



**City Council Study Session Agenda
August 11, 2025 - 5:45 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

[Click Here to Watch](#)

- 1. Call to Order**
- 2. Roll Call**
- 3. Presentations**
 - a. Land Bank Update
 - b. Project NOW Presentation
- 4. Public Comment**
- 5. Adjourn**
 - a. Motion: Motion to adjourn.
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.

Land Bank Update

Adjusting the Model, Continuing the Effort



Quad Cities Land Bank Authority

Background

- Intergovernmental agency formed in Spring 2022 by the cities of Rock Island, Moline, and East Moline following feasibility study.
- Tool to combat community deterioration and stop the abandonment cycle.
- Activities return properties to productive, local ownership free of any title issues.
- Intended to add needed capacity to member communities.

Land Banks
Quad Cities Land Bank Authority

WHAT IS A LAND BANK?
A land bank is an intergovernmental agency focused on the conversion of **vacant, abandoned, and tax delinquent** properties into productive use consistent with local government plans and priorities.

HOW DOES IT WORK?

- ✓ **Acquire property** at low cost through the tax foreclosure process
- ✓ **Eliminate liabilities**; clear title and/or back taxes
- ✓ **Transfer property** to responsible owners based on community needs and planning

Most vacant and abandoned properties are **rejected** by the private market due to legal and financial barriers like clouded titles, repairs, and delinquent taxes exceeding the market value of the property.

Communities are paying the price for vacant and abandoned properties:

- Decreased property values
- Higher insurance premiums
- Fire and safety hazards
- Neighborhood population decline
- Weakened community
- Poor quality of life

DRAINING LOCAL TAX DOLLARS!
+ No tax revenue!
+ Maintenance \$\$
+ Demolition costs

WHY DOES IT MATTER?
The spiral of blight destabilizes neighborhoods!
Taking **NO** action makes the problem worse.

RESIDENTIAL HOME SALES
Properties sold to single-family homeowners or housing developers

SIDE-LOT SALES
Lots sold to adjacent homeowners that are often too small for construction

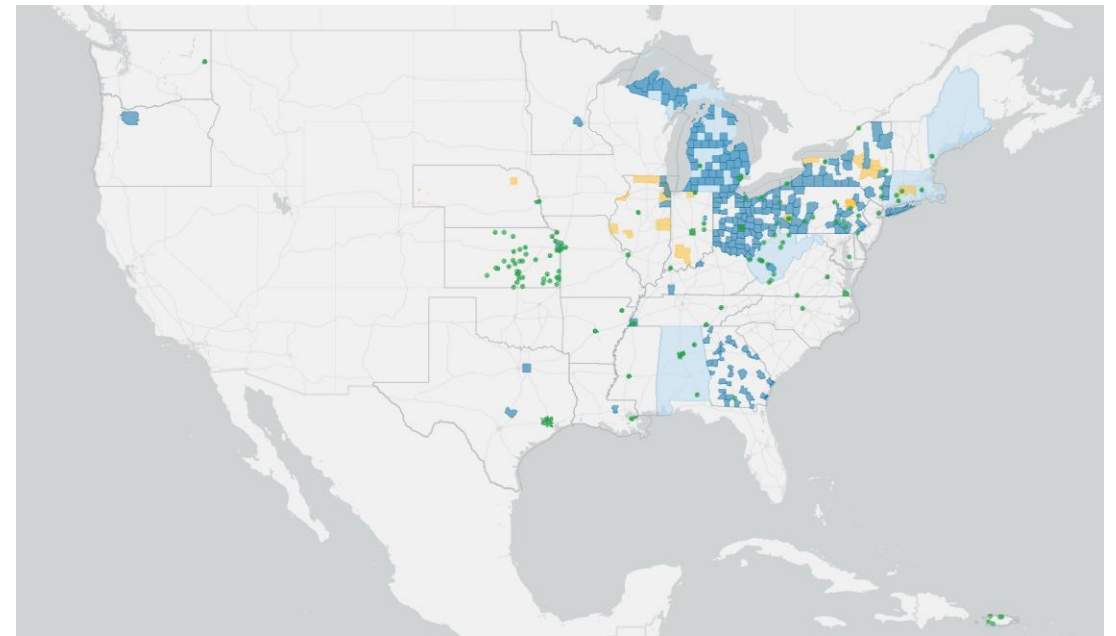
COMMERCIAL PROPERTY SALES
Sold 'as-is' to buyers aiding in economic development and job creation

WHAT HAPPENS TO THE LAND BANK PROPERTIES?

