest terms, the strategic roadmap calls for the City to:

Improve existing housing in Rock Island

- Keep moving from reactive to proactive code enforcement
- Use cross-departmental data collection and monitoring to prevent deterioration
- Step up support for maintenance and rehabilitation of homes

Develop new housing in Rock Island

- Focus on ten specific priority sites targeted for new development
- Develop a clear annexation policy
- Update policies and procedures to make developing housing easier
- Step up support for local partners aligned with the City's housing goals

Shape the narrative that Rock Island is a great place for housing

- Update the City website
- Make residents and developers aware of resources, programs, and priority sites
- Improve perception of Rock Island through coordinated marketing and promotion

The following key ideas presented in the plan are especially important for City leaders to consider:

- If residential development is truly a high priority for the City, ***leaders must put as much emphasis on residential development as they would on commercial and industrial projects***. That means using tools like TIF, Enterprise Zone and other incentives to support residential development. This is a significant change in policy and mindset.
- The City needs to ***proactively promote residential development on their priority sites*** by reaching out to developers and partner organizations. This should include informal discussions with interested parties as well as issuing formal requests for proposals by developers.
- To gradually shift perceptions of Rock Island as a community of choice, ***the City must think more strategically about messaging and communications***. These messages need to be crafted thoughtfully and projected in a way that builds the image of Rock Island as an approachable partner for progress. This will require time, effort, and financial resources but will pay off, especially as the City begins to accomplish the other goals in the plan.

DEFINED TERMS

As used in this Plan, the following words and terms shall have the following meanings:

"1st Street Corridor" means the area generally running along 11th Street/U.S. Highway 67 from 6th Avenue to 51st Avenue.

"ADUs" means Accessory Dwelling Units.

"AI" means Analysis of Impediments to Fair Housing Choice.

"AMI" means Area Median Income.

"ARPA" means American Rescue Plan Act.

"CDC" means Community Development Corporation.

"CHP" means Rock Island Housing Authority's non-profit managing entity Community Home Partners.

"City" means the City of Rock Island, Illinois.

"County" means Rock Island County.

"CDBG" means Community Development Block Grant.

"DARI" means Development Association of Rock Island.

"DHCD" means Department of Housing and Community Development.

"Downtown" means Downtown Rock Island.

"Downtown TIF" means Downtown Tax Increment Financing District.

"Emergency Rehab Program" means Emergency Owner-Occupied Housing Rehabilitation Program.

"EAV" means Equalized Assessed Value.

"General Rehab Program" means General Owner-Occupied Housing Rehabilitation Program.

"Hilltop Commercial Area" means the area generally running along 18th Avenue between 17th Street and the Rock Island / Moline municipal boundary.

"HNA" means Housing Needs Assessment.

"HOME" means Home Ownership Made Easy.

"HRAP" means Home Repair and Accessibility Program.

"HUD" means U.S. Department of Housing and Urban Development.

"IHDA" means Illinois Housing Development Authority.

"IRC" means International Residential Codes.

"LIHTC" means Low Income Housing Tax Credit.

"LMI" means Low- and Moderate-Income.

"MSA" means Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area.

"MUNICES" means Municipal Code Enforcement System.

"NFPA" means National Fire Protection Association.

"Northeast" means the portion of the City located north of Rock River, as shown in Figure 2.

"Northeast Rock Island" means the portion of the City located north of Rock River, as shown in Figure 2.

"Plan" means the Strategic Housing Plan for the City of Rock Island, Illinois.

"Priority Sites" means the limited number of sites within the existing City limits that have been identified as priorities for residential development where efforts must be focused.

"QCLBA" means Quad Cities Land Bank Authority.

"R/ECAP" means Racially or Ethnically Concentrated Area of Poverty.

"RIHA" means Rock Island Housing Authority.

"RIMSD 41" means Rock Island-Milan School District 41.

"Rock Island" or **"City"** means the City of Rock Island, Illinois.

"SCP" means Strong Communities Program.

"Southwest" means the portion of the City located south of Rock River, as shown in Figure 3.

"Southwest Rock Island" means the portion of the City located south of Rock River, as shown in Figure 3.

"State" means State of Illinois.

"STRs" means Short Term Rentals.

"TIF" means Tax Increment Financing.

"Tract 236" means Census Tract 236.

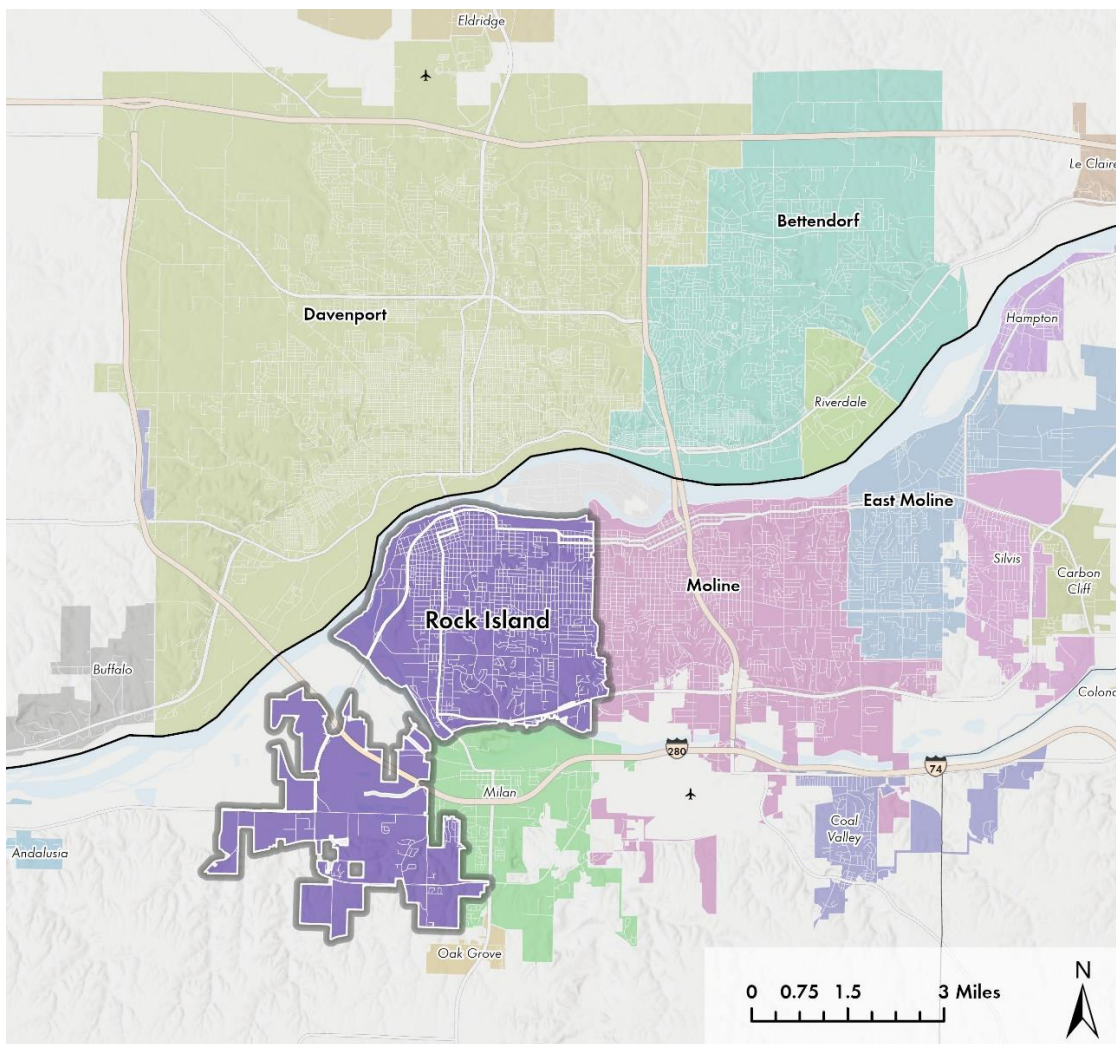
SECTION II – PROJECT CONTEXT

GEOGRAPHIC OVERVIEW

Rock Island, Illinois

As shown in Figure 1, the geographic focus of this Plan is on the City, which is located within Rock Island County (the “County”). Rock Island is located on the Illinois-Iowa border within the Quad Cities region, which includes the cities of Rock Island, Moline, and East Moline in Illinois and the cities of Bettendorf and Davenport in Iowa. Aside from its southern and western edges, Rock Island is generally land-locked by its neighbors, Moline to the northeast, and Milan to the southeast. The northern boundary of the City runs along the Mississippi River, and the Rock River divides the City into two sections.

Figure 1 – Location of Rock Island, IL



Northeast Rock Island

The portion of the City located north of Rock River, as shown in Figure 2, is referred to in this Plan as “Northeast Rock Island” or the “Northeast.” The vast majority of land in Northeast Rock Island has been fully built out, limiting future housing projects to primarily infill development and the rehabilitation and repair of existing housing stock. Much of the Northeast, particularly the land north of 31st Avenue, is built out in a grid-like pattern. Residential areas south of 31st Avenue and north of the Rock River are generally characterized by larger lot sizes and curved streets.

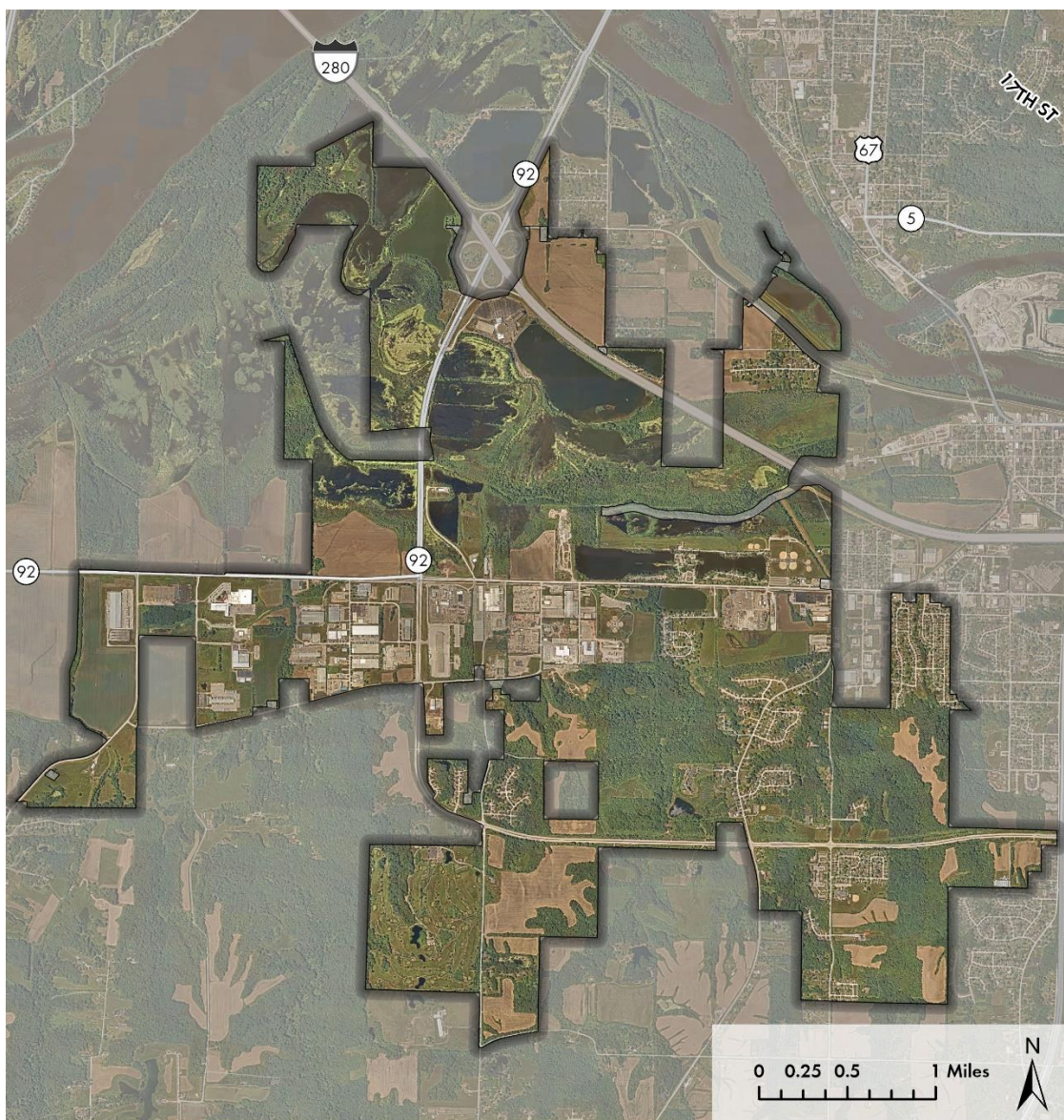
Figure 2 - Northeast Rock Island



Southwest Rock Island

The portion of the City located south of Rock River, as shown in Figure 3, is referred to in this Plan as “Southwest Rock Island” or the “Southwest.” Southwest Rock Island is much less built out and could be considered for future residential growth. A concentration of industrial properties makes up one of the largest developed areas of the Southwest along with a few residential subdivisions. While Southwest Rock Island has potential for future residential development, the land is subject to more significant topographic and natural limitations than the built-out areas to the north. Both portions of the City have significant amounts of open space that can be considered prominent development opportunity zones.

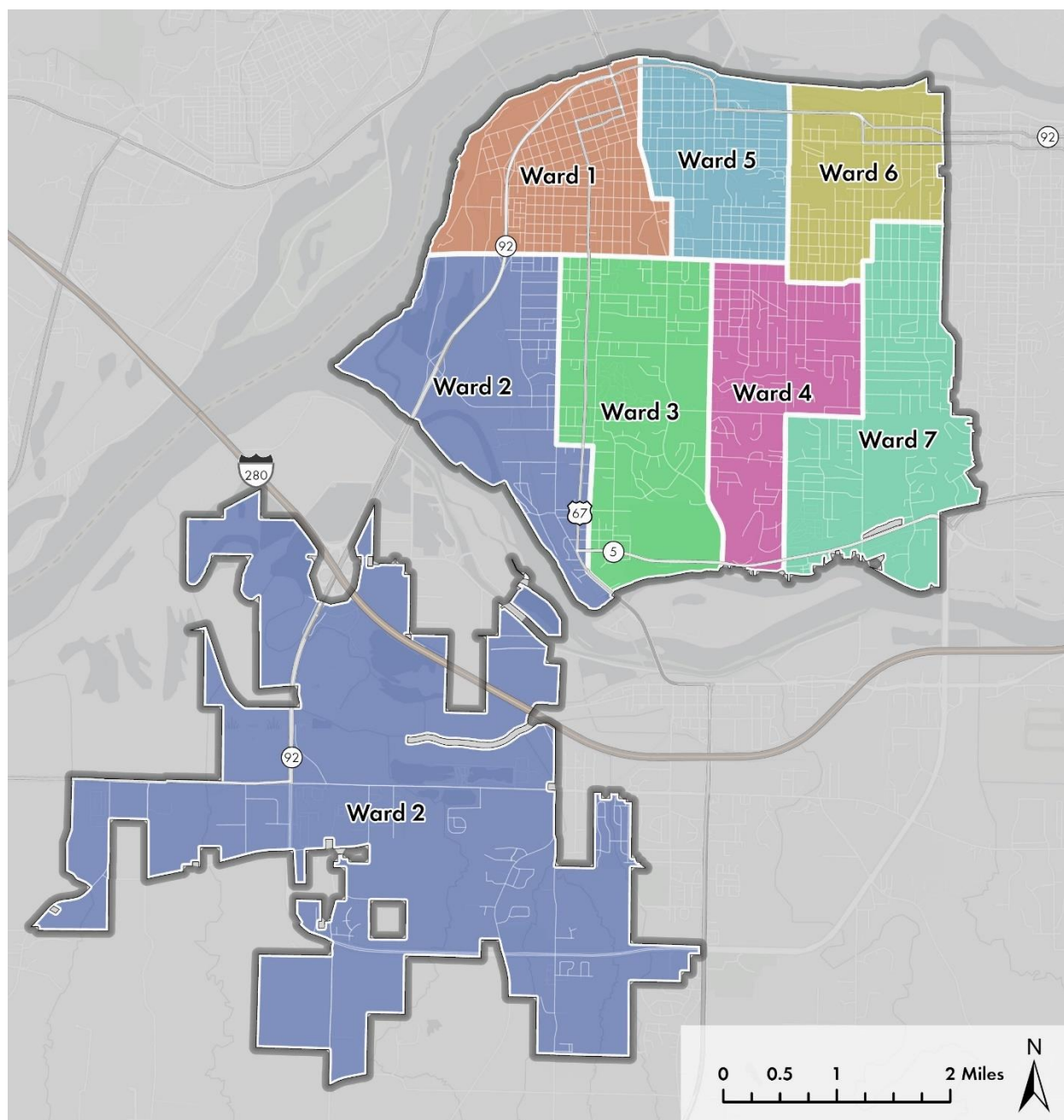
Figure 3 - Southwest Rock Island



Wards

As shown in Figure 4, the City is divided into seven different wards with a majority of them located in the Northeast. Ward Two encompasses the entirety of the Southwest and a small portion of the Northeast. Each ward is represented by a City Council member give the title Alderman.

Figure 4 - Rock Island Wards



Downtown Rock Island

Downtown Rock Island (“Downtown”) is located in Northeast Rock Island along the Mississippi River. As shown in Figure 5, the boundaries of Downtown are defined by the newly established Downtown Tax Increment Financing (“TIF”) district (“Downtown TIF”). Through the creation of the Downtown TIF, the City aims to catalyze revitalization by leveraging the district’s unique location and historic charm to create a vibrant downtown center. The Downtown TIF is designed to attract new investment, encourage redevelopment, as well as support infrastructure improvements. The area boasts a strong foundation with its proximity to the Mississippi River, historic structures, and blend of commercial and cultural assets.

Hilltop Commercial Area

As shown in Figure 6, the Hilltop Commercial Area generally runs along 18th Avenue between 17th Street and the Rock Island / Moline municipal boundary (the “Hilltop Commercial Area”). The Hilltop Commercial Area also includes some stretches to the north and south of 18th Avenue along 30th Street and 38th Street. Businesses along the Hilltop Commercial Area cater to the needs of residents and visitors alike, and include establishments such as Whitey’s Ice Cream, Family Dollar, CVS, Aldi, Hy-Vee, Walgreens, and Rudy’s Tacos. The corridor is serviced by MetroLINK, including the Green Route 30, Brown Route 57, Lime Route 53, and the Rock Island-Milan School Routes 35 and 63.

11th Street Commercial Corridor

As shown in Figure 7, the 11th Street Commercial Corridor is a key commercial corridor for the City of Rock Island, generally running along 11th Street/U.S. Highway 67 from 6th Avenue to 51st Avenue (the “11th Street Corridor”). The 11th Street Corridor is served by an assortment of local businesses, including Wholly Grinds coffee shop, Alfano’s Pizza, Community Health Care, Dollar General, and Dollar Tree. This corridor is also integrated with public transportation, serviced by MetroLINK, the transit provider for the County, via the Orange Route 40 and the Rock Island-Milan School Routes 41, 65, and 67.

Figure 5 – Downtown Rock Island

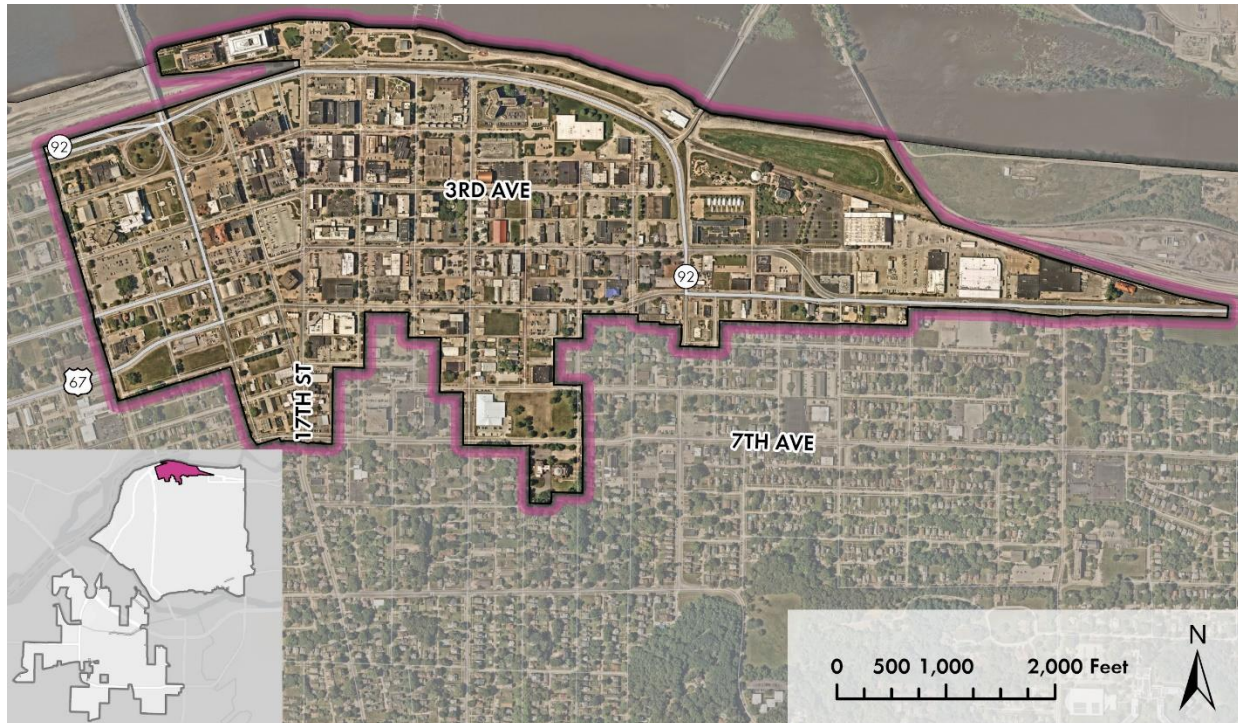


Figure 6 - Hilltop Commercial Area

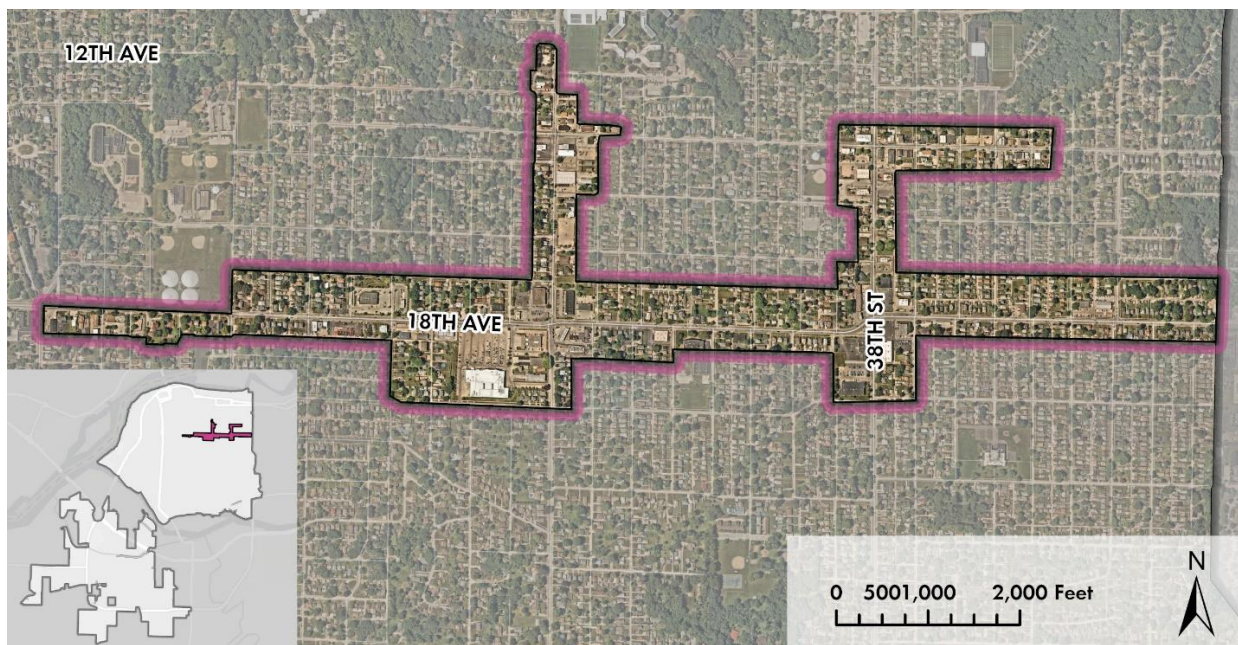
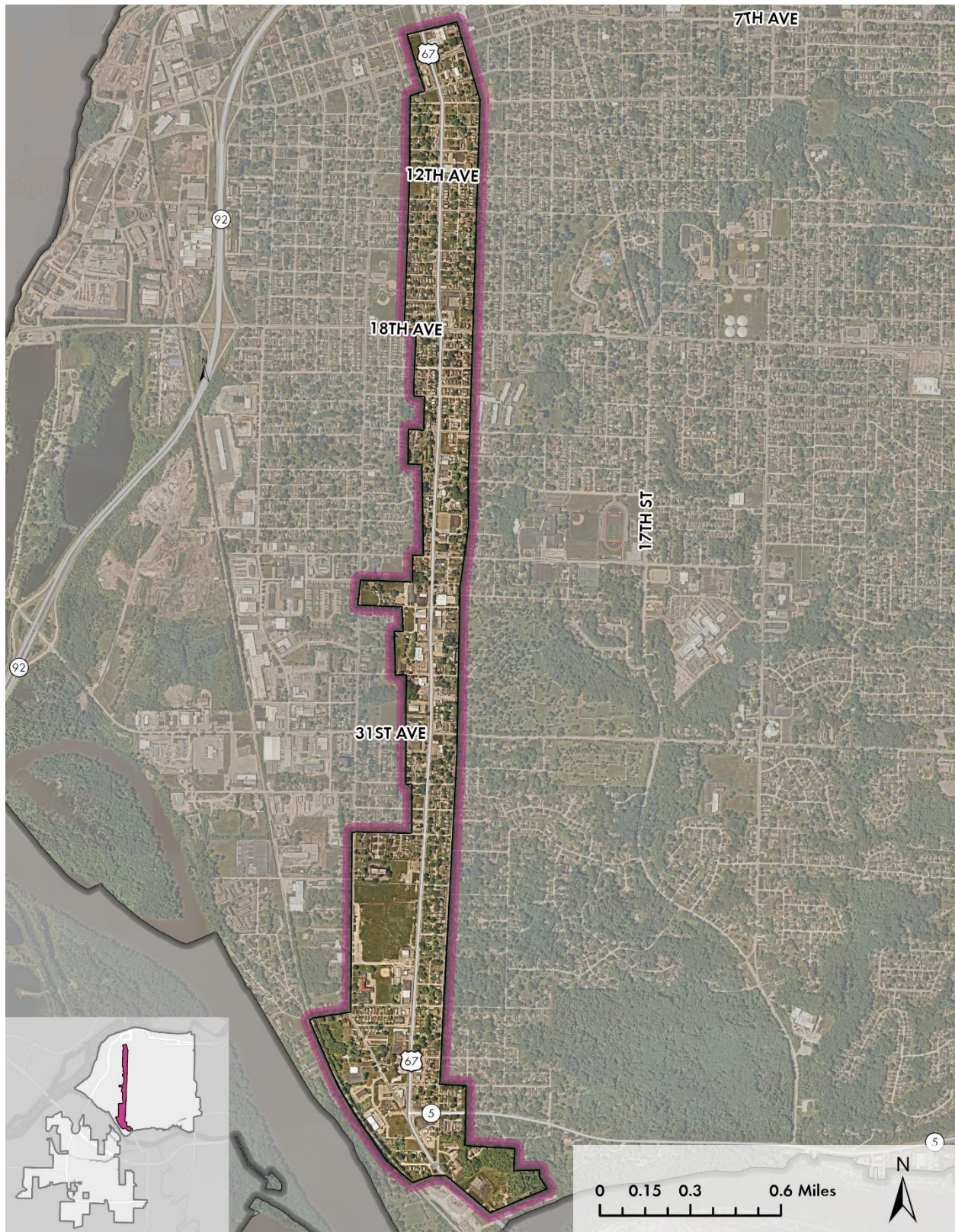


Figure 7 - 11th Street Commercial Corridor



PREVIOUS PLANS AND STUDIES

Comprehensive Plan (2014)

The City of Rock Island's current Comprehensive Plan was adopted in 2014.¹ The Plan envisions a future for the City where Rock Island is:

“recognized for its cultural diversity, vibrant downtown, and welcoming atmosphere. A destination for the arts, history, and culture, Rock Island offers the best of city living while retaining its small-town appeal. Easily accessible, residents take full advantage of all the Quad Cities region has to offer.”

The Plan is structured around a series of guiding principles relating to the built environment, quality education, a prosperous economy, housing and neighborhoods, transportation and mobility, community services, a healthy community, natural resources, and regionalism. Overall, housing is integral to the City's success and stability.

With regards to housing and neighborhoods, the Comprehensive Plan specifically directs the City to:

- *Promote a variety of housing types for all income levels, age groups, and household sizes, including higher income and executive housing.*
- *Preserve established neighborhoods and promote reinvestment in existing housing.*
- *Promote traditional neighborhoods that provide a mix of housing types, community facilities, and neighborhood-serving businesses.*
- *Be receptive to housing options/configurations to meet diverse needs and market desires.*
- *Support neighborhood associations and planning efforts.*

The Comprehensive plan includes a number of housing-related recommendations that remain relevant today. These recommendations are summarized as follows:

- Continue to protect and preserve historic buildings in the City through continued use of the City's residential and downtown design guidelines. The City should collaborate with homeowners and developers to ensure they are aware of both the existing guidelines and the potential resources available for historic rehabilitations.
- Encourage sustainable, green design and development practices.

¹ “City of Rock Island Comprehensive Plan – A 20-Year Guide for City Objectives (2014-2034).” City of Rock Island, 21 April 2014, <https://rigov.org/DocumentCenter/View/6991/Comprehensive-Plan>.

- While much of the City's housing stock consists of single-family homes, the City should also consider atypical housing types to meet diverse needs, including: live-work units, accessory dwelling units, bungalow courts or pocket neighborhoods, and cooperative housing.
- Prioritize neighborhood reinvestment and stabilization to address deferred maintenance, vacant structures, blight, and other concerns relating to the City's aging housing stock. The City should continue to enforce property maintenance and nuisance code violations and establish or expand programs and incentives that promote property maintenance and rehabilitation. The City should also continue to acquire and demolish blighted structures. Neighborhood cleanups in partnership with nonprofit organizations could also be initiated.
- Encourage the creation of neighborhood associations to establish relationships among neighbors and with the City and empower residents to organize, improve the neighborhood, and work toward common goals.

Downtown Revitalization Plan (2015)

The 2015 Downtown Revitalization Plan provides a vision for Downtown Rock Island and offers guidance to direct future growth, investment, and development Downtown.² It provides specific guidance regarding how to define Downtown and its boundaries, its desired urban character, its reputation, a commitment to innovation and creativity, and the creation of a sense of community ownership of Downtown. The Plan recognizes a need for greater residential population Downtown, as it is crucial to supporting the amenities and businesses that the community desires. There has been positive momentum Downtown that could be attributed to an increase in residential construction projects. Additionally, Downtown's access to the waterfront and walkable urban environment are positive draws.

The following list summarizes some of the housing-related recommendations included in the Downtown Revitalization Plan:

- Increase residential density Downtown. Recommendations include converting the upper floors of existing buildings to residential in the heart of Downtown. Townhomes could be built along 3rd avenue on the east side of Downtown and more housing options should be provided on the west end. Infill development could occur south of the County buildings.
- In the Downtown Core, residential land uses should be encouraged as a component of mixed-use buildings. In the Outer Core, residential should be encouraged in mixed use buildings and dense residential developments. In the Downtown Periphery, dense residential developments should be encouraged.
- Create incentives for landowners to update older housing.
- Encourage more family-friendly housing options.

² "City of Rock Island - Downtown Revitalization Plan." City of Rock Island, May 2015, <https://rigov.org/DocumentCenter/View/16073/Downtown-Revitalization-Plan-2015>.

- Develop market-rate housing for both rental and purchase.
- Introduce new housing options such as lofts and townhouses.
- Encourage the development of mixed-use buildings throughout Downtown, such as retail or dining on the ground floor and office and residential uses on the upper floors.
- Encourage the adaptive reuse of historic structures for commercial and residential development. Prioritize adaptive reuse over demolition where appropriate.
- Revisit and reinforce the Downtown Design Guidelines to ensure new development within the Downtown matches the general scale and character of the existing structures.
- Partner with Augustana College to identify opportunities for student housing.
- Strictly monitor and enforce all zoning, building, fire safety, and occupancy codes.

Heritage Resources Plan (2016)

The Rock Island Heritage Resources Plan builds on past preservation efforts in the City to create more formalized guidance on historic preservation as the City grows and evolves over time.³ A significant number of historic resources in Rock Island are officially designated Rock Island City Landmarks or listed in the National Register of Historic Places. A local Rock Island City Landmark or Rock Island City District is any building, structure, object, area or element of landscape architecture with significance, importance, or value consistent with the designation criteria outlined in the Rock Island Historic Preservation Ordinance (“City Landmark”). Several historic resource surveys and inventories have been undertaken over the decades where properties have been identified for future landmarking and district designation. At the time the Heritage Resources Plan was written, the City had 80 City Landmark buildings, 14 buildings individually listed on the National Register, a locally-designated historic district, and two National Register Districts. The Broadway Historic District encompasses more than 550 properties, most of which are residential. The Rock Island Preservation Commission, part of the City’s Planning and Zoning Division, oversees landmark designation proceedings, design review, and provides education and outreach on preservation.

