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## PROJECT MANAGEMENT TEAM Minutes

Tuesday, October 15, 2013  
5:00 p.m. – 6:00 p.m.  
Committee-of-the-Whole  
City Hall, 619 16<sup>th</sup> Street  
Moline, IL

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### Members Present:

Scott Raes, Mayor  
Dave Parker, Alderman  
John Knaack, Alderman  
Stephanie Acri, Alderman-at-Large  
Greg Derrick, Deere & Company Appointee  
Steve Nelson, WIU Board of Trustees Appointee  
Lori Turner, Alderman  
Jerry Butts, City of Moline Appointee

### Members Absent:

Dr. Joe Rives, WIU, Renew Appointee

### Staff:

Ray Forsthye, Planning & Development Director  
Jeff Anderson, City Planner  
Adam Holland, Moline Centre Main Street, Director  
Janet Mathis, Renew Moline, Executive Director  
Suzanne Chevalier, Renew Moline

### Other:

Dawn Neuss, Moline Dispatch  
Jennifer DeWitt, QC Times  
Dick Brown, Alderman  
Kevin Schoonmaker, Alderman  
Sean Liddell, Alderman  
Tracy Koranda, City of Moline  
Jim Richardson, Renew BoD  
Jerry Lack, Renew BoD

- Call to Order - The meeting was called to order by Scott Raes, Vice-Chairman of the PMT, at 5:07 p.m.
- Approval of Minutes & Notes – Steve Nelson made a motion to approval of Minutes from June 27, 2013, and Notes from September 11, 2013. Motion was seconded by Jerry Butts. Motion carried.



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- Formations of DBMTs
  - Italian Renaissance Apartments on 5th Avenue – Janet stated that this building which houses the Shoe Doctor was purchased by Mark Roemer, and it should begin in 2014. It will have retail/commercial and potentially some apartments on the first floor, and the upper floors will have apartments. David Parker made a motion to approve the formation of the Italian Renaissance Apartments to become a DBMT project. The motion was seconded by John Knaack. Motion carried. Steve Nelson and David Parker agreed to be the representatives on this DBMT.
  - 5th Avenue Apartments – Janet said that this property is owned by Financial District Properties, they plan to develop market rate apartments in this building. John Knaack made a motion to approve the formation of the 5<sup>th</sup> Avenue Apartments DBMT. The motion was seconded by Jerry Butts. Motion carried. Jerry Butts and Lori Turner agreed to be the representatives on this DBMT.
  - Ray stated that they will mostly likely bring back the Phillips Lofts DBMT and will be amending the Developers Agreement to include the parking lot adjacent to the site.
  
- Appointments to DBMTs vacated by Mayor Scott Raes, Phillips Lofts and Berglund Flats – Stephanie Acri, Alderman At Large, has agreed to fill the vacated positions on Phillips Lofts and Berglund Flats. Jerry Butts made a motion to accept Stephanie Acri, to replace Mayor Scott Raes, on the Phillips Lofts and Berglund Flats, DBMTs. The motion was seconded by David Parker. Motion carried.
  
- Multi Modal Station/Amin Group Term Sheet Discussion and Approval –
  - Ray discussed the Multi Modal Station Project and talked to the PMT about the difficulties and complications with this project. This project involves various entities including the federal, state, and city governments, and a private developer.
  - The Developer will build an 80 room extended stay hotel on floors 2-6 of the O'Rourke Building. Developer will finish out the retail or commercial outlets on the 1<sup>st</sup> floor of the O'Rourke Building, separate from the common public space for passenger rail service, using Private Funds. The Developer will be solely responsible for leasing retail and/or commercial space and maintaining commercial and/or retail space. The City will give the Developer the right to use 80 parking spaces within a one block radius of the hotel. Rent shall be at \$50 per space per month, and spaces will be ready to use by December 1, 2014. The O'Rourke Building will be placed in a condominium regime and be comprised of three (3) condominium units: Unit 1 – Hotel (lobby area on first floor and all upper floors). Unit 2 – Train Station and public areas on first floor. Unit 3 – Commercial/retail space on first floor. The Developer will purchase from the City condominium Unit 1 and Unit 3 for \$1.3 Million on an installment note for the sum of \$1.3 Million. Annual installments on the note will be \$86,667.
  - MetroLINK and the City will elicit bids, contract, and oversee construction of the public portions of the Multi-Modal Station, including the access ways on the first floor, the waiting area for Amtrak passengers, the office area/IT space for Amtrak, landscaping, streetscaping, public restrooms, parking, the roof, the skywalk across the train tracks, and other public improvements as eligible under the TIGER and State grants funds.



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- The City and Developer shall participate in the Design Build Management Team (“DBMT”) process through Renew Moline. Parties shall also participate in weekly contractor/architect meetings prior to and during construction. All design conflicts between or among the architects or contractors shall be resolved through the DBMT process.
  - Streetscaping will be undertaken using State and Federal grant funds.
  - All parties agree that the Development Agreement is subject to Federal Transit Administration (FTA) review and approval, and any rejection of the FTA renders the Agreement null and void.
  - Ray stated the Federal Rail Administration is managing the high speed rail funds and cars should be available to start running in 2015.
  - \$10 Million in TIGER Funds and the million state funds must be spent and/or obligated by December 2014.
  - Janet stated that Renew’s Executive Committee today passed a resolution supporting this development.
  - Jerry Butts made a motion to approve the Term Sheet as proposed to the PMT. The motion was seconded by Steve Nelson. Motion carried.
- Riverbend Commons Phase IA Discussion and Approval – This item was removed from the Agenda until further review.
- Proposed 2014 PMT Meeting Schedule to be submitted to City for a Council Bill to be approved by City Council, by November 15, 2013. A motion was made by Jerry Butts to accept the 2014 PMT Meeting Schedule. Motion seconded by Stephanie Acri. Motion carried.
- Jeff Anderson reported that the next phase of the planning effort with the Lakota Group, involves inviting the public to participate in walking tours of the 3 neighborhoods. Invitation to participate in the walking tours of the Floreciente, Edgewater, and Moline Centre will be sent out soon and will be held on Saturday, November 2, 2013. There will also be an open house to discuss data and information collected by the Lakota Group thus far on November 12, 13 and 14, and locations to be announced.
- Next Schedule PMT – TBD
- Adjourned – Meeting adjourned at 5:53pm.

Respectfully submitted:

Suzanne Chevalier  
Renew Moline