



PROJECT MANAGEMENT TEAM Minutes

Wednesday, February 4, 2015
1:30 p.m. – 3:00 p.m.
Renew Moline
1506 River Drive
Moline, IL

Members Present:	Dr. Joe Rives, WIU, Renew Appointee, PMT Chairman Lori Turner, Alderman Jerry Butts, City of Moline Appointee John Knaack, Alderman Dave Parker, Alderman Greg Derrick, Deere & Company Appointee Steve Nelson, WIU Board of Trustees Appointee
Members Absent:	Scott Raes, Mayor Stephanie Acri, Alderman-at-Large
Staff:	Ray Forsythe, City of Moline, Director of Planning & Development Jeff Anderson, City of Moline, Planner Janet Mathis, Renew Moline, CEO/President Suzanne Chevalier, Renew Moline, Office Operations Director
Other:	Adam Holland, Moline Centre Main Street Director
Guest:	Carol Triebel, Alderman Andre Blakley, Gorman USA
Press:	Dawn Neuses, The Dispatch/Rock Island Argus Jennifer DeWitt, The Quad City Times

- **Call to Order** - The meeting was called to order by Dr. Joe Rives, at 1:34 p.m.
- **Approval of Minutes** – John Knaack made a motion to approve the minutes from November 12, 2014. Motion was seconded by Steve Nelson. Motion carried.
- **Approval to change March 18, 2015, PMT Meeting date** – Joe Rives stated that due to the QC Chamber Advocacy trip to Springfield, which is scheduled for the week of March 11, 2015, that Joe proposes we changed the date of the March PMT to Wednesday, March 18, 2015. David Parker made a motion to change the date of the March 11, 2015, PMT meeting to March 18, 2015. The motion was seconded by John Knaack. Motion carried.

➤ **Development Project Updates** – Written Report

- Joe Rives stated that being cognizant of the time today, the Project Updates are in the form of a written synopsis. He would entertain discussion if there are any questions. Joe stated he would like a correction on the written report for WIU Phase III. He would like it to say: The programming study for WIU-QC Phase III is completed. Money for design has been released and the University is awaiting the State's final authorization to proceed.

➤ **PMT Discussion Timeline** –

- Janet introduced Andre Blakley who is the Illinois Market President, for Gorman USA, and was in Moline today looking at possible new locations for a project for Gorman. Ray stated that the Moline School District actually reached out to Gorman to consider a project at the Garfield Elementary building. Ray stated that Gorman is very interested in doing another project in Moline. Janet said that Gorman did the project at the Old Moline High School converting them into apartments, and they also built the Moline Enterprise Lofts apartments. Andre thanked everyone for the warm welcome to Moline and he stated he values the relationship they have with the City and Renew Moline, and they are eagerly looking forward to a new project in Moline. He stated Moline offers a variety of opportunities.
- Janet stated at the November 2014 PMT meeting there was discussion regarding changes to the PMT to include: how we look at PMT projects, the geography, and how projects should be handled going forward. Janet said that the PMT process started over 20 years ago and over the years there have been 5 amendments to the original agreement.
- Ray said that they are in the process of bringing a 6th amendment to City Council for approval. As discussed and recommended at the November PMT meeting, this amendment will cover changing the geography of the areas that the PMT will cover. The update to the Comprehensive Plan supports the need to expand the PMT role. This amendment would go beyond TIF1 and include the Floreciente and Edgewater neighborhoods. Ray said basically the PMT geography would include all of the census tracts along the river's edge.
- Janet said that the PMT is looking to the future and it is important to have these discussions and to get this right. She stated that she and Ray along with the small working group will continue to work on the PMT and DBMT process in 2015 and then bring specific topics back to the PMT for further discussions and approvals.
- Joe said he wanted to thank Janet and Ray for the diligence and hard work because this change in geography for the PMT will lead to the success of several projects.

➤ **Transportation Plan for the Riverfront** – Jeff Anderson stated that work to begin the plan is moving forward. We have selected Solomon, Cordwell and Buenz (SCB) with Sam Schwartz Engineering as a sub-consultant along with Valerie Kretchmer Associates and

Upland Design. Their contract and scope of work has been reviewed by Jeff and Janet and is now at the City's legal department for approval. Once they have received the approval from legal, it will have to be submitted to the state for approval, and then finally to City Council for approval. Jeff stated that this process has taken a little longer than expected; however, he is confident that the work will start within the next few months. He stated he is excited to be working with this firm, and, once their work starts they believe they will have it completed within 10-12 months. Jeff said he is hoping for a 10 month schedule, which is ambitious, but he is sure they can do it. Janet said Moline has until June 2016 to spend the money.