The following list summarizes some of the housing-related recommendations included in the Heritage Resources Plan:

- Maintain funding for existing City-funded incentive programs for historic resource preservation. Community Development Block Grant (“CDBG”), TIF, and other local, state, and federal funding sources should be leveraged for historic preservation, façade improvement programs, historic rehabilitations, and adaptive reuse. The City should prioritize City Landmarks, National Register properties, and homes in historic neighborhoods for City incentives.

³ “City of Rock Island – Heritage Resources Plan.” City of Rock Island, 19 September 2016, <https://rigov.org/DocumentCenter/View/16065/Heritage-Resources-Plan-2016>.

- The City should create new incentives that support a number of preservation activities. These incentives could include a Revolving Loan Fund, a neighborhood housing rehabilitation incentive, and a design assistance program.
- The City should create a “healthy neighborhoods” initiative that combines an incentive program, homeowner support, design assistance, and an active marketing and promotion effort for Rock Island’s historic neighborhoods.
- Consider updating the Historic Preservation Ordinance to include a demolition delay for significant historic resources and properties included on the 100 Most Significant Unprotected Structures List.
- Update design guidelines for historic residential and commercial structures.
- Clarify the administrative design review process.
- Update the Zoning Ordinance to support preservation and the promotion of quality design.
- Adopt and implement a neighborhood conservation district program.

Consolidated Plan (2019-2023)

The Five-Year Consolidated Plan is a requirement for all recipients of CDBG funding from HUD. This plan includes a Needs Assessment, Market Analysis, and Strategic Plan, all of which are intended to identify the priority needs of the community and how they will address those needs.⁴ CDBG funding must be directed toward programs that support Low- and Moderate-Income (“LMI”) residents, so the content of the needs assessment and market analysis emphasize these residents. The most recently completed Consolidated Plan was for 2019-2023, and the City is in the process of creating an updated Consolidated Plan.

The Consolidated Plan identifies a series of common housing problems occurring in the City of Rock Island, including limited decent subsidized and rent-restricted affordable rental housing, the age and condition of the housing stock, a high number of foreclosures, lead contamination in aged housing stock, a lack of ADA accessible units, and limited housing units with more than three bedrooms. Lead-based paints are a significant hazard in City homes and the City estimates that 90% of children in Rock Island have been exposed. The City has historically prioritized lead-based paint rehabilitation for LMI families with children. Accessibility and housing conditions are generally a concern. The Rock Island Housing Authority (“RIHA”) notes that there is significant demand for single-story housing units, as many existing tenants and those on waiting lists cannot easily climb stairs. Overall, it is noted that Rock Island residents are at times forced to choose between being burdened by housing costs and living in overcrowded or substandard housing units.

⁴ “Rock Island Consolidated Plan.” City of Rock Island, 30 June 2018, <https://www.rigov.org/DocumentCenter/View/15361/2019-2023-Consolidated-Plan-Final>.

Subsidized affordable housing is prevalent in Rock Island. It makes up 10.1% of all housing units in the City, and the City has more housing units subsidized by the federal Housing Choice Voucher program (also known as “Section 8”) than other CDBG entitlement communities in the Quad Cities. The Rock Island Housing Authority has been working to demolish and rebuild housing that is outdated and insufficient for the needs of the current population.

The Consolidated Plan highlights four priority needs for the community:

1. Improve the housing conditions for LMI residents
2. Create a sustainable living environment
3. Provide public services
4. Reduce the impact of lead-based paints

The Consolidated Plan also highlights a number of goals for the City to focus their efforts:

- Housing rehabilitation
- Property maintenance
- Public service
- Public infrastructure
- Healthy Homes lead paint program (*This program has since been discontinued*)
- Job creation
- Program administration

EXISTING HOUSING CODES, ORDINANCES, AND POLICIES

Zoning Ordinance⁵

The City’s Zoning Ordinance, most recently updated in its entirety in December 2020, is a modified cumulative zoning structure, where each of the City’s five residential zoning districts successively permits the land uses of the districts before it. The R-1 One-Unit Residential District permits one-unit detached dwellings in low to medium density. The R-2 One- and Two-Unit Residential District permits one-unit detached dwellings and two-unit dwellings, while still remaining low to medium density. In the R-3 One- to Six-Unit Residential District, multi-unit buildings ranging from one to six units are permitted in low to moderate density. Multi-unit buildings of any unit count are permitted in the R-4 Multi-Unit Residential District, which allows moderate to high density, primarily along arterial and collector streets or sites with access to public transportation. The R-5 District is specifically for mobile homes, which must conform with Chapter 7 Article V of the Rock Island Code of Ordinances regarding Mobile Home Parks. The City also permits residential uses above the ground floor in all business and office zoning districts. Two

⁵ City Code of Rock Island, Illinois, Appendix A Zoning

parking spaces per residential unit are required across all zoning districts. Additionally, residential properties of six-units or greater require guest parking equal to 10% of the total dwelling units. The zoning map, depicting residential zoning districts as well as all other zoning districts, is shown in Figure 8.

ACCESSORY DWELLING UNITS⁶

Accessory Dwelling Units (“ADUs”) are permitted in all residential zoning districts. Each residential lot is limited to only one ADU per lot, and either the ADU or the primary dwelling unit must be occupied by the owner of the lot. ADUs must be detached from the primary dwelling unit, located within the rear yard, and may not exceed 400 square feet in size. One off-site parking space is required.

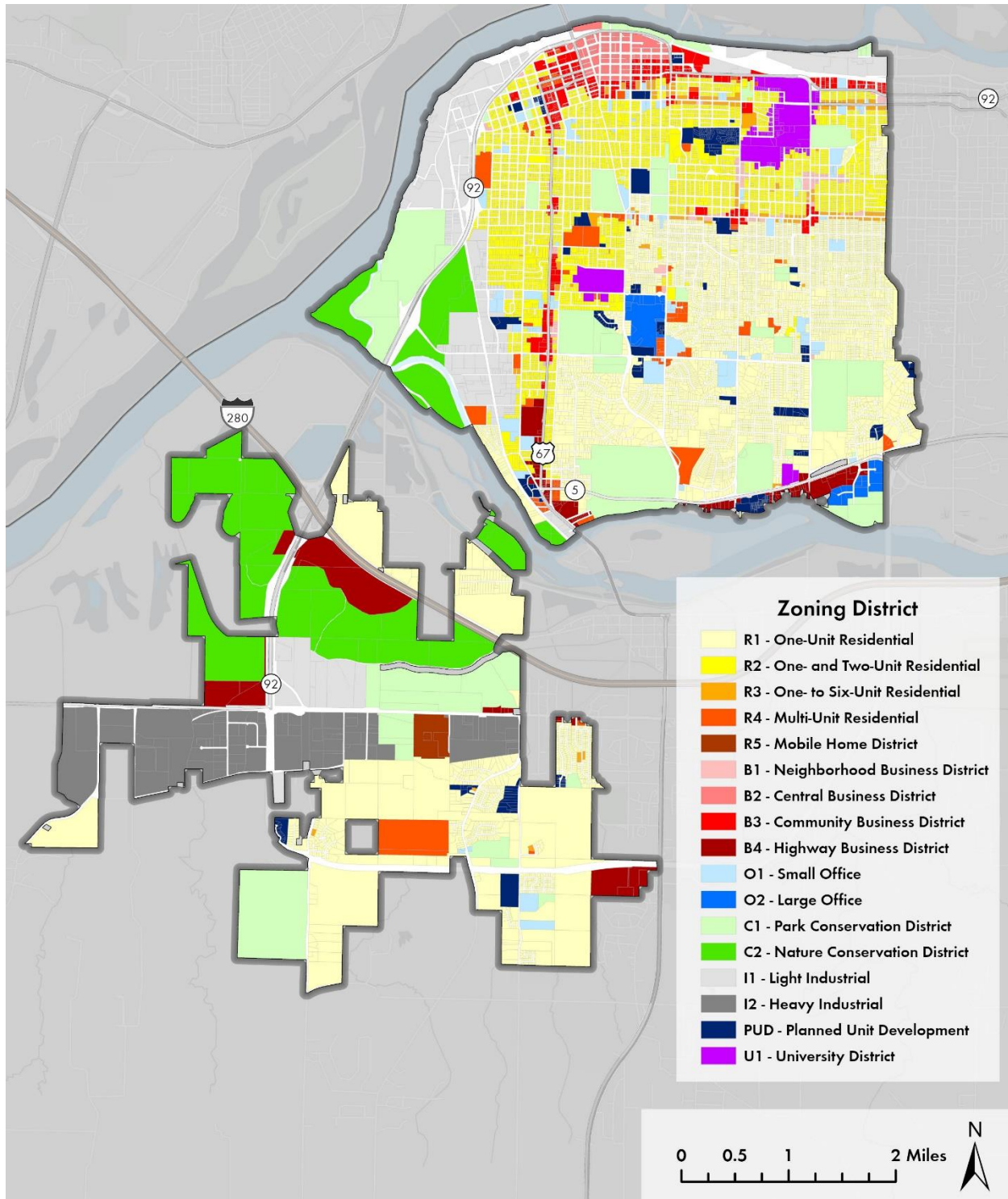
SHORT TERM RENTALS⁷

Short Term Rentals (“STRs”) are properties that are rented or leased for fewer than 30 days but do not include hotels or motels. STRs are permitted in all residential and business zoning districts and a special use in all other districts. Operators of STRs must live within the City of Rock Island or within 10 miles of its boundary. At least one off-street parking space must be provided per rental unit. STRs must be inspected annually in order to receive and renew their license to operate and an annual licensing fee of \$100 is required.

⁶ City Code of Rock Island, Illinois, Appendix A Zoning, Article XI. General Provisions, Section 11.6 Accessory Buildings and Accessory Dwellings in Residence Districts

⁷ City Code of Rock Island, Illinois, Appendix A Zoning, Article XI. General Provisions, Section 11.16 Short-Term Rentals

Figure 8 - Zoning Map of Rock Island



Residential Rental Registration⁸

The City of Rock Island requires a license for all residential rental properties. Up-to-date contact information for building owners and property managers are required by the City to ensure that any issues or violations with the property can be immediately addressed. Rental properties are subject to an initial inspection to ensure conformance with all codes and ordinances, and any violations require re-inspection. Inspections will also be required at the time of license renewal at a frequency of every one to four years depending on the number and severity of code violations identified during the previous set of inspections.

Residential rental licensing fees include both a per-unit fee and a flatfee based on number of buildings on the property. Rental licenses for properties with four or fewer buildings on-site have an annual fee of \$35 plus \$12 per unit. Licenses for rentals with five or more buildings on-site have an annual fee of \$110 plus \$12 per unit. Additionally, a \$16 per unit fee is charged for the initial inspection and renewal inspections, and any compliance inspections after the first will cost \$55.

Permits, Inspections, and Code Enforcement⁹

The City's Inspection Division plays a role in enhancing the City as a desirable place to live and work. The division is part of the Community Development Department. The division's primary goal is to ensure structures are safe for occupancy, based on the regulation of construction standards as adopted by the Rock Island Code of Ordinances. The division issues building, electrical, mechanical, plumbing, and health permits, and responds to housing code violations and exterior nuisance complaints.

Residential construction, renovation, demolition, and maintenance in Rock Island is subject to a number of codes and ordinances intended to ensure buildings are safe and habitable. Permits are required before work can begin on a property, and include permits for building, roofing, demolition, mechanical, plumbing, electrical, utility turn-on, signs and swimming pools. Each permit has a specific application process, fee, and inspection requirements.

To obtain a building permit, the applicant would complete the permit application, along with any required documentation and building plans. While the property owner must be listed on the application, it is recommended that the contractor submit the application to ensure the work is completed to code. Applications are available online and in the Inspection Division office and are submitted in person, though email is also an option. Depending on the type of permit and the scale of the project, the review process could be completed on the same day as submission or take up to

⁸ City Code of Rock Island, Illinois, Chapter 4 Buildings and Building Regulations, Article VIII. Residential Rental Property

⁹ City Code of Rock Island Illinois, Chapter 7 Health Generally Article IX. Nuisances and Refuse

two weeks. The applicant will be notified of any potential deficiencies in the application, such as nonconformance with applicable codes or insufficient documentation, that must be corrected. Upon approval of the application and plans, a permit will be issued upon payment of required fees. Work must begin within 30 days of permit issuance, and the permit remains valid for 180 days unless a permit extension is granted by the Building Official.

Inspections are designed to ensure conformance with all City codes and ordinances throughout the building. The number and timing of inspections will vary based on the type of work occurring and the requirements of the associated permit. If violations are observed during an inspection, property owners and/or contractors are given an opportunity to correct the violations and a follow-up inspection will be performed.

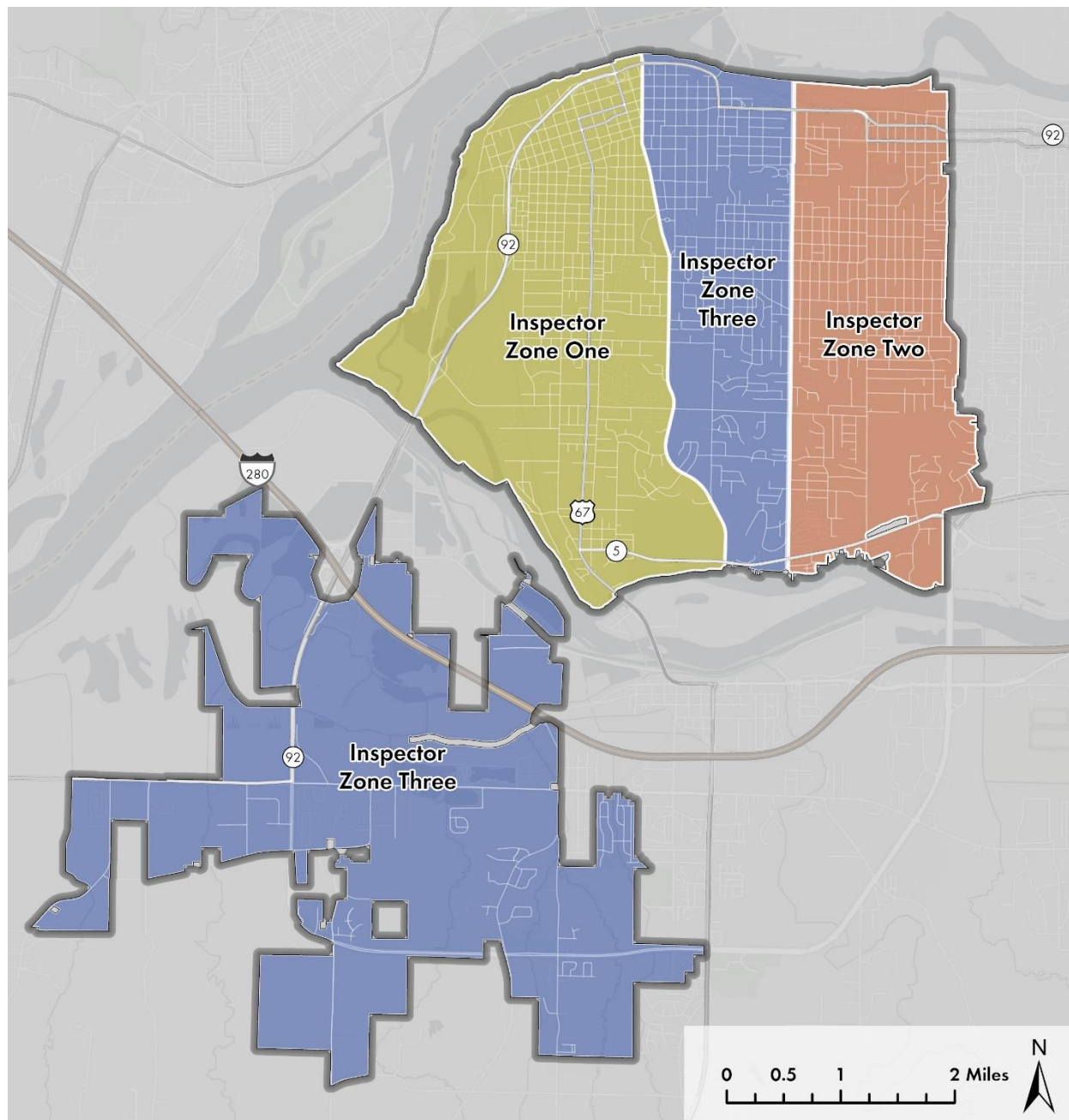
The City has adopted a number of standard building codes with some local amendments. The City largely utilizes the 2015 International Code Council building codes, but several additional state or National Fire Protection Association (“NFPA”) codes have also been adopted. A transition to the 2021 version of International Code Council codes is anticipated in the coming year. At this time, the following building codes are in place in Rock Island:

- 2015 International Property Maintenance Code
- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Mechanical Code
- 2015 International Fire Code
- 2015 International Fuel Gas Code
- 2015 International Existing Building Code
- 2021 International Energy Conservation Code
- 2017 National Electrical Code
- 2015 International Electrical Code Administrative Procedures (with local amendments)
- NFPA Life Safety Code (with state amendments)
- Illinois Structural Engineers and Architects Act
- Illinois Accessibility Code
- Energy Efficient Building Act (20 ILCS 3125)
- State of Illinois Plumbing Code

Ongoing code enforcement by the City addresses public nuisances and building code violations outside of the development process. Inspections may be scheduled as part of a routine inspection program, such as the inspections required for residential rental properties, or as a result of a complaint. Complaints may be filed in a number of ways, including in person, over the phone, or online. The City also began performing proactive inspections about two years ago. Proactive inspections are divided among three inspectors, each of whom is responsible for a sector of the City. Each inspector drives different sections of their inspection zone each week to identify any

visible nuisances, such as refuse or overgrown grass or weeds, or building code violations, such as damage to a building's roof. A map of the three inspector zones is shown in Figure 9.

Figure 9 - Rock Island Inspector Zones



When a nuisance is identified by inspectors, property owners will receive a courtesy notice requiring the nuisance be resolved within seven days, with no associated fine. If the nuisance is not abated after seven days, Public Works will be directed to abate the nuisance at the expense of the property owner. A fee of \$100 or 10% of the cost of abatement, whichever is greater, will also be

charged in addition to the cost of the abatement. If the City must abate a nuisance for a single property owner three or more times within one year, the property owner will be designated a habitual violator and will no longer receive courtesy notices, enabling Public Works to abate the nuisance immediately.

If a building code violation is identified through inspection, property owners will be issued a 7-day, 14-day, or 30-day notice of violation. If the violation is not resolved within the appropriate timeframe, the violation will proceed through the Municipal Code Enforcement System (“MUNICES”) process, which could result in civil proceedings, fines, and/or the abatement of the violation.

Flood Hazards Ordinance

The City instituted the Flood Hazards Ordinance in 2010 to ensure new developments do not increase flood or drainage hazards and to protect buildings and improvements from flood damage. The ordinance prevents developments that, on their own or in combination with existing and anticipated development, could cause an increase in flood heights or velocities or pose a threat to public health and safety. The code also includes a number of design requirements for any buildings located within a floodplain.

Rock Island Preservation Ordinance

The City of Rock Island has a nine-member Preservation Commission that identifies historically significant sites, advises City Council on the designation of historic properties and districts, and issues Certificates of Appropriateness for projects involving locally designated landmarks or properties within a locally designated historic district following an architectural review. The Commission also reviews building permit applications for new construction projects within locally designated historic districts and zoning amendments, variances, and other requests relevant to historic districts and landmarks. Commissioners are appointed by the mayor and serve three-year terms.

Abandoned, Vacant, and Foreclosed Property¹⁰

In order to help prevent the blighting of neighborhoods and to provide timely intervention, the City of Rock Island requires the registration of any real property that is foreclosed, vacant, or abandoned. The registration process requires contact information for the property owner, any authorized agent of the owner, and a property manager residing within 50-miles of Rock Island. Property owners must also submit a plan that outlines how they plan to secure the building and repair doors and windows, remedy any public nuisances, and demolish the building if applicable, as

¹⁰ City Code of Rock Island, Illinois, Chapter 4 Buildings and Building Regulations, Article V Registration and Management of Foreclosed, Vacant, and Abandoned Property

well as a timeline for when these actions would take place and when the building would be re-occupied or sold. The exterior of registered properties must be kept free of overgrown or dead vegetation, trash, debris, discarded personal items, graffiti, and any other items that might contribute to an appearance of neglect or blight.

Property owners are required to register a building within 30 days of receiving notice from the City regarding a determination of vacancy, of purchasing a vacant building, or of “having knowledge of fact or circumstances that he knows, or should have known, that the building has become a vacant building.”¹¹ Additionally, any property undergoing foreclosure must be registered by the mortgagee within ten days of filing the foreclosure action. Registration renewal is required on a semi-annual basis, and subject to a fee of \$300.

Abandoned buildings are defined in the code as “*any building or part of a building which has deteriorated to become a dangerous building, unsecured and open to trespass.*”¹² These buildings constitute a public nuisance and cannot be legally occupied. Abandoned buildings must have all accessible windows and doors secured and cannot be reoccupied without a certificate of occupancy or compliance. Any active utilities must be discontinued to the site, pipes must be drained and protected from freezing, and the water meter must be removed.

There are a number of conditions that independently, or in combination with other factors, classify a building as vacant. A vacant building could be a building that is unsecured or boarded for 30 days or more or one that is determined to be unsafe for occupancy, a dangerous building, or a public nuisance. Additionally, the lack of utility services, overgrown vegetation, accumulation of junk, absence of furnishings, or accumulation of mail could indicate vacancy. Vacant buildings must be inspected for code compliance.

With regards to foreclosure properties, the City requires the registration of any real property, regardless of occupancy status, that “*that is encumbered by a mortgage subject to an ongoing foreclosure action by the mortgagee or trustee, has been the subject of a foreclosure action by a mortgagee or trustee and a judgement has been entered, or has been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.*”¹³ Only the dismissal of the foreclosure action or the sale of the property through an arm’s length transaction will result in the property no

¹¹ Chapter 4 Buildings and Building Regulations, Article V Registration and Management of Foreclosed, Vacant, and Abandoned Property, Section 4-141 Time of Registration

¹² Chapter 4 Buildings and Building Regulations, Article V Registration and Management of Foreclosed, Vacant, and Abandoned Property, Section 4-137 Definitions

¹³ Chapter 4 Buildings and Building Regulations, Article V Registration and Management of Foreclosed, Vacant, and Abandoned Property, Section 4-137 Definitions

longer being considered a foreclosure property. Properties under foreclosure must be inspected by the mortgagee every 30 days. If the property becomes vacant, it must be inspected, maintained, and secured by the mortgagee or a designated property manager.

Abatement of Dangerous Buildings¹⁴

The City of Rock Island's Code of Ordinances provides a mechanism by which the City can require owners of dangerous buildings to either make necessary repairs or demolish the building. In circumstances where property owners fail to take the required action within the required timeframe, the City may then perform the repairs or demolition itself at the property owner's expense, and a lien may be placed on the property if expenses remain unpaid by the owner after 30 days. This policy is intended to ensure that any buildings or structures that could pose a danger to the public are promptly addressed.

There are a number of building conditions that may endanger the life, health, property, or safety of the public or its occupants and will result in a structure being classified as a dangerous building. These include, but are not limited to, insufficient means of egress and circulation that pose a danger in case of fire or panic; conditions that compromise the structural integrity of the building; inadequate light, air or sanitation facilities; and faulty wiring, gas connections, or other conditions that constitute a fire hazard. Additionally, a building constituting a public nuisance may be classified as a dangerous building.

¹⁴ Chapter 4 Buildings and Building Regulations, Article IV Abatement of Dangerous Buildings

SECTION III – RESIDENT AND EMPLOYEE DEMOGRAPHICS AND TRENDS

DEMOGRAPHIC SYNOPSIS

Population Trends

The City is located in the State of Illinois (the “State”) and is home to 36,252 residents as of 2024, experiencing a continued decline from its 2020 population of 37,108 residents and its 2010 population of 39,151. This trend is mirrored in the County, which saw its population decrease from 147,546 in 2010 to 141,022 in 2024. The larger Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area (the “MSA”) however, increased slightly with its population fluctuating from 379,690 to 380,564 during the same period. The MSA consists of Henry, Mercer, and Rock Island counties in Illinois and Scott County in Iowa.

Looking ahead, projections indicate that the City's population is expected to continue to decrease, with an estimated total of 35,324 residents in 2029. This represents an annual decline of -0.5% for the City from 2024 to 2029, which is a net loss of roughly 200 people per year. The County is expected to see a slightly larger decline of -0.6% annually over the next five years. The MSA and the State are expected to see lower rates of population loss, at annual rates of -0.2% and -0.4%, respectively, from 2024 to 2029.

In terms of population density, the City has approximately 3,382 residents per square mile, significantly higher than the County's density of 270 residents per square mile and much greater than the MSA's density of 48 residents per square mile. The average household size in the City stands at 2.26, similar to that of the County with 2.27, but lower than the MSA's average of 2.33 and the State's average of 2.45. The average household size in the City in 2010 was 2.30 and is projected to be 2.20 in 2029. This reduction in average household size has been a national trend for decades, due in part to the rise of single-person households as shown in Chart 1.

Based on these population trends and average household sizes, the City's loss of just under 1,000 residents by 2029 would decrease the demand for housing units by approximately 400 units. This assumes that the existing housing stock is in good condition and sufficiently meets current housing needs and demand. See Table 1 for a comparison of population trends in the City, County, MSA, and State.

Chart 1 – Rise of Single-Person Households in the United States

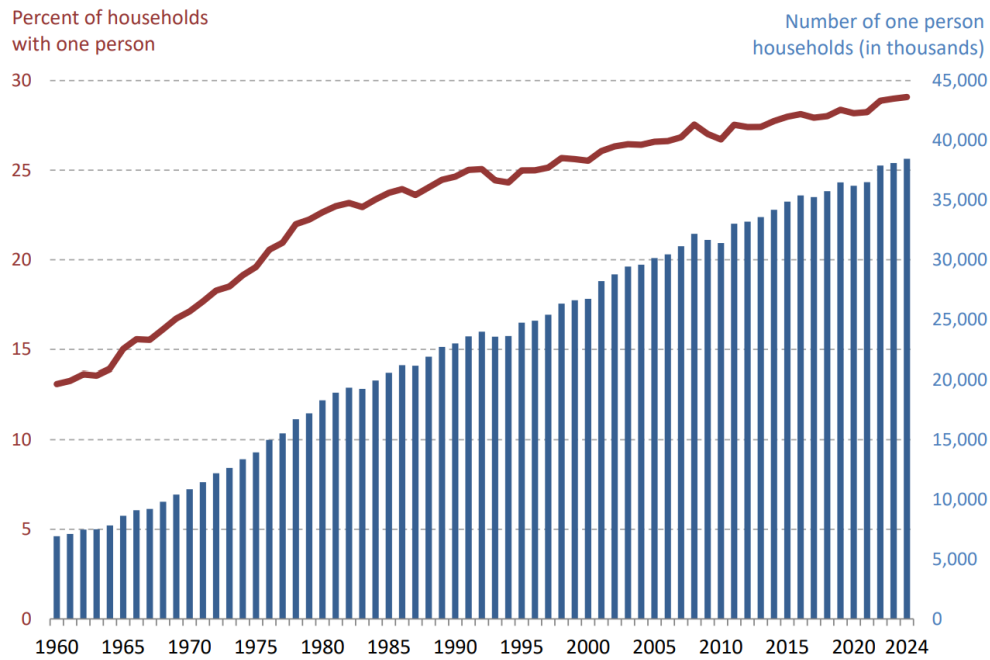


Table 1 – Population Trends

	City of Rock Island	Rock Island County	Davenport–Moline– Rock Island, IA–IL MSA	Illinois
Population Totals				
2010 Total Population	39,151	147,546	379,690	12,830,632
2020 Total Population	37,108	144,672	384,324	12,812,508
2024 Total Population	36,252	141,022	380,564	12,544,951
2029 Total Population (Est.)	35,324	137,027	375,960	12,310,566
Population Change				
Annual Pop Growth Rate 2010 - 2024	-0.5%	-0.3%	0.02%	-0.2%
Annual Pop Growth Rate (Est.) 2024 - 2029	-0.5%	-0.6%	-0.2%	-0.4%
Population Density				
Area (Square Miles)	11	523	7,864	68,727
Residents per Square Mile	3,382	270	48	183
Household Size				
Average Household Size	2.26	2.27	2.33	2.45
Housing Units Needed				
Additional Residents by 2029 (Est.)	(928)	(3,995)	(4,604)	(234,385)
Housing Units Needed (Est.)	(411)	(1,760)	(1,976)	(95,667)

Source: U.S. Census, ESRI (2024)

Race

The City of Rock Island has a racially diverse population, with just under 40% of residents identifying as non-white. This is a significantly higher percentage than the MSA (23%) and Rock Island County (31%), and it is comparable to that of the entire state of Illinois. Black residents make up about 20% of Rock Island's population, followed by 10% identifying as two or more races. Just under 5% of Rock Island residents are Asian, and another 5% fall under the category of "some other race." Less than 1% of Rock Island's population are American Indian or Pacific Islander. Additionally, residents with Hispanic origin, regardless of race, represent approximately 12% of Rock Island's population, which exceeds that of the MSA (9.8%), but is lower than that of the County (15%) and State (19%). See Table 2 for a detailed breakdown of Rock Island's population by race and ethnicity as compared to the County, MSA, and State.

Rock Island's demographics have shifted over time, with the City becoming significantly more racially diverse since 2010. Between 2010 and 2024, the percentage of population within each racial category has grown significantly except for the percentage of white residents which dropped from 72% in 2010 to 60% in 2024. The most notable increases during that timeframe occurred among the Asian and multiracial demographics, growing by more than 150% each. Chart 2 illustrates the change in racial demographics in Rock Island between 2010 and 2024.

With regard to housing, racial diversity often also parallels a need for a diverse housing typology. Newly resettled immigrants and refugees relocating to the Quad Cities area, such as those assisted by World Relief Quad Cities, are more likely to require rental units as mortgage financing is not immediately feasible for these households. Multigenerational households, which are more common among Asian, Black, and Hispanic households¹⁵, may need larger homes with more bedrooms or accessory dwelling units to accommodate all the members of their households. Overall, Rock Island's racial diversity is an asset for the community that community members speak to as one of the City's strengths, but it also requires that the City maintain a sufficiently diverse housing stock to accommodate the needs of all households and residents moving forward.

¹⁵ Pew Research Center, 2022.

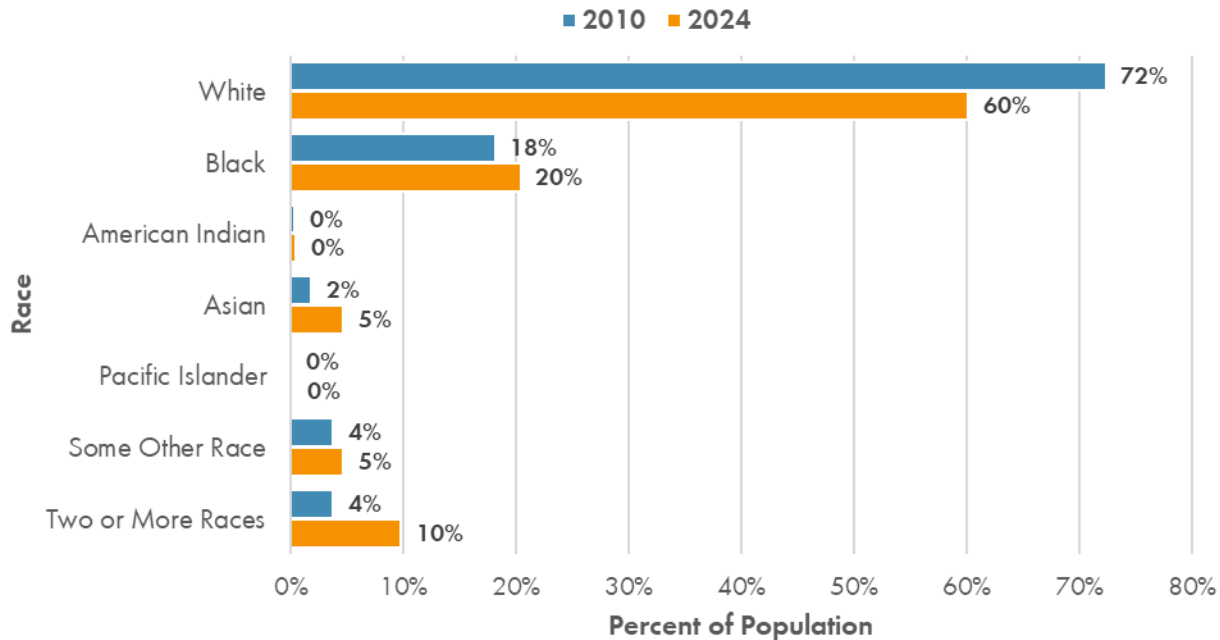
Table 2 – Population by Race

	City of Rock Island	Rock Island County	Davenport–Moline– Rock Island, IA–IL MSA	Illinois
<i>Population by Race</i>				
White	60.2%	69.4%	76.9%	60.0%
Black	20.4%	12.1%	8.7%	14.1%
American Indian	0.4%	0.5%	0.4%	0.8%
Asian	4.6%	3.0%	2.6%	6.3%
Pacific Islander	0.1%	0.0%	0.0%	0.0%
Some Other Race	4.6%	5.6%	3.4%	9.4%
Two or More Races	9.8%	9.3%	8.0%	9.4%
<i>Ethnicity</i>				
Hispanic Origin	12.2%	14.6%	9.8%	19.2%
<i>Diversity</i>				
Diversity Index ¹	67.2	61.8	50.1	72.3

Source: U.S. Census, ESRI (2024)

¹The Diversity Index measures the probability that two people from the same area will be from different racial/ethnic groups.

