

**Minutes
Moline Centre Main Street Commission
4:00 p.m.**

Wednesday, December 20, 2017

**Quad Cities Chamber of Commerce
1601 River Drive, Suite 310
Moline, IL**

The Moline Centre Main Street Commission meeting came to order at 4:00 p.m. The Commission met in regular session in the Quad Cities Chamber of Commerce offices.

Commission Members Present:

Jeff Anderson, City of Moline
Dave Parker, City of Moline
Dave Fortin, DF2 Consulting
Matt Sivertsen, The Planning Center
Chris, Schram, ConStruct Services
Chelsey Hohensee, Metrolink

Commission Members Absent

Peter McDermott, McDermott Construction
Ajay Singh, Heart of America (HOA)
Beth Lagomarcino, Lagomarcino's
Omar Bradley, First State Bank

Staff Members Present:

Adam Holland
Terri Smith

Guests

Betsy Brandsgard, QC Chamber of Commerce
Ray Forsythe, City of Moline

Matt Sivertsen called the meeting to order at 4:00 p.m.

AGENDA ITEM #1 – Public Comment

There was no public comment at this time.

AGENDA ITEM #2 – Approval of Minutes

Minutes from the November 15, 2017 meeting were reviewed. A motion to accept these minutes was made by Dave Fortin. Chris Schram seconded the motion. Motion was approved unanimously.

AGENDA ITEM #3 – Design Committee

Matt Sivertsen wanted to confirm and validate the 2017 Design Committee members. Members include Barb Sandburg, Carm Senatra, Carol Brenner, Chris Ericksen, Craig Mack, Chris Mathias, Jolene Johnson, Kalyssa Worden, Mike McNeil and Adam Holland. This committee has existed for many years and serves as an advisory board with regard to the city-wide façade program. Façade funds from 2017 may be carried over into 2018.

AGENDA ITEM #4 – Presentation by Ray Forsythe, City of Moline

Ray Forsythe, Planning & Development Director from the City of Moline, presented the board with a PowerPoint program showcasing current city projects. Summary as follows:

1. The Q Multi Modal Station and The Element Westin Hotel are close to completion. This is a 37 million dollar project. The Element will open sometime in January. They are taking reservations now for January 23rd. This is a “green” hotel. Currently, there are two retail tenants who plan on leasing space. One is a women’s clothing store and the other is a full service restaurant. Train service is expected by late 2018 or early 2019.
2. The I-74 Bridge construction continues and is on schedule. The new bridge is 85 feet taller than the existing structure and will be a “Signature” bridge, with a world class architectural design. It will contain a pedestrian path, 4-lanes in each direction, and will be completely lit up at night.
3. 19th Street will open up next week, although the south bound lane will be closed for 3 months.
4. Hotels in the downtown area continue to be fully occupied. Ray complimented the Moline Centre program for their efforts in working to make this area a popular destination.
5. The City was given first right of refusal for utilization of the land/property under the existing bridge. In 2019 (when all traffic gets diverted to the new bridge) the land will open up for use. The Lakota Group has been hired to study ways to develop that area. A public meeting is schedule on January 17th to showcase some of the ideas for development. A notification will be sent to all board members regarding the meeting.
6. The City issued an RFP for the property located next to WIU. Russell Construction Company responded and will be building a corporate headquarters for IH Mississippi Valley Credit Union. This will be a Class A office building with approximately 80,000 SF. Project cost is approximately 30 million dollars and will bring in 220 jobs, with plans to grow to over 300.
7. Construction continues on the 5th Avenue Hotel, a full service 4-Star hotel. One million dollars has been spent on exterior renovations. The interior has been completely gutted. Windows will be replaced in the spring. Mike Whalen, from Heart of America, is leading the design team on this project.
8. Plans for a full service market rate apartment building are in place for the old Collector’s Center lot. This is a 22 million dollar project.
9. Bob Ontiveros is seeking proposals to add structures to the Mercado on 5th. In addition to a covered area for the Mercado, he is interested in building apartments/lofts.
10. The city has issued two RFP’s for the Spiegel Building. To-date they are speaking with two groups out of Des Moines. Plans for this property will be 20 – 30 residential and/or condos.

11. Jim Thompson has purchased the land on 6th Avenue, between 13th & 14th Streets. He would like to build 42 town house units with attached garages. They will be high end residential townhomes.
12. Overlook Village is currently under construction with plans to open sometime in 2018. This will be a 135 unit, assisted living facility.
13. All currently constructed units are rented in the Hawk Hollow development. Rentals run between \$1,200 - \$1,500 per month.
14. The John Deere Road project will be complete next year. That is a 65 million dollar development. Sales tax numbers dropped in that area as a result of the construction.
15. John Deere is closing their Davenport office and will bring those approximately 250 – 300 employees back into the downtown Moline office. The influx of these employees will be good for Moline Centre businesses.
16. The Scottish Rite Cathedral is currently under contract with plans to convert it into an entertainment/performing arts venue.
17. With the recent move to East Moline, The City is trying to actively sell the old Dispatch building.
18. The old Dispatch/Goodyear building is almost complete. It will house 4-separate businesses; a fitness center, slots, convenient store and a restaurant.
19. The building that contains The Project of the Quad Cities, located on 4th Avenue, will be put up for sale. It is exempt from property taxes right now and is in the TIF district.
20. The City now has an approved site plan for the old Mills Chevrolet property on John Deere Road. There are plans to place approximately 11 entities on that site.
21. The Stardust Hotel is under renovation.
22. A new Hilton hotel will be constructed at the airport.
23. Plans to construct a new front façade will be added to SouthPark Mall.

We have approximately 100 million dollars in construction going on in downtown Moline Centre. Ray indicated that, from his perspective, he has not seen this much activity in one location in this short time period in his 13 years on the job.

AGENDA ITEM #5 – Holiday Hop Financial Report

Adam Holland distributed a financial report on the 2017 Holiday Hop. The event did receive a \$3,000 sponsorship from First Midwest Bank in addition to an in-kind sponsorship from Townsquare Media in the amount of \$4,700. Expenses totaled 2,428.24.

Everyone involved with the event thought it went well. Aimee Ford, a new business owner, sold two paintings during the event. Isabel Bloom was packed along with Lagomarcino's and other stores. The trolley driver indicated that he was unable to pick up folks from the route a couple of times because the bus was full.

This year's sponsor indicated that they would have liked to have had a central gathering space. This is something to keep in mind for next year.

Adam Holland also indicated that he met with Chelsey Hohensee to discuss Lighting on the Commons and how we can work together next year to make these events even bigger and better.

AGENDA ITEM #6 – Other Business

Adam Holland wanted to update the board regarding the main street program. The National Main Street Center announced the relaunch of the Illinois Main Street program. They received a three-year, \$225,000 grant from the Driehaus Foundation, that will offer training, technical assistance and MS certification directly to communities across the state of Illinois. Adam will further update the board with more information at our January 2018 meeting.

The Sylvan Island Bridge ribbon cutting will take place tomorrow. This is a great amenity to have back in our area. Anyone wishing to attend is invited.

Additionally, the National Main Street Conference takes place March 26 – 28, 2018. If anyone is interested in attending, please contact Adam for further information.

AGENDA ITEM #7 – Adjournment

Dave Parker made a motion to adjourn. Chris Schram seconded the motion. Motion passed unanimously.

Next meeting is scheduled for January 17, 2018.

Respectfully submitted by Terri Smith