MORE INFO: Contact Mary Chappell at mchappell@qclba.org or call: 309-524-2043. Visit www.qclba.org

Challenges

- *Tyler v. Hennepin County* (2023) up-ended the existing tax sale system asserting that keeping surplus value can be a takings.
- Insurance and auditing services have been much more expensive than anticipated.
- Staff costs are difficult to cover.
- Legal process to acquire properties has been time consuming and slow moving.



Map showing municipal, county, regional, and state land banks from the Center for Community Progress.

Successes

- Blighted houses in East Moline have been demolished with a grant from IHDA.
- Properties in all three cities are being held and marketed.
- Positive media attention and workshops are driving interest and attracting local investors.
- People are getting the message: all these vacant and abandoned properties have to be addressed.



Land bank aims to revitalize vacant homes in East Moline and Rock Island



After receiving a \$268,000 grant, the Quad Cities Land Bank Authority is teaming up with Rock Island and East Moline to revamp vacant and abandoned properties.

Author: wqad.com
Published: 6:04 PM CST March 5, 2025
Updated: 6:04 PM CST March 5, 2025

Changes to the Model

- Member contributions of \$1 per resident based on 2020 Census.
- Grant funding when available, including from IHDA.
- Sale proceeds.
- Occasional fees for special services.
- Reduce member contribution to a smaller flat fee.
- Transition from a salary staff position to one paid on commission for sales.
- Expand fee for service offerings.
- Position the land bank as a focal point for housing conversations on the Illinois side.

What's Next?

- Complete acquisition of ten Rock Island properties per IHDA grant with City as pass-through.
- Build capacity and strengthen community networks.
- Strengthen relationship with the County and come to a workable tax auction arrangement.
- Advocate for more direct state funding and legislative support.

QC Land Bank attacking zombies, looking to future
Despite slow start, it's expanding its mission

By Kendra Burrows
kendra@quadcitiesbusiness.com

Since 2022, the Quad Cities Land Bank Authority has been working to attack zombie structures in Moline and East Moline and reclaim Rock Island abandoned properties so they can one day be returned to each city's tax rolls.

Now with a three-year seed-funding commitment by the mayor's policies that created Illinois' ninth land bank set to expire at the end of the year, the QCLBA governing board is exploring new funding formulas to advance its mission to buy vacant, deteriorating and delinquent properties and get them in the hands of new owners.

"The land bank has been slow to start, but it isn't going anywhere," promised QCLBA Board Chairman Miles Hatstead. "We are committed to finding some workable model" for a successful future, the City of Rock Island community and economic development director and the land bank's longest serving board member recently told the QCBJ.

The authority's creation was made possible through a \$268,000 Illinois Housing Development Authority (IHDA) Strong Communities Program grant. After the land bank launched in April 2022, it also has been backed by an annual population-based financial contribution from its four member cities of about \$1 per person per city (that goes mainly toward sewer, Illinois, which has indicated it may opt out).

LAND BANK PAGE 6

Deere investing \$250M to upgrade 3 QC factories

By Kendra Burrows
kendra@quadcitiesbusiness.com

As part of its commitment to expand its manufacturing capabilities with cutting edge technologies, Deere & Co. is investing more than \$250 million in upgrades at East Moline's Harvestor Works, John Deere Seeding in Moline and its Des Moines Works.

