



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3.b

Title:

Active River Project Update – Information Only

Presenter:

Chris Adesso

Meeting: Government Services Committee

Date: January 23, 2017

Proposed Cost: \$ N/A

Budgeted Amount: \$ N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The Active River Task Force wishes to provide the Council Committee updates on the status of topics pertaining to the Active River Project/Concept. The Task Force offers the attached information to the Committee. A member of the Task Force will be available at each of the Government Services Committee meetings to respond to any questions or comments that the Council Committee may have.

Attachments *(please list):*

* November 7, 2016 - Task Force Meeting Minutes * December 5, 2016 – Task Force Meeting Minutes

Recommendation/Suggested Action *(briefly explain):*

None – For information only.

MINUTES

ACTIVE RIVER TASK FORCE MEETING

POTTAWATOMIE COMMUNITY CENTER, ST. CHARLES, ILLINOIS

JOHN RABCHUK, CHAIRMAN

NOVEMBER 7, 2016

Members Present: Chris Adesso, Trish Beckjord, Rick Brems, John Rabchuk, Jim Enck

Members Absent: Chris Bong, Holly Cabel, Monica Meyers, John Wessel

Others Present: Ed Werneke, Tony Zehnder, Candy Boulay

Visitors Present: none

Call to Order

The meeting was convened by John Rabchuk at 8:06 a.m.

Minutes Review and Approval

Motion to accept and place on file the minutes of the October 3, 2016 Active River Task Force Meeting. Motion by Rick Brems, second by Chris Adesso to accept and place the minutes on file.

Voice vote: unanimous; Nays – None; Absent: Monica Meyers, Jim Enck, Holly Cabel, Chris Bong, John Wessel

Motion carried at 8:06 a.m.

Member Organization Updates

St. Charles Park District

An update will be sought for the Boy Scout Island concept plans.

City of St. Charles

Chris Adesso, Jim Enck and John Rabchuk met with engineering to discuss the feasibility study. WBK will be surveying the river. Mr. Rabchuk stated: Scott Shipley said the river was a good size for the project; Greg Chismark did a good job clarifying what was and was not in the study; a good cost estimate may be done by the end of May; talks may begin with IDNR in June.

Trish Beckjord asked if it was possible to have a representative from WBK address the group. Mr. Adesso stated it would not be feasible to do so but updates are provided during the process. Monthly updates are provided for Holly Cabel to share with the Park Board.

Trish Beckjord asked what steps were being taken related to dam modification. Chris Adesso explained the engineers would take the project into consideration when looking at dam modification. The first step is the feasibility study, next step would be to go to go IDNR and then fundraising for the design would take place. After the feasibility study much more information will be provided.

Trish Beckjord asked how siltation would be controlled upstream for the fish habitat. Ms. Beckjord suggested Steve Pascatelli, a marine biologist for IDNR be consulted. Chris Adesso stated this information will be reviewed after the feasibility study. Ms. Beckjord stated all habitat improvements along the banks of the river should be considered.

Rick Brems stated there are many other cities which have worked with IDNR; information may be obtained from other cities.

Chris Adesso stated it is important to control expectations; a Master Plan has been created to address issues; long term goals will include concerns; specialists will come forth in the future during the preliminary period

Trish Beckjord asked if the project would go out to bid. Chris Adesso stated it depends on who is the lead on the study; at this point in time the City is; it is up to the controlling agency to choose the experts.

John Rabchuk stated the City and Park District need to look for grants which may come forth in January/February timeframe; look at Grand Victoria and Community Foundation grants.

Trish Beckjord stated marsh restoration would be an option for Boy Scout Island.

John Rabchuk stated a meeting will be set up with a Community Foundation representative to discuss concept plan.

Chris Adesso stated additional stormwater and watershed items are in the capital budget; staff is looking at Fox River and Seventh Avenue Creek watershed.

River Corridor Foundation

John Rabchuk stated the concrete will be poured tomorrow along the Bob Leonard Walkway. Plaques for benches and the sculpture will be ready in early December.

Jim Enck stated a third sculpture project is in the works to honor Vern & Sharon Oie. Guy Bellaver is looking at a possible location. Fundraising would need to take place; this project is going through the Public Art Commission.

