



PROJECT MANAGEMENT TEAM

Minutes

Wednesday, November 9, 2016

1:30 p.m. – 3:00 p.m.

Renew Moline

1506 River Drive

Moline, IL

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- Members Present:** Dr. Joe Rives, Private Sector
Scott Raes, Mayor
Gerald Butts, Private Sector
Dave Parker, Alderman
Greg Derrick, Private Sector
Steve Nelson, Private Sector
Stephanie Acri, Alderman-at-Large
- Members Absent:** Kevin Schoonmaker, Alderman
Lori Turner, Alderman
- 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:** Terri Smith, Moline Centre Main Street
Annisa Wanat, Global Communities
- Press:** none present
- **Call to Order** - The meeting was called to order by Chairman Dr. Joe Rives, at 1:31 p.m.
 - **Approval of Minutes** – David Parker made a motion to approve the minutes from September 14, 2016. Motion was seconded by Steve Nelson. Motion carried.
 - **Approval of the 2017 PMT Meeting Schedule** – Janet stated that she had several discussions with Ray Forsythe regarding changing the PMT meetings to become in sync with the City Council meetings and the benefits to making this change. Suzanne recently sent out a survey to PMT members regarding their availability for proposed scheduling changes, and it was agreeable to all members to move the meeting dates to the second Tuesdays of the month. Dr. Rives made a motion to approve the proposed 2017 PMT meeting schedule. Motion was seconded by Steve Nelson. Motion carried.

➤ **Development Project Updates:**

- The Q
 - Janet reported that they are still working on finishing loan documents for the private sector, and they should be completed soon. Ray said that most of the documents have been signed and delivered as of last night, and that there are only a few remaining documents to be signed. Janet stated that she has full confidence that this will be finalized soon.
 - Ray stated that the public construction on the site is continuing. There were some unexpected repairs due to part of the storm sewer system collapsing during work at the site causing some emergency repair work to be done. This resulted in the additional unexpected cost of \$150,000 for the necessary repairs. Ray stated that the city is looking at recouping some of the monies for this expense from the grant.
 - Janet said that they are now having weekly meetings with the private/public sectors to coordinate scheduling and other issues. The first meeting, which was held last week, was very successful and productive.
 - Ray said that the private sector is working on getting tenants for the commercial spaces that will be available at the site and that they already have one for the basement site.
 - David Parker asked if there was any more information about what is going to happen to the old depot's clock. Ray stated he recently had a meeting with Carm Senatra, a member of the City of Moline Historic Preservation Advisory Commission, who is revising the plans that Legat prepared to locate it on the Grand Hall, and that one of the options would be to install the functioning clock near the kiss and ride area. Ray said that because of the massive size of the clock, approximately 10 feet by 12 feet, and the weight of 1800 pounds, it is made from concrete, it is extremely challenging to find the right location. Ray said another factor is the cost for the relocation and installation mechanization of the clock. Jeff Anderson said there are several possible locations at the site to put the clock and further discussions will be had with the group to decide on what is the best possible solution for the new location of the clock once funds are found by the Historic Preservation Advisory Commission. Jeff said that the Commission would like to see the clock featured at the new station.
 - Janet said that the hotel is under a very aggressive schedule to open by May 2017.
- Riverbend Commons Phase IIA – Ray stated that the developer recently settled their litigation. Janet said she is waiting to hear from the city to see when we can proceed with discussion on Phase IIA. Mayor Raes stated that one of the main concerns with the city regarding Phase IIA is the issue regarding the parking deck and who will build it and maintain it. David Parker said that the city council isn't agreeable, at this time, to building and/or owning a parking deck at this site.
- Chase Bank Building – Ray reported that construction started last week with the conversion of a large portion of the Chase Bank Building into 31 apartments. The

developers for this project are the Amin Group and Russell Construction. The \$8.33 million project would create apartments ranging in size between 500 and 800 square feet.