More than half of that Quad Cities investment — \$149 million — was used to renovate 385,000 square feet of manufacturing space at Harvestor Works, the company recently said. That has allowed John Deere to introduce the advanced equipment needed to produce its top-of-the-line, 50 high capacity combine harvesters with advanced technology and features.

Over at John Deere Seeding in Moline's Rock Drive, the global equipment maker is spending \$50 million to upgrade and renovate more than 55,000 square feet of manufacturing space. It will allow the factory to introduce new technology and improve safety, quality and efficiency at the Moline factory, Deere said in the statement.

At Harvestor Works, located at 1175 E. 90th St., about \$75 million was invested over the past three years to modernize

DEERE PAGE 4

FASTEST GROWING COMPANIES
NOMINATE TODAY!

DEADLINE
FRI., AUG. 15

Center Media Group
2345 Linden Road, Ste. 100
North Liberty, IA 52591

Questions?



Quad Cities Land Bank Authority



Rock Island

STUDY SESSION

August 2025



Presented **By**

Project NOW & Northwestern Illinois
Continuum of Care

Project NOW focuses on outreach, engagement, and support from individuals with lived experiences. This approach can really make a difference in understanding and addressing the unique challenges faced by the community.



Dr. Dwight L. Ford, CAA
CEO/President of Project NOW



Ron Lund
Chief Operating Officer of Project NOW
Northwestern Illinois Continuum of Care Board President

History of Homelessness

In Sister City, Davenport, Iowa



Kings Harvest - Pre 2018

Winter Emergency Shelter (seasonal overflow):

- During the winter of 2017–2018, the shelter averaged 60–80 adults per night and served a total of approximately 400 individuals over a 135-day period

Typical winter nightly occupancy (earlier data):

- In earlier years, nightly attendance ranged around 75 people—about 60 men and 15 women on average, rising to over 90 during extreme cold spells

Humility Homes - 2018-24

During the 2023–2024 winter season (Dec 1, 2023 to April 15, 2024), HHSI offered expanded winter capacity—raising shelter capacity from 88 beds to around 130. Over that period, they recorded 27,539 nights of shelter provided serving approximately 144 unique individuals during that final year of expanded service

Starting in the winter of 2024–2025, HHSI returned to their standard 88-bed capacity and did not offer expanded winter shelter, so their nightly occupancy returned to 88 beds.



LIFT NOW CENTER

Project NOW opened the Lift NOW winter emergency overflow shelter officially on **Friday, January 17, 2025**, and remained in regular overnight operation until April 15, 2025, operating nightly from 9 pm to 7 am, for a total of 90 days.

During two frigid nights—January 19 and 20—Project NOW operated the shelter 24/7 (midnight through day) instead of its usual overnight hours, due to extreme cold.

90
Days Open

37
Max Occupancy

180
Individuals

26
Per Night Avg

2,214 Shelter nights provided

- MaxOccupancy:
- 12 - Men (downstairs)
 - 12 - Women (upstairs, secured)
 - 10 - Families (upstairs, secured)
 - 3 - Mobility/Handicap (downstairs)

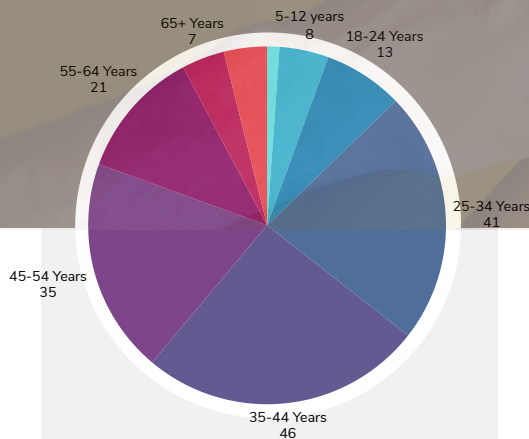
114 - Male
66 - Female

121 - Illinois Residents
59 - Iowa Residents

13 Individuals housed/ All remain housed to this day

0 homeless individuals dead

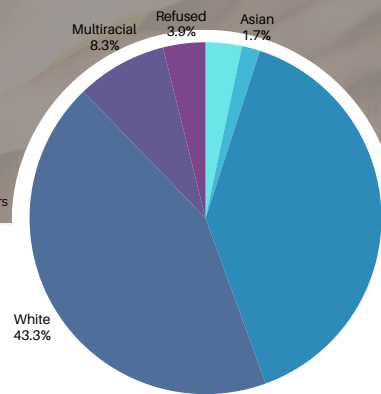
Who We Served:



