

Riverfront Agreement between City of Rock Island and Modern Woodmen of America

City of Rock Island

July 23, 2009



Mayor Dennis Pauley announced today an agreement with Modern Woodmen of America to incorporate the parking lot east of Modern Woodmen's home office building into the design of the new riverfront park. The agreement will also provide some additional parking that will be used by the organization during office hours and park users in the evenings and weekends.

"This is an arrangement that works well for both parties. The City will have the benefit of the use of the parking area for normal park use, as well as for events, and Modern Woodmen will be able to retain some much-needed parking," according to Mayor Pauley. "Modern Woodmen is an important local business and I am happy that we were able to address their needs while at the same time building a beautiful riverfront park."

According to Modern Woodmen President W. Kenny Massey, the organization was pleased with the arrangement. "Parking is an important consideration for our employees and our overall business growth," he said. "Modern Woodmen has been based in downtown Rock Island for more than 100 years and have a strong relationship with the City. We are happy that we could work something out that will benefit both parties."

City officials said that this change can be done without any loss of the features and elements of the park. The agreements will be considered by the City Council at their meeting on Monday, July 27, 2009.

This proposal is embodied in a development agreement and cross-leases between Modern Woodmen and the City. Modern Woodmen will have access to an 89 space employee parking area during office hours and the public can use this space in the evenings and weekends. The design will be compatible with the new riverfront park, using Schreiber Anderson and Associates to coordinate the appearance and engineering of the revised site plan. The construction manager for the park, Williams / Valley Construction, will oversee and coordinate all construction.

Since City Council approved the Armory Park Plan and final design services contract on October 1, 2008, work has progressed with environmental testing being completed, hazardous materials removed, the Armory being demolished, utility work completed, grading work underway and stage and entry feature foundations poured.



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The new riverfront park, located between 17th and 20th Streets, will take advantage of the stunning Mississippi Riverfront views and will include an open-air stage, playground areas, interactive fountain, observation shelter, waterfront promenade, bike trail, and beautifully landscaped grounds.

The new park will cost \$12.35 million and will be funded by the Downtown Tax Increment Finance (TIF) District funds, a source that can only be spent in the Downtown area. The new park should be complete in 2010.