Marketing

Rick Brems provided a marketing overview. In Columbus, GA there is a group that runs everything; this would be a good concept to review. An invitation has been extended to visit the location.

Trish Beckjord asked about Downtown St. Charles Partnership's involvement. It was suggested an uptown group be developed to include all entities. Rick Brems stated it was important to have good support by all groups. John Rabchuk stated there are planning agencies which assist groups.

John Rabchuk reviewed the Downtown St. Charles Partnership's role which is event planning, parades, holiday lights; a strong branding initiative has been underway; there are restrictions on urban planning types of functions.

Adjournment

The next meeting is scheduled for December 5, 2016 at 8:00 a.m. at Pottawatomie Community Center.

Motion by Trish Beckjord to adjourn the meeting, second by Rick Brems.

Voice vote: unanimous; Nays – None; Absent: Chris Bong, Holly Cabel, Monica Meyers, John Wessel

Motion carried at 9:24 a.m.

**MINUTES
ACTIVE RIVER TASK FORCE MEETING
ST. CHARLES
JOHN RABCHUK, CHAIRMAN
DECEMBER 5, 2016**

Members Present: Chair. John Rabchuk, Chris Adesso, Rick Brems, Holly Cabel, Jim Enck

Members Absent: Trish Beckjord, Chris Bong, Monica Meyers, John Wessel

Others Present: Isabel Soderlind

Visitors Present: Tom Anderson, Tony Zehnder

1. Call to Order

The meeting was convened by John Rabchuk at 8:09 a.m.

2. Minutes Review and Approval

Motion was made to accept and place on file the minutes of the November 7, 2016 Active River Task Force meeting minutes.

Motion by Jim Enck, second by Rick Brems to accept and place the minutes on file.

Voice vote: unanimous; Nays – None; Absent: Trish Beckjord, Chris Bong, Monica Meyers, John Wessel

Motion carried at 9:05 a.m.

3. Member Organization Updates

A. Park District

i. Update on Boy Scout Island Concept Plan

Lagoon Ideas: John Rabchuk mentioned the Kiwanis organization has funds available. He is currently on the committee searching for a signature project and a group of members will be discussing this at a meeting Wednesday, December 7.

Kiwanis has discussed replicating a plan similar to the Urban Rivers Project located on the northern branch of the Chicago River, which will commence this spring. The project includes a kayak course with floating islands. Zack Damato from the Urban Rivers Project has been a great source of information on this project. He is willing to meet with this group and share his knowledge and how they accomplished the project. John suggested pitching a similar project to the local Kiwanis for the Boy Scout Island lagoon area and calling it “Kiwanis Cove”.

ii. River Corridor Foundation:

Phil Held, newly elected to the River Corridor Foundation, is looking for projects to get involved in. The River Corridor could test the “Kick Start” program for the floating

gardens. John Rabchuk recommended Tony Zehnder and Rick Brems contact Phil Held; he may be able to assist with the following:

- gathering detailed information on the Urban Rivers project
- gather information on the cost of the Urban Rivers project and fund raising efforts
- research the process of setting up a “Kick Start” program and if it is a viable fund raising source for this project

John Rabchuk felt the interest other organizations have taken in the project could be very useful when speaking to other philanthropic groups in the future. He hopes all this preliminary research can be completed before May.

Discussion then ensued on the approximate cost of the floating gardens and the kayak course project. Holly mentioned that she would need a detailed outline regarding the project and costs so she could present it to the Park District Board.

Tom Anderson also distributed an example of floating sculptures. (See attached.) This could be another project the Active River Project could consider in St. Charles, e.g., Pottawatomie Cove. Holly Cabel mentioned this could be a possibility on one of the floating gardens out on Boy Scout Island; one of the islands could have a sculpture on it instead of a “green” garden.

B. City

i. Engineering Feasibility Study Update

John Rabchuk mentioned WBK would have a better feel for the cost of the project once the Feasibility Study was completed. In addition, WBK will offer recommendations and multiple alternatives to this project. Per Chris Adesso, WBK will develop two to four concepts. Once the choice is narrowed down, scalable drawings will be available. At the end of the feasibility study, WBK can come up with an “approximate” cost for the construction portion of the project.

