



PROJECT MANAGEMENT TEAM

Minutes

Tuesday, January 9, 2018

1:30 p.m. – 3:00 p.m.

Renew Moline

1506 River Drive

Moline, IL

Members Present:

Stephanie Acri, Mayor (Vice-Chairman)
Gerald Butts, Private Sector
Greg Derrick, Private Sector
Lori Turner, Alderman
David Parker, Alderman (teleconference)
Mike Wendt, Alderman
Kevin Schoonmaker, Alderman

Members Absent:

Dr. Joe Rives, Private Sector (Chairman)
Steve Nelson, Private Sector

Staff:

Dan McConaghy, Renew Moline, Consultant
Jeff Anderson, City of Moline, City Planner
Kyle Burke, Renew Moline

Other:

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

- **Call to Order** - The meeting was called to order by Vice-Chairman Mayor Acri, at 1:43 p.m.
- **Approval of PMT Minutes:** A motion was made by Jerry Butts to approve the PMT Minutes for the November 14, 2017 meeting. The motion was seconded by Alderman Mike Wendt, and motion carried.
- **Development Project Updates:**
 - Fifth Avenue Building
 - Dan McConaghy reported that Renew and the City are working with Heart of America (HOA) to relocate the law firm to an alternative space. Several parties are offering to help with the relocation. HOA is well underway on the restoration of the Sears Building façade which includes restoring the front façade to its original



design. Windows on the 22nd floor side have been cut through and will be completed soon. The building has been completely tuck pointed and reroofed. The elevators have been ordered and are expected to be replaced soon. Final designs are underway for the interior restoration/buildout. A DBMT will be held in the next month to review status.

- 6th Avenue Town Houses
 - Dan stated that he and Ray had a recent conversation with Jim Thomson and the project is moving along well. Mr. Thomson stated that he is a little concerned with pace of the project and that he would prefer to slow it down some. Dan stated that the plans for this project have been submitted for a planned unit development (PUD) for Phase I of the project. This includes streetscaping plans. The developer is in the process of revising the exterior materials/designs and the landscaping. The Planning Commission meeting will be held on January 24, 2018, and a DBMT will be scheduled prior to that meeting.
- Riverbend Commons Phase II
 - Dan reported that the sale of the land for this project is scheduled to be completed later this week. The developer is underway with the design and plans of the project and the city should have updated schematics soon. Once site plan is complete, a DBMT will be scheduled for review. The City will design and implement the public improvements in the spring to coordinate with the project completion. This includes the land fill, traffic signal, crosswalk and sidewalks.
- Bridge Redevelopment Zone
 - Dan reported that the I-74 Realignment Zone Plan with The Lakota Group is much more mature and detailed than it was a few months ago. There have been a series of meetings with City staff and key stakeholders and the discussions have been very productive and informative. The Lakota Group has scheduled a public open house meeting for January 17, 2018. There will be a review by the Planning Commission at 3:00 p.m. that day, followed by the Open House at Stoney Creek Hotel & Conference Center from 5:30 – 8:00 p.m.
 - David Parker asked what is the possibility of exploring longer term leases with owners/developers for these properties in the redevelopment zone? That way the City could have more say in the projects fitting or complying with The Plan. Mayor Acri asked Parker to provide examples of communities this has been effective in and report back to the group.
- The Collector Center
 - Mayor Acri stated that a group from City staff and Renew visited a property that HOA has developed and owns in Des Moines that will be similar to the Collector's Center concept. HOA is completing schematic designs and preliminary pricing for the project in preparation for the DBMT. Mike Wendt stated that Kirk Whalen, HOA, and he discussed development standards for properties and surrounding areas. Encouraging adjacent properties to be held to a certain development standard to



keep values of the whole area high. A meeting will be scheduled for late January for the DBMT to begin the process.

- The Q & Element Hotel
 - Dan reported that Ray has a bit more information, but the public portions of the project are completed subject to minor items. The retail portions have started to get a lot of interest. The Hotel is well underway and is currently finishing the furnishings in the rooms and guest areas. The pool is completed and filled which is an important bench mark. An opening date is expected to be confirmed later this week. Leases for retail should be announced as soon as the developer and the City agree on the EAV with the Township and County Assessor for the first 2 tenants. Additional tenants will be announced shortly after.
- Spiegel Building
 - Ray and Dan have been in discussion with the developer, and completed a site tour with all the principals of the firm. The group has done several walk throughs and completed due diligence. There has been a lot of visioning and a letter of intent should be submitted to the City by the end of the week, additionally feasibility studies are being completed. Dan responded to a question from Alderman Wendt about timing for DBMT creation. Dan tells the group it is premature at this time, but all findings will be forwarded to the DBMT/PMT/City Council for consideration.
- West Gateway
 - Dan informed the group that he has not been involved on this much, but Ray is in contact actively with Bob Ontiveros. Bob plans to move forward with a mixed-use development and permanent home for the Mercado. A DBMT will be called when Bob is back in the area and has more information to bring to the group.

➤ **Moline Centre Main Street Update:**

- **Adam Holland:** Adam informed the group that the QC Chamber of Commerce recently commissioned a downtown residential housing study. Cities and their downtowns were evaluated. Adam reported that Moline is sitting very healthy on occupancy, and market rate options, according to the study.
- Adam reported on the Holiday Hop and Lighting of the Commons events. Both had great turn outs and they often use Deere Pavilion attendance counts as a barometer.
- Discussion on a document to communicate some of the housing study's findings to interested parties and other developers. How can this be used as a development tool?

➤ **Global Communities Floreciente Update:**

- **Anissa Wanat:**
 - Anissa provided updates to the Habitats for Humanity program and their work in Moline. They will be receiving some updates and funding for 2018.
 - Anissa reported on the mailbox project and some other items the community groups have completed at this time.



- The community group is starting a lawn and snow care business for elderly neighbors.
 - Global Communities is working with Adam Holland on awning and façade improvements to neighborhood businesses.
 - Global Communities continues to provide support to the Mercado.
 - Alderman Schoonmaker asked Anissa if they work closely with Brad Hauman at the City of Moline. She informed the group that they do, and help each other out with items in Floreciente as much as possible.
 - Anissa informed the group that the City has lobbied for some drainage and public works improvements in areas of the neighborhood.
 - A community kitchen has been built in Palomares, it is licensed, and will provide another option for someone who wants to prepare and vend at Mercado. The Food Hub in Davenport closed recently which provided a licensed, community kitchen to many Mercado vendors. The Esperanza Center would be another good option for kitchen, but has the child care issue.
- **Moline Community Development Division Update (CDC is actual item name):**
- **Bill Steinhauser:**
 - Bill informed the group about a fundraising event for Prospect Park and the pavilion renovation.
 - Alderwoman Turner reported that the group is raising funds to put a Dog Park downtown to accommodate all of the pet owners utilizing downtown housing.
 - They also completed another successful house flip.
 - Bill reported the CDC is also growing their blight reduction program and looking into the mortgages on the 6 properties the group currently owns.
- **Next PMT:** The next PMT meeting will be Tuesday, March 13, 2018.
- **Adjourned:** Mayor Acri made a motion to adjourn the meeting. Seconded by Alderman Wendt. Meeting adjourned at 2:19 p.m.

Respectfully submitted:

Kyle Burke
Communication Consultant
Renew Moline