



## PROJECT MANAGEMENT TEAM

### Minutes

Tuesday, January 10, 2017

1:30 p.m. – 3:00 p.m.

Renew Moline

1506 River Drive

Moline, IL

**Members Present:**

Scott Raes, Mayor  
Gerald Butts, Private Sector  
Dave Parker, Alderman  
Greg Derrick, Private Sector  
Steve Nelson, Private Sector  
Stephanie Acri, Alderman-at-Large  
Kevin Schoonmaker, Alderman

**Members Absent:**

Dr. Joe Rives, Private Sector  
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:**

Adam Holland, Moline Centre Main Street  
Annisa Wanat, Global Communities  
Bill Steinhauser, Moline Community Development Division

**Press:**

Jennifer DeWitt, Quad City Times

- **Call to Order** - The meeting was called to order by acting Chairman Mayor Scott Raes, at 1:31 p.m.
- **Approval of Minutes** –Steve Nelson made a motion to approve the minutes from November 9, 2016. Motion was seconded by David Parker. Motion carried.
- **Approval of the creation of new DBMT for 6<sup>th</sup> Avenue Projects and selection of PMT representatives**
  - Janet said that Jim Thompson is purchasing property across the street from Eagle's Nest convenience store, and plans to build 24 townhouses on this property. Ray stated that Jim Thompson is working with Shive-Hattery on the conceptual drawings for this project. Ray said that the current plan is to build 24 townhouse units with a combination

of units with two or three bedrooms with attached garages. Janet stated that Lori Turner requested that she be appointed as the public-sector appointee for this project, and Steve Nelson offered to be the private sector appointee. Kevin Schoonmaker made a motion to approve Alderman Lori Turner as the private-sector, and Steve Nelson as the public-sector appointees for the 6<sup>th</sup> Avenue Townhouses DBMT. Motion was seconded by Jerry Butts. Motion carried.

➤ **Development Project Updates:**

- The Q
  - Janet reported that there has been a significant increase in activity on this project in recent weeks. Ray said that they have started to cut the walls to create the windows for the hotel, and they also have made some progress on the roof. Janet said that they are still hoping to have the hotel open in August, and they are currently looking for additional tenants for the building. Ray said that the parking lot has been designed, and is going to the City Council for approval. Janet said that they are moving forward with the tracks, and that they need to have a negotiated agreement by June with Iowa Interstate Railroad. Janet stated that once this plan is in place they will finish the design for the tracks and construction will start soon.
  - Ray said that steel for the Grand Hall, and the new windows should be arriving soon. Ray stated that after the arrival of these supplies that you should see some real progress at the site. Janet said that in early March they hope to have two rooms done, and the completion of these two rooms is a requirement from Starwood for their approval process for the Element Hotel.
  - Janet said that they are conducting weekly meetings with the private/public sectors to coordinate scheduling and other issues. Janet said that these are very productive meetings, and the teams are working together to successfully complete this project.
- Riverbend Commons Phase IIA – Janet said that Christopher Woods and Rob Ferrino have scheduled a phone call for later this week to discuss the various aspects of this project, and a few new scenarios that they would like to propose. Janet said that they are still eager to build on the land directly beside the current building by the RR tracks, and they are still looking at constructing a building with approximately 90 apartments and a grocery store. Janet said they are trying to find a way to see if New Market Tax Credits can work for this project.
- Chase Bank Building – Ray reported that construction has started on this project, and that on some days he can even see the construction cranes from city hall. They have gutted the entire building, and will start construction from the top floor and work their way down. They are hoping to be finished for occupancy by May/June.
- Bridge Redevelopment Zone:
  - Ray stated that IDOT continues to move forward with remaining land acquisitions necessary for the construction of the bridge. Ray stated that there are six contracts for the bridge with four in Iowa and two that are in Illinois. Construction should start

