



PROJECT MANAGEMENT TEAM Minutes

Wednesday, September 10, 2014
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
Scott Raes, Mayor
Lori Turner, Alderman
Jerry Butts, City of Moline Appointee
John Knaack, Alderman
Dave Parker, Alderman
Steve Nelson, WIU Board of Trustees Appointee
Stephanie Acri, Alderman-at-Large
- Members Absent:** Greg Derrick, Deere & Company Appointee
- Staff:** Ray Forsythe, City of Moline
Jeff Anderson, City of Moline
Janet Mathis, Renew Moline, Executive Director
Suzanne Chevalier, Renew Moline, Office Operations Director
- Other:** Adam Holland, Moline Centre Main Street Director
- 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 1:32 p.m.
- **Approval of Minutes** – Dr. Rives made a motion to approve the minutes from May 14, 2014, meeting and it was noted that the July 9, 2014, PMT meeting was cancelled. Motion was seconded by Jerry Butts. Motion carried.
- **Development Project Updates**
The Q – John Knaack (Public) & Jerry Butts (Private) – Ray stated that there is a meeting scheduled for tomorrow and they are going through a 20 page documents to review items for the project. They will be resubmitting a report to Illinois State Historic Preservation with some minor changes for their approval. The project continues to move forward and they have seen some of the floor plans for the public space on the first floor and some of the schematics for the outside of the building. Joe asked what the

expected timeline for this project is and Ray stated they are looking at the end of 2015 for the private portion of the project and the train should arrive by the spring of 2016.

- The Mills at Riverbend Commons Phase I – John Knaack (Public) & Jerry Butts (Private) – Janet reported that they received their certificate of occupancy prior to classes starting at WIU – Quad Cities; however, the western portion is still under construction. The residents are a combination of students and young professionals. The ribbon cutting ceremony is scheduled for October 15, 2014, at 3:00 p.m.
 - The Mills at Riverbend Commons Phase IIA – Stephanie Acri (Public) & Jerry Butts (Private) – Janet stated that they have hired an architect, and the market study is finished but they haven't reviewed it yet. Janet said that they did say that it did support the need for market rate apartments.
 - WIU - Quad Cities Riverfront Campus – Lori Turner (Public) & Steve Nelson (Private) – Joe thanked everyone who attended the ribbon cutting ceremony and that he is ready for Phase III. Joe stated that for 10 consecutive years, U.S. News and World Report has named Western Illinois University a "Best Midwestern University" and The Princeton Review has named WIU a "Best Midwestern College." Joe said that recently Al Goldfarb was in town and he was impressed with everything he saw in Moline.
 - Phillips Lofts & Berglund Flats – Stephanie Acri (Public) & Jerry Butts (Private) – Ray said that the Flats received their certificate of occupancy and there is a waiting list for apartments. It was agreed to take the Lofts and the Flats off the agenda.
 - Italian Renaissance Apartments on 5th Avenue – David Parker (Public) & Steve Nelson (Private) – Ray stated that they are still looking at the financials with the developer, and the hope to start working on this project next spring.
 - 5th Avenue Apartments – Lori Turner (Public) & Jerry Butts (Private) – Ray said he is working with developer Rodney Blackwell on the Proforma for this project.
 - Skinner Building Apartments – John Knaack (Public) & Steve Nelson (Private) – Janet stated that they building has been gutted and construction has started on the project.
- **Transportation Plan for the Riverfront** – Jeff Anderson stated that they have wrapped up the master plan funded by DCEO which was an extremely successful project. The RFPs are due this Friday and will be reviewed.
- **Moline Centre Main Street Update** – Adam Holland reported that the Summer Concert Series was a huge success and they are considering extending the series next summer. He said they had two sponsors this year, and one was Renew Moline who was celebrating their 25th Anniversary, and the other was the Nelson Brothers Agency. Adam said that they are planning projects for the winter. Get Jazzed for the Holiday is scheduled for November 7 – 8 with downtown merchants. November 22, from 3:30 – 6:00, is the date for the Lighting of the Commons.



- **Next PMT:** The next PMT meeting will be November 12, 2014.
- **Adjourned:** Dr. Rives made a motion to adjourn the meeting. Seconded by Steve Nelson. Meeting adjourned at 2:22 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director
Renew Moline