Chart 2 - Changes in City Racial Demographics



Source: US Census Bureau, ESRI (2024)

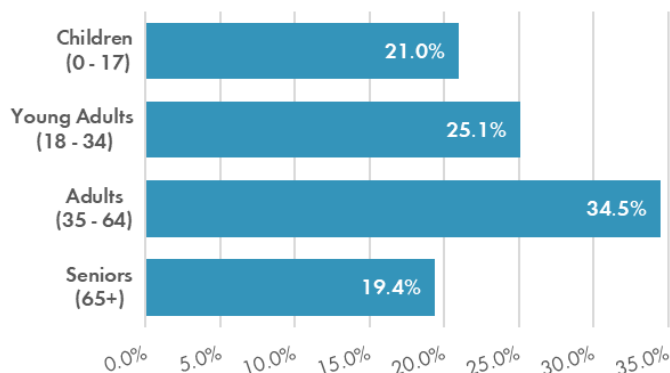
Age

The City highlights a diverse age distribution among its residents, as shown in Chart 3. Approximately 21% of City residents are children under the age of 18. This is similar to the youth population in the County and the MSA, and highlights the importance of amenities, services, and housing oriented toward families and children. The City has a higher representation of young adults

aged 18 to 34 years old, which account for 25% of the City's population compared to 22% of the County and 21% of the MSA. Many of these residents may be in higher-education programs or in the early stages of their career. It will be important to ensure that this demographic continues to see their needs met, which could include demand for apartments, attached single-family housing, and starter homes.

Adults aged 35 to 64 comprise the largest segment of the City's population at 35% of residents. This is a slightly smaller proportion than is seen in the County, the MSA, and the State. These residents are more likely to be in the later stages of their careers, providing greater flexibility in housing costs. They may also be living with partners and/or children, creating demand for larger homes with additional bedrooms, and primarily in the form of detached single-family homes. Finally, seniors aged 65 and older account for 19% of the City's population. While this is a lower percentage than the County and MSA, meeting the housing needs of this age group is still critical. Senior residents will be facing important decisions regarding downsizing, modifying their homes to support aging in place, accommodating in-home caretakers, or relocating to age-targeted communities, independent living communities, assisted living facilities, or nursing homes. Ensuring that sufficient quality and attainable options are available in the community will be an important consideration for this age group. Table 3 compares the distribution of population by age in the City, County, MSA, and State.

Chart 3 – Age Breakdown of City Residents



Source: US Census Bureau, ESRI (2024)

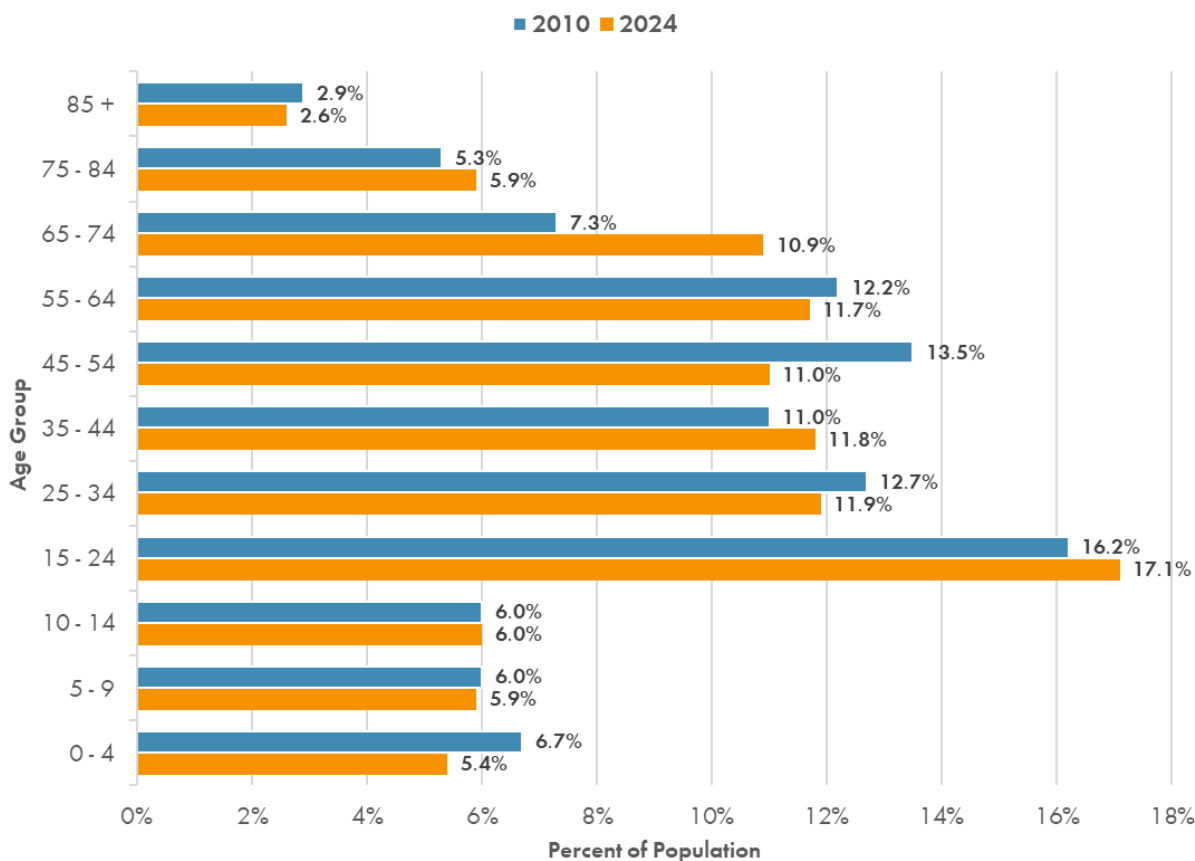
Table 3 – Population by Age

	City of Rock Island	Rock Island County	Davenport–Moline– Rock Island, IA–IL MSA	Illinois
Median Age	38.2	41.0	40.7	39.4
Population by Age Cohort				
Children (0 - 17 Years)	21.0%	21.3%	21.9%	20.8%
Young Adults (18 - 34 Years)	25.1%	21.5%	20.9%	23.3%
Adults (35 - 64 Years)	34.5%	36.1%	37.0%	38.2%
Seniors (65+ Years)	19.4%	21.1%	20.2%	17.7%

Source: U.S. Census, ESRI (2024)

Taking note of the population age distribution in the City in 2010 and 2024, as shown in Chart 4, there are several key changes to consider. There is a notable increase in the proportion of older adults, with the age groups 65-74 and 75-84 growing to make up a larger percentage of the population in 2024. In fact, despite the overall decrease in population in the City, the number of individuals in these two age categories increased between 2010 and 2024, the only two age groups to experience growth in the actual number of residents. The percentage of residents aged 35-44 and 15-24 also increased between 2010 and 2024. Meanwhile, the proportions of all other age groups decreased or remained stable.

Chart 4 - Changes in City Age Distribution

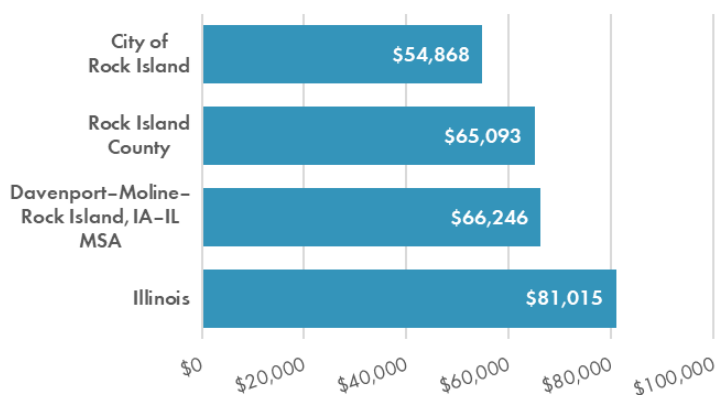


Source: US Census Bureau, ESRI (2024)

Income

As shown in Chart 5, the median household income in the City is \$54,868. This figure is notably lower than the median household income of \$65,093 in the County and \$68,095 in the broader MSA. Similarly, the per capita income in the City stands at \$31,262, lower than that of the County at \$36,172, and considerably less than the State average of \$45,843.

Chart 5 - Median Household Income by Geography



Source: US Census Bureau, ESRI (2024)

Looking forward, the estimated median household income for the City is projected to reach \$61,518 by 2029, reflecting an estimated annual increase of approximately 2.3% between 2024 and 2029. In comparison, the County is expected to see a 3.1% annual increase to reach a projected median household income of \$75,835 by 2029, while the MSA anticipates a median household income of \$78,065 by 2029 with a 2.7% annual growth rate during the same period. The State is projected to experience a similar annual trend of a 2.7% increase, reaching a median household income of \$92,541 by 2029.

Just under half (46%) of households in the City earn less than \$50,000 annually. Another 31% of households earn between \$50,000 and \$99,999, and approximately 24% of households earn more than \$100,000. See Table 4 for a more detailed breakdown of City household income compared to the County, MSA, and State.

Table 4 – Household Income

	City of Rock Island	Rock Island County	Davenport–Moline –Rock Island, IA–IL MSA	Illinois
<i>Income by Range</i>				
Less than \$25,000	20.5%	17.1%	15.9%	14.8%
\$25,000 to \$49,999	25.2%	22.4%	20.2%	16.0%
\$50,000 to \$74,999	16.6%	15.4%	17.5%	15.4%
\$75,000 to \$99,999	13.9%	15.4%	13.2%	12.9%
\$100,000 to \$149,999	14.9%	17.9%	18.2%	18.3%
\$150,000 or more	9.0%	11.9%	14.9%	22.7%
<i>Per Capita and Median Household Income</i>				
Per Capita Income	\$31,262	\$36,172	\$38,491	\$45,843
Median Household Income	\$54,868	\$65,093	\$68,095	\$81,015
<i>Household Income Trends</i>				
2029 Median Household Income (Est.)	\$61,518	\$75,835	\$78,065	\$92,541
Annual Increase (Est.) 2024 - 2029	2.3%	3.1%	2.8%	2.7%

Source: U.S. Census, ESRI (2024)

Poverty

Nearly one-quarter (23%) of the City's population is estimated to be living below the poverty line,¹⁶ which amounts to approximately 7,812 individuals. Among these individuals, it is approximately an even distribution between males (49%) and females (51%). More than one-third (35%) of those living below the poverty level are children under the age of 18. A detailed breakdown of demographic characteristics of City residents living below the poverty level is shown in Table 5.

Residents who identify as white make up the largest portion of those living below the poverty level at 48%, followed by Black or African American residents at 32.4%. However, when looking at the percentage of residents of each race that are living below the poverty line, white residents have the lowest rate of poverty, with just 16% of white residents living below the poverty line. In contrast, 50% of Asian residents and 42% of Black or African American residents live below the poverty line.

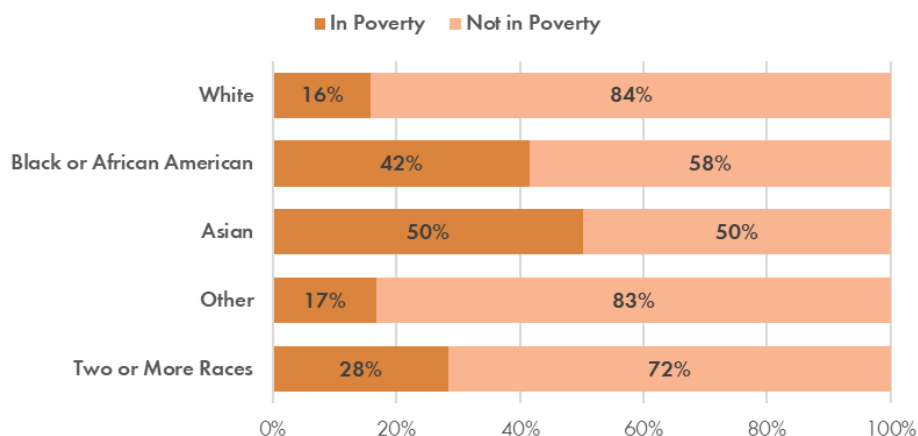
Table 5 – City Population Living Below the Poverty Line

Population Living Below the Poverty Line		
	Estimate	Percent
<i>Population Below Poverty Level</i>	7,812	22.7%
<i>Population in Poverty by Age Cohort</i>		
Children (0 - 17 Years)	2,760	35.3%
Young Adults (18 - 34 Years)	2,471	31.6%
Adults (35 - 64 Years)	2,011	25.7%
Seniors (65+ Years)	570	7.3%
<i>Population in Poverty by Gender</i>		
Male	3,853	49.3%
Female	3,959	50.7%
<i>Population in Poverty by Race</i>		
White	3,726	47.7%
Black or African American	734	32.4%
Asian	734	9.4%
Other	230	2.9%
Two or More Races	592	7.6%

Source: U.S. Census, ACS 5-Year 2018-2022

¹⁶ The U.S. Census Bureau determines poverty thresholds based on the size of the household, including the number of children. In 2022, the poverty threshold for a family of four, two adults and two children, was \$29,678. Poverty thresholds are a national measure and do not vary by geography.

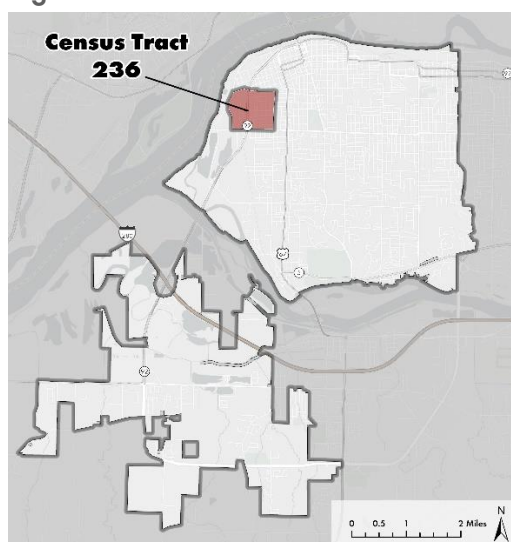
Chart 6 - Poverty by Race



Source: US Census Bureau, ACS 5-Year 2018-2022

With regard to geographic concentrations of poverty in the City, the biggest area of concern is Census Tract 236 (“Tract 236”), according to the City’s 2019-2023 Consolidated Plan. Tract 236 is roughly bounded by 9th Avenue, 11th Street, 18th Avenue, and Mill Street, and it generally encompasses the Douglas Park neighborhood. Tract 236 is home to approximately 1,400 residents, of which 630 (45%) are living below the poverty line. Black or African American residents make up 80% of residents in Tract 236, and white residents make up 11% of residents in Tract 236. More than half (54%) of residents in Tract 236 that are living below the poverty line are under the age of 18. Because of the demographics and concentration of poverty, Census Tract 236 is classified by HUD as a Racially or Ethnically Concentrated Area of Poverty (“R/ECAP”). R/ECAPs are defined as having a non-white population of 50% or more and 40% or more of its residents living at or below the poverty line.

Figure 10 – Location of Census Tract 236



Homelessness

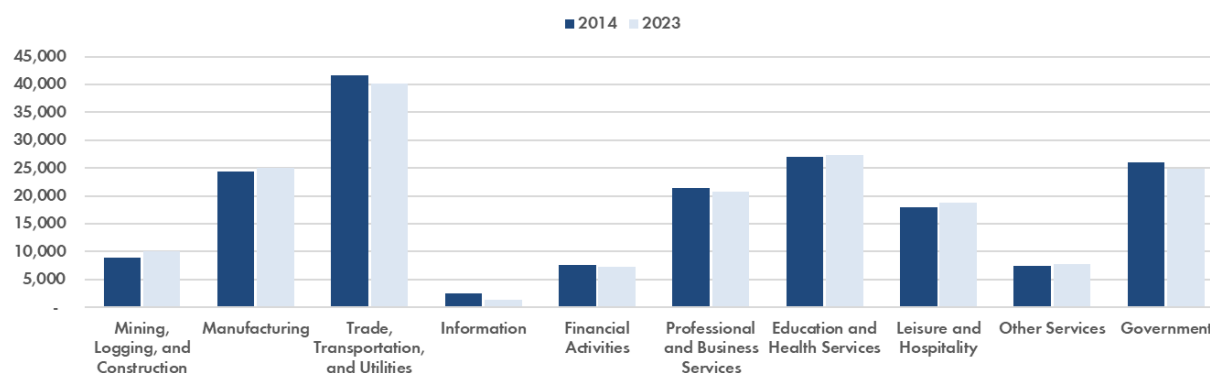
According to the City's 2019-2023 Consolidated Plan, on a given night in 2019, the estimated number of persons experiencing homelessness in the Rock Island, Moline/Northwestern Illinois Continuum of Care included 74 persons in families and 137 individuals. Approximately 195 were sheltered and 16 unsheltered. Additionally, approximately 2 individuals were chronically homeless, 6 were veterans, and 5 were unaccompanied youth. On average, individuals spent 89 days homeless. The Continuum of Care inventory of sheltered beds in 2019 included 179 in emergency shelters, 85 in transitional housing, 44 in permanent supportive housing, 13 in rapid re-housing, and 12 in other permanent housing.

INDUSTRY AND LEADING SECTORS AND EMPLOYERS

Industry

Comprising 22% of the MSA's workforce, the leading employment industry in the MSA is trade, transportation, and utilities, followed by education and health services at 14.9% and manufacturing at 13.7%. These sectors primarily consist of roles that often require in-person attendance and are less affected by remote work trends. As shown in Chart 7, the MSA saw an increase in employment in mining, logging, and construction; manufacturing; education and health services; leisure and hospitality; and other services over the last 10 years. Meanwhile, the industries of trade, transportation, and utilities; information; financial activities; professional and business services; and government saw a decrease in total jobs.

Chart 7 - Employees by Industry in MSA



Source: Bureau of Labor and Statistics, 2014 and 2023

Commuting Patterns

In 2021, 13,148 workers commuted to the City for employment but lived elsewhere, while 9,988 residents commuted to a job outside of the City. In 2021, there were 2,537 people who both lived

and worked in the City.¹⁷ In total, the City saw on a daily basis a net inflow of employees, indicating the potential for additional demand for housing in the City. This additional housing could allow more of these employees to live closer to where they work. Ultimately this points to a potential mismatch between local job availability, residents' employment needs or preferences, and housing availability and typology.

Top Area Employers

In the City, the employment landscape is predominantly shaped by a diverse range of employers. Trinity Rock Island serves the medical field and stands at the forefront, employing 1,848 individuals, making it the largest employer, overall, in the area. Following closely is the Rock Island-Milan School District 41 (“RIMSD 41”), providing jobs for 1,292 employees. The County Government is another significant contributor to local employment, with 733 staff members. The local economy is further bolstered by several other key institutional employers and businesses. Bally's Quad Cities and Augustana College both employ approximately 550 staff members each, emphasizing a clear presence of entertainment and education in the community. Dohrn Transfer Company also employs approximately 550 staff members. Roma Food Service and the City each provide approximately 530 job opportunities, while the City based insurance company, Modern Woodmen of America, contributes 500 positions to the economy. Additional employers round out the top workforce contributors in the City including:^{18, 19}

- Honeywell Safety Products (400 employees)
- Crawford Company (400 employees)
- Royal Neighbors of America (257 employees)
- IMEG (250 employees)
- Hill & Valley (250 employees)
- Green Thumb Industries (230 employees)
- Liberty Packaging (200 employees)
- XPO Logistics (100 employees)
- MetroLINK (100 employees)
- Illinois Casualty Company (90 employees)
- Bellota Agrisolutions & Tools (75 employees)
- U.S. Marshals Service (53 employees)

¹⁷ U.S. Census, OnTheMap, 2021.

¹⁸ CoStar

¹⁹ City of Rock Island, 2025.

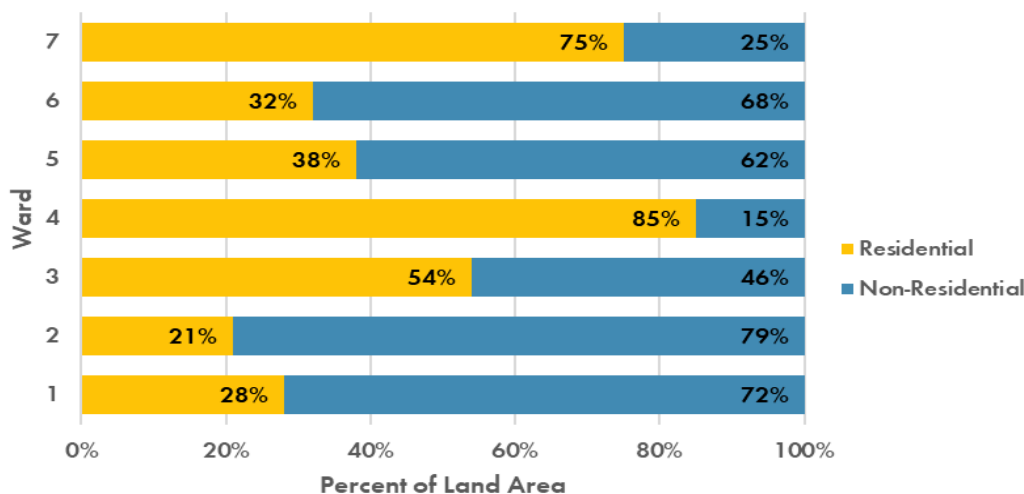
SECTION IV – HOUSING INVENTORY

ROCK ISLAND ZONING

As shown in Figure 8, Rock Island is divided into 17 zoning districts, five of which are designated for residential use. Figure 11 shows the residential zoning districts. The R1 zoning district, exclusively for single-family detached homes (and ADUs that conform to guidelines), constitutes 26.8% of the City’s total land area, making it the largest residential designation. The combined footprint of the remaining residential districts—R2, R3, R4, and R5—accounts for an additional 16.8%. Together, residential zoning comprises nearly half (43.6%) of Rock Island’s total land area. It is worth noting that higher-density residential uses are quite limited, with only 5.8% of the City’s land area zoned R4 and R5. However, denser multifamily developments have the capacity to concentrate residential units in a smaller geographic area than is possible with single-family and other low-density residential housing types.

As shown in Chart 8, Rock Island’s seven wards have varying amounts of residential land. Residential zoning accounts for more than three-quarters of the land area in Ward 4 (85%) and Ward 7 (75%). Ward 2 has the least amount of residentially-zoned land area, amounting to just 21%, as Ward 2 consists of more industrial and conservation land uses.

Chart 8 - Residential Zoning by Ward as a Percent of Land Area

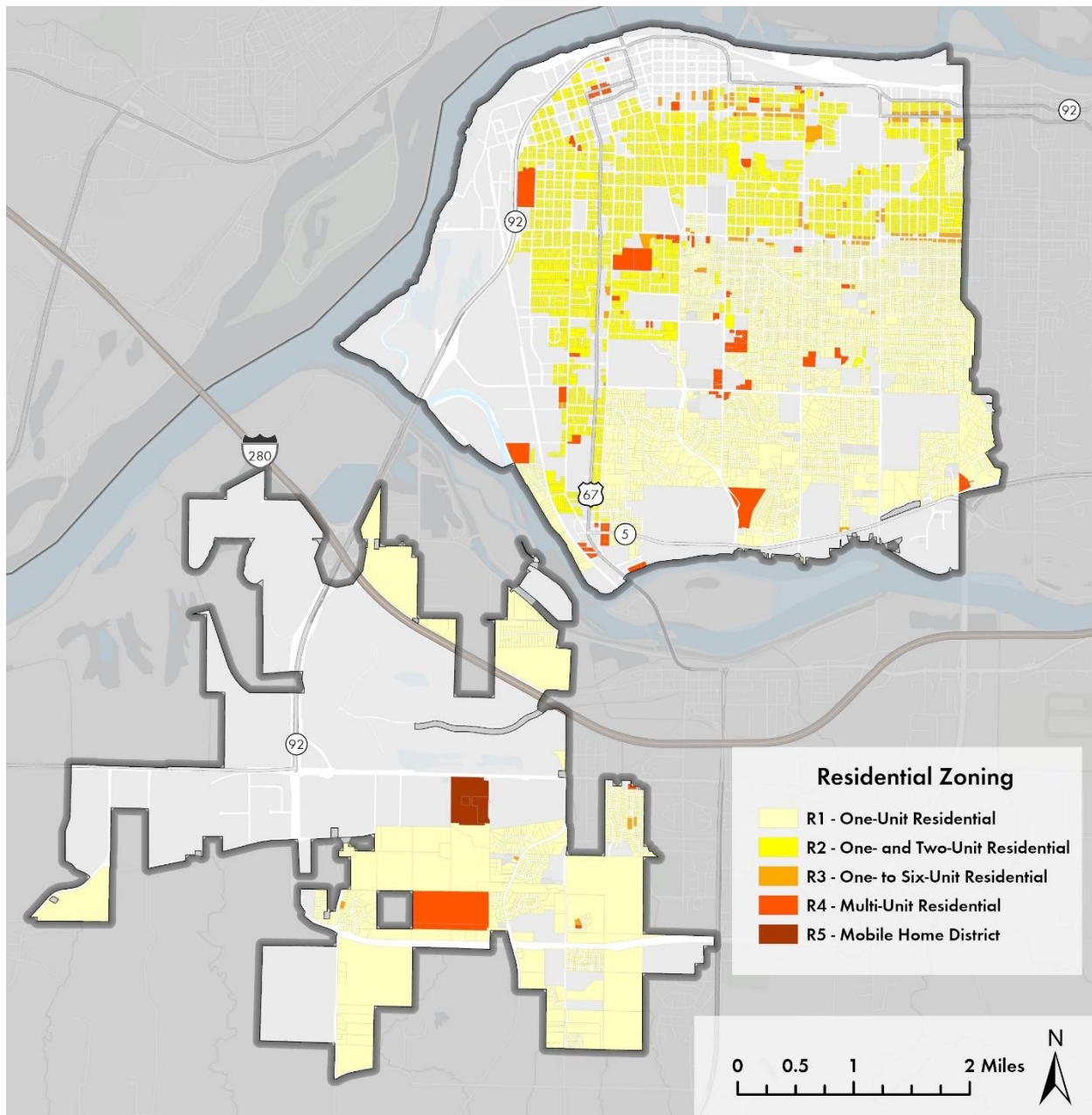


Source: City of Rock Island

The City's zoning map, shown in Figure 8, emphasizes green spaces and natural preservation, with 21.7% of the city's total land area zoned C1 and C2. These zoning districts account for the largest portion of the City's non-residentially-zoned land. The C1 and C2 zoning districts encompass parks, open spaces, and nature preserves. As the next-highest coverage by land area in the City, industrial zoning covers 12.2% of Rock Island's land area, with the majority of these parcels concentrated in the southwestern part of the city. This clustering reflects the strategic placement of industrial uses, likely due to proximity to the confluence of the Rock and Mississippi Rivers, ensuring efficient operations while minimizing potential conflicts with residential neighborhoods of which a majority are in the Northeast section of the City. Parcels zoned for business make up 5.8% of Rock Island's total land area. Business districts are primarily located in three key areas within the City: Downtown, the 18th Avenue Corridor, and the 11th Street Corridor.

Despite the existing zoning allocations, a substantial portion of Rock Island remains underdeveloped. This underutilized land presents significant opportunities for future development, allowing for potential expansion of residential, commercial, and industrial areas to meet the city's needs.

Figure 11 - Residentially Zoned Parcels



OVERVIEW OF HOUSING STOCK

Approximately 10% of the City of Rock Island's housing stock is considered vacant. Of the City's estimated 15,247 occupied housing units, 69% are single-family detached units. An additional 13% of units are located in buildings of 10 or more units. Single-family attached, two-family dwellings, three- to four- unit buildings, and five- to nine- unit buildings each make up an additional 3% to 5% of the City's housing stock. An estimated 62% of Rock Island's housing units are owner-occupied, which is similar to the percentage of owner-occupied housing units in the MSA and State. The median year built for the City's housing units is 1953 and 86% of units were built before 1980. Just 6% of Rock Island's housing stock was built since 2000.²⁰ *For additional information regarding the City's housing stock, refer to Section 4 and Section 10 of the 2024 HNA.*

Subsidized affordable rental housing in Rock Island is primarily made available through the RIHA and its non-profit managing entity Community Home Partners ("CHP"). This includes 241 public housing units, 832 project-based Section 8 units, and 560 Housing Choice Vouchers. Subsidized rental housing in Rock Island is heavily concentrated along the northern and western edges of Northeast Rock Island, and additional units are more distributed across Southwest Rock Island. *For additional information regarding publicly assisted housing, refer to Chapter 7 and Chapter 8 of the 2024 AI.*

RENTAL PROPERTIES

Registered Rental Properties

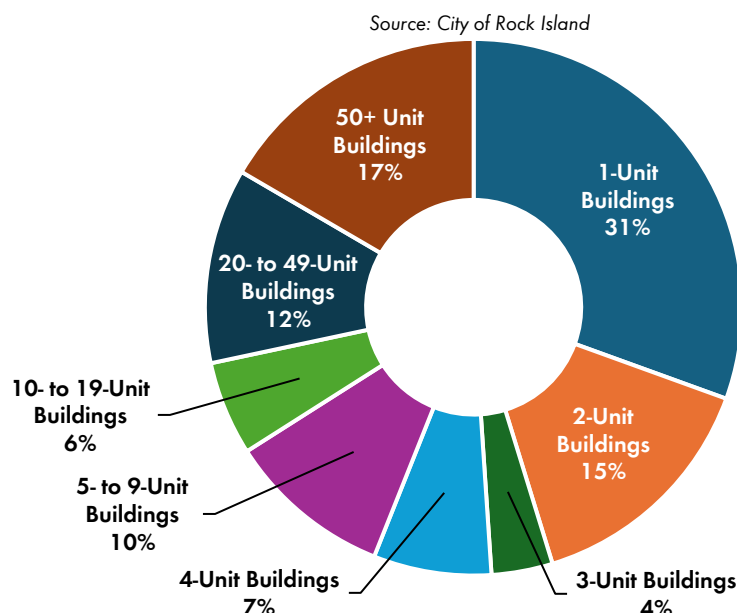
The City of Rock Island has 4,554 registered rental units in 1,982 properties. These units vary from single-family home rentals to complexes of more than 100 units. Rental units in single-family (1-unit) buildings are by far the largest portion of the City's rental housing, amounting to 31% of all rental units. See Chart 9. Rental units in properties of 50 or more units are the next highest rental typology, accounting for 17% of the City's rentals, and another 15% of the City's rentals are located within two-unit rental properties. In total, these three housing types, single-family, duplex, and large apartment complexes²¹ of 50 or more units, account for 62% of all of the rental units in the City. The remaining 38% of units are included in residential properties with 3 to 49 units. While

²⁰ Housing Needs Assessment for the Moline, Rock Island, & Davenport Consortium, 2024.

²¹ These large apartment complexes could include both large apartment buildings or units spread throughout multiple, smaller buildings in close proximity to one another that were built at once or in phases as part of one development.

the City's rental stock represents relatively diverse housing typologies, there is generally an overabundance of single-family and two-family rentals compared to medium-density rental properties.

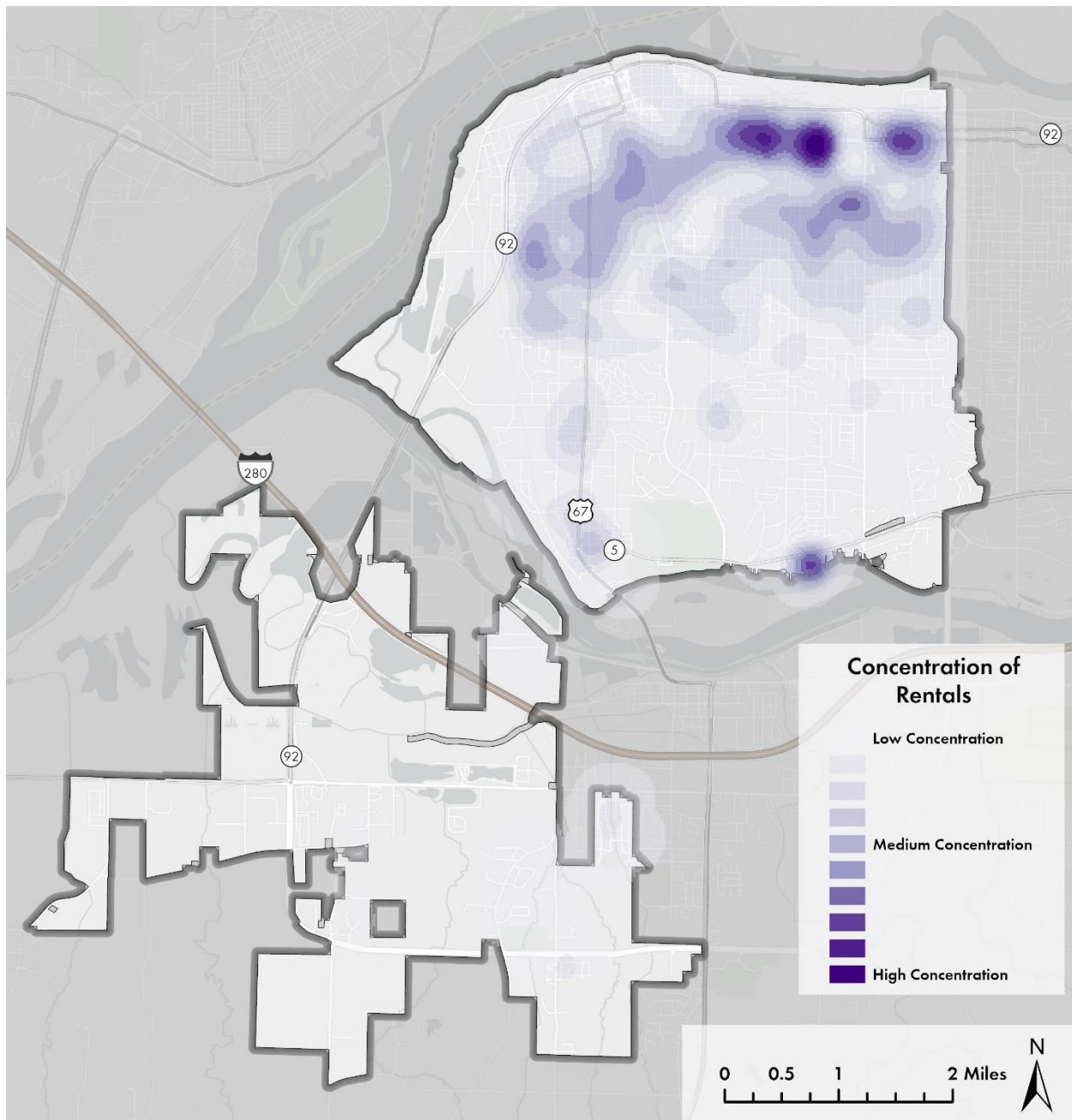
Chart 9 - Registered Rental Units by Number of Units on Property



The City has a large number of different landlords operating rental properties. Over 500 different owners have just one rental unit registered, and nearly 200 only have two units. However, there are some landlords with large quantities of rental properties. There are 22 property owners with 10 or more rental properties, accounting for nearly 800 rental units, or 17% of the City's rental housing stock. Approximately 25% of the City's rental units are owned by a property owner that does not live in Illinois or Iowa.

