



PROJECT MANAGEMENT TEAM

Minutes

Wednesday, March 12, 2014

1:30 p.m. – 2:30 p.m.

Renew Moline

Moline, IL

Members Present: Dr. Joe Rives, WIU, Renew Appointee, PMT Chairman
Jerry Butts, City of Moline Appointee
John Knaack, Alderman
Dave Parker, Alderman
Stephanie Acri, Alderman-at-Large
Greg Derrick, City of Moline Appointee
Steve Nelson, WIU Board of Trustees Appointee

Members Absent: Scott Raes, Mayor
Lori Turner, Alderman

Staff: Jeff Anderson, City of Moline
Ray Forsthye, City of Moline
Janet Mathis, Renew Moline, Executive Director
Suzanne Chevalier, Renew Moline

Other: Adam Holland, Moline Main Street

Press: Dawn Neuses, Dispatch

- **Call to Order** - The meeting was called to order by Dr. Joe Rives, at 1:30 p.m.
- **Approval of Minutes** – Steve Nelson made a motion to approve the minutes from January 15, 2014, meeting. Motion was seconded by David Parker. Motion carried.
- **Development Project Updates**
 - Quad Cities Multi-Modal Station and Related Developments – John Knaack (Public) & Jerry Butts (Private) – Ray stated that there continues to be meetings with developers, the city, Renew, MetroLINK, architects, and Solis Russell. Janet said as you may remember Solis Russell has been hired by the collective owners' group and they are working on a timeline for this project. 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. The Federal portion of the high-speed rail is moving slower than expected and has slowed down the timeline considerably. Part of the issue are the tracks need more work than originally thought. The tracks have to be

moved out of the flood plain and in some areas the tracks have to be straightened out to accommodate the high-speed rail. Janet stated that they hope to have some preliminaries drawings by the May PMT to present. Janet said that the developer is extremely committed to this project and they have meet with several restaurants who are interested in this site. She is also in the process of arranging some meetings with the developer and UnitedHealth Care, Quad Cities Convention & Visitors Bureau, and John Deere.

- The Mills at Riverbend Commons Phase I – John Knaack (Public) & Jerry Butts (Private) – Janet reported that the footing has been poured and a lot of construction is happening at the site. Janet also stated that 3Corners is closing on the land tomorrow with the city. All the initial earth work is done, and they are progressively moving forward. There is a webcam on site if you wish to follow the construction of the project. Ray said that their sales trailer should be constructed soon. When that is at the site, it will have a model of unit that will be available for the students. 3Corners continues to have weekly construction update meetings. They are still working towards an August 15, 2014, opening,
- The Mills at Riverbend Commons Phase IIA – Stephanie Acri (Public) & Jerry Butts (Private) – Janet stated that they have hired an architect, and we will schedule a DBMT soon for this project.
- WIU - Quad Cities Riverfront Campus – Lori Turner (Public) & Steve Nelson (Private) – Joe stated that he toured the site yesterday. At next week's scheduled DBMT, there will also be doing a tour of the site. We discussed having May's PMT meeting at WIU so that this group can take a tour of the new site. Joe stated that the buildings are a lot bigger than appear from the street. It truly now feels like a university. Joe said he is extremely proud of what they are building, not only for the City, but for the students and the public as well. Joe said that this project continues to be on time and on budget. Their goal is to start moving their 60th Street facility to this location during the summer in preparation for fall classes. The next step for this overall project is the programming and planning study for Phase III. WIU-QC staff is having a meeting soon with Holabird and Root in Chicago to kick off the study.
 - Joe stated that a press release will be issued soon, that WIU has been named a partner institution as part of an agreement with the U.S. Department of Defense for the University of Illinois (UI LABS) Digital Lab for Manufacturing, based in Chicago. The \$70 million cooperative agreement from the U.S. Department of Defense (DoD), is leveraged by commitments of \$250 million from industry, academia, government and community partners, forming the \$320 million Digital Manufacturing and Design Innovation (DMDI) Institute. WIU, which is one of 23 university partners (and one of five Illinois public universities), will run demonstration projects and make items and parts at the QCML, based on designs developed through the institute. The number of students from Western's School of Engineering working at the QCML will increase significantly with the

projects from the institute, and the projects will provide additional internship opportunities for students, as well as senior design projects, according to School of Engineering Director Bill Pratt. These activities will immerse engineering students in technology development and technology transfer.