Ages Served

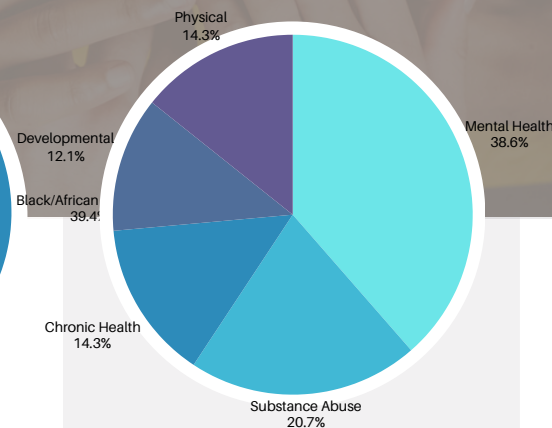
- Under 5 Years - 2
- 5-12 Years Old - 8
- 18-24 Years Old - 13
- 25-34 Years Old - 41
- 35-44 Years Old - 46
- 45-54 Years Old - 35
- 55-64 Years Old - 21
- 65+ Years Old - 7
- Refused - 7

Youngest - 6 months old
Oldest - 73 years old



Races Served

- American Indian - 6
- Asian - 3
- Black/African American - 71
- White - 78
- Multiracial - 15
- Refused - 7



Physical/Mental Health Conditions

- Mental Health - 54
- Substance Use - 29
- Chronic Health - 20
- Developmental - 17
- Physical - 20

48%

of those served have a physical/mental health condition

35%

of those served have been a victim of domestic violence, sexual assault, dating violence, stalking, and/or human trafficking



NOW
L I F T C E N T E R

Lessons Learned:

Rock Island and the greater Illinois Quad Cities is seeing an increase in homelessness. From 2023 to 2024, homelessness increased 44% in our area and 116% in the state.

On any given night, 25,787 people in Illinois are estimated to be homeless.

Interventions:

When opening the shelter we missed an opportunity to speak with our neighbors regarding what we would and would not be able to provide. This became apparent in a conversation with QC Pancake House late January 2025.

Initiatives:

- Meetings held with neighbors and business owners starting late January 2025 with Project NOW’s CEO and COO.
- Good Neighbors Initiative started in February 2025.
- Shelter in Place model.



Welcome To The Future

Rock Island County, like many regions, is seeing a growing number of individuals and families experiencing homelessness due to factors like housing shortages, inflation, unemployment, and mental health crises. A larger shelter would accommodate more people during the harsh winter months, helping meet this increased demand.



NOW

L I F T C E N T E R

The building is vacant and listed with Hawkeye Commercial Real Estate for \$380,000.

If the building does not sell, it will be winterized until it is sold or rented as an office building.

We are currently looking at a location in Moline for the 2025-26 winter emergency overflow shelter.



What is the Northwestern Illinois CoC?

The Northwestern Illinois Continuum of Care (CoC) is a 15-county network of homeless service providers united in our effort to make homelessness rare, brief, and non-recurring.