Figure 12 displays the concentration of rental properties throughout the City of Rock Island. Rental properties are concentrated in Northeast Rock Island as opposed to the Southwest. The highest concentrations of rental properties are directly east of Downtown near Augustana College, which accounts for a market demand of rental units to support the 400 to 550 fourth-year and graduate students who do not live on campus each year. While there is very little rental housing in the Southwest, the highest concentration in that area of the City is found near 92nd Avenue and 14th Street.

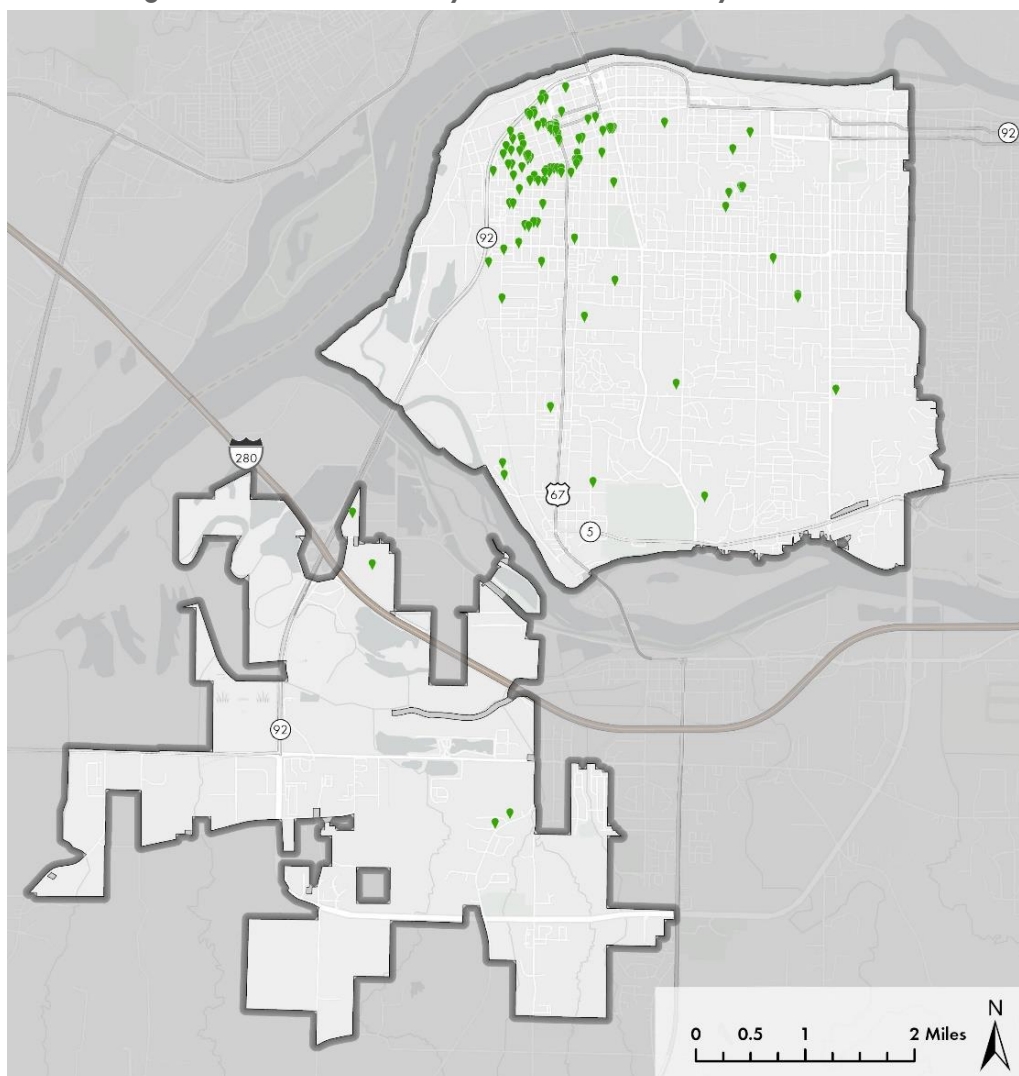
Figure 12 - Concentration of Rental Properties



CITY-OWNED LAND

Figure 13 illustrates the location of all residentially zoned parcels owned by the City. It is important to note that a majority of City-owned parcels are within the Douglas Park Neighborhood. This general area also includes Census Tract 236, the HUD-classified R/ECAP where 45% of residents in the tract are living below the poverty line. Many of these properties were accumulated as a result of past efforts to improve neighborhoods by the acquisition and demolition of dangerous buildings. More recently the City has acquired fewer properties as it has been able to utilize other means to address dangerous buildings without property acquisition. While some of these properties are likely not suitable for residential development due to size or topography, some of the larger parcels or those in close proximity to one another could provide an opportunity for new residential development.

Figure 13 – Location of City-Owned Residentially-Zoned Parcels



HISTORIC PROPERTIES

The City of Rock Island has three National Historic Districts and one Local Historic District along with a number of properties designated as City Landmarks or included on the National Register. The U.S. Housing Corporation National Register District is the most recently established historic district within the City of Rock Island. The district consists of two non-contiguous areas that are predominantly composed of homes built between 1918 and 1919 by the United States Housing Corporation as emergency housing for war production workers. At the time, more than 200 homes were built in Rock Island as part of the country's first nationwide housing development initiative for civilians. At the time of its establishment, 206 contributing properties and 187 noncontributing properties were located within the district.

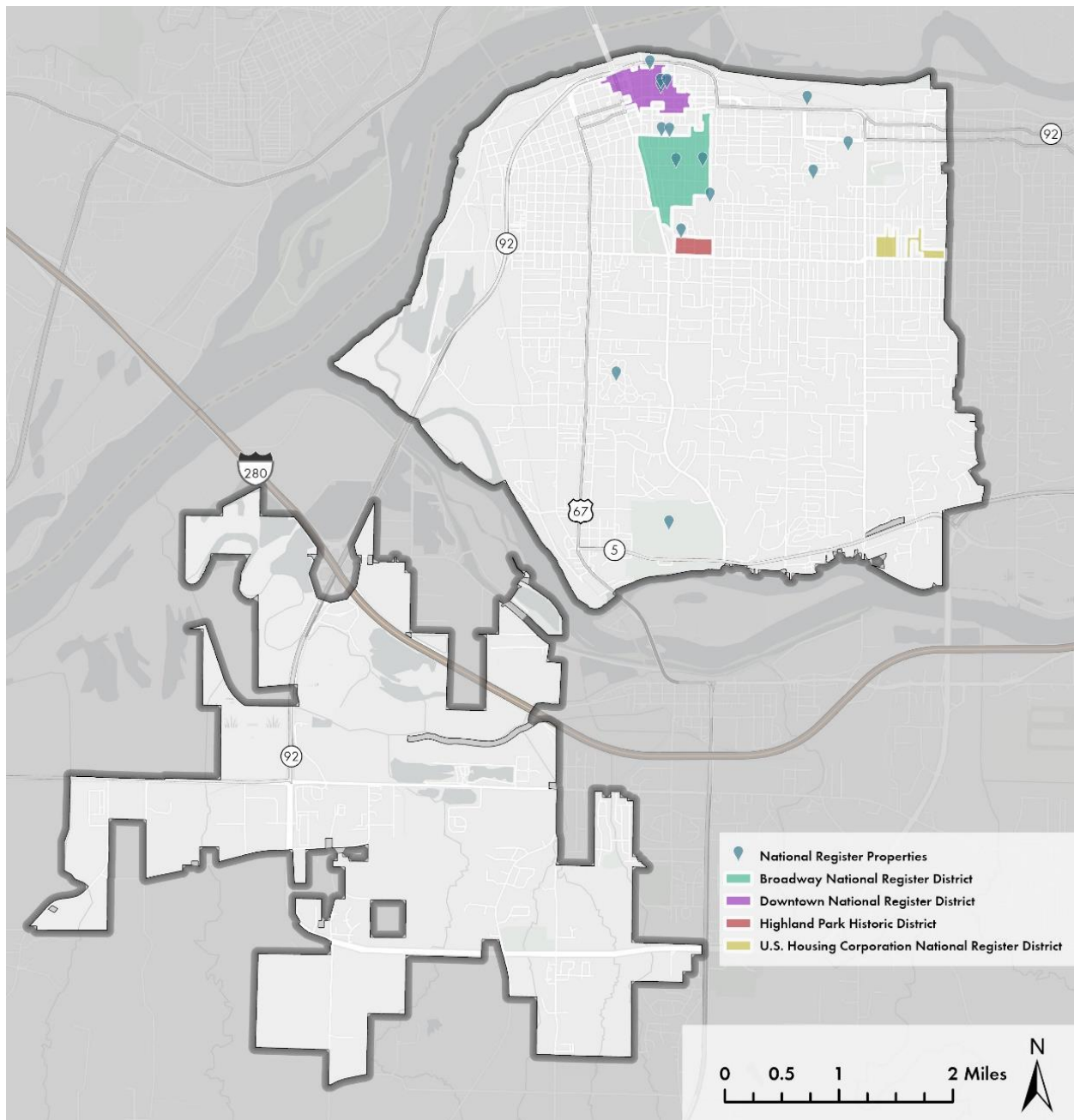
The Downtown Historic District is nationally designated and includes a number of City Landmarks and buildings on the National Register. Important sites located in the Downtown Historic District include the Fort Armstrong Hotel and the Rock Island Public Library.

The Highland Park Historic District is a locally designated historic district showcasing 20th century revival architecture. The neighborhood was built between 1895 and 1940 and, in addition to its architectural history, is known for its brick streets. While there are a number of notable historic properties located within Highland Park Historic District, the Stauduhar House is the only site on the National Register of Historic Places.

The Broadway Historic District in Rock Island is a national historic district that encompasses a neighborhood of Victorian homes and is renowned for its architectural treasures. Featuring more than 550 homes, the Broadway Historic District showcases examples of Queen Anne, Italianate, and Colonial Revival styles, with the earliest structures dating back to 1865. Most homes were built between 1890 and 1915, contributing to the district's rich historical fabric. Listed on the National Register of Historic Places, it shows the highest concentration of landmarks in Rock Island. The district itself contains structures that are registered as historic buildings including: Potter House, Chippiannock Cemetery and the Robert Wagner House.

Figure 14 highlights the location of the three historic districts within Rock Island and all structures on the National Historic Register within the municipal boundaries.

Figure 14 - Historic Districts and National Register Historic Sites



HOUSING CONDITIONS

Abandoned, Vacant, and Foreclosed Properties

Figure 15 displays the location of buildings registered with the City as abandoned, vacant, or foreclosed. There is a notable concentration of properties in the northwestern portion of Northeast Rock Island, in the vicinity of Downtown and a number of neighborhoods including Douglas Park, Longview, and Old Chicago. From a housing standpoint, these properties warrant close monitoring and particular consideration as upcoming housing initiatives, potential incentives, and future projects are considered. The significant number of vacant buildings presents a challenge, but also an opportunity for future rehabilitation or use-conversion efforts.

Dangerous Building Demolitions

Since 2014, 96 buildings have been demolished through the City's program of abating dangerous buildings. Historically, a high volume of demolitions occurred between 2014 and 2018 as well as in 2020. This number declined in 2019 and has remained low from 2021 to 2023. The number of demolitions occurring between 2014 and 2023 are shown in Chart 10. As shown in Figure 16, the location of these properties follows a similar pattern to the abandoned, vacant, and foreclosed properties. These sites are concentrated in the northwest, Downtown, and a small number in the southwestern portion of Northeast Rock Island.

Chart 10 - Demolitions of Dangerous Buildings

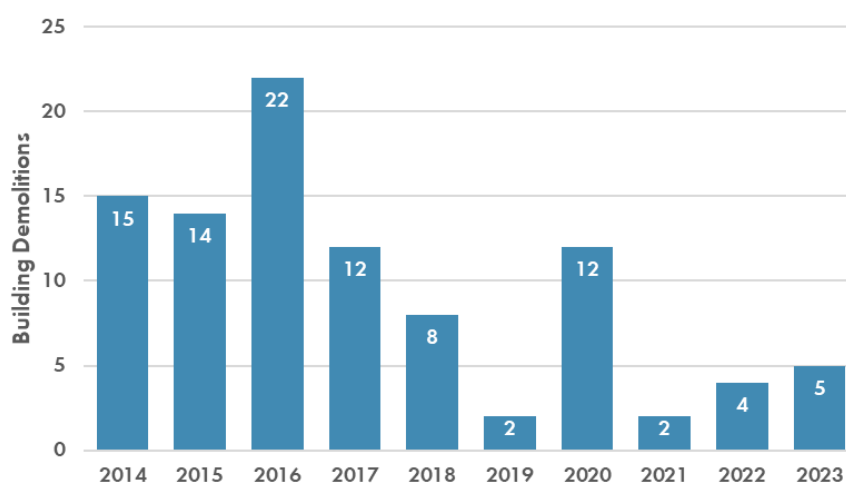


Figure 15 - Properties on the Vacant, Abandoned, & Foreclosed Building Registry

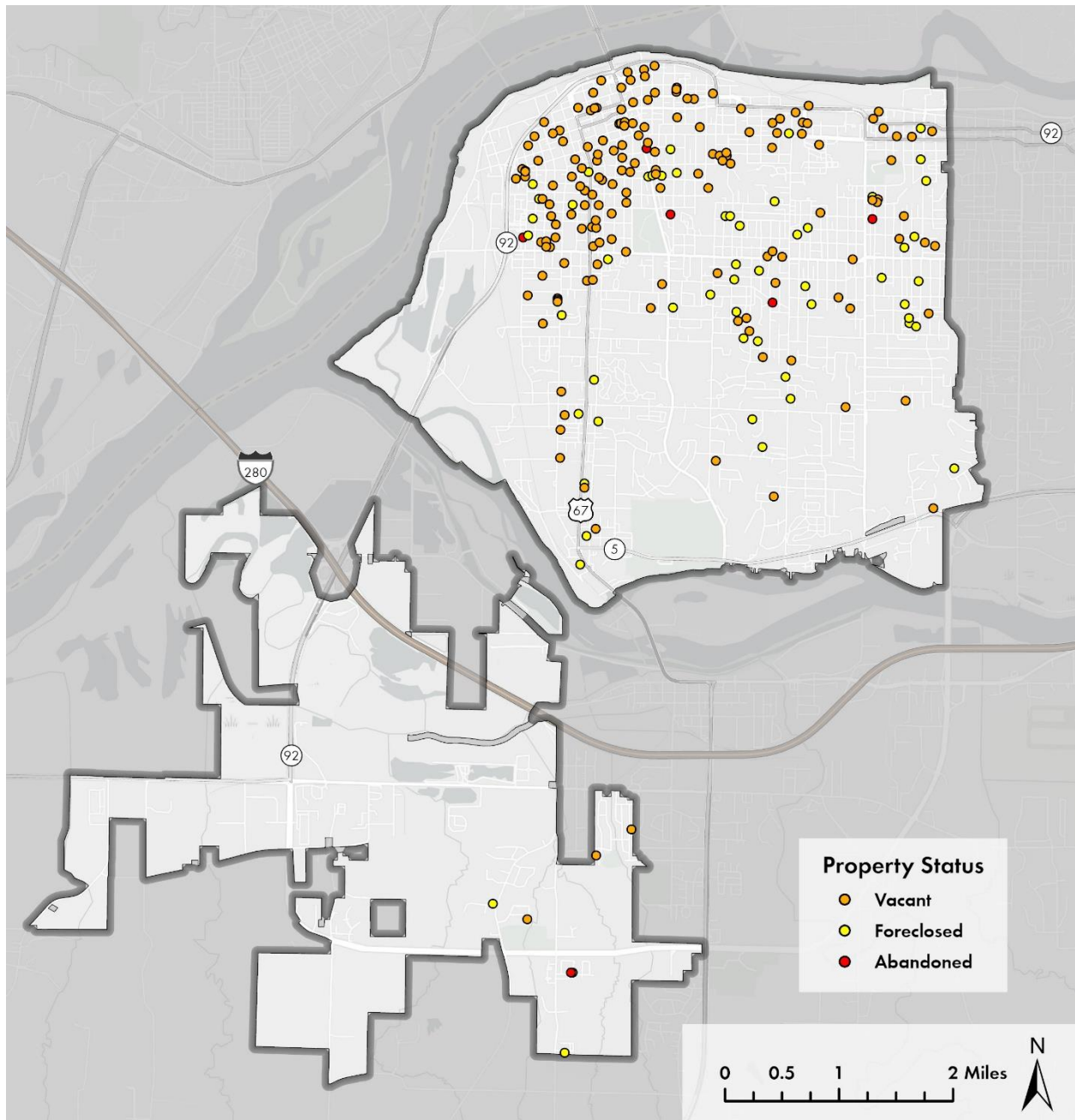
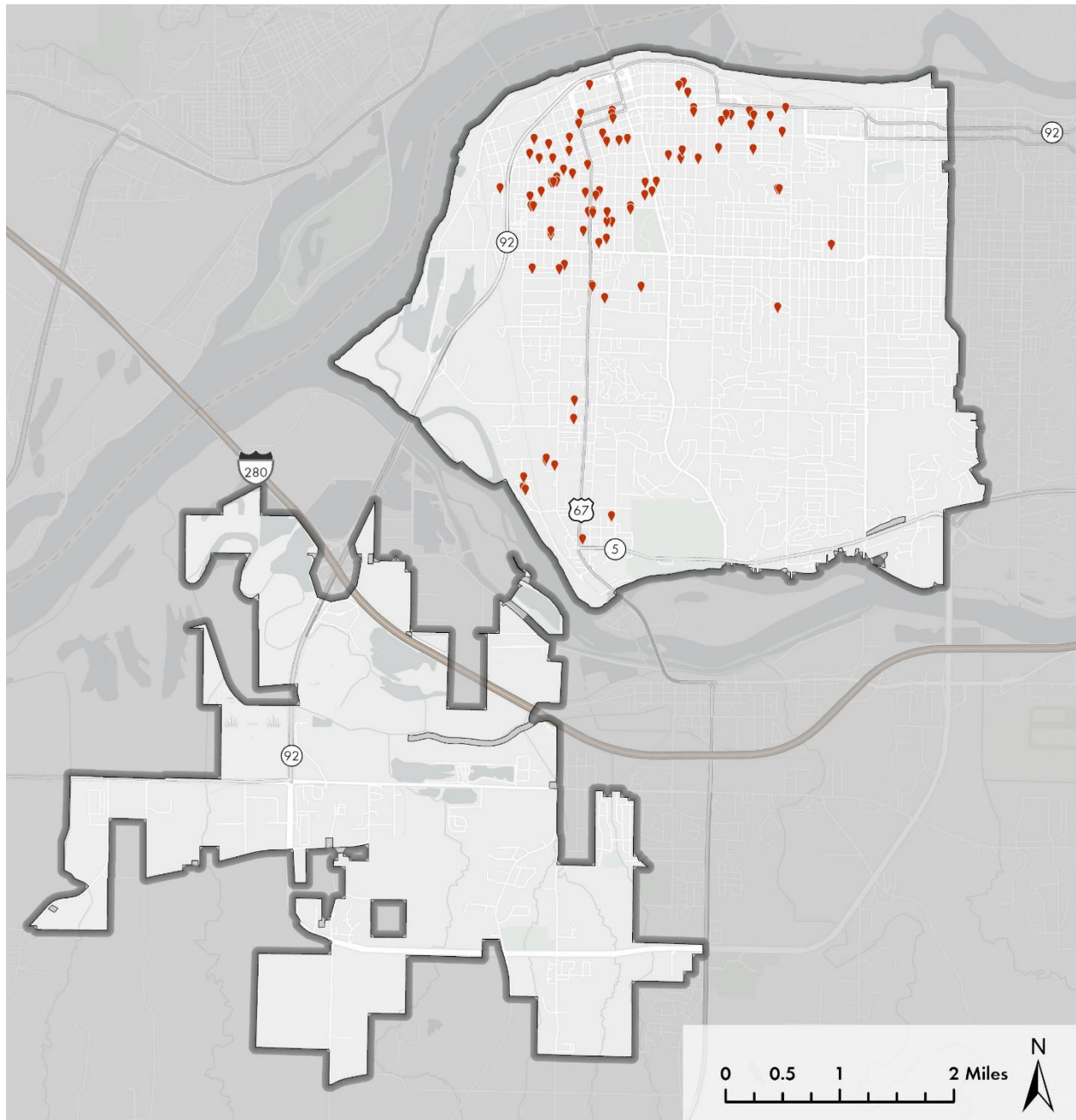


Figure 16 – Location of Dangerous Buildings Demolished Over the Past 10 Years

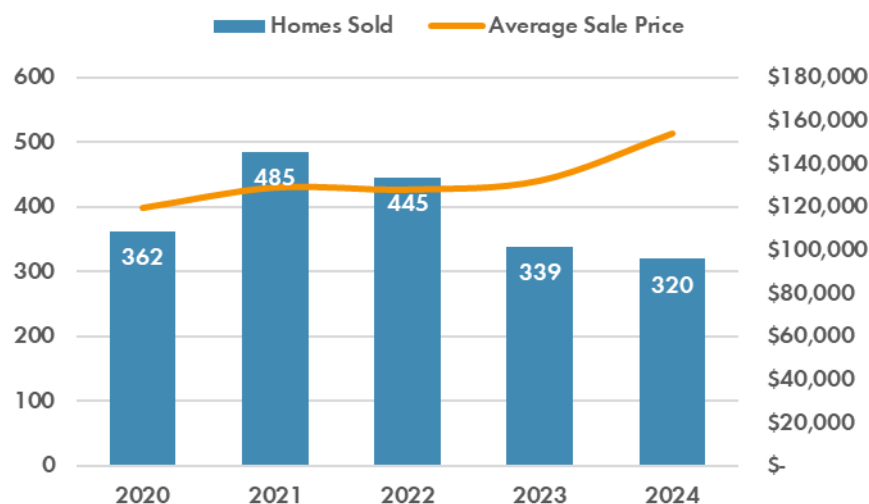


SECTION V – HOUSING MARKET AND AFFORDABILITY

FOR-SALE HOUSING MARKET

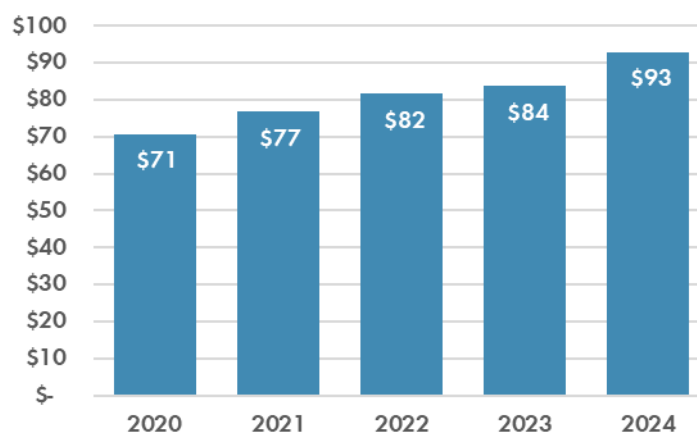
Over the past five years, 1,951 homes have been sold within the City, according to the real estate data provider, Redfin. The number of home sales increased in 2021 and 2022 but dropped again in 2023 and 2024. The average sale price for all the homes sold between 2020 and 2024 was \$131,617, and the average price per square foot was \$81. Over time, the average sale price has increased from approximately \$120,000 in 2020 to \$154,000 in 2024. Similarly, the price per square foot has increased from \$71 to \$93 during that same time period. These trends in home sales and price are visualized in Chart 11 and Chart 12.

Chart 11 - Number of Homes Sold and Average Sale Price



Source: Redfin.com

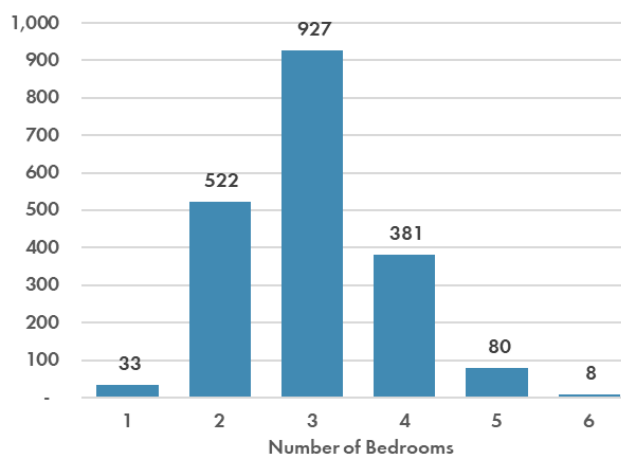
Chart 12 - Average Price Per Square Foot of Homes Sold



Source: Redfin.com

The homes sold in Rock Island from 2020 to 2024 ranged from one to six bedrooms and had an average size of 1,635 square feet. The average lot size of these residential properties was 10,302 square feet, or just under one-quarter acre. As shown in Chart 13, on the right, the vast majority of homes sold in Rock Island during this time period were three-bedroom homes, though two- and four- bedroom homes were also prevalent in the market. Only 33 one-bedroom homes were sold during the five-year period, and only 88 homes had five or six bedrooms.

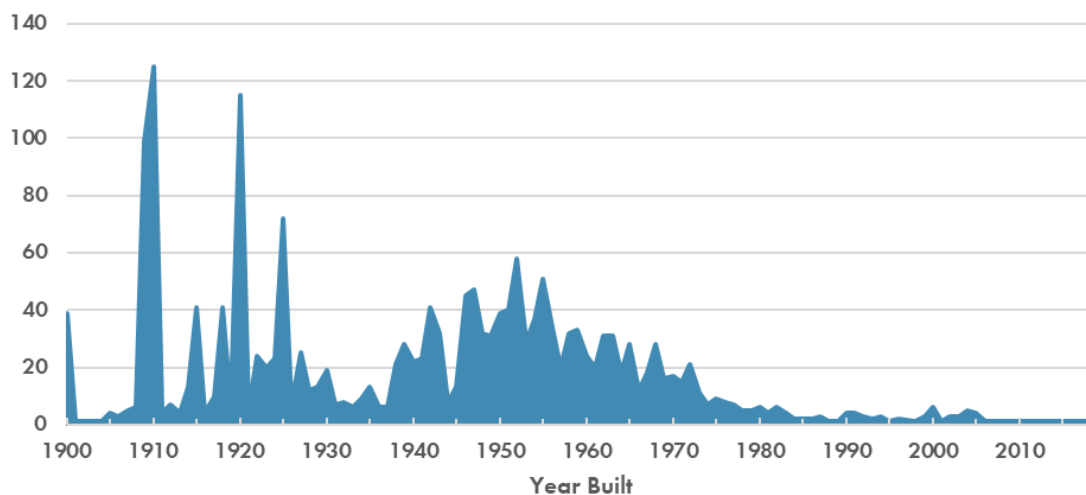
Chart 13 - Homes Sold 2020 - 2024 by Number of Bedrooms



Source: Redfin.com

None of the homes sold between 2020 and 2024 were new construction, with the newest home sold having been built in 2019, and the average year built was 1941. Only 31 of the homes sold during this time were built after 2000. Approximately 39% (758) of the homes sold were built between 1950 and 2000, and 59% (1,147 homes) were built between 1900 and 1950. Fourteen homes (1%) were built prior to 1900. Chart 14 depicts the number of homes during the five-year period by the year they were built.

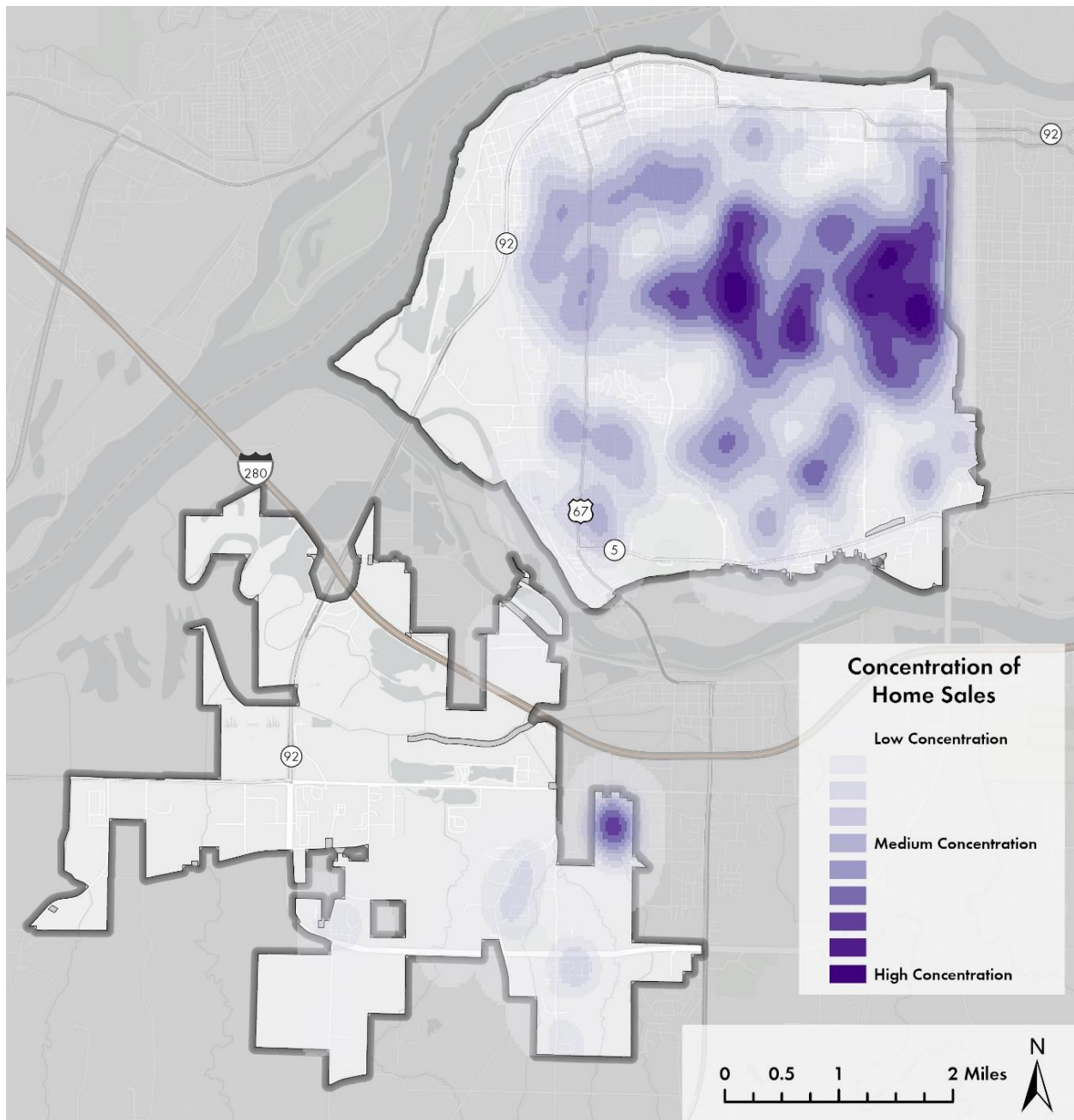
Chart 14 - Homes Sold 2020 - 2024 by Year Built



As shown in Figure 17, a high concentration of home sales over the past five years occurred in the central and eastern portions of Northeast Rock Island. This includes a high concentration of home sales in and around the 18th Avenue Corridor. In the Southwest, a subdivision off of 10th Avenue and 7th Street also saw a number of home sales.

For additional information regarding the for-sale housing market, refer to Section 4 and Section 10 of the 2024 HNA.