Two meetings to review the progress of the feasibility study are scheduled with WBK before the results are presented to Council. One will occur in February/March, once the fieldwork is compiled and analyzed. The second will occur just before the Feasibility Study is presented to Council, which will be early this summer. According to Chris Adesso, the fieldwork has been completed, but WBK still needs to process the data. He also mentioned Greg Chismark plans to consult with Scott Shipley regarding some of the concepts.

ii. Discussions with the City of St. Charles Regarding the Active River Project Update

John Rabchuk & Mark Koenen met about a month ago to discuss the potential funding of the Active River Project. According to John Rabchuk, Mark’s vision is to have the Active River Project or the River Corridor serve as the core groups to raise the philanthropic monies. The City of St. Charles and St. Charles Park District will focus on local, state, and federal grants, as well as other potential governmental funding. Mark mentioned that he would start to look at the City’s long term capital projects, which can be incorporated into potential Active River projects.

John explained that this group needs to start researching the funding sources for the projects; Rick Brems and has been researching this part of the project.

Mark Koenen is still on board sending a City delegation to Greenville, South Carolina. It is still being planned for the end of April or the beginning of May 2017. At this time, Mark is considering some of the City representatives that would be part of this delegation.

C. River Corridor Foundation

i. Bob Leonard Walkway

Landscaping and furnishings project is underway. If all goes well, the furnishings are to be installed in mid-December 2016.

John Rabchuk mentioned he has a couple of quotes of the proto-type brass plaque that will be mounted on a boulder near the “If I Could Fly” sculpture. John originally received a price quote from St. Charles Memorial Works for \$4,000. Doc Morgan’s has done this work before and the cost was \$1,100, plus the boulder. Once the proto-type is approved, Pam will give John Rabchuk a quote. Members present suggested the year be included on the plaque.

There will be also two benches on both sides of the sculpture. The boulder will be placed to right and just north between the bench and the natural grass planting, as you are facing the sculpture.

ii. Wind Emotions Kinetic Sculpture:

The kinetic sculpture schedule has been delayed until April 2017 due to contractor availability and December’s weather conditions.

Tom Anderson requested Chris Adesso email him the proposed curb line layout. In addition, Chris requested that Tom review the scale of the planters in the design. At this time, the base of planters appear larger than the base of the sculptures; apparently, the scale of the entire area appears to be a little “off”. Chris recommends the existing drawings be reviewed before we fill the area with other ideas.

4. Marketing Publicity and Community Outreach

A. Successful Project Funding and Community Buy-in Programs Research – Rick Brems

Rick Brems shared a recent newspaper article regarding the state’s River Edge program. State lawmakers have approved the extension of a special tax credit program for another year for the redevelopment of historic properties along river communities, which includes Aurora and Elgin. Rick Brems felt this may be a potential funding source for the Active River Project in regards to the “historic” dam. He suggested researching the program to see if the dam project would qualify for funds.

Rick Brems continued to report on the marketing strategies of other cities with similar river projects from last month. He spoke with Richard Bishop, CEO of Uptown Columbus,

Georgia, regarding their river project. Mr. Bishop mentioned the following points during their discussion:

- WC Bradley, one of the founders of Coca-Cola located in Georgia, has been a big contributor of the Columbus, Georgia, river project. WC Bradley is large company and they invest in commercial real estate/development. They have been one of the drivers of this particular community program. As a result of the river project, they are currently renovating and converting a 100 year old vacant mill into condos.
- The city of Columbus, Georgia, has also reviewed the economic growth in the downtown/river area and it has increased 43% from 2010 to 2015.

Recommendations from Mr. Bishop:

1. Identify the committee's direction and determine **what** information should be disseminated to the public.
2. Determine **how** you are going to relay the information to the "public".
3. Identify your funding target list.
4. Separate your sources of funding into two lists "private" and "commercial".
5. Create a potential list of entities for each of the two lists.
6. Solicit more city government involvement and support for the project. This is always a challenge, but "normal". Encourage key city officials to support the project, mayor, City Council, etc. and they will start believing, supporting and promoting the project.
7. Another significant resource for the project was Rick McLaughlin, President of McLaughlin White Water Design Group, from Denver, Colorado. They were a great source of information regarding grants, i.e., grants available, which ones to apply for, and offered to assist with the application process.
8. Create a list of foundations that offer grants applicable to this type of project.
9. Contact and set up meetings with the "right" people, create brochures/handouts regarding the project and distribute them during your meetings with the various groups.