Amanda Erwin
CoC Coordinator



Leah Oostendorp
CoC Assistant



Lisa Lee
Street Outreach Caseworker



Nayla Zamora
Coordinated Entry Caseworker



CoC Board of Directors

Amber Killian, Domestic Violence Program Manager,
Freedom House

Beth Maskell, Executive Director,
Voices of Stephenson County

Cindi Gramenz, Operations Manager,
Christian Care

Elisha Walker, Executive Director,
Northern Illinois Community Action Agency

Karen Abendroth, Coordinated Entry Specialist,
U.S. Department of Veterans Affairs

Kim Brannon-Sibley, Participant Engagement Manager,
Knox County Housing Authority

Myles Newberry, Director,
Twin Cities PADS

Neddie Watts, Community Services Director,
Tri-County Opportunities Council

Paris Brandy, Community Engagement Manager,
Prairie State Legal Services

Rebecca Laudati, Executive Director,
Hope of Ogle

Ron Lund, Chief Operating Officer
Project NOW



CoC Regulations

24 CFR 576: Emergency Solutions Grant Program

- “Area-wide systems coordination requirements”

24 CFR 578: Continuum of Care Grant Program

- CoC is the only recognized body to report homeless numbers to HUD.
- CoC is required under federal statute to work with municipalities and elected officials.

405 ILCS 5/ - Mental Health and Disabilities Code

- “To protect such person or others from physical harm”





QC - Current Capacity vs. Need

Current Shelter Beds Available:

Christian Care Mission Shelter = 42 (6 VA, 3 DC)

Christian Care Martha's House = 20 (3 DC)

Humility Homes and Services = 80

Kings Harvest = 30

Project NOW = 37

YWCA Alan's House = 15

Total Beds = 224

Current Identified Homeless = 488

Current vacant units in Rock Island City = 1,905

VA = Veterans Affairs Grant & Per Diem Beds

DC = Drug Court Beds





QC - Current Barriers

Limited Housing Options

- Over 1,900 vacant units in Rock Island and 7,400 in the Quad Cities.
- A Housing Needs Assessment for Rock Island completed by Points Consulting in November 2024 states “We project Rock Island housing would increase by less than one percentage point (11 units)” over the next 20 years.

Need for Specialized Care

- Some community members would benefit from specialized housing options, but availability is extremely limited.

Client Choice

- No one can force adults into living situations that they don't want.





Subject Matter **Experts**

From models of service delivery to State and Federal regulations to specialized funding opportunities, the CoC has the knowledge and experience to lead Rock Island into a new era of housing stability for all residents, not just those experiencing homelessness.

Stipends allow the CoC to tap into the expertise of people who have experienced the horrors of homelessness - no one knows better than those who have lived it themselves.

Housing Task Force

The Goal:

To reduce homelessness in Rock Island by increasing the number of safe, affordable housing units and streamlining access into them.

The Team:

With homeless service providers, behavioral health providers, landlords, businesses, and City officials on the team, we can achieve functional zero.



Thank you!



AHAR	Annual Homeless Assessment Report – HUD report to the U.S. Congress that provides nationwide estimates of homelessness
CE	Coordinated Entry – A system designed to streamline the process of connecting individuals and families experiencing homelessness with housing and related services
Continuum of Care	Designed to promote communitywide commitment to the goal of ending homelessness by providing funding for efforts by nonprofit providers. Working with State and local governments and promoting access to and effect utilization of mainstream programs by homeless individuals and families
ESG	Emergency Solutions Grant - designed to assist people with quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness
Functional Zero	A sustainable milestone where a community has measurably solved homelessness. Homelessness is brief, rare, and non-re-occurring
HIC	Housing Inventory Count – Done simultaneously with PIT count. Records the bed capacity of the CoC
HMIS	Homeless Management Information System – Data collection system used to track information about individuals and families experiencing homelessness who are accessing services funded by the U.S. Department of Housing and Urban Development (HUD)
Home Illinois	Name of State plan to prevent and end homelessness
Homeless Bill of Rights	Illinois law that affirms that no person should suffer unnecessarily from cold or hunger, be deprived of shelter or the basic rights incident to shelter, or be subject to unfair discrimination based on his or her homeless status
Housing First	An approach to addressing homelessness that prioritizes providing immediate access to permanent housing

