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PROJECT MANAGEMENT TEAM

Notes

Wednesday, September 11, 2013

1:30 p.m. – 3:00 p.m.

Committee-of-the-Whole

City Hall, 619 16th Street

Moline, IL

Members Present:

Dr. Joe Rives, WIU, Renew Appointee
Scott Raes, Mayor
Dave Parker, Alderman
Jerry Butts, City of Moline Appointee

Members Absent:

John Knaack, Alderman
Stephanie Acri, Alderman-at-Large
Greg Derrick, Deere & Company Appointee
Steve Nelson, WIU Board of Trustees Appointee
Lori Turner, Alderman

Staff:

Ray Forsthye, Planning & Development Director
Jeff Anderson, City Planner
Adam Holland, Moline Centre Main Street, Director
Terri Smith, Moline Centre Main Street, Program Coordinator
Janet Mathis, Renew Moline, Executive Director
Kyle Burke, Renew Moline

Other:

Anthony Watt, Moline Dispatch
Jennifer DeWitt, QC Times

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:41 p.m. There was not a quorum in attendance.
- Approval of Minutes – Deferred until the next PMT meeting when quorum is met.
- Development Project Updates
 - Quad Cities Station and Related Developments – John Knaack (Public) & Jerry Butts (Private) – Janet informed the group that the City and Amin Group have agreed to a term sheet and are waiting from FTA in order to proceed. They are still planning on an



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85 room extended stay hotel above the station. TIGER II funds still need to be spent by the end of 2014 so timing is sensitive. The Architects are working with the developer on the historic renovation. They are also looking at ideas to enhance the outside enclosure. All site environmental concerns have been remedied. Site preparations are moving forward. The nearby properties are being assembled to make room for the parking garage that will support the facility.

- Riverbend Commons Development – John Knaack (Public) & Jerry Butts (Private) – Janet informed the group that a term sheet is being drafted and City and Renew Staff are meeting with Three Corners Development tomorrow. The financial structure of the deal continues to evolve. The site plan for Phase I is complete. They hope to begin student housing development on the site this fall. The site plans consists of student housing on the east end, market rate housing on the west end, with retail and commercial in between. Restaurant and commercial spaces will be components of the development. The City is in the process of creating two TIF districts for the Multi-Modal Facility and the Riverbend Commons Development. The districts are expected to be approved.
- WIU - Quad Cities Riverfront Campus – Lori Turner (Public) & Steve Nelson (Private) – Dr. Rives informed the group that construction for Phase II of the campus is on time and on budget. Enrollment is up 15% from the time WIU-QC Riverfront Campus opened. The faculty and staff are very excited for the future and what they have accomplished thus far. Bush Construction is doing a fantastic job on the construction. Dr. Rives would like to hold a PMT meeting in Phase II when the campus gets enclosed prior to winter. The campus is also in the process of getting their first PHD program approved for environmental sciences to study large river ecology.
- Phillips Lofts & Berglund Flats – TBD (Public) & Jerry Butts (Private) – Janet informed the group that the Phillips Lofts is 100% leased. The restaurant space on the first floor, Barley & Rye, is expected to open soon. The Barrel House, first floor of the Berglund Flats, is doing very well. The Berglund Flats current has a waiting list. Move-in is anticipated to start in October with the top floors leasing first. Mark Roemer has purchased some additional properties such as the Shell Station owned by Esterdahl in order to provide additional parking for his projects. Janet suggested we keep the Phillips Lofts DBMT open, and create an additional DBMT for Mark's project called the Italian Renaissance Lofts.
- Skinner Building Apartments – John Knaack (Public) & Steve Nelson (Private) and John Deere Collectors' Center Hilton Garden Inn Hotel – Dave Parker (Public) & Joe Rives (Private) – (No Update)
- Deere Collector's Center – Ray told the group this project would be in the proposed TIF for the Multi-Modal Facility. He updated the group that the developers are still unable to peg down a brand suitable to the development agreement.



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- Public Improvements – Terri informed the group that Fifth Avenue construction will go on into December. The work currently on-going is from 11th Street to 12th Street.
- Riverfront Plan Update – Jeff Anderson informed the group that the Lakota Group had been hired to update the City's comprehensive plan. The areas the plan is looking at are the downtown, Florecente, and Edgewater Neighborhood. There is kick-off meeting planned with the advisory committee for next week. Stakeholder interviews will also be starting in the near future. The consultants have already communicated with staff on who to invite for the stakeholder meetings. Neighborhood walks will also take place with the consultants and key community individuals for that neighborhood. Jeff told the group that they hope to have a draft of the plan by years end. April 30th is the scheduled completion date. Dr. Rives asked Jeff about the north and south borders to the plan. Jeff told Dr. Rives the landmarks that outline each border and referred him to a map they have available. Janet encouraged the group to let them know if they have areas of that they think need attention on the update.
- Moline Centre Main Street Update – The update began with the introduction of Adam Holland. Adam is the new Moline Centre Main Street Director. He worked for 7 years with the Downtown Davenport Partnership and is a Western Illinois University grad. Terri updated the group on recent events. The summer concert series on Thursday nights had doubled attendance from last year. The Glow Run 5K and Running Dead races will be held in the month to come. September 22 is the Quad-City Marathon. The group will be going to the Annual Main Street meeting yet this year. Flemish Fest will take place from 1:00pm – 4:00pm this weekend in the Old Town neighborhood. Belgian Village Inn will be involved along with other vendors. Dr. Rives wanted to commend Belgian Village Inn on their landscaping. Adam and Terri mentioned nominating them for Neighbor of the Week program.
- Other Issues –
 - Appointment to the PMT vacated by Mayor Raes is to be Stephanie Acri. She was unable to make the meeting. Mayor Raes suggested sending out an additional confirmation of attendance so we can assure all are informed of future meetings.
 - Near Downtown Updates: Ray informed the group that Trimble Pointe was moving along quickly. CACUP has petitioned for funds to extend One Moline Place below the hill. This would complete the third phase of the project. Rodney Blackwell has some potential tenants for his projects, both in the new KONE Centre and the old KONE headquarters building.
- Next Schedule PMT –
- Adjourned – Meeting adjourned at 2:53pm.

Respectfully submitted:



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Kyle Burke
Renew Moline