John Rabchuk mentioned that it is time to start targeting the various foundations that may support this type of project. John suggested the group start with the Community Foundation website. The Dunham and Nicor Foundation may be other great sources. Rick also mentioned other great national corporate foundations, such as, the Ford Foundation.

Holly Cabel agreed, identifying and targeting the applicable foundations and developing a contact list should be the next step. This group should take the time to prepare now and be ready to roll once the feasibility study is completed.

John spoke to Jeff Hartman, President and CEO, of the Community Foundation. They discussed the possibility of establishing a fund under the River Corridor that is managed by the Community Foundation and calling it the "River Fund".

Rick Brems also mentioned tapping into banks. Rick spoke with Diane Hamill, CFO of the F&M Bank in Manchester, Iowa. Diane was the chair for the fundraising committee and raised approximate \$630,000 locally. Both Columbus and Manchester both had bank involvement early on in their respective projects and they assisted in contacting other sources for monies.

After speaking with Diane Hamill, Rick Brems created proto-type handout that could be distributed during meetings with potential funding sources. The handout highlights discussion

points regarding the project. Rick distributed a draft copy to all the members present. (See attached.). The members reviewed the handout and felt it was a great initiative. They suggested the following modifications be made to the handout:

- Change “Phase II Engineering / Design” to “Phase I & Phase II Engineering / Design”
- Boy Scout Island 2017 – Remove “2017” date; this project will be completed in phases and not just limited to 2017.
- Remove picture of bike rider and expand the picture labeled “Conceptual Drawing”.

John Rabchuk would like to take a few more days to review the handout. He will contact Rick before they continue to move forward on the handout.

Rick Hitchcock recently contacted John after attending a seminar on urban design. One of the main speakers of the program, Kathy Blaha, conducts fund raising for river projects and has done a number of them across the country. She however has worked primarily with “For-Profit” river projects. Kathy is flying through Chicago; Rich and John will meet with her at O’Hare Airport on Wednesday, December 7 for approximately an hour. Her specialty is identifying the “right” people and organizing the fund raising efforts. She may be a valuable source of information.

Rick Brems also had the name of another company, Renaissance Group, Inc. that organizes fund raising efforts. Iowa paid approximately \$30,000 to raise approximately \$630,000 for their river project.

John recommended the group create potential philanthropic list from Community Foundation. The City and WBK will work on potential grants. He also recommended the following steps moving forward:

1. Set initial target goals for private/philanthropic funding of entire project
2. Investigate and discuss how other cities built successful initial capital campaigns as well as long term maintenance and operational funding.
3. Identify additional communities to study over next six months while awaiting results of feasibility study.
4. Begin to create high level, step-by-step project process list for reference in discussions with governmental and civic groups.
5. How do we answer “What’s next?” to the community and the governmental groups that we report to?

