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PROJECT MANAGEMENT TEAM

Minutes

Wednesday May 8, 2013 - 1:30 p.m. – 3:00 p.m.
Committee-of-the Whole Room
Moline City Hall
Moline, IL

- Members Present:** Joe Rives, WIU, Renew Appointee
Steve Nelson, WIU Board of Trustee Appointee
Scott Raes, Mayor
Lori Turner, Alderman
John Knaack, Alderman
Dave Parker, Alderman
- Members Absent:** Gregory Derrick, Deere & Company, Appointee
Jerry Butts, City of Moline, Appointee
- Staff:** Ray Forsthye, Planning & Development Director
Jeff Anderson, City Planner
Scott Hinton, City Engineer
Pam Owens, Moline Centre Main Street
Terri Smith, Downtown SSA Maintenance Coordinator
Janet Mathis, Renew Moline
Suzanne Chevalier, Renew Moline
- Other:** Dick Brown, Alderman
Dawn Neuss, Dispatch
Jennifer DeWitt, Quad Cities Times

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:31 p.m.
- Joe welcomed Mayor Scott Raes to the PMT. Scott thanked Joe, and said he is looking forward to continuing his work on the PMT as the mayor. Scott said he is also looking for another alderman to replace his vacated position on the PMT
- Approval of Minutes – A motion was made by John Knaack and seconded by Dave Parker, to accept the March 13, 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 discussions with the Amin Group –



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owners of the Radisson Hotel at John Deere Commons, on an extended stay hotel on the upper floors of the O'Rourke building. Ray said they continue to work with the Amin Group and the Illinois Historic Preservation Association to help the Amin Group get some historic tax credits for this development. Janet said we are also working with Brian Hollenbeck and DARI on using new market tax credits as well. Ray stated that they are still waiting on numbers so they can work on the development agreement. Ray reported that the scheduled track development has fallen behind the scheduled timeline, and it could be mid-2015 before we see train services in Moline.

- Riverbend Commons Development – John Knaack (Public) & Jerry Butts (Private) – Ray stated that the City and Renew Moline continue to have weekly calls with 3 Corners Development. Ray said they are still waiting on some preliminary numbers so that they can finalize the development agreement for the project. Ray said they are working with 3 Corners to set up a meeting with Big Man On Campus to discuss their involvement with this project as it relates to student housing.
- WIU - Quad Cities Riverfront Campus – Lori Turner (Public) & Steve Nelson (Private) – Joe said that construction is going well on the site and they are on schedule. He 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 should be done by mid-summer.
- Phillips Lofts & Berglund Flats – TBD (Public) & Jerry Butts (Private) – Janet stated that the Lofts are opened and that they do have some residents. The Flats are still under construction; however, there has been some delays because they found asbestos, which has also delayed the opening of the Barrel House. ■
- Skinner Building Apartments – John Knaack (Public) & Steve Nelson (Private) – Ray stated there wasn't anything new to report on this project; however, we are still waiting on numbers for the development agreement and parking is still a big concern for this project.
- John Deere Collectors' Center Hilton Garden Inn Hotel – Dave Parker (Public) & Joe Rives (Private) – Ray said that remediation has started on the site. Ray said we are waiting on the no further remediation letter from the Illinois Environmental Protection Agency before proceeding further with the developer.
- Riverfront Plan Update – Jeff Anderson reported that the selection committee did review the proposals and they have scheduled 3 companies to be interviewed on May 16, 2013. The committee is hoping to have the selection process finished shortly after the interviews and to make an announcement sometime in June.
- Moline Centre Main Street Update – Pam Owens reported that the Main Street program is growing strong, and she appreciates the opportunity she was given to lead this amazing initiative for Moline. She said it has been a pleasure to work with the merchants, the residents, and the City of Moline. They had their 1st Cash Mob in Moline, at Isabel Bloom,



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and the second one is scheduled for June 4, 2013. The Summer Concert Series will be starting on Thursday nights starting on June 6, 2013, and running until August 8, 2013. They have lined up some very popular groups and hopes everyone comes out and enjoys these evening events.

- Next Schedule PMT –Next scheduled PMT is Wednesday, July 10, 2013; however, Joe suggested that we reschedule it due to the conflict with John Deere Classic. Joe also suggested that we look at having the next PMT at the Boys & Girls Club of the Mississippi Valley, at their new facilities here in Moline. Staff will look into the new location and new date for the meeting.

- Adjourned – Meeting adjourned at 2:20 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director, Renew Moline