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PROJECT MANAGEMENT TEAM

Minutes

Wednesday March 13, 2013 - 1:30 p.m. – 3:00 p.m.
Renew Moline Conference Room
1506 River Drive
Moline, IL

Members Present:

Joe Rives, WIU, Renew Appointee
Steve Nelson, WIU Board of Trustee Appointee
Scott Raes, Alderman
Lori Turner, Alderman
John Knaack, Alderman
Dave Parker, Alderman
Gregory Derrick, Deere & Company, Appointee
Jerry Butts, City of Moline, Appointee

Staff:

Ray Forsthye, Planning & Development Director
Jeff Anderson, City Planner
Rebecca Gall, Historic Preservation Specialist
Terri Smith, Downtown SSA Maintenance Coordinator
Janet Mathis, Renew Moline
Suzanne Chevalier, Renew Moline

Other:

Eric Timmons, Dispatch
Jennifer DeWitt, Quad Cities Times

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:32 p.m.
- Approval of Minutes – A motion was made by Dave Parker and seconded by Jerry Butts, to accept the January 16, 2013, minutes as presented to the PMT. Motion carried.
- Development Project Updates
 - Quad Cities Station and Related Developments – John Knaack (Public) & Jerry Butts (Private) – Ray said that they continue to have meetings with the Amin Group – owners of the Radisson Hotel at John Deere Commons, who will be responsible for the first floor, which will have a mixed use, and an extended stay hotel on the upper floors of the O'Rourke building. They are trying to work on some historic tax credits for this development. Ray said that there was a productive meeting with U.S. Secretary of Transportation, Ray LaHood, regarding the timing of the building of the Amtrak Station, which will be completed by the end of 2014, and the availability of trains, which isn't expected until the end of 2015. The timing of these two events needs to be on track



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together. Mr. LaHood said he would look into the issues to be addressed, so that service can start sooner. Amtrak is excited about this project because it is the first new service in over 30 years. There will be a lot of positive social media regarding this event, which will be very beneficial for Moline and the Quad Cities. Ray said contact has been made with the Illinois Commerce Commission regarding the establishment of a Quiet Zone. This has to be coordinated between Department of Transportation, Illinois Commerce Commission, and Moline.

- Riverbend Commons Development – John Knaack (Public) & Jerry Butts (Private) – Janet stated that Moline and the City continue to have weekly calls with 3 Corners Development. Ray said that he, Janet, Jeff, and Lew had a great meeting with 3 Corners and Madison Construction, when they visited them a week ago. That while they were in Orland Park they also had a meeting with the Mayor there who would like to use Moline as a model. While they were there they toured a Vertical Quad at the East-West University campus in downtown Chicago. Everything was contained in the high rise to include housing, athletic center, library, and food court. Janet said that Phase I will be market rate apartments and some commercial/retail development. Construction should start later this year.
- WIU - Quad Cities Riverfront Campus – Lori Turner (Public) & Steve Nelson (Private) – Joe said that preconstruction meetings and site work is starting. Joe also stated that he is working on Phase III, which will blend with Phase I and Phase II construction. Phase II should be opened for students in the fall of 2014. Ray said that the all-weather road is almost done, and should be completed by late spring.
- KONE Centre – Scott Raes (Public) & Jerry Butts (Private) – Janet stated that we are stilling waiting for the NFR so they can complete the transfer with the Corps of Engineers. Ray said he still hasn't heard any additional news about the restaurant that was going to be opened on the first floor of the KONE building. Project is completed can be removed from agenda
- Moline Enterprise Live-Works Lofts – Lori Turner (Public) & Greg Derrick (Private) – Project is completed can be removed from agenda.
- Phillips Lofts & Berglund Flats – Scott Raes (Public) & Jerry Butts (Private) – Janet stated that the Lofts are opened and that they do have some residents. The commercial space has been leased to Barley & Rye which will be run by a local chef who will be cooking with fresh, local foods, and that they hope to open by this summer. The Flats are still under construction, and they have leased out the commercial space to Barrel House which has a restaurant in Davenport. They are looking to open in March.
- Skinner Building Apartments – John Knaack (Public) & Steve Nelson (Private) – Ray stated there wasn't anything new to report on this project; however, the main issue remains the availability of designated parking spaces for their 12 apartments' tenants. Janet said that Renew and the City have organized a Downtown Parking Task Force to



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discuss the various parking issues in downtown Moline.

- The Planning Center – Lori Turner (Public) & Greg Derrick (Private) – Rebecca Gall said that they bought the old community center, and they are now opened. She said they did a great job with the improvements to the building and had applied for the City of Moline Small Business and Façade Rehabilitation Incentives. This grant is designed to assist building owners or tenants within the City of Moline with building façade improvement, specifically related to street facing storefronts. Rebecca stated that The Planning Center did an outstanding job ensuring that the architectural integrity of the building was retained and to a wonderful job preserving the building's unique features. This project is an excellent example of using the resources available to do improvements with the City of Moline's guidance. Rebecca said that Le Mekong Restaurant also used the Façade Improvement Grant. Project is completed can be removed from agenda.
 - John Deere Collectors' Center Hilton Garden Inn Hotel – Dave Parker (Public) & Joe Rives (Private) – Ray stated that they recently had a Work Session with the group that will develop this site, which is led by: Al Gibbs, Neil Densmore, and Ted Rebitzer, and are waiting on their revised schematics for this project. The hotel portion of this site will now be 6 floors instead of initial 4 floors, and their still remains some issues with the parking requirements for this project. Ray also said there are some designs concerns for the porte-cochere, and it is being redesigned as well. The developers are still hoping to start construction by this summer.
 - Riverfront Plan Update – Jeff Anderson reported that the City did receive \$100,000 from the State for the update. He said there is a lot of exciting opportunities with this plan. Jeff said that they continue to work on other sources of funding to include DOT and the Corps of Engineers. The Moline Foundation is engaging groups to relook at the riverfront and what we can do to improve it thru an initiative with WQPT called Rivervision 2020. The last Community forum is scheduled for tomorrow, Thursday, March 14, 2013 at 5:30 p.m., at WIU QC Riverfront Campus.
 - A motion was made by Lori Turner, and seconded by John Knaack, to remove the following projects from the PMT Agenda: The Planning Center, KONE, and Moline Enterprise Lofts. Motion carried.
- Moline Centre Main Street Update
- Terri Smith said that the Ninth Annual Moline Centre Main Street Cabin Fever Pub Crawl is scheduled for Saturday, March 23, 2013. The following bars are involved: Bad Boy's Pizza, Bent River Brewing Company, Bier Stube, Christopher D's, McManus Pub, O'Keefe's Sports Pub & Grub, Tommy's, Twenty Sports Grille and Nightclub, Wide Open Bar & Grill, and Las Regias. More information about this event can be found at our website. www.molinecentre.org
 - Rebecca said that they are working on retail recruitment initiative for the vacant property inventory and on revitalization of downtown Moline. Ray said that Chris Mathias is working on the updating the downtown inventory, and is doing a fantastic job.



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- Other – Ray reported Hobby Lobby, Ross, and Petco will be going into the Old Menards building and that a Sam’s Club will be going in next to the new Menards.
- Next Schedule PMT –Next scheduled PMT will be on Wednesday, May 8, 2013; however, Joe suggested that in April the PMT may need to meet for a special topic review and perhaps Holabird & Root could do a presentation on the Riverbend Commons Development. Staff will check with their availability to attend a PMT meeting on, April 10, 2013.
- Adjourned – Meeting adjourned at 2:48 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director