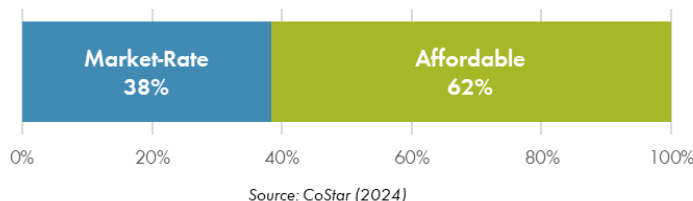
Figure 17 – Geographic Concentrations of Home Sales from 2020 - 2024



RENTAL HOUSING MARKET

The Rock Island rental market consists of single-family homes, low-rise, garden, and mid-rise buildings. The City has approximately 3,200 units in multifamily buildings of two or more units. Of these units, just under 2,500 had data available on CoStar.com, a real estate data and analytics platform that collects data on commercial, industrial, and multifamily residential properties, which was utilized to analyze the multifamily market in Rock Island. Of the 2,500 units listed in CoStar, approximately 62%, as shown in Chart 15, are in some way considered affordable. CoStar includes units that are rent-restricted, rent-subsidized, and rented at below-market rate in this category.

Chart 15 – CoStar Categorization of Rental Units



As shown in Chart 16, one- and two-bedroom units make up the largest portion of Rock Island's market-rate multifamily housing stock, at 44% and 35% of units, respectively. Approximately 12% of units have three-bedrooms, 7% are studio apartments, and only 2% have four-bedrooms. The average monthly rent across all market-rate multifamily rental properties was \$654 a month and \$0.97 per square foot. The average monthly rent ranged from \$450 for a studio apartment to \$1,354 for a three-bedroom unit, as shown in Chart 17.

Chart 16 - Market-Rate Multifamily Rentals by Number of Bedrooms

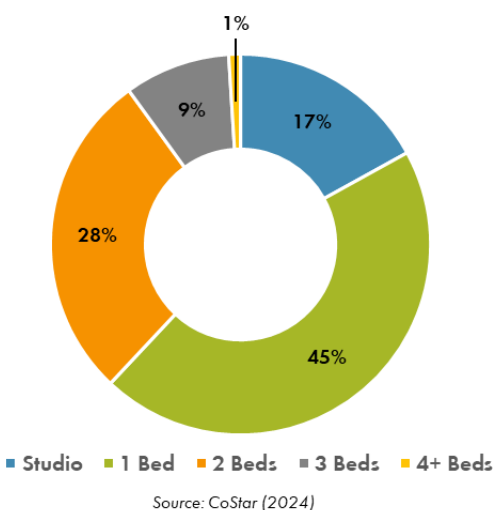
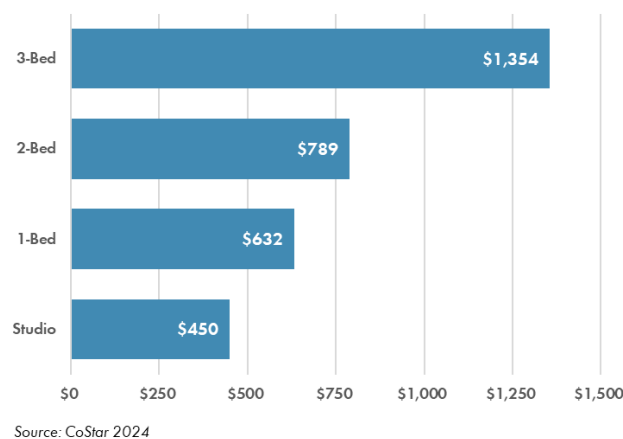
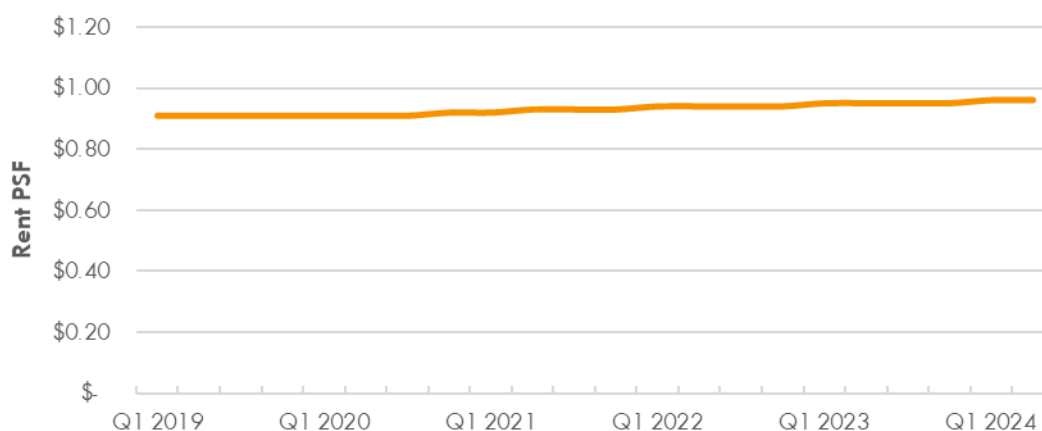


Chart 17 - Average Monthly Rent for Market-Rate Multifamily Units by Number of Bedrooms



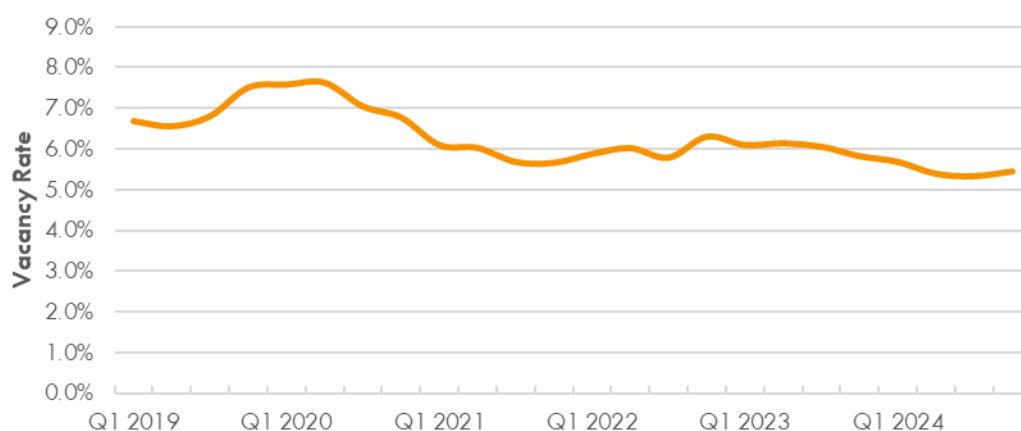
Since 2019, the average rent per square foot across all multifamily market-rate units has stayed relatively stable, as shown in Chart 18. In the first quarter of 2019, the average rent per square foot was \$0.90, compared to \$0.96 in the fourth quarter of 2024. In contrast, the vacancy rate has declined since 2019. Despite a moderate increase in vacancy rate in 2020 during the height of the COVID-19 pandemic where vacancy peaked at 7.6%, the vacancy rate has since recovered to reach 5.5% in the fourth quarter of 2024, lower than the pre-pandemic vacancy rate of 6.7%. The change in vacancy rate over time is shown in Chart 19.

Chart 18 - Rent Per Square Foot of Market-Rate Multifamily Rentals Over Time



Source: CoStar 2024

Chart 19 - Stabilized Vacancy Rate of Market-Rate Multifamily Rentals



Source: CoStar 2024

For additional information regarding the rental housing market, refer to Section 4 and Section 10 of the 2024 HNA.

AFFORDABILITY

Nearly half (46%) of all Rock Island households are cost burdened or severely cost burdened. Cost burdened households spend more than 30% of household income on housing costs, and severely cost burdened households spend more than 50%. The lowest earning households in Rock Island bear the brunt of this cost burden, with 72% of Rock Island's renter households that are considered to be low-income or extremely low-income classified as cost burdened.²² *For additional information regarding the affordability, refer to the 2024 HNA.*

²² Housing Needs Assessment for the Moline, Rock Island, & Davenport Consortium, 2024.

SECTION VI – LOCAL HOUSING INCENTIVES AND FINANCING PROGRAMS

CONSTRUCTION AND DEVELOPMENT FUNDING & INCENTIVES

New Housing Construction Property Tax Rebate Program

Rock Island offers a real property tax reimbursement program for the property owners of newly constructed owner-occupied single-family homes or condominiums. In addition to new construction, properties subject to extensive rehabilitation to either convert a unit from non-residential to residential use or improve a residential unit that has been vacant for at least five years may be eligible for the rebate program. The rehabilitation must bring the unit into full compliance with current building codes and the entire interior of the unit must be replaced. The program is exclusive to market-rate housing units and does not apply to income-restricted housing units or housing developed with Low-Income Housing Tax Credits or other similar incentives. The program offers a 10-year property tax reimbursement of up to \$2,000 per year and \$10,000 over the ten-year period.

Residentially-Zoned, City-Owned Vacant Lot Sales

The City of Rock Island has established a streamlined and low-cost process for the sale of certain city-owned, residentially zoned properties. City-owned vacant lots with residential zoning and less than one acre in size are eligible for the program. Parcels will be priced at ten cents (\$0.10) per square foot, unless the purchaser already owns an adjacent property, in which case the price may be reduced to \$1.00. Larger lots or those with non-residential zoning will be evaluated on a case-by-case basis. The program has no requirement for the use of the property once it has been purchased, so long as it complies with zoning.

This program replaced the Home Ownership Made Easy (“HOME”) Program formerly offered by the City which sold city-owned lots for \$5.00 and waived permitting fees, but required that a home be built on-site. The HOME Program was ultimately unsuccessful, resulting in the construction of only one home over the course of eight years.

Downtown TIF

The City recently completed the process of creating a TIF for Downtown. The City is considering ways to utilize the Downtown TIF to offer business assistance programs, support façade improvements, bringing buildings into full compliance with local building codes, and supporting office to residential conversions. The City has four other TIF Districts previously created including the Columbia Park TIF (August 14, 2007 – August 14, 2030), Parkway/I-280 Casino TIF (November 22, 2004 – November 22, 2027), The Locks TIF (March 17, 2014 – March 17, 2037), and Watchtower TIF (March 17, 2014 – March 17, 2037). In Illinois, cities may use this tool to

assist developers with the following: assessment and cleanup of contaminated soil, building rehabilitation, construction of engineered barriers such as parking lots on contaminated sites, demolition and site preparation, and land assembly costs.

HOMEOWNER ASSISTANCE PROGRAMS

Property Tax Relief²³

SENIOR HOMESTEAD EXEMPTION²³

The Senior Homestead Exemption allows for the Equalized Assessed Value (“EAV”) of a property to be reduced by \$5,000. The applicant must live on the property during the assessment year and must be at least 65 years old.

SENIOR FREEZE EXEMPTION²³

Residents reaching the age of 65 may apply for the Senior Freeze Exemption, which will freeze the assessed value of the property at its current value. To be eligible, property owners must be at least age 65 with a gross household income of less than \$65,000, and they must have owned and occupied the home for two consecutive years. The property owner must also have signed up for the Senior Homestead exemption. The Senior Freeze Exemption must be renewed annually.

OWNER-OCCUPIED EXEMPTION²³

The Owner-Occupied Exemption lowers the EAV of a property by up to \$6,000. The property must be an owner-occupied single-family home, or a renter-occupied home where the leaseholder is required to pay real estate taxes.

HOME IMPROVEMENT EXEMPTION²³

The Home Improvement Exemption is a four-year deferral of any increase in property assessment as a result of improvements such as a deck, addition, garage, porch, or other improvement. The property must be an owner-occupied residential property and a maximum of \$75,000 in market value may be deferred.

²³ All of the property tax relief programs listed are offered through Rock Island County except for the Historic Property Exemption. Refer to the Rock Island County website or the State Historic Preservation Agency for more information.

DISABLED PERSONS EXEMPTION²³

A disabled owner-occupant of a residential property may be eligible for the exemption of up to \$2,000 in EAV through the Disabled Persons Exemption.

SENIORS TAX DEFERRAL²³

Residents older than 65 earning less than \$50,000 annually may be eligible to defer payment of all or a part of the property taxes on the home they own and occupy. The program functions as a loan with an annual interest rate of 6% which must be repaid upon the sale of the residence or the death of the taxpayer.

DISABLED HOME VET EXEMPTION²³

Disabled veterans that have received financial assistance for the purchase or construction of housing with adaptations necessary to meet the needs of their disability may be eligible for the Disabled Home Vet Exemption. This exemption reduces the home's taxable EAV by up to \$100,000.

DISABLED VETERANS STANDARD EXEMPTION²³

The Disabled Veterans Standard Exemption lowers the EAV of a residential property owned and occupied by a veteran with a service-connected disability of at least 30%, with the exact amount of the exemption varying by degree of disability. Veterans with a disability of 30% to 50% could receive an EAV deduction of \$2,500 while veterans with a disability of 50% to 70% are eligible for an exemption up to \$5,000. Veterans with a disability of 70% or more can receive an exemption of up to \$250,000.

HISTORIC PROPERTY EXEMPTION²³

Owner-Occupied single-family residences undergoing substantial interior or exterior rehabilitation to preserve and improve a historic building may be eligible for the Historic Property Exemption. Eligible properties must be individually listed on the National or Illinois Register of Historic Places, individually designated as a landmark by the county or municipality or located within a national or local historic district. The Historic Property Exemption provides an eight-year freeze of the property's assessed value followed by a four-year step-up period.

Owner-Occupied Housing Rehabilitation Programs

The City of Rock Island receives an annual entitlement award of CDBG funding through HUD. Both the Emergency Owner-Occupied Housing Rehabilitation Program ("Emergency Rehab Program") and the General Owner-Occupied Housing Rehabilitation Program ("General Rehab Program") provide financial assistance for home rehabilitation through forgivable loans up to \$24,999. Loans are secured through a recapture agreement that places a lien against the property for a period of five years, during which time the property owner must continue to reside in the

home. Repair and rehabilitation projects eligible for funding include, but are not limited to, those that bring the home up to local codes and standards, address deferred maintenance, or address health or safety hazards. Eligible applicants for the program are owner-occupied households earning less than 80% of the Area Median Income (“AMI”) and households may only receive assistance through the General Rehab Program once every five years. The property must also be a legal conforming use, be current with property taxes and utility billing with the City, and be without weed, grass, or nuisance violations. A member of City staff is designated to work with applicants and inspect the property, determine the scope of work, bid and select a contractor, and supervise construction.

The Emergency Rehab Program is intended to address housing conditions that are considered to be emergencies requiring immediate action. As a result, there is no waiting list, and eligible households and projects will be addressed as quickly as possible. The Emergency Rehab Program will address furnace failures between November and April, hot water heater failure, water service failure, sewer lateral failure, severe roof failures threatening mechanical and electrical systems with water infiltration, severe barriers to accessibility preventing reasonable use, entry, or exit of the property by the homeowner, or lead poisoning in a child under the age of six.

Approximately half of the City’s annual CDBG funding goes toward these two rehabilitation programs, amounting to approximately \$500,000 in assistance annually and supporting about 35 households per year. The General Rehab Program currently has a waitlist of 80 households.

Live Work Rock Island

Live Work Rock Island is a homebuyer assistance program offered by the Development Association of Rock Island (“DARI”) to the employees of its member companies earning up to 120% AMI and purchasing a home within the City of Rock Island. The program provides eligible homebuyers with downpayment assistance of up to 5% of the purchase price and up to \$1,000 for closing costs. Homebuyers must contribute at least \$1,000 toward the home purchase and attend a homebuyer education class. HUD-certified Housing Counselors will meet with residents to provide individualized support throughout the process. The average homebuyer receives \$5,500 in assistance through this program. As of 2023, Live Work Rock Island had provided assistance to 422 employees since the program first began in 2003. In 2023, this assistance included 13 home closings, \$111,023 in downpayment assistance, and \$1.8M worth of real estate transactions.²⁴

²⁴ “Annual Report 2023.” Development Association of Rock Island, <https://rockislandforward.com>.

SECTION VII – SUMMARY OF KEY FINDINGS

As the first of the Quad Cities to develop, Rock Island's housing stock is older than its neighbors. The City has some of the most beautiful residential real estate, both in terms of architectural diversity and history and in terms of natural landscape. That being said, the potential offered by this architectural character and natural environment is not fully realized. Additionally, as homes have aged, some of the City's housing stock has fallen into disrepair or become outdated. Code enforcement will be crucial to ensure that the existing housing stock is repaired and maintained, creating opportunities for future investment. Home maintenance and the rehabilitation of existing housing stock is one of the biggest opportunities for the City.

The City of Rock Island has sought to be a leader in the Quad Cities when it comes to building and life safety. One of the ways in which they have pursued this has been through the City's decision, effective in 2018, not to amend the requirement within the International Residential Codes ("IRC") that all new one- and two-family dwellings and townhouses be built with fire sprinkler systems. The choice to keep the fire suppression system requirement in place has also been made by some other states and cities as they have adopted more recent editions of the IRC as part of their building codes; however, it has been far more common for communities to amend this requirement out of the code. Despite its limited application, the requirement was intentionally incorporated into the IRC beginning with its 2009 edition because fire sprinkler systems provide residents with additional safety mechanisms that can save lives and property in the case of a fire. This is especially important as researchers have found that residents have less than three minutes to safely escape their home during a fire, significantly less time than decades prior.²⁵ Over time, changes to building materials, the prevalence of open floor plans, and the increase of synthetic materials in home furnishings have increased the risk of injury and death in home fires. The use of sprinkler systems in homes has been found to reduce that risk, lowering the rates of death and injury in a fire by 90% and 32% respectively, according to the NFPA.²⁶

Rock Island is currently the only Quad City community that has opted to keep this portion of the IRC in place, though Rock Island County has chosen to keep the requirement for townhouses and added an exception for one- and two-family dwelling that have specific types of flooring with greater fire protection. The inclusion of fire suppression systems in new construction residences can be expensive, with estimates ranging from \$6,000 to \$20,000 in added cost per housing unit. This estimate does not account for any ongoing costs that will be required for the homeowner to properly maintain the system.

²⁵ Fire Safety Research Institute, "New Comparison of Natural and Synthetic Home Furnishings," 2020.

²⁶ National Fire Protection Association, "U.S. Experience with Sprinklers," 2024.

While this requirement for new home construction should not be construed as the cause for the stalled housing development market in Rock Island, it is a contributing factor, particularly for smaller developers and infill projects. The City will need to consider if there are other ways in which a similar level of fire safety in homes can be achieved, such as through the utilization of more fire-resistant building materials or construction methods, that could be incorporated into the building code as alternatives to a sprinkler system. Additionally, financial incentives could be considered to support development projects that might be less able to raise the capital required to cover the upfront cost of a sprinkler system or may not be able to justify the upfront investment due to local home values and estimated sale prices limiting returns on that investment.

Historically, the City has not intervened in deteriorating properties until the building's conditions were dire, often to the point of requiring demolition. It has become important for the City to intervene earlier to avoid losing additional housing stock and to improve neighborhood stability and conditions. The new Quad Cities Land Bank Authority ("QCLBA") offers a mechanism through which earlier intervention and stabilization can occur, though it will take time for the organization to grow and develop its capacity. Collaboration between the City and residents could help assist property owners in maintaining their properties. This could include financial assistance, support finding quality and reliable contractors, and information and instruction on routine and preventative maintenance. The City should be prepared to support residents in addressing the issues identified.

The City should work to build a greater level of trust between residents and City staff. This will require intentional efforts to connect and engage with residents, increased transparency of City projects, programs, and processes. Additionally, community members may not know what resources are available to them or how to access them. Clear and consistent information should be shared with residents as to what programs are available, what eligibility requirements exist, and how one could apply. This information should also be readily and easily accessed from a digital location accessible by the public at any time. City staff members should be knowledgeable of these programs and able to accurately and expediently answer resident questions.

The City of Rock Island has seen little to no new housing development in recent years. In contrast, the Iowa cities of Davenport and Bettendorf have seen more recent construction of housing, offering newer and more modern housing options. These new homes are also more likely to be in more urban and walkable areas than new construction occurring on the Illinois side of the river which is more likely to be located in suburban areas. Living in walkable, urban areas near amenities is most appealing to students, young professionals, and younger couples and families. Northeast Rock Island's robust street grid offers the potential for increased walkability and bikeability if the City were to invest in improvements to the sidewalk network and cycling infrastructure. These investments could increase the appeal of these neighborhoods. Overall, the City needs to continue analyzing, making determinations, and implementing incentives for single-family dwellings in walkable, urban areas.

In terms of housing typology, there is an immense shortage of housing opportunities for older residents (65+) and individuals with disabilities. Introducing additional senior housing could free up some housing stock that is currently occupied by aging homeowners who would prefer to downsize to reduce the burden of home maintenance without leaving the community. This senior housing needs to be developed in appropriate and desirable locations and with the necessary amenities on property or nearby for the targeted resident population. The senior housing needs to have desirable layouts and sizes as well as feasible upfront and on-going costs.

Each year, there are also approximately 400 to 500 Augustana College students in need of off-campus housing. Currently, these students primarily occupy inexpensive rental properties within walking distance of the College. Some of these properties are in poor condition and many sit vacant during the summer months.

The City's housing stock is generally considered financially attainable, particularly in relation to the home values in Iowa, but property taxes are of greater concern in Illinois. There is a significant amount of rent-restricted and subsidized affordable housing in Rock Island, and there is some concern regarding the over-concentration of poverty. Recent efforts to prioritize housing developments that are smaller-scale, mixed-income, and/or strategically-located have begun to address this. RIHA and CHP are important partners for the City to continue to work with on future subsidized affordable housing projects. This relationship is critical to applying for and securing funding for subsidized affordable housing developments. Applications with clear support from local government and in compliance with local plans are awarded more points in the selection process. This support and compliance can drastically increase a project's likelihood of receiving funding. This is evidenced by the success of Community Home Partners' application for Illinois Housing Development Authority ("IHDA") funding for the development of 25 homes for veterans on a site donated by the City. Overall, RIHA's and CHP's existing standing and experience working with HUD and IHDA, along with their overall reputation, positions them to be the most successful at developing and managing subsidized affordable housing in Rock Island in the future.

The City will need to take a proactive approach to development, taking initiative to encourage and incentivize development in the City. The Southwest and potential annexation areas are more suitable for subdivision development than the Northeast, given the limited amount of available large tracts of land. However, the limited access points for utilities and the topography pose expensive challenges to new development in these areas. These areas are also less accessible via transit and have fewer nearby amenities. Infill development will be crucial to the City's future strategy as a way to utilize existing infrastructure and stabilize neighborhoods. As infill development is often less desirable and cost effective for builders, the City should consider ways to encourage and incentivize infill and scattered site development. The City may also consider site assembly for larger housing developments for a limited number of priority sites that offer the most potential. These housing developments could either be market rate, unrestricted financially

attainable, or rent-subsidized units developed in partnership with RIHA. When selecting these priority sites, the City needs to consider utility access, site control, and existing site conditions.

While many of the City's requirements regarding permitting and zoning are comparable to those of other communities, there is a perception that internal administrative processes and unclear requirements make it difficult to develop in the City of Rock Island. Changes in staffing in City departments can also make it difficult for developers to build relationships and understand expectations. Improvements to ensure consistency across different staff members or when staff members transition may be necessary. Offering opportunities for developers and contractors to meet with new staff may prove beneficial. Additionally, updates to the City website, clearer documentation outlining different processes, such as permit applications or re-zoning requests, and checklists of all required documentation can help everyone to better navigate the processes and improve efficiency.

Ultimately, there does not seem to be a perception that existing housing stock conditions, school quality, community amenities, transportation access, walkability, local policies and processes, or other similar factors are individually inhibiting or discouraging residential development. However, as a whole, these factors have combined into a general perception by non-residents that Rock Island may not be the community of choice within the Quad Cities. This perception has, to some extent, stalled development. More locally, though, there is a great sense of pride in the City, the school district, and the neighborhoods. The City has, to put it quite simply, a marketing problem. Moving forward, the City will have to work to change the way in which it is viewed both individually and relative to its peers. This positive and proactive marketing should focus on highlighting the community's strengths and opportunities, City-led efforts that have previously gone unnoticed, projects by City partners, and overall progress toward the City's goals.

SECTION VIII – STRATEGIC ROADMAP

INTRODUCTION

The Strategic Roadmap is intended to be a guide to the implementation of recommended strategies that can begin to address the housing challenges identified through the planning process. There are many possible ways in which these challenges could be addressed. Additionally, many factors influence the feasibility of the strategies including complexity of implementation, monetary costs, and staffing capacity. Taking into account feasibility considerations alongside the impact potential of different strategies, several priorities emerged for the City of Rock Island to focus on in the coming years. The following sections outline these strategies as well as the next steps for the City. Where appropriate, the following sections incorporate discussions of relevant case studies and best practices for consideration.

STRATEGIES FOR EXISTING HOUSING STOCK

One of the City's largest assets when it comes to housing is its existing housing stock. However, without sufficient maintenance and upkeep, these properties can also become a liability. The City's building codes, code enforcement and nuisance policies, rental registration requirements, and registry of abandoned, vacant, and foreclosed properties all strive to ensure residential buildings in Rock Island are safe and habitable. These policies have begun to serve as a model for some of the surrounding Quad City communities as they have explored ways to monitor vacant, unmaintained, or rental properties. However, each of these policies can only do so much without ongoing enforcement and monitoring, regular updates to ensure effectiveness, and resources for residents and property owners. The following strategies outline the priorities for the City to preserve and improve its existing housing stock for existing and future occupants.

Continue Efforts to Transition from Reactive to Proactive Code Enforcement

Over the last few years, the City has made a concerted effort to shift its code enforcement practices from a reactive to proactive system. This has meant a shift from a system entirely dependent on resident complaints to trigger an inspection to one that involves regular inspections of rental properties and coordinated driving routes across the entire City to identify exterior violations or nuisances. The Inspections Division has expanded as a result, to its current staffing level of one administrative assistant and three inspectors specifically focused on code enforcement and nuisances. However, it is evident that staff are currently prioritizing certain inspections and property types over others due to the high volume of properties and limited capacity of staff. Current priorities focus on inspecting all properties on the City's rental registry to overcome the backlog and get every property on a regular inspection schedule. Once this backlog is addressed,

the City will be in a better position to focus on vacant, abandoned, and foreclosed properties as well as allow for proactive visual inspections to become more frequent and thorough.

It is evident that there is a tradeoff between hiring additional staff to increase capacity and adapting to the current load with existing staff capacity by simply prioritizing. However, if the City wants to prioritize building safety and pursue its effort to institute a truly proactive code enforcement policy, serious consideration must be given to the possibility of increasing staff capacity. This could be in the form of additional full-time inspectors or through temporary inspectors brought on staff until the backlog is addressed and inspection demand reaches a more manageable level. The busiest time for the Inspection Division is late spring through the fall when grass and weed nuisance violations spike and place additional demand on staff. The City could also consider the addition of a part-time or seasonal inspector focused solely on nuisance violations.

Another challenge relating to code enforcement and the various building registry programs in place is the magnitude of unpaid fees, fines, and liens on properties that have been non-compliant or where the City has had to intervene and pay for repairs or building demolitions. While the City is somewhat limited in its ability to pursue repayment of these balances, there are some strategies that have proven effective in other communities that could assist the City in recovering some of these costs and better hold property owners accountable for the condition of their buildings. City staff should work with the City attorney to identify strategies for pursuing the payment and recovery of these balances and liens.

Receivership, the judicial process by which a court-appointed receiver is tasked with rehabilitating a property, has proven successful for some communities in addressing properties that persistently violate local building codes and when efforts to work with the owner to come into compliance are unsuccessful or a property is ultimately abandoned, though it should be considered a remedy of last resort. Receivers are responsible for conducting necessary repairs within a court-ordered timeframe. Repair expenses are then certified by the court and recorded as a priority lien on the title which must be repaid by the property owner. The receiver can foreclose on the lien if it remains unpaid, ultimately leading to the transfer of the property's ownership. In some cases, the initiation of the receivership process may be more likely to prompt a property owner to commit to restoring the property themselves when faced with the potential of losing it. If the property owner fails to complete the court-mandated repairs in the designated timeframe, the receivership process will resume. Though historically receivership has at times failed low-income and minority communities, either through insufficient demand for private receivers or the actions of predatory practices that resulted in displacement, a thoughtfully designed process involving community partners has the potential to stabilize long-term problem properties, reintroduce housing stock, and ultimately benefit neighborhoods.

CASE STUDY: TROUBLED BUILDINGS INITIATIVE – CHICAGO, ILLINOIS

The City of Chicago's Troubled Buildings Initiative ("TBI") addresses troubled and abandoned buildings throughout the City to prevent further building deterioration or demolition. Multiple departments, agencies, and community partners collaborate on an effort to work with existing property owners to address code enforcement issues and restore the buildings to active use. In cases in which the property owners have abandoned the property or continue to not comply with existing codes, the judicial procedure of receivership is pursued. In these cases, individuals, organizations, or developers can petition to become receivers; otherwise, one of two organizations is appointed receiver by the court: the Community Investment Corporation for properties of 5 or more units or Neighborhood Housing Services of Chicago for properties with one to four units. As part of the TBI, funding sources for rehabilitation are available, and an affordability requirement is instituted for all assisted properties. Additionally, the Dearborn Realist Board, the oldest African-American real estate trade association, partnered with the City of Chicago to develop a Community Receiver Program that trains and empowers local professionals in the necessary tools to act as receivers and rehabilitate housing in their community. Training was offered to participants at no cost and led by volunteers from the City, nonprofit lenders, and the Dearborn Realist Board.²⁷

Leverage Transition to New Internal Software System to Implement New Cross-Departmental Data Collection, Tracking, and Monitoring System

The City is currently in the process of transitioning to a new internal software system across all departments. This transition, expected to occur over the course of the year, presents an opportunity for the City to be more strategic in the ways in which each department operates individually and collectively with regards to data collection and tracking. Most notably, the data collected by the Inspections Division could be more strategically collected and organized in such a way that better facilitates future monitoring and review. Pairing Inspections Division data with data from other departments, such as the police and fire departments or data on building permits or utility shut-offs, could help code enforcement officers better identify properties or geographic areas that may need additional or more immediate attention.

In order to know how the City could better utilize and coordinate its data, it must first understand what data is already being collected by different departments and how. The City should inventory all departments to understand what data exists and what opportunities there are to share data and better utilize it. In this process, the City should also consider if there are ways in which additional data could easily be incorporated in existing data collection and entry processes or if there are more useful ways in which data could be categorized or labeled that could improve functionality. The City will then need to develop protocols related to data entry including frequency of data collection and entry as well as recognizing circumstances that might necessitate updates or additional data

²⁷ City of Chicago, Illinois and Dearborn Realist Board.

entry. Staff members should be trained in how to properly record and enter data into the system in order to ensure the completeness, accuracy, and consistency of data across all staff members.

The effort to collect, record, and share data across departments can only serve its purpose if an intentional effort is made to analyze and track this data over time. Useful information could be gathered from the data related to existing conditions, such as determining areas with higher numbers of problem properties. The data collection could also be useful in understanding trends over time, such as how property condition, building fires, and criminal activity have changed in a specific area after several years of focused rehabilitation efforts. Ultimately, the City will need to create a protocol for the analysis of this data, which would require assigning the task to a staff member and determining the frequency of review. The City should also consider ways to share the findings of the analysis with other staff members, City Council, and the public, to increase transparency and accountability.

CROSS-DEPARTMENTAL DATA POINTS TO TRACK

The following list includes some data points that are likely already collected in some way by various City departments or partner agencies that could be associated with individual parcels, property owners, and/or blocks and should be considered for incorporation into a comprehensive data collection, tracking, and monitoring system. Other data points that are not on this list should still be considered.

- Verified code enforcement and nuisance violations
- Building permit records
- Properties registered as vacant, abandoned, or foreclosed
- Registered rental properties
- Property inspection records
- Property tax payment history
- Fine payment history
- Existing liens on the property
- Property owner and manager details and contact information
- Active and inactive utilities on site
- Fire department actions (e.g. structure fires, especially in vacant buildings)
- Police department records²⁸

²⁸ The City should use caution when making decision based on police calls to a property. It is important to ensure that City policies and actions do not unfairly burden victims of crimes, particularly victims of domestic violence, nor discourage residents or property owners from placing calls for emergency services.