➤ **Implementing Riverfront Plan – Work Session**

- Ray stated that there are two points for the implementation of the plan: policies and programs. He said that he would like to hear from the PMT on what policies you want the city to start working on. For instance the façade program that Adam Holland is working on with Moline Centre, should this be expanded to include more businesses in Moline. Another example that was successful is the streetscaping downtown Moline, and the question is should this be expanded too. Ray said he is started to see more real estate being purchased for future development around the multi-modal station. We need to consider what do we want to see be developed down in this area.
- John Knaack said he is concerned with the one-way road coming from Rock Island, and the impression that has on first time visitors. Is this a gateway to Moline we want everyone to see? Is there anything we can do to improve this area? Another concern he has is the new development that was announced for the senior living. This 16 acre property between 4th & 6th Streets, from 5th to 11th avenues will be developed primarily closer to 11th Avenue area, not as much as the area near 5th avenue where there is deteriorating retaining walls and overgrown trees. Perhaps an issue that needs to be addressed with a developer when they buy a site is what they are going to do with the entire site, not just a part of it. John stressed his concerns with the Floreciente neighborhood, and how this plan is going to improve this neighborhood. He said projects like the proposed senior development should be from sidewalk to sidewalk – the entire area, not just a small section of the site.
- Ray stated that there was a study done previously regarding the converting of the one-ways to two-ways and that Rock Island did further research on the viability of this plan. With the new implementation of the Riverfront Plan and the new Transportation plan, these issues can be addressed and possibly resolved. Ray stated that a great regional project could be the conversion of the one way roads to two ways, but it is important to remember that IL 92 is a state route, so it is a state project. Perhaps we can start by engaging the city of Rock Island in a discussion and then take the plans to the state and to see if there is any grant money to help support this move. Joe Rives said that a big picture item is this discussion about IL-92.
- Lori Turner wanted to know are we proposing to combine all the unique flavors of the different neighborhoods or are we planning on keeping them unique. Janet said that

this was discussed as we worked on the plan. The hope is to keep their area unique. Ray said it is our goal to embrace all of this, while allowing each community to have their special unique appeal.

- Joe Rives said that the revitalization of the Floreciente area could benefit greatly from the lessons learned from the revitalization of Moline Centre. Perhaps a DBMT can be formed to discuss this project. He stated that a strong University needs a strong connection to all the nearby communities. Jerry Butts stated that Bob Ontiveros is the key to help make some of these changes in the Floreciente neighborhood. Joe said he would reach out to Bob and start a discussion on some of the next steps in Floreciente in regards to the plan.
 - Janet said that another concern will be the redevelopment of the area around the I-74 bridge, and that it is important to start this dialogue now, not 5 years from now. Of course, another area to discuss is the area around the multi modal station and the area around WIU. Ray said we are looking at a five year plan and trying to visualize what is going to happen in all three of these areas in five years. There is going to be a lot of changes and we want to make sure they are ones we can live with and enjoy for many years.
 - John Knaack asked what are the plans for the old WIU building off John Deere Road. The building was vacated only recently; it shouldn't be just left sitting there. Joe stated that they are in the process of hiring a realtor and hoping that it gets sold soon. Jerry Butts stated with the expansion of the John Deere Road, hopefully that building is sold soon because it would be a shame if that building stayed empty long.
 - Joe asked if there was anything that can be done about the Avenue of the Cities and the area around the airport. He said he realizes that those areas aren't included in this plan, but can they be addressed in some of the city's plans or could they become a part of the PMT?
 - Dave Parker asked if there was anything we can do to entice students and parents at Augustana to visit Moline. He said they come here for college visits, games and parent weekends so perhaps we could provide a package to them, letting them know what is available in Moline. He said that a high percentage of their students who graduate remain in the area and we need them to come to Moline.
- **Moline Centre Main Street Update** – Adam Holland reported they are in the process of launching a new website, and he is very excited about it. He stated the Moline Centre Main Street 2015 Work Plan was approved. The 2015 Cabin Fever Crawl is scheduled for Saturday, April 11, 2015. Another unique and first time event is scheduled for June 27 featuring different area Mexican restaurants. This is sponsored by QCMexicanfood.com which rates different Mexican restaurants in the QC, and of their top 10, Moline has 3 restaurants listed. The 2015 Summer Concert Series is moving forward and they are trying to schedule all the bands.



- **Next PMT:** The next PMT meeting will be March 18, 2015.
- **Adjourned:** Dr. Rives made a motion to adjourn the meeting. Seconded by Jerry Butts. Meeting adjourned at 2:50 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director
Renew Moline