- Bridge Redevelopment Zone: Ray stated that Chris Mathias and Amy Keys regularly attend meetings for the new I-74 bridge, and that IDOT is in the process of wrapping up all the land acquisitions necessary for the construction of the bridge. Ray said that the actual bridge construction would start in of the middle span in the river would start by mid-summer.
- Spiegel Building: Ray reported that the city council gave approval for staff to work with Gorman & Company, Inc., on potential uses for the Spiegel building. The possible use currently under consideration includes 28 apartments and a cafe. Tying the use of the building to take advantage of the bike path is an important aspect of this project. Ray said that they are hoping to start construction in the spring of 2017.
- West Gateway: Janet stated that the recent weekly events at the Mercado on the Fifth is adding to the vibrancy and energy in this area. Jeff Anderson said that there is a lot of new liveliness and momentum in this area, and it is a great merging of the many diverse communities in Moline. Jeff said he recently had a meeting with Maria Ontiveros regarding developing next year's program, and the dates and the physical location for this event. Jeff said they are looking at running this event from May 5, 2017 – Cinco de Mayo through October 31, 2017 – Day of the Dead. Annisa said that she is working with Blackhawk College to find classes on food preparation to help individuals who would like to sell homemade food at the farmers' market.

➤ **Transportation Plan for Riverfront**

- Jeff said that nine communities working to support development around planned or existing transit projects got a boost because of the newly awarded technical assistance from the Federal Transit Administration in partnership with Smart Growth America. Jeff said that he and Janet are continuing to work with the peer consultants from other larger municipalities, and they are providing a valuable resource for problem solving and assistance with multi-modal station redevelopment. Janet stated that this assistance will help all of the communities plan for and manage economic development near transit through effective zoning and land use, as well as providing expert advice on preserving affordable housing and securing advantageous commercial development, among other opportunities.

➤ **Moline Centre Main Street Update**

- Terri Smith reported that the following events are scheduled:
 - Lighting on the Commons is scheduled for Saturday, November 19, 2016.
 - Small Business Saturday is scheduled for November 26, 2016.
 - Get Jazzed is scheduled for November 11 – 12, 2016.

- **Global Communities Floreciente Update** – Annisa said that they are working on various projects in the Floreciente neighborhood. She is working with the city on getting new awnings for some of the businesses in the Floreciente district. She has also received several grant applications for the area that are currently being reviewed. Annisa and Jeff Anderson recently participated at an event hosted at Western Illinois University-Quad Cities, Social Entrepreneurship Salon Series titled: "Sustainable Partnerships in Floreciente" which was well attended. The panel discussed efforts to organize the residents and business owners in the Floreciente District to participate in community and economic development activities that will benefit the district.

- **Other Issues** –
 - Dave Parker and Steve Nelson wanted to thank everyone who attended the fundraiser, Booked for the Night, at Moline's Public Library which raised over \$40,000 for the library.
 - Ray reported that he and others are working with Jim Thompson on a project on 6th Avenue that involves the building of a row of new townhouses. Jim Thompson has hired Shive Hattery to work on this project with him.
 - Ray said that Chris Townsend hopes to open his new bar, which is located next to Subway, in early 2017.
 - Steve Nelson asked if there has been any interest in the old library, and Ray said that occasionally there is some interest in the building, but they still haven't found the right use.
 - Janet said that the city along with other governments in Rock Island County will be submitting another application for an Enterprise Zone which is due in December. Ray stated that the City is a participant in the Illinois Quad City Enterprise Zone. Moline works in cooperation with East Moline, Milan, Silvis, and Rock Island County on the zone. Janet stated that an Enterprise Zone is a specific area designated by the State of Illinois to receive tax incentives and other benefits to stimulate economic growth and neighborhood revitalization.

- **Next PMT:** The next PMT meeting will be January 10, 2017.

- **Adjourned:** David Parker made a motion to adjourn the meeting. Seconded by Jerry Butts. Meeting adjourned at 2:56 p.m.

Respectfully submitted:

Suzanne Chevalier
Officer Operations Director
Renew Moline

