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## PROJECT MANAGEMENT TEAM Minutes

Wednesday, January 15, 2014

1:30 p.m. – 2:30 p.m.

Renew Moline

Moline, IL

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- Members Present:** Scott Raes, Mayor  
Jerry Butts, City of Moline Appointee  
John Knaack, Alderman  
Lori Turner, Alderman  
Dave Parker, Alderman  
Stephanie Acri, Alderman-at-Large  
Greg Derrick, City of Moline Appointee
- Members Absent:** Dr. Joe Rives, WIU, Renew Appointee  
Steve Nelson, WIU Board of Trustees Appointee
- Staff:** Jeff Anderson, City of Moline  
Janet Mathis, Renew Moline, Executive Director  
Suzanne Chevalier, Renew Moline
- Other:** Adam Holland, Moline Main Street

- **Call to Order** - The meeting was called to order by Mayor Scott Raes at 1:30 p.m.
- **Approval of Minutes** – John Knaack made a motion to approve the minutes from November 5, 2013, meeting. Motion was seconded by David Parker. Motion carried.
- **Formation of new DBMT** – Riverbend Commons Phase IIA – Janet requested that the PMT select two members to form this DBMT. Jerry Butts agreed to be the private member and Stephanie Acri agreed to be the public member of the Riverbend Commons Phase IIA DBMT. A motion was made by David Parker to approve the nomination of public and private members. Motion was seconded by John Knaack. Motion carried.
- **Development Project Updates**
  - