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## PROJECT MANAGEMENT TEAM Minutes

Wednesday January 16, 2013 - 1:30 p.m. - 3:00 p.m.  
Renew Moline Conference Room  
1506 River Drive  
Moline, IL

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- Members Present:** Joe Rives, WIU, Renew Appointee  
Steve Nelson, WIU Board of Trustee Appointee  
Don Welvaert, City Mayor  
Scott Raes, Alderman  
Lori Turner, Alderman  
John Knaack, Alderman  
Dave Parker, Alderman  
Gregory Derrick, Deere & Company Appointee  
Jerry Butts, City of Moline Appointee
- Staff:** Ray Forsthye, Planning & Development Director  
Jeff Anderson, City Planner  
Pat Burke, Economic Development Manager  
Terri Smith, Downtown SSA Maintenance Coordinator  
Janet Mathis, Renew Moline  
Suzanne Chevalier, Renew Moline
- Other:** Dan Hance, Stoney Creek Inn  
David Yordy, Radisson, John Deere Commons  
Al Gibbs, Hotel Development & Construction  
Neil Densmore, Great Lakes Management Group  
Ted Rebitzer, Iowa Realty Commercial Broker  
Dawn Neuses, Dispatch  
Jennifer DeWitt, Quad Cities Times  
Christine Sounders, WHBF, CBS-4  
Reporter, KWQC-TV 6

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:33 p.m.
- Approval of Minutes - A motion was made by Steve Nelson and seconded by Dave Parker, to accept the November 14, 2012, minutes as presented to the PMT. Motion carried.
- Development Project Updates
  - Quad Cities Station and Related Developments - John Knaack (Public) & Jerry Butts (Private) - Janet reported that Moline is expecting to start having rail service in 2015 and that the Amtrak Station should be completed by 2014. Recently the



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developer for the hotel withdrew their interest in this project and the City in partnership with Renew and MetroLINK, received 3 new Letters of Interest for this project. The team reviewed the letters of interest, and decided to interview two of the candidates. Ray said that the interviews were conducted and the committee decided on the Amin Group - owners of the Radisson Hotel at John Deere Commons, who will be responsible for the first floor, which will have a mixed use, and an extended stay hotel on the upper floors of the O'Rourke building. Don Welvaert made a motion to accept Ray Forsythe's endorsement of the Amin group. The motion was seconded by John Knaack, and the motion carried. The next step will be for Ray to take the PMT unanimous recommendation to the Moline City Council for a vote.

- Riverfront Property - John Knaack (Public) & Jerry Butts (Private) - Janet stated that Moline and the City continue to have weekly calls with 3 Corners Development. 3 Corners is in the process of revising their schematics and their conceptual designs. After their market study 3 Corners realized the strong demand for market rate apartments at this site. Initially, they are planning on building 150 units, with 2, 3, and 4 bedrooms. They are still looking at a potential retail space such as a Walgreens or a CVS Pharmacy at this site, as well. .
- WIU - Quad Cities Riverfront Campus - Lori Turner (Public) & Steve Nelson (Private) - Janet report that McCarthy Bush is the single prime contractor for this project. Joe said he is looking forward to working with McCarthy Bush again because they were the major contractor for Phase I and they came in on time and under budget, which was very impressive. Joe said that construction should start soon, and they are expecting 400 days of construction. Phase II should be opened for students in the fall of 2014.
- KONE Centre - Scott Raes (Public) & Jerry Butts (Private) - Janet said the KONE is 100% moved in and that the ice skating rink is up and operational. Ray stated that we are stilling waiting for the NFR so they can complete the transfer with the Corps of Engineers. He also wanted to thank Terri Smith and other city staff for all their hard work to make the ice skating ring a reality. All of this activity is great business for the City of Moline.
- Moline Enterprise Live-Works Lofts - Lori Turner (Public) & Greg Derrick (Private) - Janet reported that they are waiting for the retail space to open, which should happen any time now, and the Lofts are currently 100% occupied.
- Phillips Lofts & Berglund Flats - Scott Raes (Public) & Jerry Butts (Private) - Janet stated that the Lofts are opened and that they do have some residents. The commercial space has been leased but we don't have any additional information we can share other than they have hired a local chef who will be cooking with fresh, local foods, and that they hope to open by this summer. The Flats are still under construction, and they have leased out the commercial space to Barrel House which has a restaurant in Davenport. They are looking to open in March.



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- Skinner Building Apartments - John Knaack (Public) & Steve Nelson (Private) - Pat Burke reported that the first phase of the development for this site will be the apartments above the Ducky's Building. They are planning on building 12 apartments on the upper floors; however, there are some concerns about the parking for this project. Staff will be meeting soon with the developers.
- The Planning Center - Lori Turner (Public) & Greg Derrick (Private) - Ray stated that they bought the old community center, and they are looking to open soon. They have applied for a façade improvement grant and are hoping to bring it back to the original design of the façade.
- 19<sup>th</sup> Street Parking Improvements - Scott Raes (Public) & Greg Derrick (Private) - Ray said that Deere did a great job with continuing the landscape on their site that coordinates with the City's landscaping on 5<sup>th</sup> Avenue. The next step for this project will be the Phase II, which will include the McLaughlin and other properties, with demolition starting this spring. Ray suggested that we take this off the agenda until Phase II and Phase III are under construction.
- John Deere Collectors' Center Hotel - Dave Parker (Public) & Joe Rives (Private) - Ray said that the City and Renew have been working a long time to find a developer for this project. Deere's commitment to the City is instrumental in finding the right developer for this project as well since they have a lot of concerns regarding what is happening in their "hometown". The Collectors' Center has been vacant since 2008, and Ray said he is confident in the group, which is led by: Al Gibbs, Neil Densmore, and Ted Rebitzer, and their plans for this site. Mr. Densmore said he is sure that this project will complement the O'Rourke project, and they are planning on building a 100 room hotel, which will be either a Hyatt Place or a Hilton product. Don Welvaert made a motion to accept Ray Forsythe endorsement, which was seconded by Scott Raes. Motion carried. The next step will be for Ray to take the PMT recommendation to the Moline City Council for a vote. The PMT members for the DBMT for this project will be Dave Parker (public) and Joe Rives (private).
- Riverfront Plan Update - Jeff Anderson reported that the City did receive \$100,000 from the State for the update. Janet stated that even though this funding is short from the original request, that Renew and the City are looking for other sources of monies. The Moline Foundation is engaging groups to relook at the riverfront and what we can do to improve it thru an initiative with WQPT called Rivervision 2020. This effort will be used as a portion of the public input requirements of the grant.
- Moline Centre Main Street Update - Terri Smith said that they received great reviews for the holidays lights that were installed in downtown Moline. The business owners reported a significant increase in sales for the Get Jazzed for the Holidays event in November 2012. Terri said that the Lighting of the Commons drew in around 5,000 individuals.
- Other - Ray reported that it looks like Hobby Lobby will be going into the Old Menards building and that a Sam's Club will be going in next to the new Menards. Genesis Park is under construction, and will be a huge benefit to the City of Moline. Ray said they are still looking at some further developments and improvements at SouthPark Mall.



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- Next Schedule PMT - Next scheduled PMT will be on Wednesday, March 13, 2013.
- Adjourned - Meeting adjourned at 3:08 p.m.

Respectfully submitted:

Suzanne Chevalier  
Office Operations Director