Northwestern Illinois Continuum of Care
1830 2nd Avenue, Rock Island, IL 61201
IL518CoC@projectnow.org
(309)793-6391



OPEH	Office to Prevent and End Homelessness – The Chief Homelessness Officer (Chief), Interagency Task Force on Homelessness (Task Force) and the Community Advisory Council on Homelessness (Advisory Council)
PIT	Point-In-Time Count – Done within the last ten days of January every year to count those that are homeless. Data reported to HUD for AHAR report
SO	Street Outreach – The practice of actively engaging with individuals experiencing homelessness in their living environments, such as on the streets, in parks, or other unsheltered locations
Source of Income Protection	Illinois law that prohibits discrimination against renters or homebuyers on their lawful source of income, including rental assistance programs

**VISION**

We envision the whole community working hand in hand to meet human needs, protect human dignity and restore hope.

Good Neighbor Agreement

Background: This Good Neighbor Agreement (referred to in this document as agreement) was developed by Project NOW and community stakeholders to provide a strategy to address neighbor concerns that often arise when new resources to support those experiencing homelessness are developed and expanded within a community.

Parties to the agreement: Parties to this agreement include business and residential neighbors living around downtown Rock Island and as represented by their neighborhood association, business association and other key stakeholders.

- Neighborhood Association
 - Downtown Alliance, City of Rock Island
- Service Providers
 - Christian Care
 - Downtown Alliance, City of Rock Island
 - Project NOW
 - Northwestern Illinois Continuum of Care
- Other Stakeholders
 - City of Rock Island
 - Dylan Parker, Rock Island 5th Ward Alderman
 - QC Chamber of Commerce

Boundaries of this agreement: This agreement will include the service area of 1st to 5th Avenues between 15th and 23rd Streets of downtown Rock Island.

Length of Agreement: This agreement will be in effect from date of signature and terminate on 6/30/2025. If desired, parties of this agreement can choose to extend this agreement, or create an alternate agreement.

Legal Status of Agreement: Parties of this agreement are committed to maintaining safety and livability of the area; it is to this end they enter into this agreement. All parties understand this agreement is not a legally binding contract, nor it is intended to be. Further, all parties acknowledge

"Rooting Out Poverty... Planting Seeds of Opportunity"

Project NOW, Inc. 1830 2nd Avenue, Rock Island, IL 61201
(309)793-6391 www.projectnow.org

**VISION**

We envision the whole community working hand in hand to meet human needs, protect human dignity and restore hope.

that they have been advised and given time to review and present this document to independent counsel if so desired.

Purpose, Assumptions, & Goals: The purpose of this agreement is to identify ways for community stakeholders to work together to address potential impacts of homeless services as well as be good neighbors in support of clients of service providers and to formalize the goodwill and positive working relationships between stakeholders for the benefits of all neighbors. Discussion of this agreement can be a tool to clarify the best ways to address neighborhood concerns.

Inherent to this agreement is the assumption that all parties have certain basic rights; these rights include:

- All neighbors have the right to feel safe and welcome.
- All neighbors have the right to safe and quiet enjoyment of their properties and public spaces.
- All neighbors have the right to access available community resources, services and public facilities to meet their needs.

Goals:

- Initiate and maintain open communications and understanding of all parties
- Encourage all parties to be proactive and ready to respond to concerns that may arise
- Develop procedures or protocols for resolving concerns and problems
- Enhance neighborhood safety while promoting access to services
- Reduce nuisance complaints within the neighborhood

All parties agree to:

- Participate in this agreement
- Participate in collaborative problem solving around issues that arise within the boundaries of this agreement
- Develop, maintain and enhance good working relationships between the above-named parties
- Use and promote direct, respectful, and civil communications while promoting responsiveness to community concerns by
 - Resolving problems quickly and as directly as possible
 - Encouraging first line communications occur one-to-one via in person, phone or video communications or email.