5. Other: None

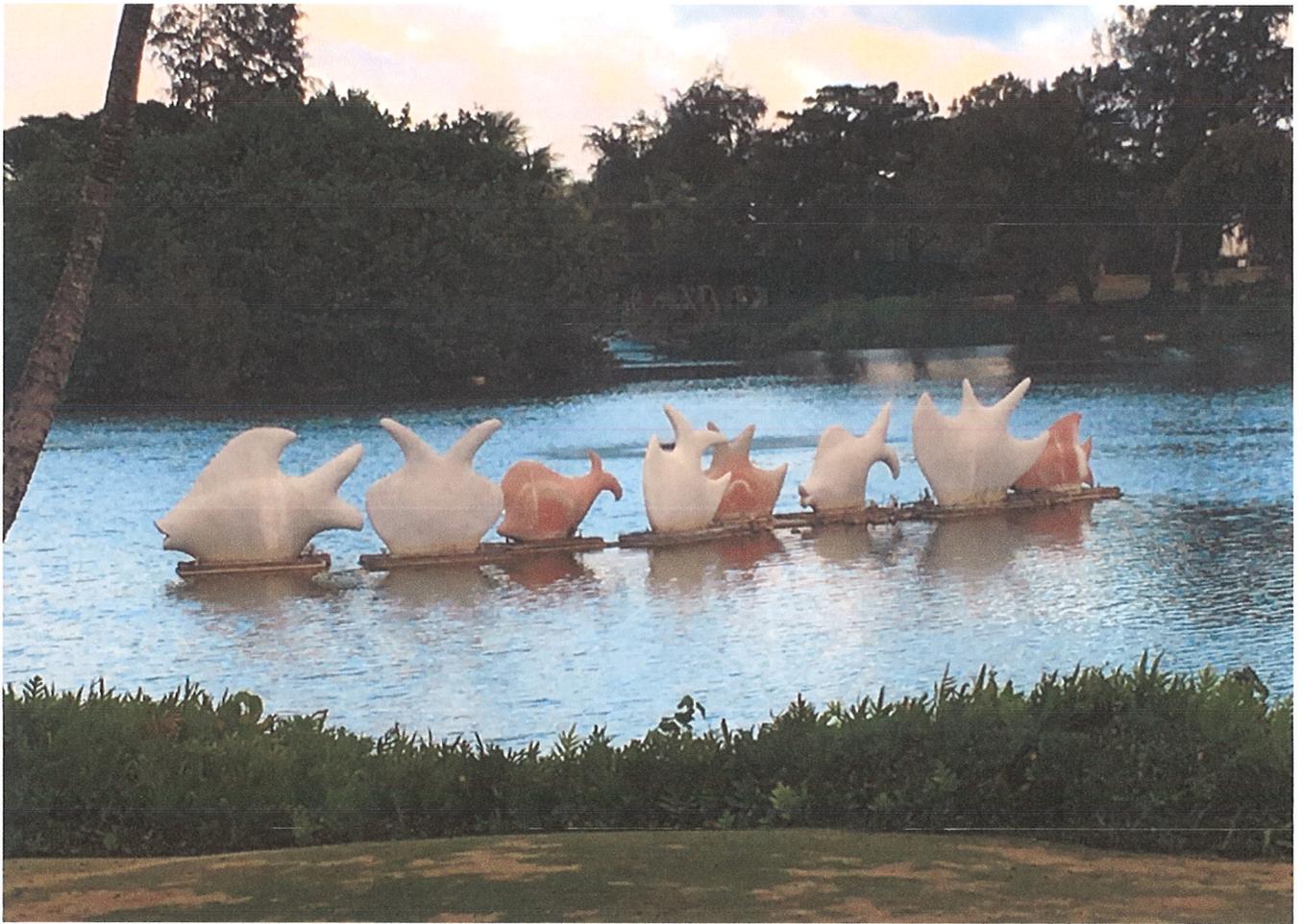
6. Adjourn

The next meeting is scheduled for January 9, at 8:00 a.m. at the Pottawatomie Park Community Center.

Motion by Jim Enck to adjourn the meeting, second by Rick Brems.

Voice vote: unanimous; Nays – None Absent: Trish Beckjord, Chris Bong, Monica Meyers, John Wessel

-Motion carried at 9:11 a.m.