CASE STUDY: OPEN BALTIMORE AND CODEMAP – BALTIMORE, MARYLAND

In 2016, the City Council of Baltimore, Maryland passed legislation creating an open data policy, requiring the regular release of city data. By 2021, newly elected Mayor Scott pushed for further efforts to rebuild public trust through transparency and open data, leading to the creation of an open data hub, Open Baltimore, which today provides public access to hundreds of datasets, dashboards, and data trackers. In order to develop and build out Open Baltimore, the city conducted a data inventory, assigning representatives from each agency the role of Data Steward. Each Data Steward was responsible for identifying what data their agency manages, how it is organized, what time periods and geographic areas the data covers, how frequently data is updated, and any other relevant information. This inventory allowed city departments to better understand what data existed and how they could request it if desired, as well as served as a starting point for identifying data to be published to Open Baltimore. Baltimore’s Department of Housing and Community Development (“DHCD”) also developed a mapping application CoDeMap that consolidates and visualizes a number of different departmental data. Visitors to the site can look at individual property data, including notices, citations, permits, licensing, and ownership information, among others, as well as look at specific data points within existing or customized geographic areas. Internally, the city utilizes the program to evaluate existing conditions in specific areas, focus code enforcement activities, and inform planning processes.²⁹

CASE STUDY: BUILDINGBLOCKS ADVANCED PROPERTY INFORMATION DATA – ROCHESTER, NEW YORK

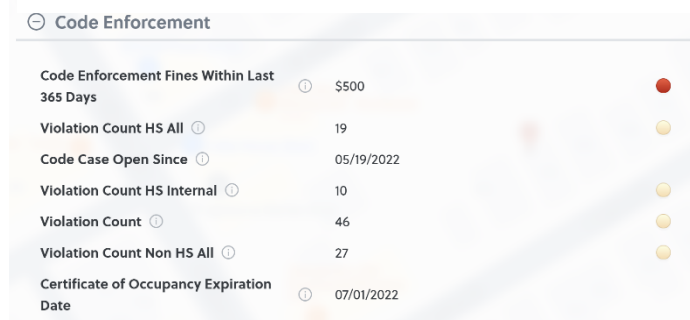
The City of Rochester, New York provides a publicly accessible database on their website where residents can learn more about every parcel of land in the city. Utilizing the BuildingBlocks application developed by the company Tolemi, the city makes a vast amount of data from numerous departments available through a map-based program. Residents can adjust the map to display certain data points or zoom into a specific location and load another page that summarizes all of the data associated with the parcel. Datasets included in the BuildingBlocks platform include parcel information (e.g. address, owner name and address, dimensions, and assessed value), details about structures on site (e.g. square footage, year built, and number of floors), the most recent sale, whether the property is owner occupied, foreclosure status, water bill payment history, code enforcement and nuisance violations and cases, structure vacancy, certificates of occupancy, and building and business permits.³⁰

²⁹ City of Baltimore, Maryland. <https://data.baltimorecity.gov/> and <https://cels.baltimorehousing.org/codemapv2ext/>

³⁰ City of Rochester, New York. <https://www.cityofrochester.gov/departments/neighborhood-and-business-development/buildingblocks>

The city also calculates a code compliance score for all rental properties, owners, and managers, which can be informative to prospective tenants, interested buyers, neighbors, and other interested parties, while also helping the City to better target enforcement. The scoring system was developed in collaboration among city staff, Tolemi, and the city's Landlord/Tenant Advisory Committee, with the goals of creating a system that was automated, objective, transparent, enabled targeted enforcement, and rewarded good landlords. Scores take into consideration a number of factors, including open health and safety violations, time since oldest violation was cited, expired certificates of occupancy, and structure vacancy. Properties that have changed management or ownership in the last 90 days are removed from the scoring system, and the grace period can be extended in specific cases where building permits or work schedules are approved and there are no immediate hazards on site.³¹

Figure 18 – Example Code Enforcement Summary on Rochester's BuildingBlocks Platform



Source: Rochester, NY and Tolemi

Increase Efforts to Support the Maintenance and Rehabilitation of Existing Residential Properties

In addition to holding property owners accountable for the condition of their properties through code enforcement efforts and targeted efforts identified through the strategic use of data, the City must proactively prioritize and encourage improvements to the existing residential housing stock by supporting the maintenance and rehabilitation of existing residential properties. The provision of resources including financial support; assistance identifying qualified contractors; or help navigating the necessary approvals, permits, and inspections can ensure that property owners interested in making improvements are more able to do so in a safe and timely manner.

The City currently utilizes CDBG funding on the rehabilitation of 25 to 35 owner-occupied homes annually. Funding is limited to households earning less than 80% of the AMI and the program's waiting list is close to triple its annual capacity. It is evident that there is a greater need for additional funding to support the rehabilitation of homes occupied by qualified low-income residents as well as funding for residents that exceed these income thresholds.

The City also utilizes funding from the Home Repair and Accessibility Program ("HRAP") and the Strong Communities Program ("SCP") through IHDA to accomplish larger residential rehabilitation projects. This program provides funds for demolition costs and restores

³¹ City of Rochester, New York. <https://www.cityofrochester.gov/departments/neighborhood-and-business-development/property-manager-code-compliance-score>

approximately five vacant homes annually. One additional home each year is targeted for a full gut rehab using a combination of CDBG and SCP funding. The goal of these larger rehabilitation projects is neighborhood stabilization and the conversion of vacant residential properties back to their active use as a primary residence. The effects of these rehabilitations on the surrounding neighborhoods are noticeable, as some nearby homes have followed with their own improvements in response, leading to a larger impact beyond the City's direct investment.

The City envisions future vacant property rehabilitation projects that could be done in collaboration with the Quad Cities Land Bank Authority as it begins to acquire vacant residential buildings in Rock Island. The City should continue to explore ways in which additional local, state, federal, or philanthropic funding sources can be allocated to these programs in order to revive the City's vacant property and stabilize neighborhoods. Funding the City has received through the American Rescue Plan Act ("ARPA"), for example, can be utilized for strategic stabilization investments. The City should institute a practice of clear and transparent communication regarding the availability of different funds and how they are being spent. This is not only beneficial for building trust among residents, but also to provide developers with better information about possible funding sources that could be accessed in partnership with the City to fill funding gaps in development proposals.

The City's recent incorporation into the River Edge Redevelopment Zone Program through the State of Illinois can serve as a beneficial resource for the City. In addition to its potential benefits for economic development purposes, the program can also be leveraged to support multifamily and mixed-use developments through building materials sales tax exemptions, property tax abatements, and the River Edge Historic Tax Credit Program for historic rehabilitations. Enterprise Zone and TIF are additional programs that the City could utilize to further support residential rehabilitation efforts. The newly created Downtown TIF is a great place to start these efforts and programs, through other TIF districts could be utilized or created to serve this purpose as well.

CASE STUDY: RESTORE, REPAIR, RENEW – PHILADELPHIA NEIGHBORHOOD HOME PRESERVATION LOAN PROGRAM

In 2019, the City of Philadelphia launched their Restore, Repair, Renew initiative which provides low-interest loans to homeowners to repair their homes. Households earning up to 120% of the Area Median Income are eligible, providing funding to households who might not otherwise qualify for low-income grant programs or conventional high-interest private loans. The City partners with a lender to offer 10-year, 3% fixed rate loans between \$2,500 and \$50,000 to eligible homeowners. Loans can be used on a variety of home repairs that will improve health, safety, weatherization, accessibility, or quality of life. The program also provides support throughout the loan and home repair process, utilizing a network of partners to assist with financial counseling, application support, and the selection of high-quality contractors.

Restore, Repair, Renew is part of Philadelphia's comprehensive local housing strategy that was developed in the City's ten-year Housing Action Plan, published in 2018. Administrative costs for

the program are covered by a taxable bond issuance. In 2023, Restore, Repair, Renew provided \$4.2M to 109 borrowers, averaging \$39,000 per loan.³²

CASE STUDY: EXTERIOR REHABILITATION PROGRAM – SPRINGFIELD, ILLINOIS

The City of Springfield, Illinois offers a matching grant program to properties located within two of its existing TIF districts that undergo qualifying residential improvements. Eligible improvements include repair and/or replacement of exterior painting or siding, tuck-pointing, masonry, roofs, porches, and exterior stairs. Only single-family, owner-occupied homes are eligible. Property owners must be in good standing and have no outstanding violations with the City and properties must be current on taxes and without City liens or debt. Eligible projects could receive up to \$15,000, and the City will pay no more than 50% of the total improvement costs.³³

CASE STUDY: MULTIFAMILY TIF PURCHASE-REHAB PROGRAM – CHICAGO, ILLINOIS

The City of Chicago, Illinois offers funding through TIF to purchase and rehabilitate vacant and/or underutilized residential buildings. Buildings must require \$10,000 or more in rehabilitation costs per unit to be eligible. Assistance will cover 30% to 50% of the total cost to acquire and rehabilitate the property and a comparable percentage of units must remain rent-restricted to households earning up to 80% of AMI for ten years following the improvements. The program is intended to rehabilitate multifamily buildings with five or more units, but in TIF districts without multifamily housing stock, multiple small residential buildings located within two-blocks of one another may be grouped together to form a single project of five or more units when pursuing funding.³⁴

CASE STUDY: WATER POWER LOFTS – ROCKFORD, ILLINOIS

In December 2024, a ribbon-cutting was held for the newly completed Water Power Lofts rehabilitation project in downtown Rockford, Illinois. The developer Urban Equity Properties rehabilitated a formerly vacant industrial building into a 64-unit apartment building with resident amenities, such as a gym and lounge. The nearly \$20M renovation was funded using a combination of sources, which in addition to traditional financing included federal historic tax credits, Illinois River Edge Historic Tax Credits, TIF incentives, and a forgivable loan from the City of Rockford. Local commitment to the project began in 2021, when Rockford's City Council approved a redevelopment agreement with Urban Equity Partners that included a pay-as-you-go TIF incentive equivalent to 100% of the project's increment through the life of the TIF and a forgivable loan of

³² Philadelphia Housing Development Corporation and Clarifi.

³³ City of Springfield, Illinois.

³⁴ City of Chicago, Illinois

\$490,873. The forgivable loan would be paid for by Rockford's Redevelopment Fund, which was financed by a 1% tax on hotel stays, restaurant bills, and bar tabs.³⁵

STRATEGIES FOR NEW HOUSING DEVELOPMENT

In addition to addressing the condition of the existing housing stock, the City of Rock Island must also strategically focus their efforts to encourage new residential development. These strategies are intended to address issues with the greatest potential for success in overcoming the period of stagnant residential development that the City currently finds itself in. New residential development can occur in essentially three different scenarios. First is infill development, or the development of individual lots scattered throughout the City. This can pose a challenge to developers as this form of development is often less cost effective and smaller lots may also be significantly limited due to zoning or building code constraints. The zoning code is fairly flexible when it comes to existing lots, although the code may need to make this clearer and more understood. Larger-site residential development is another scenario which could be the development of larger scale multifamily buildings, single-family subdivisions, or anything in between. These larger-site residential developments often consist of multiple parcels assembled for the purpose of large-scale redevelopment. Finally, new development could occur outside of the City limits and be annexed in or occur on land recently annexed into the City for the purpose of residential development. The strategies identified in this section address these three methods of new residential development along with the policies and partnerships that can contribute to the success of the City's residential development goals.

Identify Priority Sites for Infill and Larger-Site Residential Development and Focus Investments and Efforts In and Around These Sites

In terms of new residential development within the existing City limits, efforts must be focused on a limited number of sites that have been identified as priorities for residential development ("Priority Sites"). Identifying these Priority Sites will assist the City to more efficiently utilize the incentive tools at their disposal and to prioritize the efforts of staff. This is not to say that the City should discourage or hinder residential development projects that are proposed for sites that are not Priority Sites, rather that the City should not go out of their way to pursue developers for alternative sites until after the Priority Sites are addressed. Additional sites may become priorities over time, such as with changes to site control that facilitate site assembly, but the City should use caution in the short-term to not over-extend themselves by prioritizing too many sites.

Several Priority Sites have been identified as a part of this process, and these are described in the Priority Sites section of this document. These Priority Sites have undergone a preliminary review of

³⁵ City of Rockford, Illinois and *Rockford Register Star*

feasibility for development. Further evaluation should be performed to more comprehensively understand the existing conditions of the sites and any potential barriers to development that need to be addressed, which may require verification or reissuance of legal descriptions, surveys or plats. Any past environmental or engineering reports for the properties should be collected and reviewed. The City should investigate the existing infrastructure on and around these Priority Sites in order to determine if the existing infrastructure can currently meet the needs of future residential development on the site. Additionally, the City should review the existing zoning of each site and proactively re-zone the Priority Sites to, whenever possible, facilitate by-right residential development for the identified appropriate residential use. For sites in which the City is considering acquisition but the City does not currently have total site control, efforts should be made to obtain ownership of the remaining parcels.

Three Priority Sites are either entirely or partially located within the 11th Street Corridor, where new residential development and increased population density could better support the growth of the commercial corridor. Another three Priority Sites are located within the boundary of the Downtown TIF, allowing for new residential development of the sites to pair well with other efforts to reinvest in existing properties and infrastructure Downtown.

One of the largest tools at the City's disposal, with regards to incentivizing residential development, is infrastructure investments. The City should not underestimate the value and cost-savings associated with the City's investment in the necessary infrastructure in and around the Priority Sites. Ensuring that sufficient water, sewer, electric, gas, and internet services are extended to the site along with the necessary roadway access will not only provide cost and time savings for the developer but also demonstrate the City's commitment to pursuing development on these Priority Sites. The City should evaluate its existing infrastructure and its Capital Improvement Plan to consider ways in which areas around these sites might be targeted for reinvestment.

The City should leverage TIF, Enterprise Zone, and Rivers Edge Redevelopment Area incentives to support new residential development on Priority Sites. While utilization of some of these programs for residential development projects may be contrary to past practices, they are critical financial tools that must be utilized if residential development is truly a priority for the City. If the City decides to pursue a more robust strategy funded by these tools, partnering with taxing bodies early in the process is recommended to set expectations for all parties and demonstrate the benefit of their use in residential development.

The City should also look to utilize other local, state, federal, and philanthropic funding sources to support its efforts. Funding the City has received through ARPA, for example, can be utilized for strategic infrastructure investments in the areas around priority sites. The City should institute a practice of clear and transparent communication regarding the availability of different funds and how they are being spent. This is not only beneficial for building trust among residents, but also to provide developers with better information about possible funding sources that could be accessed in partnership with the City to fill funding gaps in development proposals.

CASE STUDY: THINK URBANA – URBANA, ILLINOIS

The City of Urbana, Illinois utilizes their Enterprise Zone to provide property tax abatements and sales tax exemptions to new residential development projects. Eligible projects must be new single-family or two-family construction with a minimum project cost of \$80,000 and located within the Enterprise Zone boundaries. New building materials that are permanently affixed to the eligible residential structure and purchased in the State of Illinois are eligible for sales tax exemption benefits. Property owners will receive 100% abatement on the incremental increase of the property tax resulting from the development in the first year. The abatement percentage gradually drops by 20% annually over the next four years, until the property owner is paying full taxes in year six. Homes do not need to be owner-occupied and in the case of sale, the property tax abatement will transfer to the new owner. Tax abatements are provided by the City of Urbana, the local school, park, and mass transit districts, Champaign County, and Cunningham Township.³⁶

CASE STUDY: KOCH PARK LAND SWAP – FLORISSANT, MISSOURI

In the fall of 2023, the City of Florissant, Missouri conducted a land swap with McBride Development to support the development of a new residential subdivision. The subdivision is to be developed on approximately 31 acres of underutilized park space in Koch Park, land which was owned by the City. In exchange for the 31 acres of land that would form the development site of the subdivision, McBride Development transferred ownership of nearly 44 acres of land adjacent to Sunset Park to the City. McBride Development plans to build more than 100 single-family homes and the City has plans for the new park space, including an expanded trail system and a new state of the art recreational archery range.³⁷

CASE STUDY: HARTKE SUBDIVISION - DIETERICH, ILLINOIS

Although the Village of Dieterich's population is only 890 residents as of the 2020 Census, the entrepreneurial spirit of their municipal leadership, taxing bodies, and home builders is worth replicating at the same scale or larger throughout Illinois. In the early 2000's, Dieterich began using TIF to help them build additional homes to attract new residents and students to their schools. They obtained a loan from a local bank to finance the road and utility infrastructure for a new residential subdivision and then sold the shovel-ready half-acre lots to interested developers at a significantly discounted price. The City then utilized the property tax revenue generated through the TIF as a result of the new construction to repay the private loan. As of 2022, there have been 93 homes built in Dieterich that were assisted by their TIF program. The Village's population increased from 617 in 2010 to 890 in 2020, and the local school's enrollment grew from 426 in

³⁶ City of Urbana, Illinois

³⁷ Florissant Economic Development Department

2009 to 607 in 2022. The Village completed these projects in partnership with their local taxing bodies and school districts.³⁸

Develop a Clear Annexation Policy

As a City that is largely built-out with few vacant development sites of significant acreage, the potential for annexation of additional land is a consideration. Aside from a few pockets of unincorporated land entirely surrounded by Rock Island, the areas to the west and south of Southwest Rock Island would be the only feasible areas for annexation given the geographic constraints posed by the two rivers and the neighboring municipal limits of Moline and Milan. Generally, Southwest Rock Island and these potential annexation areas are characterized by significant topographic challenges, less connected roadway and utility networks, and significantly less accessible via public transportation routes. It will be important for the City to take these constraints into consideration when evaluating possible sites for annexation. The City will need to prioritize areas where public infrastructure, utilities, emergency services, and transportation access already exist or can be easily expanded.

The City should not rush to annex new property but instead take care to understand the possible impact of annexation on the City's expenses and revenue streams. This is true both for sites with established or recent residential development and for undeveloped sites being annexed for the purpose of future development. The City must create an annexation policy that can serve as a guiding document when considering annexations in the future, assisting in the evaluation of financial impact and feasibility and informing decision-making.

Once the City has created an annexation policy and determined sites for residential annexation and development, the City should focus on investing in infrastructure improvements and/or expansions that would benefit these sites and improve development feasibility. The City should also consider whether it is more appropriate to annex these sites while they remain undeveloped, prior to even development proposals being in place, or if the City will wait for developments to be planned or even completed first. It is important that the City be strategic and cautious with its considerations of annexation. Simply increasing the amount of land available for development within the City may not, on its own, produce the intended result.

In some cases, it may serve the City and the developer to utilize an annexation agreement as an opportunity to offer development incentives. Illinois municipalities have very few restrictions when it comes to the provisions of annexation agreements with anyone from individual property owners to large residential developers. The City can waive permit fees and even offer property tax abatement to property owners willing to annex their property; however, the City only has the authority to abate their own portion of the property tax upon a majority vote of their governing

³⁸ City of Dieterich, Illinois and Dieterich Bank

body. While the financial benefit to the annexing property owner may be relatively small compared to the abatement benefits offered within an Enterprise Zone or Rivers Edge Redevelopment Zone, it may still encourage annexation and development. One drawback of property tax abatement is that it does not produce any revenue that can be used to pay for infrastructure or pay off debt associated with infrastructure. A Business District Development Area, TIF District, or Special Service Area are all examples of tools that can generate their own funds to help pay for these improvements.

Evaluate and Update Internal Procedures and City Policies to Better Facilitate Residential Development

The City of Rock Island most recently updated its Zoning Code of Ordinances in 2020. In spite of this, there are still some sections of the code that are confusing, outdated, or potentially in conflict. Sections of the code may also pose challenges for development on the City's smaller infill sites, and the City should determine if adjustments should be made. There are also several sections of the code that were identified by the most recent AI as medium or high risk for contributing to discriminatory housing treatment or serving as an impediment to fair housing.³⁹ These sections of the code should be evaluated and addressed as needed. All in all, the City should conduct another review of its Zoning Code to ensure that it furthers, rather than hinders, the City's development priorities. In particular, the City should review terms and definitions, parking requirements, lot coverage and floor area ratio requirements, and approved land uses by district.

The City's building permit process is considered by some members of the development community as confusing or inconsistent. On the opposite end of the process, City staff often find themselves receiving applications that are incomplete or do not meet the requirements needed for their review. This results in both staff and developer time being wasted in order to identify and address these issues. The City should explore ways in which the building process could be simplified or clarified to cut down on these issues, including offering pre-application consultations for developers that have questions regarding the application process or City requirements. These pre-application consultations would need to be offered in an equitable manner to ensure there is no preferential treatment, or the perception of preferential treatment. The standardization of applications, checklists, and documents outlining the process could help make the process more straightforward. All materials needed for applications should be consolidated and clearly identifiable in one place on the City's website for convenience. Efforts should be made to regularly update this documentation to ensure it is clear to developers that they are following the correct process and completing the most up-to-date version of the application.

³⁹ Analysis of Impediments to Fair Housing Choice, 2024. Pages 128 -137.

CASE STUDY: PERMITTING SERVICES GUIDE - ATLANTA, GA

The City of Atlanta published a Permitting Services Guide in August 2023 to help property owners and developers navigate the process of land development and construction within the city. The 43-page guide reviews zoning, entitlement, permitting, and inspections, providing an overview of each process and how a person should navigate the existing regulations. The guide includes an overview of the regulatory environment, color-coded processes, several flow-charts indicating the order of events, relevant review committees, and application information. The City also provides clear contact information for staff that can assist in navigating the process.⁴⁰

Better Support Local Partners with Capacity and/or Interest in Supporting City Priorities on Residential Development

Several organizations have historically worked in the realm of housing in Rock Island and at least one has plans to increase their capacity and become more involved. RIHA and CHP have proven to be tremendous assets for the City when it comes to subsidized affordable housing development and management, and they continue to explore opportunities for additional projects for veterans and seniors. The development of rent-restricted housing requires greater public investment and more strategic financing, due to the project's debt capacity limitations because of its reduced operating income. The City can better support RIHA and CHP in the future with their applications for funding from IHDA and other entities by providing letters of support for appropriately located projects that reflect the needs of the community. Ensuring the City's approved planning documents outline strategic goals that can be satisfied by RIHA's and CHP's projects is another integral way to improve scoring related to securing public financing. Additional collaboration on site identification and assembly can also prove beneficial, as scattered site infill development is often not a feasible option for subsidized and rent-restricted affordable housing development projects. Overall, the City should be receptive to ways in which they can be a better partner to the RIHA, an entity that has already proven a willingness to invest in the City through the development and management of quality, rent-restricted housing.

West End Revitalization is in the process of growing its capacity, including through the creation of a Community Development Corporation ("CDC"), in order to implement their vision that the West End become a preferred place to live and thrive. In March 2024, their Three-Year Implementation Plan was released, which included "Housing and Land" as one of the five priority impact areas explored in the plan. Most notably, West End Revitalization would like Franklin Field to be redeveloped in alignment with the goals and vision of the West End residents. Franklin Field is located within the West End and is one of the City's larger vacant tracts of land available for redevelopment. The City of Rock Island can serve as a supportive partner to West End Revitalization as they pursue the implementation of their Three-Year Implementation Plan and the

⁴⁰ City of Atlanta, Department of City Planning.

redevelopment of Franklin Field. The City should strive to ensure that the priorities of the residents are heard and incorporated into projects in the West End moving forward.

Habitat for Humanity Quad Cities has historically been a great partner for the City of Rock Island, pursuing the development of around twenty infill lots with new single-family homes. More recently, the number of projects occurring within Rock Island have slowed or even stopped entirely, as construction costs have made it more challenging to develop within their model and sell homes at prices where the mortgage payment amounts to no more than 30% of the homebuyer's income. While this is a challenge nationally and even locally across the Quad Cities, the added expense of fire sprinkler systems required as a part of Rock Island's building codes exacerbates this issue. However, the organization would still like to build within the City and still retains ownership of a number of infill lots within the City. Rock Island should explore opportunities to better support Habitat for Humanity's mission within the City and options for helping overcome the added cost of incorporating the fire suppression systems.

STRATEGIES FOR SHAPING THE CITY'S NARRATIVE

Update the City's Website

The City's website is the most comprehensive resource for a resident, business owner, contractor, or developer to learn about City services, permitting requirements, or supportive resources. In some cases, it creates the prospective visitor's, resident's, or developer's first impression of the City. It is important that the City's website gives the impression of professionalism, competence, and approachability. It is also important that it provide transparent, clear, and accurate information in a user-friendly manner. Currently, the City's website can be challenging to navigate, and information on housing-specific programs and policies is sometimes out of date. In some instances, conflicting information will be provided on several different pages, or links to resources or other pages may be broken. In the short-term, the City should seek to address all areas of the website with outdated or conflicting information and repair broken links. A regular schedule for auditing and updating the website should be established to ensure that information is always up-to-date. In the longer-term, the City should explore options to revamp and redesign the website in its entirety to improve navigation, clarity, and transparency. This transformation will contribute to enhancing the City's image.

CASE STUDY: HOUSING RESOURCES - KENT, WASHINGTON

The website for the City of Kent, Washington provides visitors with a visually appealing, user-friendly, easily navigable, and useful website to learn more about the city, access city services, and locate resources. The website includes a "Housing Resources" page which is described as "a central location for housing resources for tenants, landlords, homebuyers, homeowners, and those facing

evictions or seeking information about housing policy.”⁴¹ This main landing page provides an extensive amount of information and resources on topics such as landlord and tenant rights and responsibilities, details on local, county, and state home repair programs, and legal resources. Additionally, the Housing Resources page also redirects visitors to additional information on other pages, such as the City’s Permit Center where contractors can learn more about the permitting process, the different types of permits, required documentation, and the online permit application portal. Overall, the Housing Resources page provides residents, property owners, and other interested parties with a starting point to find information and resources on any housing-related topic.

Increase Awareness by Residents and Prospective Developers of Available City Resources, Programs, and Priority Sites

Despite existing efforts by the City to communicate existing resources and programs available to residents, it is clear that a disconnect remains. Additionally, despite the City’s numerous investments into the community, such as the infrastructure improvements Downtown, home improvement projects funded through CDBG and IHDA, many residents are unaware projects are happening, who is responsible for them, and even the name of some of these projects. Oftentimes residents and developers find it easy to assume municipalities are not investing in their communities or that investments are being inappropriately concentrated in specific areas. Unfortunately, there are always more improvement projects to address and the need for additional funding. If developers lack awareness of local improvements, investments, and priorities, they will likely gravitate toward other locations that are top of mind and feel more open to partner opportunities. They may also assume the perceived lack of investment is a sign of a challenging market. It is important for the City to proactively counter any misconceptions by highlighting and advertising, in approachable and accessible ways that reach both residents and developers, the City’s dedication to the community, resources that are available, active investments, and openness to being a partner in making future projects reality.

To fully understand the extent of this disconnect between the public perception and the City’s actions, the City should conduct a survey of current residents to understand what policies, programs, and projects residents are aware of and which ones may need to be better communicated. The City should also look to identify if any specific geographies or demographics are less informed than others to better know where their communication strategies could be improved. In the survey, respondents could also provide feedback on the best ways to share information in the future.

Resource guides can provide a succinct, strategic, and informative way to share information about a lot of different resources to residents at once. These guides can be organized by topic area and can

⁴¹ City of Kent, Washington. <https://www.kentwa.gov/guides/housing-resources>

provide details about available programs, eligibility criteria, and the process and timeline to apply for or request assistance. These guides can be available on the City's website in a place that is easy to find, be handed out by staff members as needed, and even sent out to residents in the mail or over email along with their utility bills or other City mailings. Guides could also be provided to libraries, community centers, or local organizations that work with residents to hand them out. Ultimately the key is to not only have a guide that is well designed and informative, but also a method to distribute the information to ensure it reaches residents. Residents are an important advertising resource for a City because of their ability to act as unofficial ambassadors that can highlight the positive aspects of their City in consistent and organic ways to attract new residents, businesses, and developers.

As the City continues to invest in the community through its existing programs, such as the home repair programs or infrastructure investments, it should be sure to publicly highlight these projects and the City's role. This could be through signage at relevant project sites, news interviews, quarterly status reports or newsletters sent to residents, or other means. The City should also be sure to highlight the successes of its partner's projects, not only as a sign of support of these efforts, but also to highlight the additional investments being made in the community.

The City should also be sure to communicate to the public, and in particular the development community, the priority residential development sites. Sharing information regarding the location of sites, the existing conditions that facilitate development, and ultimately emphasizing the City's commitment to pursuing residential development on these sites will increase the chances of attracting development proposals.

Proactively Manage the Perception of the City through Coordinated Marketing, Branding, and Placemaking Efforts

As a member of the Quad Cities, Rock Island must find ways in which it can stand out from its peers to shift existing perceptions of the community. While people who do not live in Rock Island are more likely to have a less positive view of the City, whether due to its older housing stock, the limited development in recent years, or some other factor, it is clear that residents generally have a lot more local pride. The City must explore ways in which it can help other residents, visitors, developers, and prospective residents also appreciate and admire the things that make Rock Island a unique and desirable place to live and work. However, in addition to just highlighting the existing strengths of the community, the City must also focus on addressing the factors that contribute to the negative perceptions, such as home maintenance, building vacancies, and school district performance.

The biggest source of information on the City's strengths and assets will be Rock Island residents. The City should ask residents to provide feedback on their favorite parts of Rock Island and things they wished people knew about the community. The City can then use the responses as inspiration for future marketing efforts. The City should also begin to focus on raising regional awareness of

local assets such as the Black Hawk State Historic Site, the diversity of the Rock Island-Milan School District, the City's walkable gridded street network, and its beautiful historic housing stock.

A larger branding effort to create a cohesive identity for the City that people can rally behind should be actively pursued. This effort can be displayed through public space beautification, placemaking, signage, and other visible improvements to further develop a sense of local pride and ownership. Ultimately, the City can utilize advertising to promote the City, its identity, and its assets to both residents, visitors, businesses, and developers.

CASE STUDY: EAST PEORIA, ILLINOIS BRANDING INITIATIVE

In January 2024, the City of East Peoria, Illinois initiated a branding initiative that explored the current state of the City and where the community wants to be in the future. The City first surveyed residents and met with focus groups to gather feedback on the City's strengths, character, and unique assets in order to develop the City's brand and narrative. The public could also contribute photos that could be used in the City's social media campaign or share memories that could be incorporated into the City's new narrative. In November 2024, the City unveiled its new logo and slogan, replacing its logo from the 1980s, and began to use this branding effort to support the attraction and retention of residents, businesses, and visitors.⁴²

⁴² City of East Peoria, Illinois

ROCK ISLAND'S STRENGTHS AND ASSETS

The following list of community assets and strengths was developed throughout the planning process based on conversations with community stakeholders, City staff, and the Planning and Zoning Commission. The items on this list can serve as a starting point for the City when exploring ways to manage and reframe the perception of Rock Island.

- The City's extensive natural assets, including areas set aside for conservation, such as:
 - Black Hawk State Historic Site
 - Sunset Park
 - Conservation areas and wetlands
 - Highland Springs Golf Course
 - Saukie Golf Course
 - Ravines
 - Wooded areas
 - Citywide tree canopy
- The immense volume of historic structures that contribute to neighborhood character
- The diversity of the City
- Rock Island is not cookie-cutter
- Residents have local pride
- Friendly people
- The Centennial Bridge at night
- Family-friendly
- The diversity of the school district
- Transportation network
- Walkability

SECTION IX – PRIORITY SITES AND ANNEXATION AREAS

PRIORITY SITES FOR RESIDENTIAL DEVELOPMENT

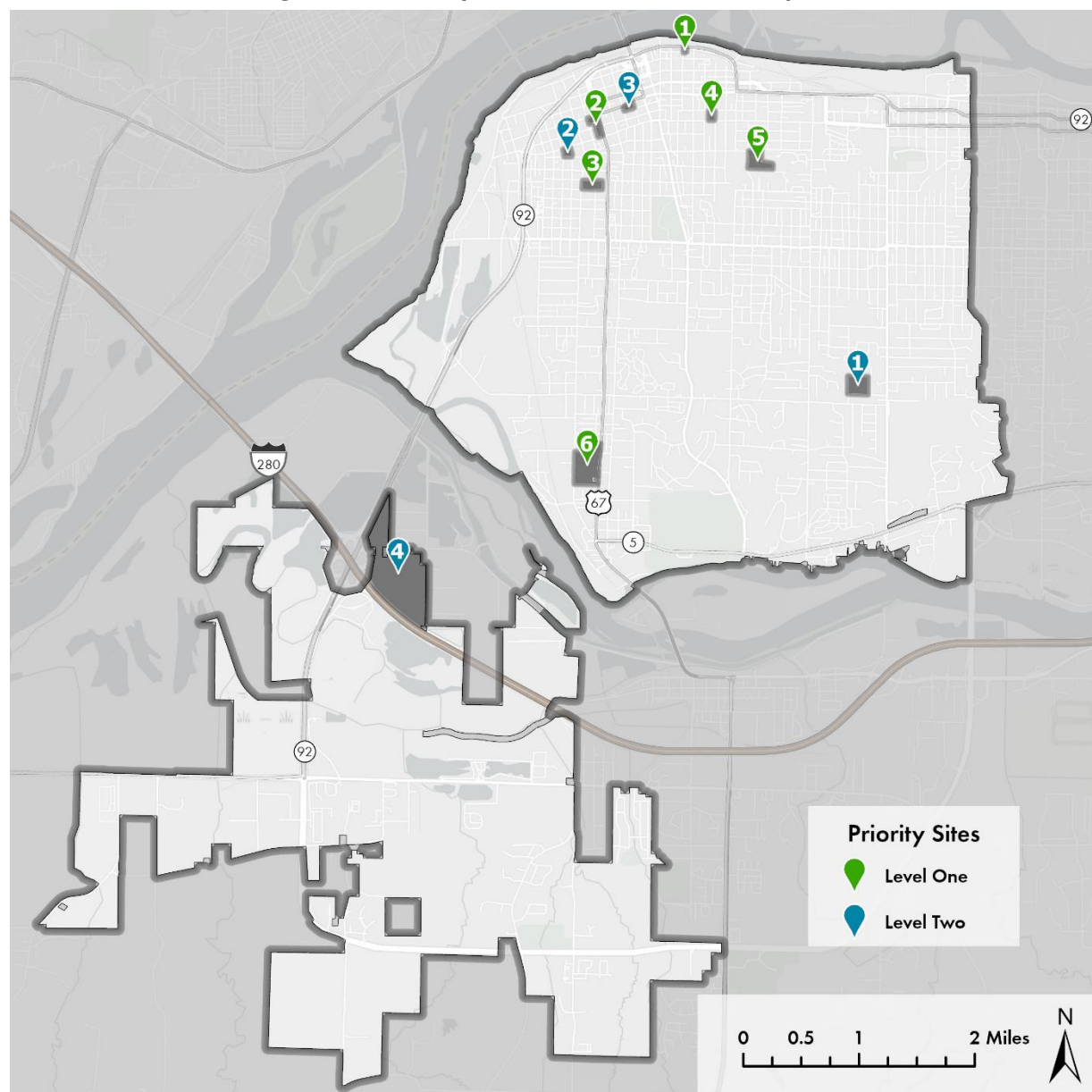
As discussed in the previous section regarding Strategies for New Housing Development, ten Priority Sites have been identified within the City limits to focus on for new housing development. These Priority Sites are divided between Level One and Level Two. Level One Priority Sites are those that are, or are very close to, development ready. These sites are already cleared with limited topographical challenges, are located in areas with sufficient infrastructure to support development and have more definitive site control, either by the City or one of its partners. Level Two Priority Sites have additional barriers to development that will require more action by the City or an interested developer, such as additional site assembly or infrastructure improvements.