- Joe said he is also pleased to announce that Western Illinois University has been selected by Military Times as a Best for Vets Business School. The Military Times Best for Vets distinction recognizes and rewards business schools for their commitment to providing opportunities to America's veterans.
 - Phillips Lofts & Berglund Flats – Stephanie Acri (Public) & Jerry Butts (Private) –Ray said they have made a little progress with purchase of the corner building for an additional parking lot, but they are stalled again. He is optimistic that Berglund Flats will open for occupancy in the next 30 days. Mark Roemer is looking at a long term lease with the city on 2 parking lots to solve the parking situation for now for his tenants. John Knaack said that at last year's Army Ball he had the opportunity to meet with some officers who loved living in Moline, specifically downtown Moline. He said their main issue was lack of available parking and better signage for parking lots. Ray said that issue is being addressed with the Comprehensive Plan currently being worked on. John said he felt a lot of pride when he spoke to the General and other officers from RIA who had a lot of positive things to say about Moline. Jeff stated that in April there will be a special PMT to review the Comprehensive Plan. He said as soon as the draft is available he will make it available to the PMT to review prior to the PMT.
 - Italian Renaissance Apartments on 5th Avenue – David Parker (Public) & Steve Nelson (Private) – Ray sated that they are still looking at the financials with the developer and they are finding creative ways to make this work since they cannot put enough TIF into this project since this district will be expiring soon.
 - 5th Avenue Apartments – Lori Turner (Public) & Jerry Butts (Private) – Ray said he is working with developer Rodney Blackwell on the Proforma for this project. They are converting the upper floors into residential lofts and have reached an agreement with law firm, Bozeman, Neighbour, Patton & Noe, LLP to remain in the building while allowing residential development. Ray said he toured a similar project downtown Davenport, the Wells Fargo building, and they are almost 100% occupied.
 - Skinner Building Apartments – John Knaack (Public) & Steve Nelson (Private) – Janet stated that they will be having a DBMT for this project soon, as the developer as eager to get this project moving especially with the news regarding the demolition of the Collector Center, which will free up some parking for their tenants.
- **Update to City Comprehensive Plan for Riverfront** – Jeff Anderson reported that the state's wrap up date is April 30, 2014, and they are moving forward with the next scheduled meetings with the PMT, City Council, and Advisory Steering Committee. Jeff stated he is extremely happy that each of the three specific areas: Moline Centre, Floreciente, and Edgewater, are receiving their due for specific strategies and goals. Jeff said everyone is



encourage to attend the final workshop which is scheduled for tomorrow night, Thursday, March 13, 2014, at Stoney Creek Inn. Janet stated that at tomorrow's workshop every participant will be given a set amount of money, and they will get to decide on how to spend that money within the communities. She felt this was a unique approach that gives everyone a different perspective on how to spend limited funding.

- Joe asked if there was any way to reach out to the airport to include them in a discussion on their impact on Moline. Could it be possible to include this on the PMT agenda? Ray stated that we are weeks away from a direct flight to Washington, DC and he is hopeful that this will happen. Ray stated there is a lot going on in Moline to include the John Deere Road Construction and Developments, and the redevelopment of South Park Mall. Janet said that it is a good time to start discussion the broadening of the scope of the PMT with the expiration of TIF-1 and the Agreement for Services with the City of Moline. The Alderman could expand the role of the PMT.

- **Moline Centre Main Street Update** – Adam Holland that Moline Centre Main Street recently hosted in Moline a Main Street Director's retreat, and approximately 25 Directors attending the event. They were all extremely impressed on what they saw and the momentum of downtown Moline. Adam said they are in the process of setting up the Summer Concert Series which is scheduled to begin on Thursday, June 5, 2014, at Bass Street Landing. He also said that Renew Moline as part of their 25th Anniversary is hosting one of their concerts – the one scheduled for Thursday, July 24, 2014.
 - John Knaack said that the Hot Rod Power Tour is coming to Davenport on June 12, 2014, and they are hosting an event at the Isle of Capri. He said perhaps there is something that Moline Main Street could do with them, and perhaps block off 5th Avenue. He stated this is a yearly national event that starts in North Carolina and ends this year in the Wisconsin Dells. Stephanie Acri suggested potentially using the iWireless Center parking lot.
- **Next PMT:** The next PMT is a special PMT scheduled for Wednesday, April 9, 2014.
- **Adjourned:** Meeting adjourned at 2:54 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director
Renew Moline