



PROJECT MANAGEMENT TEAM

Minutes

Tuesday, March 7, 2017

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
Gerald Butts, Private Sector
Lori Turner, Alderman
David Parker, Alderman
Greg Derrick, Private Sector
Steve Nelson, Private Sector
Kevin Schoonmaker, Alderman
Stephanie Acri, Alderman-at-Large
- Members Absent:** Scott Raes, Mayor
- 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
- Press:** Jennifer DeWitt, Quad City Times
- **Call to Order** - The meeting was called to order by Chairman Mayor Joe Rives, at 1:32 p.m.
 - **Approval of Minutes** –Kevin Schoonmaker made a motion to approve the minutes from January 10, 2017. Motion was seconded by Greg Derrick. Motion carried.
 - **Development Project Updates:**
 - The Q – David Parker (Public) & Gerald Butts (Private)
 - Janet reported that there continues to be substantial increase of activity on this project in recent weeks. The first floor of the new addition to the hotel is up, and they will add a floor a week, adding a new module piece every week. Ray said that the steel for the grand hall should arrive later this week, and once that arrives there will be a tremendous increase of construction activity on the site. Janet said that they are still hoping to have the hotel open in early September, and they are currently looking for additional tenants for the building.

- Janet said that in by late April 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. Renew is working on setting of a tour of The Q and the Element Hotel for early May to showcase these rooms, and to tour the site.
- Janet said that they are continuing with their weekly meetings with the private/public sectors to coordinate scheduling and other issues.
- Riverbend Commons Phase IIA – Stephanie Acri (Public) & Gerald Butts (Private) – Ray stated there is nothing new to report.
- Chase Bank Building – Lori Turner (Public) & Greg Derrick (Private) – Janet stated that the demolition of the interior of the building is complete, and they are working on each floor from the top floor and working their way down. They are hoping to be finished for occupancy by June/July. They are still working on finding a permanent tenant for the annex portion of the building.
- Bridge Redevelopment Zone – Mayor Scott Raes (Public) & Gerald Butts (Private):
 - Ray stated that there are six contracts for the bridge with four in Iowa, and two that are in Illinois. There will be approximately 200 – 500 workers working on the bridge 7 days a week once the construction is in full swing. Construction should start in June on River Drive to 7th Avenue, and then later this year construction will begin from 7th Avenue to Avenue of the Cities/23rd Avenue in Moline.
 - Ray said that we have already done a lot with the planning that Moline has started with the Bridge Redevelopment Zone. Janet said that Renew has hired consultants from the Lakota Group to do a deeper dive into the Bridge Redevelopment Zone, and they should begin working on this project in April. Jeff said Moline continues to lead 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 – David Parker (Public) & Gerald Butts (Private) – Ray reported 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 early summer 2017.
- West Gateway – David Parker (Public) & Gerald Butts (Private) – Janet reported that Renew is working with WIU-QC, Global Communities and the City and applying for a USDA Grant for a possible permanent structure on the site for the farmer’s market and the various activities that could happen there. 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.
- 5th Avenue Building – Mayor Scott Raes (Public) & Dr. Joe Rives (Private) – Janet said that Bozeman, Neighbour, Patton & Noe, LLP, continue to work with the firm they have hired to help find new location for their office, and that they are wanting to remain in Moline. 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.

- 6th Avenue Townhouses – Lori Turner (Public) & Steve Nelson (Private) – Ray stated there is nothing new to report at this time on this project.

➤ **Moline Centre Main Street Update**

- Adam Holland said a new business has opened downtown Moline, Shakes on Fifth – that offers healthy smoothies. He said that they are finalizing plans for the summer concert series, and have secured eight new sponsorships for this year. The concerts will start on Thursday, June 1, 2017, and run until Thursday, August 31, 2017. They have secured a professional sound production company for all the concerts this year. On Saturday, April 8, 2017, is the 13th Annual Cabin Fever Crawl, and they are expecting a good crowd this year. Last year's crawl had about 500 participants. Saturday, May 20, 2017, will be the 2nd Annual Quad Cities Beer Fest, and they are hoping to draw in a bigger crowd than last year which had over 600 participants. Another big announcement is ViVa Quad Cities is back in Moline this year. Join ViVa Quad Cities on Labor Day Weekend, Saturday, September 2, 2017, 12:00 p.m. – 10:30 p.m.

➤ **Other Business**

- Gerald Butts asked when we can expect a new city administrator, and Stephanie Acri said that over 50 applications were submitted. The City hired a company to assist with the hiring process and the review of all the applicants. Kevin Schoonmaker said that the Council has reviewed 18 of the applications, and they are in discussions on who they would be going to interview.
- Ray said that Heart of America have the exclusive rights to work on the Collector Center property, and they are working on their conceptual drawings. They are hoping to bring something to Council in the next 2-3 months. They are looking at 155 apartments and their building would include a fitness center and pool for their residents.

➤ **Next PMT:** The next PMT meeting will be Tuesday, May 9, 2017, at 1:30 p.m.

➤ **Adjourned:** David Parker made a motion to adjourn the meeting. Seconded by Jerry Butts. Meeting adjourned at 2:25 p.m.

Respectfully submitted:

Suzanne Chevalier
Officer Operations Director
Renew Moline