The City should prioritize their efforts with regards to development on these sites by beginning to approach developers for proposals to develop on Level One Priority Sites and working to resolve outstanding barriers to development on Level Two Priority Sites. While the general boundaries of these Priority Sites are outlined based on existing site control and vacancy, efforts to expand these sites may make sense if the City or a developer is able to gain site control on adjacent properties. Special attention should be paid to vacant lots and properties on the City's registry of vacant, abandoned, and foreclosed properties.

It is important to note that while these sites are intended to be a focus for the City, this list should not be used to discourage residential development on other sites. Most notably, it will be crucial for the City to continue to explore opportunities to incentivize infill development on vacant lots throughout the City.

Figure 19 indicates the City's Priority Sites for Residential Development. Detailed profiles outlining the existing conditions and proposed uses on these sites can be found in the following section. The pages following Figure 19 outline each of the Level One and Level Two Priority Sites, including existing conditions, proposed future use, and any additional considerations regarding their redevelopment. Aerial imagery included in the profiles is from June 2024.

Figure 19 – Priority Sites for Residential Development

PRIORITY SITES – LEVEL ONE:

1. Klass Site
2. Solomon Site
3. Franklin Field
4. Old Lincoln School
5. Valley Homes
6. Old Watch Tower Plaza

PRIORITY SITES – LEVEL TWO:

1. Saukie Field
2. Metro Youth
3. 5th Avenue
4. Big Island

KLASS SITE – PRIORITY SITE – LEVEL ONE

Approximate Address: 1900 1st Ave
Estimated Acreage: 0.27 acres
Total Parcels: 2
Current Zoning: B2 - Downtown Business
Site Control: All parcels owned by City of Rock Island
Existing Conditions: Vacant land
Site Topography: Flat
Site Flood Risk: Reduced risk due to levee
Proposed Future Use: Higher-density residential; transit-oriented development; mixed-use
Additional Considerations: The site is adjacent to another City-owned parcel home to the District Station bus terminal and a large parking lot. Future development could potentially utilize a portion of this adjacent parcel. The proximity to District Station which serves five Metro routes presents an opportunity for a higher-density, transit-oriented residential development, presenting an opportunity for developers to utilize additional funding sources.

Figure 20 - Site Slope



Figure 21 - Site Surroundings

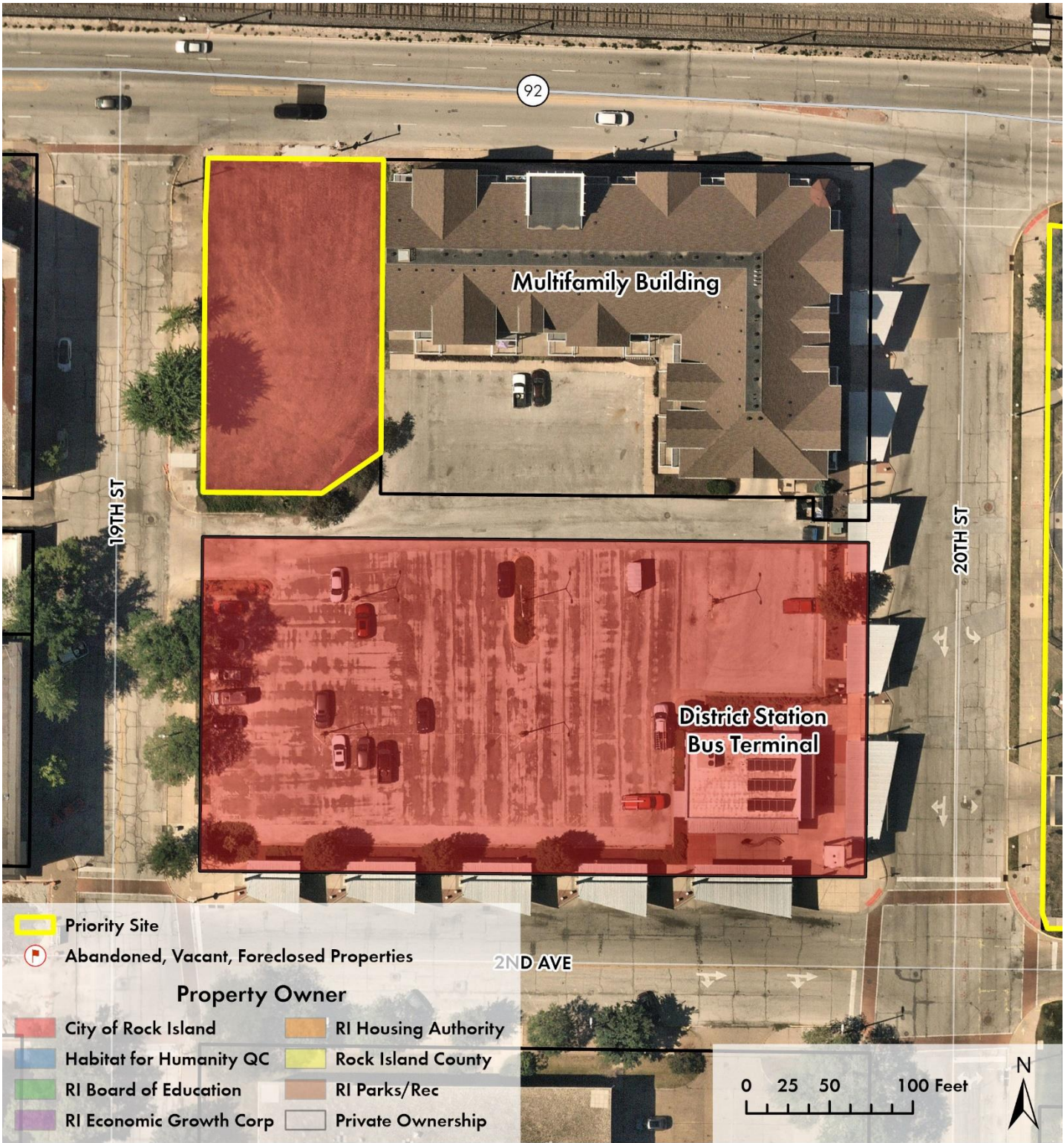


Figure 23 – Site Aerial



Figure 22 - Site Flood Hazards



SOLOMON SITE – PRIORITY SITE – LEVEL ONE

Approximate Address: 602 11th Street
Estimated Acreage: 3.09 acres
Total Parcels: 19
Current Zoning: PUD - Planned Unit Development
Site Control: All parcels owned by City of Rock Island
Existing Conditions: Vacant land
Site Topography: Flat
Site Flood Risk: Some portions of site are within a 100-year floodplain. The remainder is at reduced risk due to levee or an area above the 500-year floodplain with minimal flood hazard.
Proposed Future Use: Mixed-use development
Additional Considerations: The site is located along the 11th Street Commercial Corridor, creating an opportunity for mixed-use development. If portions of the Second Baptist Church parking lot are not being fully utilized, a larger site could be assembled.

Figure 24 - Site Slope



Figure 25 - Site Surroundings



Figure 26 - Site Aerial



Figure 27 - Site Flood Hazards



FRANKLIN FIELD SITE – PRIORITY SITE – LEVEL ONE

Approximate Address: 936 13th Ave
Estimated Acreage: 4.08 acres
Total Parcels: 1
Current Zoning: R2 – Two Unit Residential
Site Control: Parcel is owned by the Rock Island Board of Education
Existing Conditions: Vacant land
Site Topography: Flat
Site Flood Risk: Above the 500-year floodplain with minimal flood hazard
Proposed Future Use: Community amenities, housing, or other use in alignment with the vision of West End Revitalization
Additional Considerations: The redevelopment of Franklin Field is a priority for the residents of the West End and is incorporated as a priority action in West End Revitalization’s 3-Year Implementation Plan. Any redevelopment of this site should be done in partnership with West End Revitalization and in alignment with neighborhood goals and vision. Additionally, the site’s proximity to the 11th Street Corridor could support a commercial component to development, though it is less desirable without direct frontage along 11th Street. There are also a number of vacant parcels in the vicinity of the site, many of which are owned by the City or its partners, that could be sites for residential infill.

Figure 29 - Site Slope



Figure 30 – Site Aerial & Flood Hazards



Figure 28 - Site Surroundings



OLD LINCOLN SCHOOL SITE – PRIORITY SITE – LEVEL ONE

Approximate Address: 2125 7th Ave
Estimated Acreage: 1.28 acres
Total Parcels: 1
Current Zoning: PUD – Planned Unit Development
Site Control: Parcel owned by City of Rock Island
Existing Conditions: Vacant land
Site Topography: Flat
Site Flood Risk: Above the 500-year floodplain with minimal flood hazard
Proposed Future Use: Low-rise mixed-use development
Additional Considerations: The site is adjacent to the Rock Island Board of Education’s new administration building, which takes up about half of the parcel on which it sits. There is an opportunity for that parcel to be divided and added to the site to provide greater development flexibility. The site is surrounded by a mix of residential and commercial uses, and future development that serves as a transition between these uses is appropriate.

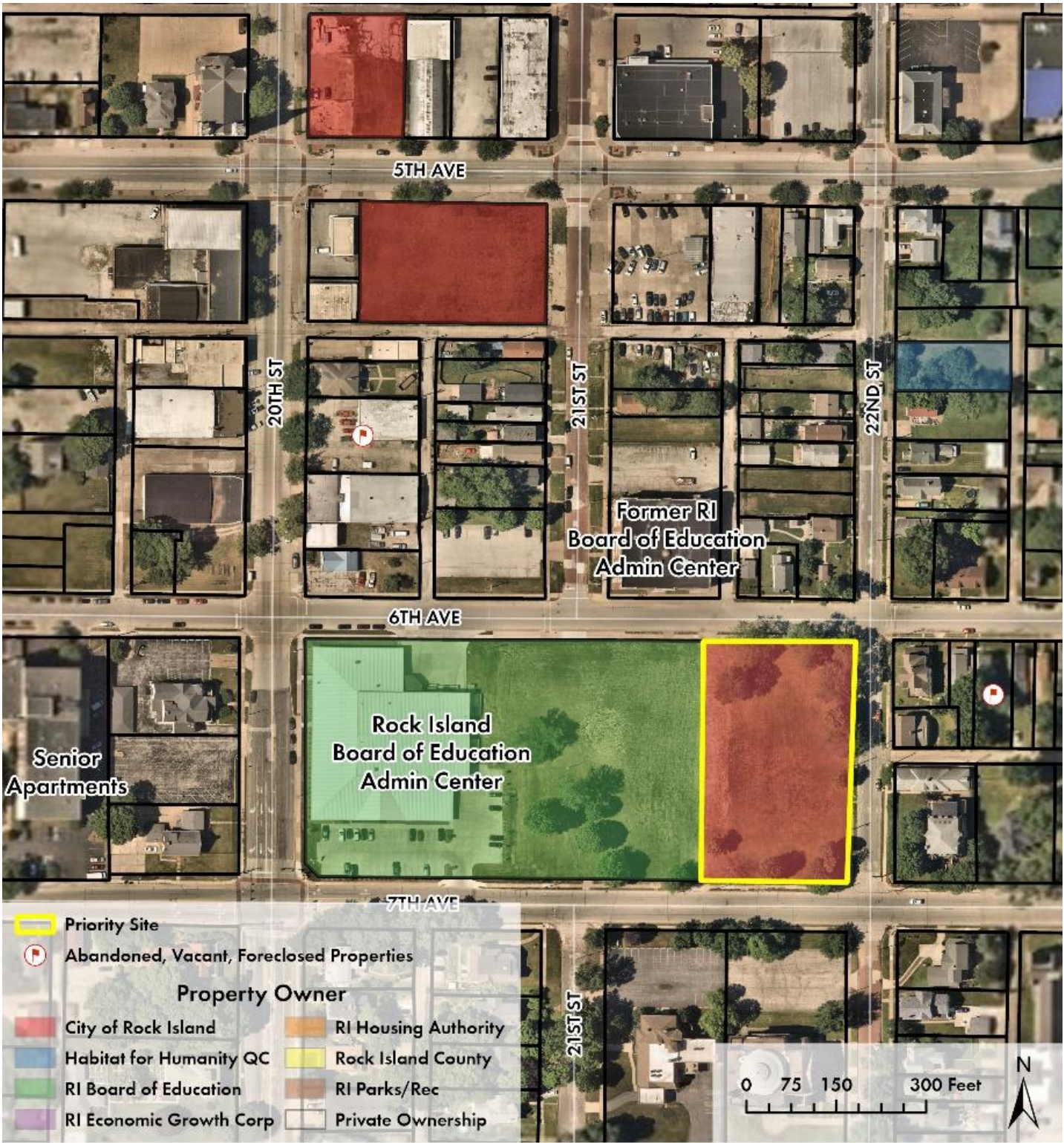
Figure 32 - Site Slope



Figure 33 - Site Aerial & Flood Hazards



Figure 31 - Site Surroundings



VALLEY HOMES SITE – PRIORITY SITE – LEVEL ONE

Approximate Address: 951 25th Street
Estimated Acreage: 7.22 acres
Total Parcels: 2
Current Zoning: PUD and R2 – Two Unit Residential
Site Control: All parcels owned by Rock Island Housing Authority
Existing Conditions: Vacant land and forested area
Site Topography: Significant slope changes along the edges of the site, more minor slopes in the northeastern part, limited topography challenges closer to 25th Street.
Site Flood Risk: Above the 500-year floodplain with minimal flood hazard
Proposed Future Use: RIHA / CHP housing development (potentially senior housing)
Additional Considerations: The site is adjacent to an incomplete subdivision development. Future development should take into consideration the potential to work with adjacent owners of the vacant and forested land to expand the site westward. Topography would remain a barrier. The privately owned parcel to the north of the site stretches all the way to 8 1/2 Ave.

Figure 34 – Site Slope



Figure 36 – Site Aerial & Flood Hazards



Figure 35 – Site Surroundings



OLD WATCH TOWER PLAZA SITE – PRIORITY SITE – LEVEL ONE

Approximate Address: 3720 11th Street
Estimated Acreage: 22.14 acres
Total Parcels: 1
Existing Zoning: B4 – Highway Business
Site Control: Parcel owned by City of Rock Island
Existing Conditions: Vacant land
Site Topography: Flat
Site Flood Risk: Above the 500-year floodplain with minimal flood hazard
Proposed Future Use: Commercial or mixed-use along 11th Street; multifamily housing to the north; single-family to the south
Additional Considerations: The site is adjacent to two schools and predominantly surrounded by residential uses, making this an ideal location for residential development. The eastern edge of the site is located along the 11th Street Commercial Corridor, which can accommodate mixed-use or commercial development. The site can serve as a transition between the higher density Watch Hill Tower Apartments to the north and Edison Junior High School to the south. In the event it becomes possible to acquire the Pawn King parcel, the development potential of the site could be improved. The City continues to explore other development opportunities for this site.

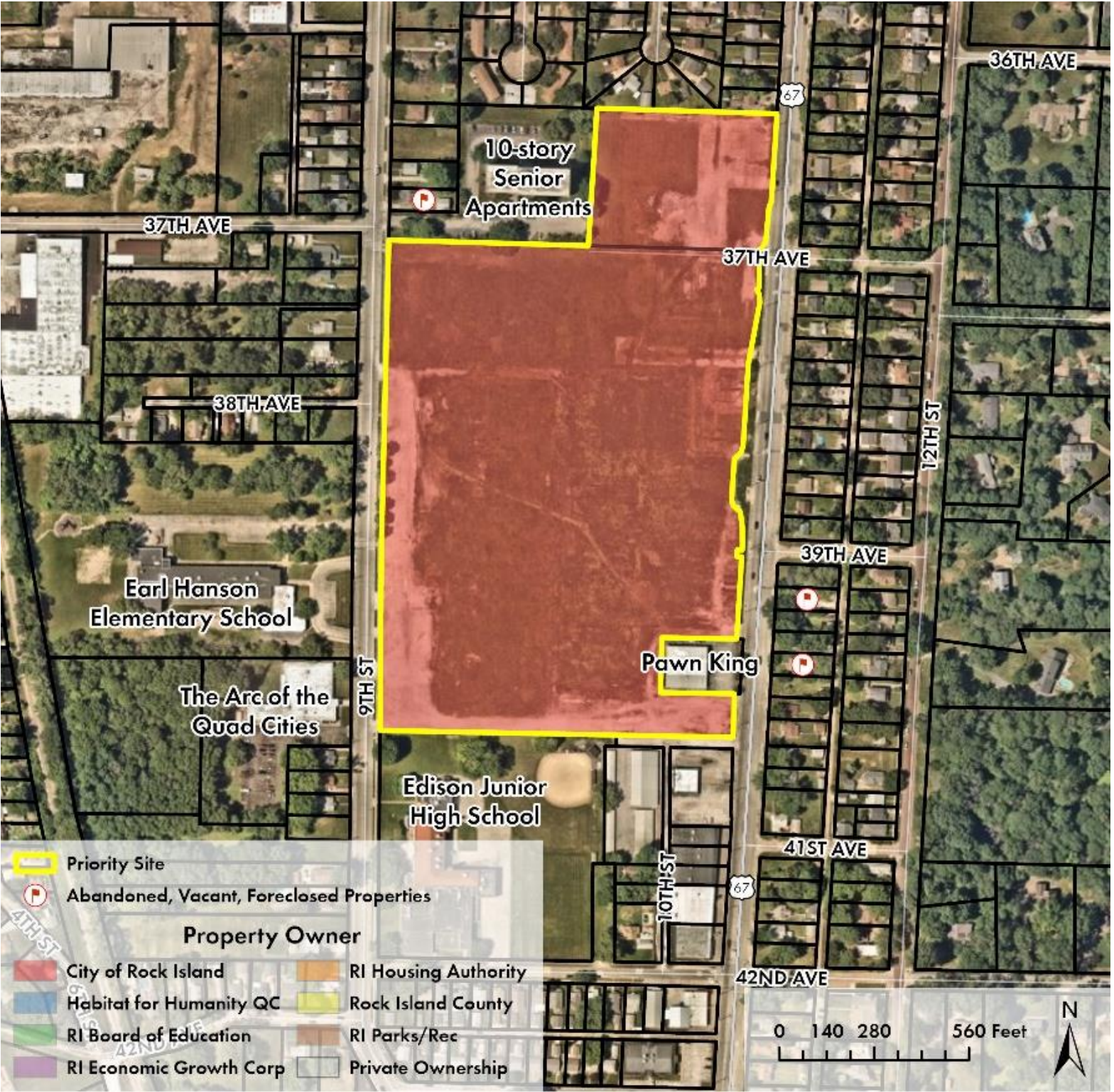
Figure 37 - Site Slope



Figure 39 - Site Aerial & Flood Hazards



Figure 38 - Site Surroundings



SAUKIE FIELD SITE – PRIORITY SITE – LEVEL TWO

Approximate Address: 3400 30th Ave
Estimated Acreage: 9.08 acres
Total Parcels: 1
Current Zoning: C1-Park Conservation
Site Control: Parcel owned by the Rock Island-Milan Board of Education
Existing Conditions: Baseball field, forested at northwestern edges
Site Topography: Predominantly flat, with greater slope at the western and northern edges of site.
Site Flood Risk: Above the 500-year floodplain with minimal flood hazard
Proposed Future Use: Single-family residential
Additional Considerations: The site is currently owned by the Board of Education, which will require discussion about their future plans for the site. Though the site currently operates as a baseball field, the City believes that other Rock Island facilities could accommodate its closure. The forested and sloped edges of the northern and western edges of the site could pose some challenges to development, but they could also be appealing features in a backyard for households valuing tree canopy and privacy.

Figure 41 - Site Slope

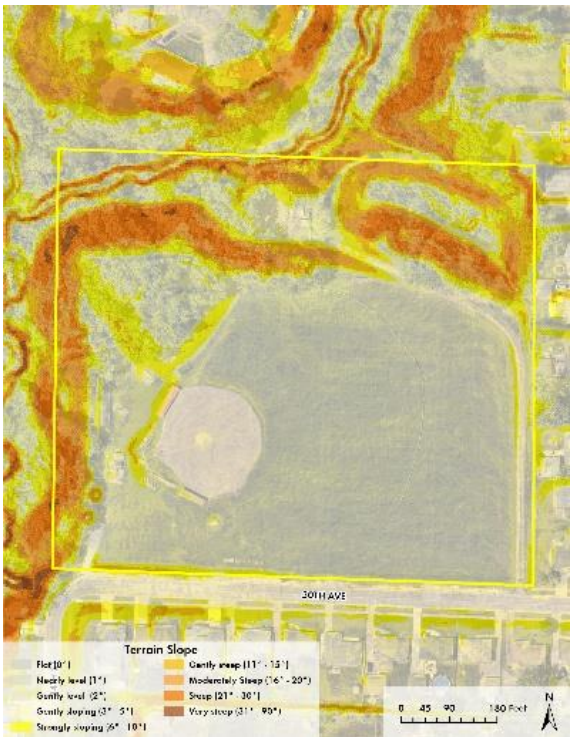


Figure 42 - Site Aerial & Flood Hazards



Figure 40 - Site Surroundings



METRO YOUTH SITE – PRIORITY SITE – LEVEL TWO

Approximate Address: 728 7th Ave
Estimated Acreage: 1.49 acres
Total Parcels: 7
Current Zoning: R2 – Two Unit Residential
Site Control: 4 of 7 parcels owned by City of Rock Island
Existing Conditions: One vacant commercial building in northwest corner; the remaining site is vacant land
Site Topography: Mostly flat
Site Flood Risk: Reduced risk due to levee
Proposed Future Use: Single-family residential
Additional Considerations: The City should work with the remaining property owners to assemble the entire block for redevelopment. Though the site is not explicitly mentioned in the West End Revitalization 3-Year Implementation Plan, development of this site should be in alignment with the goals and vision of the West End residents. There are also a number of vacant parcels in the vicinity of the site that could be sites for additional residential infill.

Figure 44 - Site Slope



Figure 43 - Site Surroundings



Figure 45 - Site Aerial



Figure 46 - Site Flood Hazards



5TH AVENUE SITE – PRIORITY SITE – LEVEL TWO

Approximate Address: 506 14th Street
Estimated Acreage: 1.20 acres
Total Parcels: 3
Current Zoning: B3 – Community Business
Site Control: 2 of 3 parcels owned by City of Rock Island
Existing Conditions: Vacant land
Site Topography: Flat
Site Flood Risk: 100-year floodplain / 1-3 ft ponding area
Proposed Future Use: Townhomes or low density multifamily
Additional Considerations: The site’s location within a 100-year floodplain poses a concern for future development and will need to be addressed. Two additional tracts of vacant land under private ownership are located to the east of the site: (1) north of 5 ½ Ave between 14th St and 15th St; (2) south of 5 ½ Ave between 15th St and 16th St. These half-block sites could be developed in tandem with this site with an identical residential typology. Additionally, the blocks to the south and southeast of the site have higher volumes of vacant lots and vacant or abandoned buildings that could support infill development.

Figure 50 - Site Aerial



Figure 49 - Site Flood Hazards

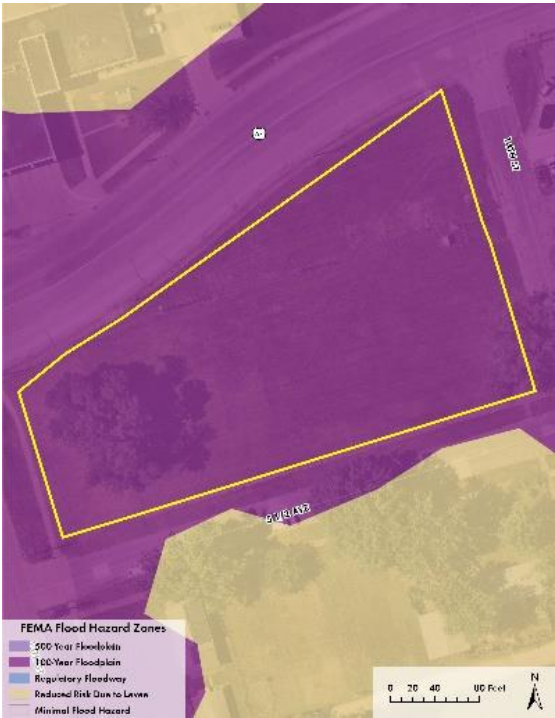


Figure 48 - Site Slope



Figure 47 - Site Surroundings



BIG ISLAND SITE – PRIORITY SITE – LEVEL TWO

Approximate Address: 5594 27th Street W
Estimated Acreage: 92.47 acres
Total Parcels: 2
Current Zoning: R1 – One Unit Residential
Site Control: All parcels owned by City of Rock Island
Existing Conditions: Farmland
Site Topography: Flat with some areas of slight slope
Site Flood Risk: Reduced risk due to levee
Proposed Future Use: Master-planned residential development with single-family and multifamily housing typologies and varying levels of density.
Additional Considerations: This large development site is somewhat isolated from the remainder of Rock Island, bounded by IL-92, I-280, and unincorporated Rock Island County property. For development of this site to prove feasible, significant infrastructure investments will be necessary to expand utilities to the site and provide sufficient access. The closest utility access is located across the interstate at the casino, and Big Island Road, maintained by the City, serves as the primary access road to the site, from its intersection with US-67 in Milan. An additional I-280 interchange may be necessary for the site to have sufficient access.

Figure 51 - Site Surroundings



Figure 52 - Site Aerial



Figure 53 - Site Flood Hazards



Figure 54 - Site Slope



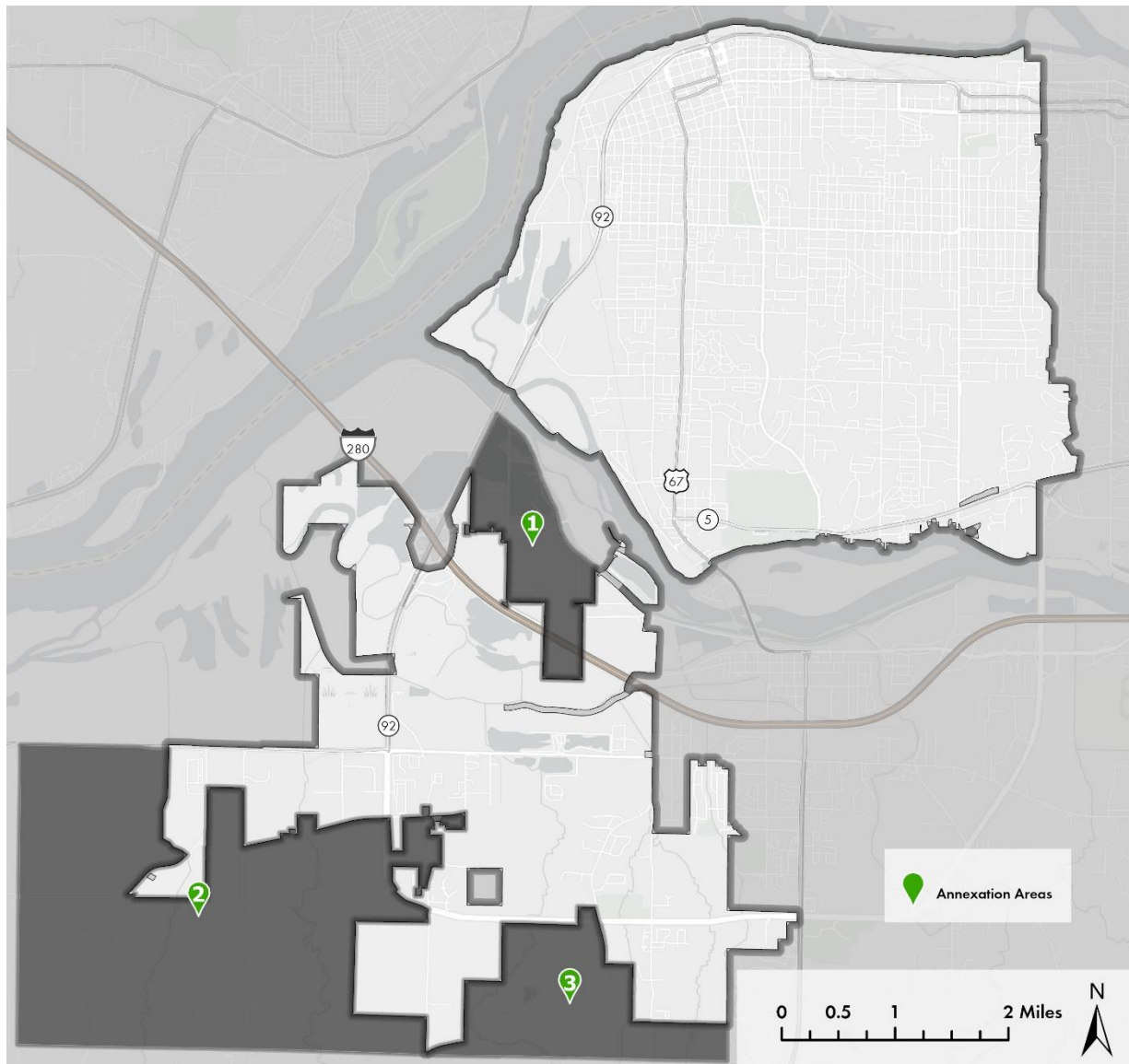
POSSIBLE ANNEXATION AREAS

In consideration of the possibility to annex additional land for residential development, as mentioned in the Strategies for New Housing Development, the City has identified three primary Annexation Areas (“Annexation Areas”) for consideration in the future. The City’s existing municipal boundary, the boundaries of its neighbors, existing topography, and proximity to existing City utilities and infrastructure were considered in this process.

These Annexation Areas should be considered general guides for the City’s future growth rather than definitive areas that will be annexed in the future. It is possible that portions of these areas may never be annexed while others may be annexed gradually over time. Ultimately, the City will need to develop its annexation policy and thoroughly evaluate feasibility and fiscal impact of annexing any particular area prior to initiating the legal annexation process.

Figure 55 indicates the Annexation Areas under consideration. Detailed profiles outlining the existing conditions and proposed uses on these sites can be found in the following section.

Figure 55 – Possible Annexation Areas



ANNEXATION AREAS:

1. Big Island Annexation Area
2. Southwest Annexation Area
3. Southeast Annexation Area

BIG ISLAND ANNEXATION AREA

Approximate Location: Northeast of I-280 and IL-92 interchange

Estimated Acreage: 440 acres

Existing Land Uses: Agricultural, single-family residential, and conservation areas

Topography: Predominantly flat

Flood Risk: The majority of the buildable area within this Annexation Area is at reduced risk to levee. Portions of the site that are located within a regulatory floodway or 100-year floodplain would be considered conservation areas if they were to be annexed.

Proposed Future Use: Undeveloped land would be suitable for single-family subdivisions or master-planned residential development with single-family and multifamily housing typologies and varying levels of density. Existing residential areas should remain, though infill development on vacant lots may occur.

Additional Considerations: Development of this area should be compatible with, and occur after, the development of the Big Island Priority Site located just to the west. Similar to the Big Island Priority Site, this Annexation Area faces challenges relating to infrastructure for site access and utilities.

Figure 57 – Area Slope

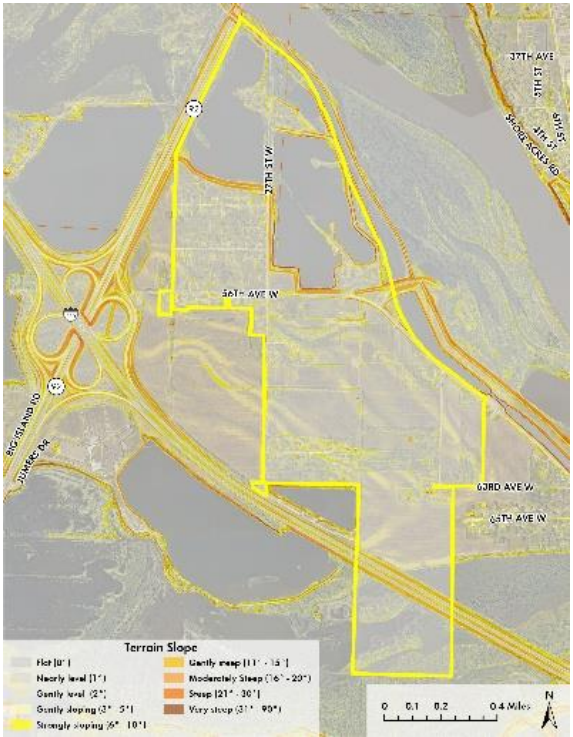


Figure 58 - Area Flood Hazards

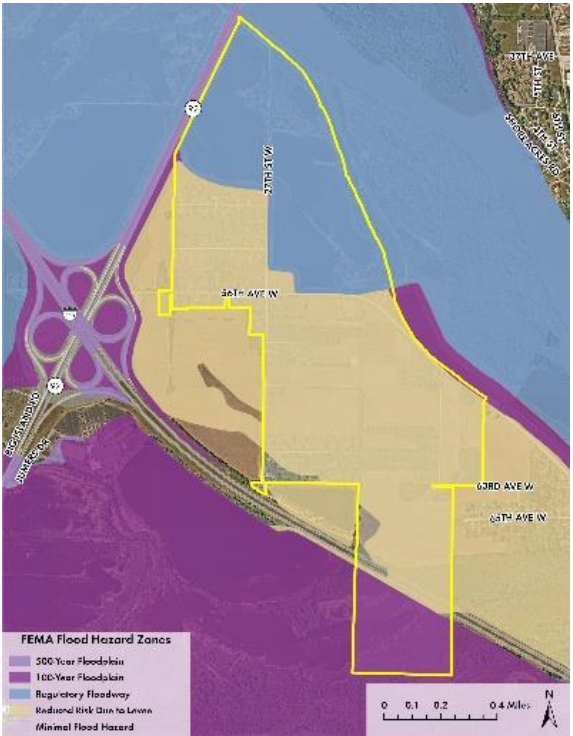


Figure 56 – Area Aerial



SOUTHWEST ANNEXATION AREA

Approximate Location: Southwest of Centennial Expressway and Highland Springs Golf Course

Estimated Acreage: 2,710 acres

Existing Land Uses: Agricultural and heavily wooded areas with some single-family residential

Topography: Significant portions of the area have steep slopes

Flood Risk: Above the 500-year floodplain with minimal flood hazard

Proposed Future Use: Single-family subdivisions, cluster housing development with conservation areas, and larger lot homes.