- soon on River Drive to 7<sup>th</sup> Avenue, and then later this year construction will begin from 7<sup>th</sup> Avenue to Avenue of the Cities/23<sup>rd</sup> Avenue in Moline.
- Jeff said he recently participated in a discussion with River Action on the Chamber 2030 Action Plan. Jeff said that this discussion was exciting as different communities are looking at all that we do right in Moline especially in regards to the riverfront. Ray said that we have already done a lot with the planning that Moline has initiated, and there is still so much more to do specially with the Bridge Redevelopment Zone. Jeff said Moline is leading the way, and is in the center of the discussion on what is going to happen with the redevelopment after the bridge is completed.
  - Spiegel Building: Ray reported that Gorman has put together a financial structure for this project, and will present their schematics for this project to the PMT soon. Gorman is hoping to start construction on this project in conjunction with the construction at the former Garfield Elementary School, and they hope to start construction on these projects in the spring of 2017. Ray said there has been a discussion and an agreement with IDOT to allow access to the Spiegel building during bridge construction.
  - West Gateway: Janet stated that they are planning on continuing with the activities at Mercado on the Fifth from May 5, 2017 – Cinco de Mayo through October 31, 2017 – Day of the Dead.
  - 5<sup>th</sup> Avenue Building: Janet said that Bozeman, Neighbour, Patton & Noe, LLP, have hired a firm to help them find a new location to move to, and they hope to remain in Moline. Edward Jones, which is located on the first floor, is also looking for a new location, and the remaining tenants should be moving out by March. Ray reported that they will need to stabilize the building prior to any construction. The roof needs some work, part of the façade is crumbling and some of the windows are leaking. Once this work is completed, and the tenants are all moved out, they will start demolition on the inside of the building.
- **Moline Centre Main Street Update**
- Adam Holland said that they are working on a survey to downtown businesses, and addressing several issues to identify potential growth and challenges that they face. He said that they are finalizing plans for the summer concert series, and have secured eight new sponsorships for this year.
- **Global Communities Floreciente Update** – Annisa said that they are continuing their work on various projects in the Floreciente neighborhood. They received a grant for \$200,000 for small business training, and The Greater Quad Cities Hispanic Chamber of Commerce is helping on this project. Annisa stated that Global Communities is working with the Mercado on their plans for continuing and expanding this event in Moline.
- **Other Issues** –

- Janet introduced Bill Steinhauser, Moline Community Development Division (CDC), and welcomed him to the PMT. Bill said that the CDC is working on blight reduction in Moline. They are currently working on four homes, and have identified an additional four homes for future projects, and he said working on these homes helps to stabilize these neighborhoods. He said the CDC is also working on improving the playgrounds in Moline's parks and neighborhoods.
  - Stephanie Acri asked about the \$45 Million grant that could help with development projects in Moline. Janet stated that this money is part of the National New Market Tax Credits (NMTC) program and was awarded to Rock Island Growth for qualifying projects in multiple states. The NMTC program helps economically distressed communities attract private investments by providing investors with a federal tax credit. Low-income communities have been impacted by the decline and closures of manufacturing facilities, vacant commercial properties and lower property values. As a result, many communities find it difficult to attract the necessary capital from private investors. Janet said that we continuously look at ways to apply the NMTC to properties in Moline; however, there are a lot of restrictions when applying for this money. Janet said she has ongoing discussions with Brain Hollenbeck about this program and how Moline can benefit from it.
  - Ray stated that he is negotiating with Heart of America on the Collector Center property, and they will be submitting schematics for review to the city soon. They are proposing a six-story building with higher-end apartments and a parking deck.
  - Ray said that there has been no decision yet on where the bike bath will go by the boat house. Jeff said that the current design has it in front of the boat house; however, they are reviewing an alternative plan to place it behind the boat house.
  - Mayor Raes said that he recently attending a Legislative Meeting at Renew with the local legislators which was very informative. Janet said that new Illinois State Representatives Mike Halpin, Tony McCombie and Dan Swanson along with Senator Neil Anderson and Kate Gerber from Congresswoman Cheri Bustos' office, attended the meeting. These meetings allows Renew and the City to reach out to the legislators on Moline's priorities and major projects.
  - Ray said that we will try to schedule the next PMT in March at the Element Hotel and The Q so that the PMT can get a tour of the project and the two rooms that should be completed in the Element Hotel.
- **Next PMT:** The next PMT meeting will be Tuesday, March 14, 2017, at 1:30 p.m.
- **Adjourned:** Steve Nelson made a motion to adjourn the meeting. Seconded by Jerry Butts. Meeting adjourned at 3:18 p.m.

Respectfully submitted:

Suzanne Chevalier  
Officer Operations Director  
Renew Moline