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PROJECT MANAGEMENT TEAM Minutes

Tuesday, August 7, 2012 - 5:30 p.m. - 6:00 p.m.
Moline City Hall
Moline, IL

Members Present: Joe Rives, WIU
Steve Nelson, WIU
Jerry Butts, Member-at-large
Don Welvaert, City Mayor
Scott Raes, Alderman
Lori Turner, Alderman
John Knaack, Alderman
Richard Meredith, Alderman

Members Absent: Gregory Derrick, Deere & Company

Staff: Lew Steinbrecher, City Administrator
Ray Forsthye, Planning & Development Director
Jeff Anderson, City Planner
Pam Owens, Moline Centre Main Street
Janet Mathis, Renew Moline
Suzanne Himsl, Renew Moline

Other: Dawn Neuses, Dispatch
Jennifer DeWitt, Quad-City Times

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 5:30 p.m.
- Approval of Minutes - The July 25, 2012, minutes were postponed for approval until next PMT meeting scheduled for September 12, 2012.
- Riverfront Property Developer Proposal Submissions
 - Janet said that the Review Committee reviewed all applicants that submitted a RFP for the Riverfront Property. After review, the committee selected two applicants, Three Corners and Sherman Associates, and then invited them to attend the private interviews and public presentations that were held yesterday, Monday, August 6, 2012. After the public presentations were finished the Review Committee reviewed and discussed the public comments on the developers; discussed their rankings of the developers; and unanimously, with one abstention voted to recommend Three Corners be approved by the PMT as the developer of choice for the Riverfront Project.
 - Joe Rives abstained from commenting and voting on this issue during both the review and the PMT due to a conflict of interest with one Three Corners development partners.
 - The Review Committee as a whole agreed that Three Corners presented a more



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detailed application and critical information regarding the current market for housing. In addition, they understood the issues of urban density, and the office, retail, commercial, and residential housing needs of this area.

- The consensus of the PMT is that Three Corners had put together a better PFP response for the Review Committee and they presented the best options for the development of the Riverfront Property. Joe **synopsized** PMT's the recommendation for Three Corners as the developer of choice:
 - Mixed Use Developer
 - They understood and presented a presentation that understand the Urban Density issue for this property.
 - Sustainability with LEED Certification
 - Three Corners presented a greater potential for job creation with the development of this property, which is a key issue with the EDA Grant money that was used to clear and remediate the property.
 - They offered several preliminary parking solutions for the property.
 - Complementary and compatible design of site plan with current QC-WIU Riverfront Campus design. This was reflected in their design especially since one of their partners in this project will be Holabird & Root who designed Phase II of the WIU-QC Riverfront Campus.
 - Greater magnitude of investment - \$80 Million for Three Corners versus \$40 Million from Sherman Associates
- Jerry Butts made a motion to accept Three Corners as the developer of choice, pending the Committee of the Whole approval. The motion was seconded by Richard Meredith, and the motion carried unanimously with Joe Rives abstaining.

➤ **Adjourned - Meeting adjourned at 5:56 p.m.**

Respectfully submitted:

Suzanne Chevalier Himsl
Office Operations Director