Additional Considerations: Topography of the site poses one of the largest challenges to development in this area. As a result, clusters of single-family development surrounded by conservation areas will be the most likely development scenario. Master planned developments with mixed uses or mixed housing typologies could also occur. When considering annexation of this area, the City will need to consider the potential costs to extend City services and infrastructure outward for low density residential development.

Figure 61 – Area Slope

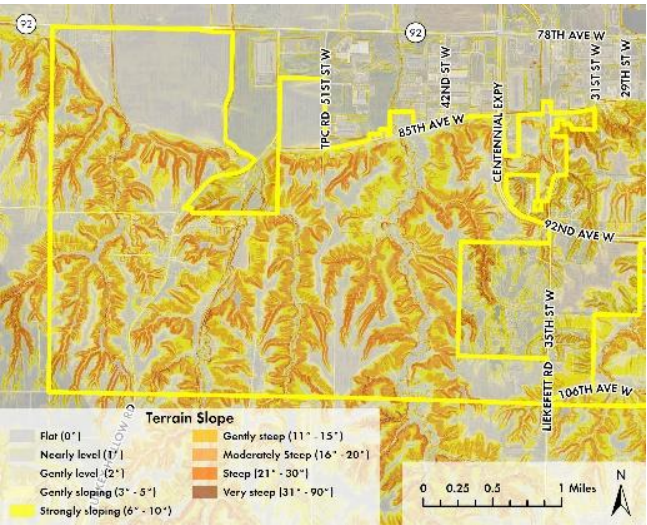


Figure 60 - Area Flood Hazards

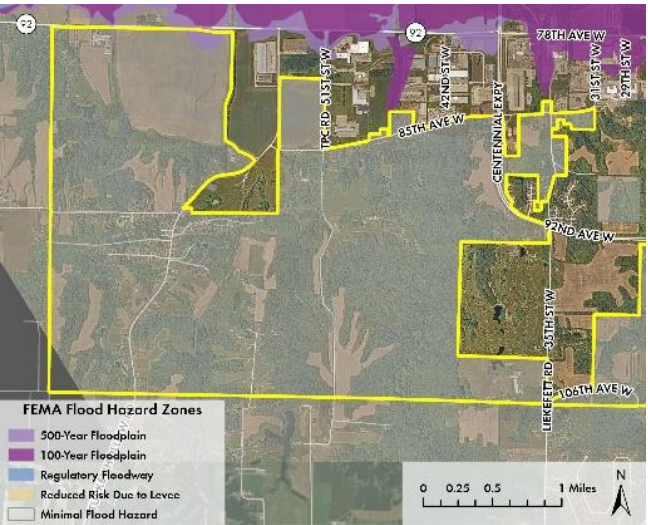
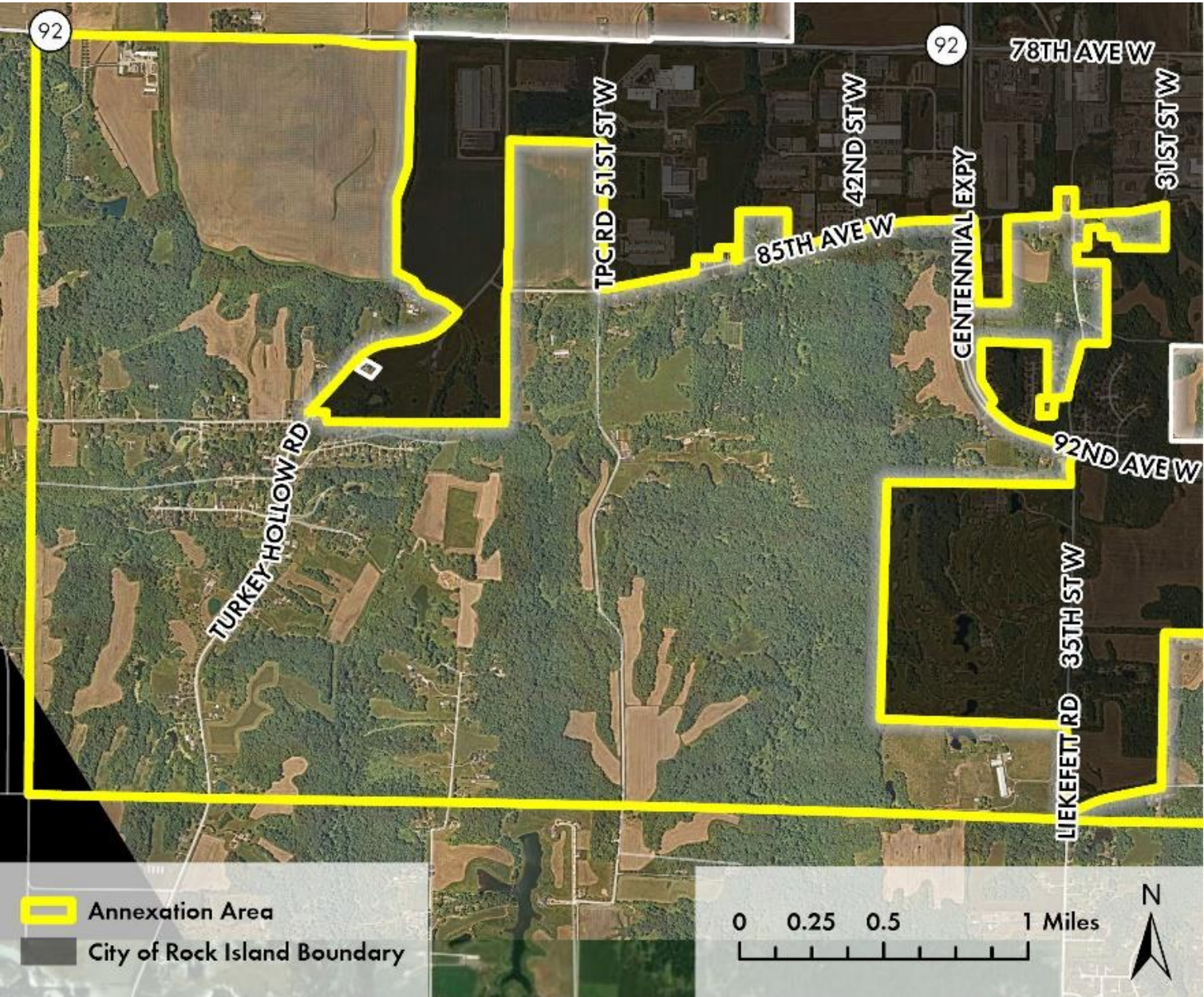


Figure 59 – Area Aerial



SOUTHEAST ANNEXATION AREA

Approximate Location: South of 92nd Ave West

Estimated Acreage: 650 acres

Existing Land Uses: Agricultural and heavily wooded areas with some single-family residential

Topography: Significant portions of the area have steep slopes

Flood Risk: Above the 500-year floodplain with minimal flood hazard

Proposed Future Use: Single-family subdivisions, cluster housing development with conservation areas, and larger lot homes.

Additional Considerations: Similar to the Southwest Annexation Area, though not quite to the same extent, topography poses one of the largest challenges to development in this area. As a result, clusters of single-family development surrounded by conservation areas may be necessary in some areas, while other areas may support more traditional residential subdivisions. Master planned developments with mixed uses or mixed housing typologies could also occur. When considering annexation of this area, the City will need to consider the potential costs to extend City services and infrastructure outward for low density residential development.

Figure 63 – Area Slope



Figure 64 - Area Flood Hazards

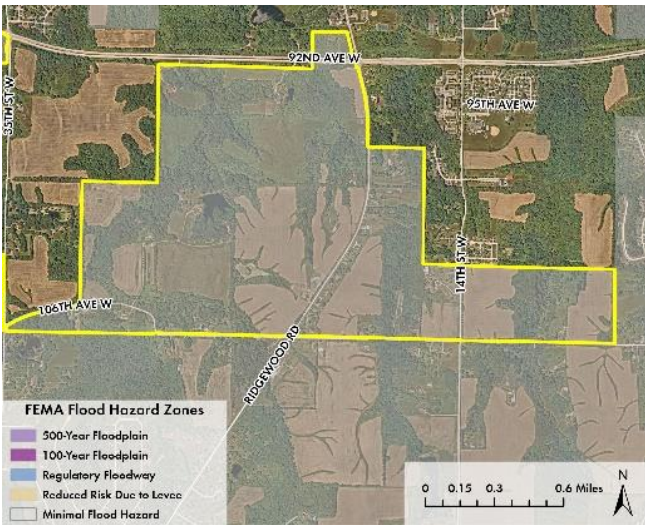
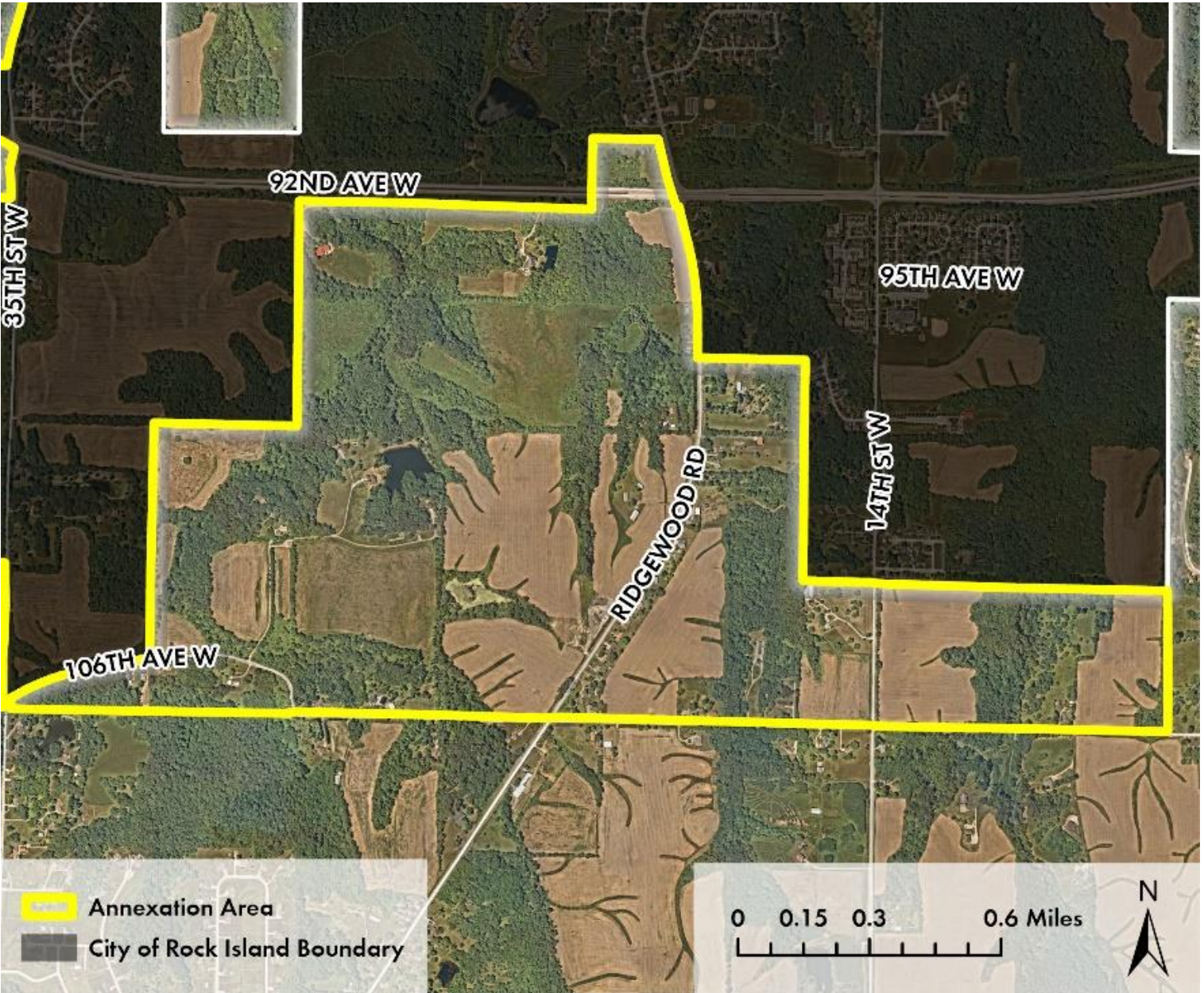


Figure 62 – Area Aerial



SECTION X – IMPLEMENTATION MATRIX

Table 6 - Strategies for the Existing Housing Stock – Part 1

Strategies	Implementation Timeframe	Responsible Party	Possible Partners
Continue Efforts to Transition from Reactive to Proactive Code Enforcement			
Continue to prioritize rental property inspections to address backlog.	Short-Term	Inspections Division	
Prioritize the regular inspection properties on the vacant, abandoned, and foreclosed registry.	Medium-Term		
Increase frequency and thoroughness of proactive visual inspections for exterior violations and nuisances citywide.	Long-Term		
Explore opportunities to increase code enforcement staffing capacity, including considerations for temporary, part-time, or seasonal positions.	Short-Term		American Job Center
Work with the City attorney to identify strategies to pursue the payment of unpaid fees, fines, and liens.	Short-Term		City Attorney
Leverage Transition to New Internal Software System to Implement New Cross-Departmental Data Collection, Tracking, and Monitoring System			
Strategically design internal software systems to ensure data collected as part of standard operations are stored in a way that facilitates future monitoring and review.	Short-Term	Community & Economic Development Department	Public Works Department, Police Department, Fire Department
Inventory data collected by different departments and divisions to identify opportunities to share data and better identify and track problem properties.	Short-Term		
Develop a system to collect, share, track, and monitor data across departments and divisions.	Medium-Term		
Create a protocol for staff that identifies the responsible parties for data entry, the frequency at which data should be regular entered or updated, and any circumstances that would trigger unscheduled data entries or updates.	Medium-Term		
Create a protocol for the comprehensive review of all data that identifies the responsible staff member(s), the frequency of review, and the method in which the review findings are shared with City staff, City Council, and the public.	Medium-Term		
Utilize the regular review of data to identify properties or geographies in the greatest need of intervention, possible opportunities for operational or policy adjustments to increase effectiveness, and to measure ongoing progress toward the City's goals.	Long-Term		

See next page for continuation of chart.

Table 7 - Strategies for the Existing Housing Stock – Part 2

Increase Efforts to Support the Maintenance and Rehabilitation of Existing Residential Properties			
Continue to utilize CDBG, HRAP, and Strong Communities funding to support rehabilitation projects for low-income homeowners.	Short-Term	Community & Economic Development Department	
Leverage the River Edge Redevelopment Zone Program for multifamily and mixed-use rehabilitations.	Short-Term		
Develop a list of qualified and vetted contractors that residents can refer to when trying to begin home maintenance or rehabilitation projects and ensure a proactive approach to inclusion in order to minimize potential disparate impact.	Short-Term		
Explore additional local, state, federal, and philanthropic funding sources for housing rehabilitation and stabilization efforts.	Medium-Term		
Collaborate with the Quad Cities Land Bank Authority to stabilize and rehabilitate vacant and abandoned residential properties and return them to the private market.	Long-Term		Quad Cities Land Bank Authority

Table 8 - Strategies for New Housing Development – Part 1

Strategies	Implementation Timeframe	Responsible Party	Possible Partners
Identify Priority Sites for Infill and Larger-Site Residential Development and Focus Investments and Efforts In and Around These Sites.			
Identify priority sites for new housing development and evaluate the existing infrastructure on and around the site and the existing zoning to identify any potential barriers to development that can be addressed.	Short-Term	Community & Economic Development Department	
Work to obtain site control over the remaining properties in sites identified as priorities for land assembly.	Medium-Term		City Attorney
Evaluate the City's plans for future infrastructure investments and consider ways in which the areas targeted for reinvestment can be prioritized.	Short-Term		Public Works Department
As development proposals are submitted for priority sites that align with goals of this plan, advocate for projects by coordinating administrative processes across departments to reduce unnecessary complications and delays.	Medium-Term		Public Works Department
Utilize Tax Increment Financing, Enterprise Zone, and Rivers Edge Redevelopment Area incentives to support residential development.	Medium-Term		
Explore additional local, state, federal, and philanthropic funding sources for public improvements and infrastructure investments that can be utilized to incentivize residential development.	Medium-Term		
Develop a Clear Annexation Policy			
Identify areas for consideration for future annexation, prioritizing areas where public infrastructure, utilities, emergency services, and transportation access already exists or can be easily expanded upon.	Short-Term	Community & Economic Development Department	
Identify the infrastructure improvements that would be necessary to support the development of priority annexation areas.	Short-Term	Public Works Department	Community & Economic Development Department
Understand the net impact of the expenses and revenue associated with annexation, both of existing residential areas and of undeveloped sites for new residential development.	Short-Term	Community & Economic Development Department	Public Works Department
Establish a clear annexation policy that can be utilized by City staff, property owners and developers, and City Council to evaluate the feasibility of potential annexations and guide decision-making.	Medium-Term		
Leverage annexation agreements to provide incentives for residential development.	Long-Term		
Invest in infrastructure improvements and/or expansion in key areas to open up sites for residential development.	Long-Term	Public Works Department	Community & Economic Development Department

See next page for continuation of chart.

Table 9 - Strategies for New Housing Development – Part 2

Evaluate and Update Internal Procedures and City Policies to Better Facilitate Residential Development			
Update the City's Zoning Code of Ordinances to add clarity and ensure its furthers, rather than hinders, the City's residential development priorities.	Medium-Term	Planning & Redevelopment Division	City Attorney & Consulting Firms
Explore ways to standardize and simplify the building permit process for developers and contractors by standardizing applications, creating clear and detailed checklists for all submission materials, and clearly outlining the steps of the process.	Short-Term	Community & Economic Development Department	
Better Support Local Partners with Capacity and/or Interest in Supporting City Priorities on Residential Development			
Support the Rock Island Housing Authority and Community Home Partners in providing quality affordable and specialized housing for Rock Island Residents by collaborating on site identification, providing letters of support on funding applications, and advocating for projects as needed.	Short-Term	Community & Economic Development Department	Rock Island Housing Authority, Community Home Partners
Support West End Revitalization in the implementation of their Three-Year Plan, including in their efforts to redevelop Franklin Field in alignment with the goals and vision of West End residents.	Short-Term		West End Revitalization
Explore opportunities to better support Habitat for Humanity Quad Cities in the development of infill housing in Rock Island, including considerations for overcoming the added cost of incorporating fire suppression systems.	Short-Term		Habitat for Humanity

Table 10 - Strategies for Shaping the City's Narrative – Part 1

Strategies	Implementation Timeframe	Responsible Party	Possible Partners
Update the City's Website			
Identify and update sections of the website that have conflicting or outdated information and broken links	Short-Term	Community & Economic Development Department	
Establish a protocol for regular review and updating of the website, including assigning responsibility to specific staff members.	Short-Term		
Explore options to redesign the City's website in its entirety to make the site easier to navigate, improve clarity, and to overall enhance the City's image.	Medium-Term		Consulting Firms
Increase Awareness by Residents and Prospective Developers of Available City Resources, Programs, and Priority Sites			
Conduct a survey of current residents to understand the existing level of awareness of City resources and projects and the best ways to communicate information to residents in the future.	Short-Term	Community & Economic Development Department	Consulting Firms
Develop and distribute resource guides that outline available programs, eligibility criteria, and the process and timeline to apply for or request assistance.	Short-Term		Library, Community Center, Local/Regional News Agencies & Quad Cities Chamber
Add information regarding priority sites to the City's website as well as distribute it to members of the development community to begin to gather interest.	Short-Term		Local/Regional News Agencies, Quad Cities Chamber, Quad Cities Builders & Remodelers Association, and Quad City Area Realtor Association
Promote progress on projects led by the City and its partners to highlight the City's investment in the community.	Short-Term		Local/Regional News Agencies & Quad Cities Chamber

See next page for continuation of chart.

Table 11 - Strategies for Shaping the City's Narrative – Part 2

Proactively Manage the Perception of the City though Coordinated Marketing, Branding, and Placemaking Efforts			
Conduct a survey of residents to identify Rock Island's greatest strengths and assets to inspire future marketing efforts and begin to strengthen local pride.	Short-Term	Community & Economic Development Department	Consulting Firms
Increase regional awareness of local assets, such as the historic homes, Black Hawk State Historic Site, and the diverse school district.	Short-Term		Library, Community Center, Local/Regional News Agencies & Quad Cities Chamber
Develop a cohesive identity and "brand" for the City that people can rally behind.	Medium-Term		Consulting Firms
Utilize placemaking, signage, and the activation of public spaces to further develop local pride and ownership.	Medium-Term		Consulting Firms
Create advertising materials (commercial, billboards, signage, etc.) that promote the City to residents, visitors, businesses, and developers.	Long-Term		Local/Regional News Agencies & Quad Cities Chamber

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the Clerk's Office regarding a request from the Smoking Dog to close 2nd Avenue between 18th and 19th Streets for the annual Gamma Alpha Beta Fraternity Buckethead fundraiser benefiting Camp Kesem on Saturday, April 26, 2025 from 10 a.m until 6 p.m.; and a request for the outdoor consumption of alcohol.

Motion: Motion to approve the requests, subject to complying with all liquor license regulations, and subject to being closed down early if complaints are received.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Attached is a street closure application from Kyle Born of The Smoking Dog Pub, requesting permission to hold an outdoor event for the annual Buckethead fundraiser for the Gamma Alpha Beta Fraternity Camp Kesem chapter at Augustana College on Saturday, April 26, 2025 from 10:00 a.m. to 6:00 p.m..

The Smoking Dog is requesting the outdoor sale and consumption of alcohol in the fenced-in area outside of the Pub. IDs will be checked and wristbands will be utilized for age verification.

The Smoking Dog Pub and Augustana College Greek Life will work with the Rock Island Police Department to ensure adequate security for the event.

Proceeds from the event go to the Camp Kesem organization which provides a week-long camp for children whose parents are suffering from a terminal illness.

The certificate of insurance is included with the application.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended Council approve the requests, subject to complying with all liquor license regulations, and subject to being closed down early if complaints are received.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

CITY OF ROCK ISLAND

PERMIT APPLICATION

STREET CLOSING REQUEST

APPLICANT INFORMATION

CONTACT NAME	ADDRESS	CITY	STATE	ZIP CODE
Kyle Born	139 4th st	Andover	Il	61233
TELEPHONE NO.				

ALTERNATE NAME	ADDRESS	CITY	STATE	ZIP CODE
Jorge Ambriz	420 w river Drive Apt 307	Davenport	IA	52801
TELEPHONE NO.				
7085301432				

Street area to be blocked off: (attach map if possible) 2nd ave St/Ave
between 18th St/Ave and 19th St/Ave

Day(s)	Date(s)	Start Time	End Time
1	april 26, 2025	10am	6pm

TYPE OF EVENT – PURPOSE (Block party, etc.) FUNDRAISER WITH MUSIC AND GAMES

Will AMPLIFIED sound be used? YES before 6pm NO _____

If YES – a Sound Amplification Permit is required. Applications are available from the City Clerk. Fee for Sound Amplification Permit is \$25.00 per day. Sound Amplification after 6:00 pm and on Sundays requires approval by the City Council.

Will FOOD be sold? YES _____ NO ✓

If YES – the City Health Inspector will be notified by the City Clerk and will contact you.

If event is open to the public, a Certificate of Insurance naming the City of Rock Island as additional insured is required.

SIGNATURES of persons affected by the street closing MUST be submitted on attached petition indicating their approval or disapproval of the street closing. (If using Sound Amplification, neighbors' approval must also be obtained and can be provided on same form.)

This request requires City Council approval and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets on the second and fourth Mondays of each month. When there is a City legal holiday on the fourth Monday, the meeting will be held on the third Monday of the month.

If approved, barricades will be delivered the Friday prior to your weekend event. If event is during the week, barricades will be delivered one working day prior to the event date. You will be responsible for setting up and taking down the barricades, and returning them to the corners where they were delivered so they may be picked up on the Monday following the weekend event/day following week day event.



Signature of Applicant

3/21/25

Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

APPROVALS

Public Works	Police	City Council	Insurance
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City Clerk Approval Date

License Number

License Printed Date

License Delivery Date

**Return completed application and additional documents to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010**

STREET CLOSING NEIGHBORHOOD APPROVAL PETITION

We, the undersigned, approve of the requested street closing for _____ ST/AVE
between _____ ST/AVE and _____ ST/AVE
from _____ to _____ on _____
Start Time End Time Day (s) / Date (s)

We understand that a _____ is to be held on the aforementioned date. We
have also been notified of any Sound Amplification in conjunction with this event.

NAME	ADDRESS	APPROVE STREET CLOSING	APPROVE SOUND AMPLIFICATION



SMOKDOG-01

BLENTINI JONES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/8/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NavSav Moline 6250 Delaware Street Suite B Beaumont, TX 77706	CONTACT NAME: David Ellison	
	PHONE (A/C, No, Ext): (309) 738-5932 FAX (A/C, No):	
	E-MAIL ADDRESS: DavidEllison@navsav.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Penn-Star Insurance Company	10673
INSURED Born Entertainment dba The Smoking Dog 1800 2nd Ave., Ste 200 Rock Island, IL 61201	INSURER B : Accident Insurance Co., Inc.	11573
	INSURER C : National Specialty Ins. Co.	22608
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			PAV0547332	12/13/2024	12/13/2025	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N Y N / A		WCV 0020990-00	12/13/2024	12/13/2025	☒ PER STATUTE ☐ OTH-ER
							E.L. EACH ACCIDENT \$ 500,000
							E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Liquor Liability			JFL/LIQ/235431.03	12/13/2024	12/13/2025	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SPECIAL EVENT BEING HELD ON 4/26/2025 FROM 11 am TO 5 pm
IN THE PLAZA LOCATED AT 1800 2nd AVENUE, ROCK ISLAND, IL 61201

CERTIFICATE HOLDER

CANCELLATION

City of Rock Island
1528 3rd Avenue
Rock Island, IL 61201

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the City Clerk's Office regarding a request from Gary Barren to close 6th Avenue between 7th and 8th Streets on Saturday, July 26, 2025 from 10 a.m. until 6 p.m. for a block party.

Motion: Motion to approve the request as recommended.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Attached is a request from Gary Barren of Derrick's Temple C.O.G.I.C. to close 6th Avenue between 7th and 8th Streets on Saturday, July 26, 2025 from 10 a.m. until 6 p.m. for a block party.

Motion: Motion to approve the request as recommended.

RC Roll Call vote is needed.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council approve the request.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

CITY OF ROCK ISLAND

PERMIT APPLICATION

STREET CLOSING REQUEST

APPLICANT INFORMATION

CONTACT NAME	ADDRESS	CITY	STATE	ZIP CODE
Gary Barren	2211 6th Ave	Rock Island	IL	61201
TELEPHONE NO.				
(309) 314-1606				

ALTERNATE NAME	ADDRESS	CITY	STATE	ZIP CODE
TELEPHONE NO.				

Street area to be blocked off: (attach map if possible) 6th Ave St/Ave
between 7th Street St/Ave and 8th Street St/Ave

Day(s)	Date(s)	Start Time	End Time
1	07/26/2025	10:00 am	6:00 pm

TYPE OF EVENT – PURPOSE (Block party, etc.) Block party

Will AMPLIFIED sound be used? YES _____ NO ✓

If YES – a Sound Amplification Permit is required. Applications are available from the City Clerk. Fee for Sound Amplification Permit is \$25.00 per day. Sound Amplification after 6:00 pm and on Sundays requires approval by the City Council.

Will FOOD be sold? YES _____ NO ✓

If YES – the City Health Inspector will be notified by the City Clerk and will contact you.

If event is open to the public, a Certificate of Insurance naming the City of Rock Island as additional insured is required.

SIGNATURES of persons affected by the street closing MUST be submitted on attached petition indicating their approval or disapproval of the street closing. (If using Sound Amplification, neighbors' approval must also be obtained and can be provided on same form.)

This request requires City Council approval and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets each Monday of the month excluding the last Monday of each month and holidays. In July and August, the City Council meets on the second and fourth Mondays of the month.

If approved, barricades will be delivered the Friday prior to your weekend event. If event is during the week, barricades will be delivered one working day prior to the event date. You will be responsible for setting up and taking down the barricades, and returning them to the corners where they were delivered so they may be picked up on the Monday following the weekend event/day following week day event.

Moses Robinson

Signature of Applicant

4/07/2025

Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

APPROVALS

Public Works	Police	City Council	Insurance
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**City Clerk Approval
Date**

License Number

License Printed Date

License Delivery Date

**Return completed application and additional documents to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010**

STREET CLOSING NEIGHBORHOOD APPROVAL PETITION

We, the undersigned, approve of the requested street closing for 6th Ave ST/AVE
between 7th Street ST/AVE and 8th Street ST/AVE
from 10:00 am to 6:00 pm on (1) Day | 7/26/2025
Start Time End Time Day (s) / Date (s)

We understand that a Block Party is to be held on the aforementioned date. We
have also been notified of any Sound Amplification in conjunction with this event.

NAME	ADDRESS	APPROVE STREET CLOSING	APPROVE SOUND AMPLIFICATION

Memorandum



To: Rock Island City Council
From: Amanda Torres, Deputy Clerk
Subject: Report from the City Clerk's Office regarding a request from Alderperson Moses Robinson regarding a request to close 6th Avenue between 9th and 10th Streets on Saturday, April 19, 2025 from 12 p.m. until 6 p.m. for an Easter Egg Hunt.

Motion: Motion to approve the request as recommended.

RC Roll Call vote is needed.

Date: April 14, 2025

Introduction and Background Information:

Attached is a request from Alderperson Moses Robinson requesting to close 6th Avenue between 9th and 10th Streets on Saturday, April 19, 2025 for an Easter Egg Hunt.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that Council approve the request.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:



ROCK ISLAND
ILLINOIS

CITY OF ROCK ISLAND

PERMIT APPLICATION

STREET CLOSING REQUEST

APPLICANT INFORMATION

CONTACT NAME	ADDRESS	CITY	STATE	ZIP CODE
Moses Robinson	924 6th Street	Rock Island	IL	61201
TELEPHONE NO.				
(309) 314-1606				

ALTERNATE NAME	ADDRESS	CITY	STATE	ZIP CODE
TELEPHONE NO.				

Street area to be blocked off: (attach map if possible) 6th Ave St/Ave
between 9th Street St/Ave and 10th Ave St. St/Ave

Day(s)	Date(s)	Start Time	End Time
1	4/19/2025	12:00 pm	6:00 pm

TYPE OF EVENT – PURPOSE (Block party, etc.) Easter Egg Hunt

Will AMPLIFIED sound be used? YES _____ NO ✓

If YES – a Sound Amplification Permit is required. Applications are available from the City Clerk. Fee for Sound Amplification Permit is \$25.00 per day. Sound Amplification after 6:00 pm and on Sundays requires approval by the City Council.

Will FOOD be sold? YES _____ NO ✓

If YES – the City Health Inspector will be notified by the City Clerk and will contact you.

If event is open to the public, a Certificate of Insurance naming the City of Rock Island as additional insured is required.

SIGNATURES of persons affected by the street closing MUST be submitted on attached petition indicating their approval or disapproval of the street closing. (If using Sound Amplification, neighbors' approval must also be obtained and can be provided on same form.)

This request requires City Council approval and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets each Monday of the month excluding the last Monday of each month and holidays. In July and August, the City Council meets on the second and fourth Mondays of the month.

If approved, barricades will be delivered the Friday prior to your weekend event. If event is during the week, barricades will be delivered one working day prior to the event date. You will be responsible for setting up and taking down the barricades, and returning them to the corners where they were delivered so they may be picked up on the Monday following the weekend event/day following week day event.

Moses Robinson

4/07/2025

Signature of Applicant

Date of Application

DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE

APPROVALS

Public Works	Police	City Council	Insurance
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**City Clerk Approval
Date**

License Number

License Printed Date

License Delivery Date

**Return completed application and additional documents to:
City Clerk's Office, 1528 3rd Avenue, Rock Island, IL. 61201
(309) 732-2010**

STREET CLOSING NEIGHBORHOOD APPROVAL PETITION

We, the undersigned, approve of the requested street closing for 6th Ave ST/AVE
between 9th Street ST/AVE and 10th Street ST/AVE
from 12:00 pm to 6:00 pm on (1) Day / 4/19/2025
Start Time End Time Day (s) / Date (s)

We understand that a Easter Egg Hunt is to be held on the aforementioned date. We
have also been notified of any Sound Amplification in conjunction with this event.

NAME	ADDRESS	APPROVE STREET CLOSING	APPROVE SOUND AMPLIFICATION