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- Providing participants in this agreement with updated contact information if there are key leadership changes (Addendum contains contact list)
- Reserve email for productive purposes such as information, planning, logistics, reminders or confirming prior conversations
- Encourage neighbors or other community members to contact Project NOW directly regarding questions or concerns as they relate to homeless services and homeless individuals
- Enhance neighborhood safety and livability and promote access to services by
 - Fostering positive relationships between service providers, stakeholders and neighbors
 - Encouraging a sense of welcomeness and investment in the neighborhood among all community members
 - Reporting crime and suspicious activity in the neighborhood to law enforcement

Service Provider Agreements:

- Offer ongoing services that support clients in achieving long-term personal goals that contribute to their self-sufficiency
- Project NOW will provide additional staff to conduct outreach activities in the agreed upon boundaries of this agreement. Staff will work with neighbors to resolve issues that arise with homeless individuals
- Train staff to address client's needs with a trauma-informed approach, motivational interviewing, de-escalation skills, and conflict resolution skills
- Encourage clients to be good neighbors by abiding by Project NOW rules regarding services and not trespassing through neighboring properties or rights of way
- Livability
 - Encourage clients to reduce litter and provide opportunities for property cleanup
 - Assign staff or residents to walk the agreed boundaries to meet with neighbors and clients, resolving issues as they arise, as quickly as possible
 - Ensure that clients belongings are not left on sidewalks or other public areas
- Encourage residents to have a sense of ownership and pride in the neighborhood
- Hold clients responsible for their actions
- Prioritize outreach to individuals experiencing homelessness who are referred to the designated point of contact for the program by signatories of this agreement

**VISION**

We envision the whole community working hand in hand to meet human needs, protect human dignity and restore hope.

Neighborhood Association Agreements:

- Downtown Alliance serves as a point of contact for residents of the neighborhood when they have questions and concerns that arise regarding downtown Rock Island. Downtown Alliance will serve as the first line of concern and questions from neighbors
- Elevate neighbor concerns to the appropriate party in a timely manner
- Educate neighborhood on the existence of this agreement and the best ways to positively resolve concerns
- Invite and welcome service providers and clients to attend neighborhood association meetings and offer opportunities for regular updates on the successes of the programs
- Engaging in ongoing problem solving with parties to this agreement to maintain clear lines of communication and an orientation to problem solving

Business/ Business Association Agreements:

- Maintain lines of open communication with parties to this agreement
- Communicate concerns of unneighborly behavior when they may relate to known clients
- Direct in an efficient and timely way questions/comments received by staff and customers to the service providers
- Immediately report to the service providers any issues which arise relating to the physical or structural aspects of shared or adjacent spaces

Law Enforcement Agreements:

- Maintain lines of communication open with parties to this agreement
 - Note: Emergency situations should always be reported by calling 911 and Non-emergency situations can be addressed by calling the non-emergency phone number (309) 732-2677
- Enforce laws according to policies and resources
- Provide education about the role of law enforcement as it relates to the homeless crisis

Communication Protocol:

1. Communicate directly and with respect and civility to the individual, shelter, business, or applicable association or service provider whenever possible
2. Meet approximately 15 days after implementation to review agreements and problem solve issues that may have arisen
3. Create an opportunity for service providers and residents to speak at upcoming neighborhood association meeting



VISION

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- 4. Livability issues should be addressed by associated parties to this agreement as soon as possible once notified via email, phone or in person communications
- 5. When issues or concerns related to this agreement are not resolved, participants agree to seek mediation services with the support of the neighborhood association prior to pursuing other remedies.

Glossary of Terms:

Neighbor: Residents, business owners, agencies and property owners, clients, residents and employees

Service Provider: An agency usually a nonprofit or government service that is provided for the health, well-being or self-sufficiency of an individual or group of individuals.

Signatories

_____	_____
Christian Care	Date
_____	_____
City of Rock Island	Date
_____	_____
Downtown Alliance	Date
_____	_____
5 th Ward Alderman	Date
_____	_____
Northwestern Illinois Continuum of Care	Date
_____	_____
Project NOW	Date