



PROJECT MANAGEMENT TEAM Minutes

Wednesday, March 16, 2016
1:30 p.m. – 3:00 p.m.
1506 River Drive
Moline, IL

- Members Present:** Dr. Joe Rives, WIU, Renew Appointee, PMT Chairman
Scott Raes, Mayor
Gerald Butts, PMT Member
Dave Parker, Alderman
Lori Turner, Alderman
Greg Derrick, Deere & Company Appointee
- Members Absent:** Kevin Schoonmaker, Alderman
Stephanie Acri, Alderman-at-Large
Steve Nelson, WIU Board of Trustees Appointee
- Staff:** Janet Mathis, Renew Moline, CEO/President
Suzanne Chevalier, Renew Moline, Office Operations Director
Ray Forsythe, City of Moline, Planning & Development Director
Jeff Anderson, City of Moline, City Planner
- Other:** Adam Holland, Moline Centre Main Street Director
Anissa Wanat, Global Communities, Project Director
- Press:** Jennifer DeWitt, Quad City Times

- **Call to Order** - The meeting was called to order by Chairman Dr. Joe Rives, at 1:35 p.m.
- **Approval of Minutes** – Scott Raes made a motion to approve the minutes from November 18, 2015. Motion was seconded by Dave Parker. Motion carried.
- **Creation of new DBMTs and selection of PMT representatives**
 - Dr. Rives stated that the City has requested that the PMT create four new DBMTs and then we have to make a selection of PMT representatives. Dave Parker made a motion to create the following new DBMTs and the approval of PMT representatives to each as follows: Chase Building – Lori Turner (Public) & Greg Derrick (Private), Bridge Redevelopment Zone – Scott Raes (Public) & Jerry Butts (Private), Spiegel Building - Dave Parker (Public) & Jerry Butts (Private), and West Gateway – Dave Parker (Public) & Jerry Butts (Private). Motion was seconded by Jerry Butts. Motion carried. Janet

requested that Anissa Wanat be included in all DBMTs notifications for the West Gateway DBMT, and the PMT agreed.

➤ **Project Update**

- The Q – Janet informed the PMT on the progress on the outside façade of the O'Rourke Building. Outside renovation is progressing, as interior remediation and demolition continues. Ray informed the PMT that construction is being done or will soon begin on the grand hall, the sewer, streetscaping, elevators, stairs, and the roof. They expect to see a lot of construction this summer for the public sector on the outside of the building and the private sector on the hotel. Ray said that the current timeline for the project that the public portion should be done by December 2016 and the private sector should be done by January 2017. Ray stated that Senator Durbin will be in town on Friday, and he will be provided an update to him on The Q.
- The Mills at Riverbend Commons Development – Janet stated that the Sriracha Thai Bistro should be opening by mid-June. The developer continues to pursue other commercial options for the remainder of the space.
- Riverbend Commons Phase IIA – Janet said that earlier this week there was a DBMT for this project. Jerry Butts stated there was substantial information shared with the group and there was considerable discussion on the new schematics that were presented. Janet said the original ideas for this project has been significantly revised. They will be development the southeast corner of the project adjacent to railroad tracks. Janet shared the new schematics with the PMT. The current design has 100 market rate apartments, a parking deck with approximately 400 additional parking spaces, and a grocery store. The current timeline for this project is to be opened by August 2017.
- WIU - Quad Cities Riverfront Campus – Dr. Rives stated there are no new developments.

➤ **Projects to retire or put on hold**

- The Mills at Riverbend Commons – Ray stated that the building is complete and only two small spaces are left to lease and he proposed closing this project. Joe Rives made a motion to close The Mills at Riverbend Commons. Motion was seconded by Dave Parker. Motion carried.
- WIU – QC Riverfront Campus – Joe Rives stated that since there is a stall on the capital budget that he suggests that the WIU – QC Riverfront Campus DBMT be put on hold until the budget is approved and monies are available. Joe Rives made a motion to approve the putting the WIU – QC Riverfront Campus DBMT on hold. Motion was seconded by Jerry Butts. Motion carried.

➤ **Transportation Plan for Riverfront**

- Jeff informed the group that progress is being made with the plan and they are the final stages of editing the document. He stated that he is pleased with the work nearing consultants are doing and wanted to thank Janet again for all her help. Joe Rives said that he has really appreciated all the hard work and dedication that Jeff and Janet have done for this plan.

➤ **TIF**

- Ray stated that they are planning to go to City Council in April for approval of a new TIF, TIF 13. The new TIF, the Moline Centre Redevelopment Project Area, would cover an area primarily bounded by 12th Street to the west, 21st Street to the east, 4th Avenue to the south. It includes about 41 acres and 82 parcels. Ray said that many of the properties within the targeted area are deteriorating, losing value and the conditions in the area are in blighted. The territory or the proposed TIF 13 is within an existing one, Moline's TIF 1, which is scheduled to expire in 2021.
- Ray said that currently the school district isn't supporting the creation of a new TIF. The public hearing is scheduled for April 26, 2016 and prior to the meeting Ray said he would be having several meetings with the school district.
- Joe asked the PMT if they would be in favor of a vote of support for the creation of a new TIF. Jerry Butts made a motion of support from the PMT for the creation of the new TIF 13. Dave Parker seconded the motion, and the motion carried.

➤ **Moline Centre Main Street Update –**

- Adam informed the group that the 12th Annual Cabin Pub Crawl will be Saturday, April 9, 2016, and 13 businesses are participating in this year's event.
- Adam said they have created a new event for downtown Moline for this May. It will be on Saturday, May 21, at Bass Street landing. This 2016 Quad Cities Craft Brew Festival, will have at least 18 local breweries participating for the event. They have partnered with Bent River Brewery and Sterling Beverages. The inaugural QCCBF will feature all of the wonderful beer being produced in the Quad Cities and surrounding areas. There will be a VIP hour from 12pm-1pm, and the festival runs 1pm-4pm. General Admission tickets include a sampling glass and 20 sample tickets. Additional sampling tickets will be available for purchase on site.
- Adam stated that a new virtual walking tour of downtown Moline is being created. The Moline Historic Preservation Commission, in conjunction with Moline Centre and the City of Moline, is proud to announce the rollout of a new Self-Guided Heritage Walking Tour schedule to roll out on Saturday, May 14th, from 10:00 a.m. to noon. Guided tours will be offered during the celebration. Anyone interested in these tours should meet at the kiosk located on the corner of River Drive and 15th Street near the John Deere Pavilion. Tours will take approximately one hour and more information will be provided as details are



worked out. Jeff Anderson stated that heritage tours are a big resource for downtowns and helps to create global interest. Adam said they are working with different groups to add historical and cultural events in downtown Moline to draw people here.

- **Global Communities Floreciente Updates** – Anissa said approximately six months ago they presented to the PMT what they would like to accomplish in this neighborhood. They wanted to engage the stakeholders, empower businesses, hold regular meetings, and work on the grant applications for the area. They are moving forward with a lot of their initiatives; however, engaging the community is a slower process than they had hoped. There are a lot of mixed emotions with the closure of the school and the impact on the community. May 7th they are working on a beautification project – a flower pot for every home. They are starting to build a sense of neighborhood cohesiveness. MetroLINK is adding a covered bus station, and Global Communities is working on an oral history of the Floreciente neighborhood.
- **Next PMT:** The next PMT meeting will be May 18, 2016.
- **Adjourned:** Dr. Rives made a motion to adjourn the meeting. Seconded by Mayor Raes. Meeting adjourned at 3:01 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director, Renew Moline