House, Senate vote to extend tax credit

*River Edge program
helps historic Elgin,
Aurora properties*

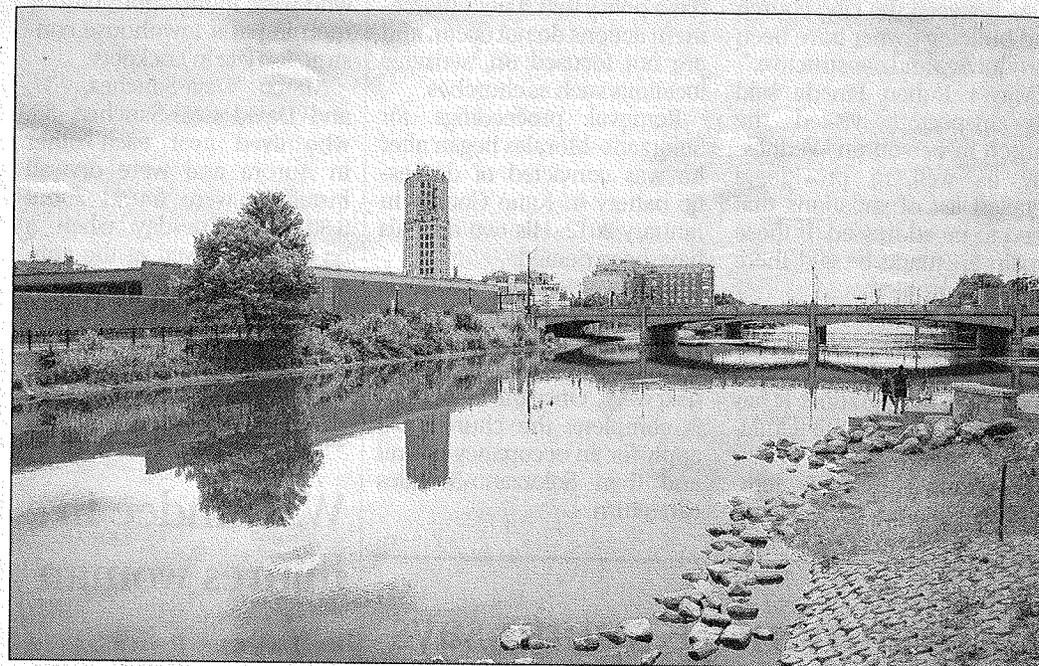
BY ELENA FERRARIN
eferrarin@dailyherald.com

State lawmakers approved a one-year extension of a special tax credit program for the redevelopment of historic properties in river communities including Aurora and Elgin.

The River Edge Redevelopment Zone historic tax credit program, also available in Rockford, Peoria and East St. Louis, was set to expire Dec. 31. The measure was approved with overwhelming bipartisan support by the House on Wednesday and by the Senate on Thursday, said state Rep. Anna Moeller, an Elgin Democrat and a co-sponsor of the bill.

The governor still has to sign the bill, but Moeller expressed optimism that he would give the bipartisan support.

The goal is to approve a



JOHN STARKS/jstarks@dailyherald.com
The Elgin Tower Building is among projects in river communities eligible for a state tax credit, which lawmakers voted to extend by one year Thursday.

long-term extension of the River Edge program as part of the state budget, which lawmakers are still grappling with, Moeller said.

Renovating historic properties, which can be a very expensive endeavor, benefits the entire community by improving property values and boosting the local economy, Moeller said.

"All of our communities (in the River Edge program) are relatively similar. We've got a lot of properties that, because of their age and historical nature, it just costs more money to redevelop and make them usable again."

The state historic tax credit program provided \$3 million to the \$20 million needed to overhaul the closed St. Charles Hospital in Aurora, set for conversion to a senior

living community by the end of the year. The Aurora City Council last week approved a resolution urging state legislators to extend the program.

Aurora acting Mayor Robert J. O'Connor said he was pleased.

"Given that the River Edge tax credit has demonstrated proven success in preserving historic buildings, eliminating blight and stimulating economic growth, we are hopeful that this is a first step toward a longer-term extension that would allow private developers to tackle the most difficult multiyear redevelopment projects in River Edge communities."

Developer Bill Luchini, who's leading a \$16.6 million project to turn the Elgin Tower Building into apartments, called the legislation

"an early Christmas present."

The project would have come to fruition even without the extension, but having those is an additional safety net, said Luchini, president of Capstone Development Group in St. Louis. The first apartments should be ready for move-in by May, he said.

The tax credit program also provided funding for the construction of Riverside Drive Promenade in Elgin.

"The economy has been terrible for downtown development the last few years, but I see signs that it is coming back, starting with the renovation of the Tower Building," Elgin Mayor Dave Kaptain said in a news release. "This measure ... will help ensure that economic development blossoms in older river cities across the state."

DRAFT

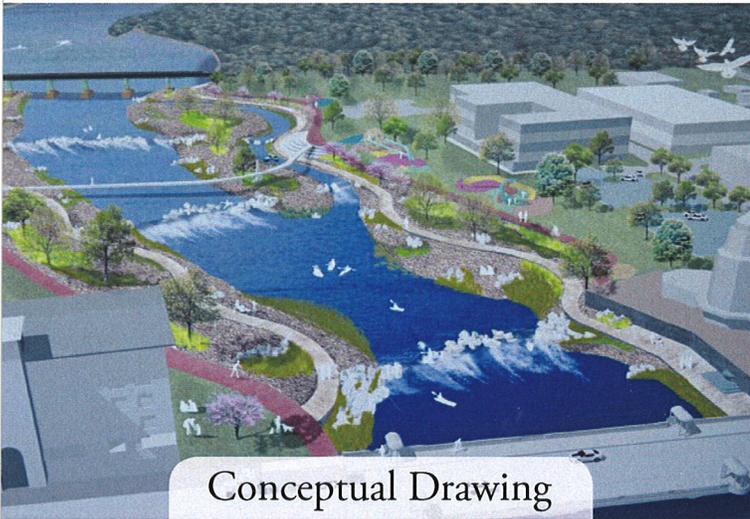


DESTINATION ST. CHARLES

an Active River Project

ACTIVE RIVER PROJECT PROGRESS UPDATE

- Phase II Engineering / Design
- Branding 'Destination' Program



Conceptual Drawing

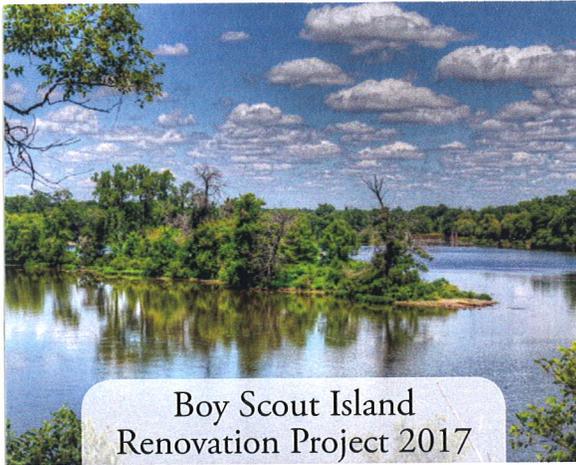


NEW DOWNTOWN LIFESTYLE

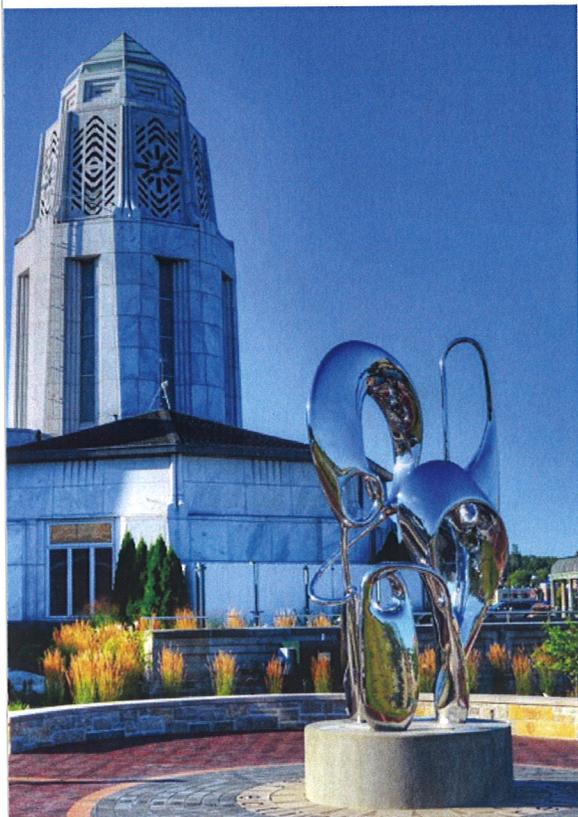
- Unique and Attractive Identity
- Expanding the variety of 'Water Based' activities
- Improved connectivity to existing walk/bike trails
- Continued shoreline landscaping / stabilization
- Visual and performance art opportunities
- Maintain river infrastructure / water quality
- Enhanced economic opportunities



DRAFT



Boy Scout Island
Renovation Project 2017



DESTINATION ST. CHARLES

an Active River Project

PARTNERSHIP OPPORTUNITIES

- **Public and private contributions -**
'Investing in St. Charles'
- **Grant funding**
- **Short term / Long term**
project plans
- **Sculpture donations**
- **Community involvement**
- **Educational components**
- **Collaborative effort**



ACTIVE RIVER TASK FORCE

City of St. Charles

St. Charles Park District

River Corridor Foundation

Kane County Forest Preserve

www.stcrivercorridor.org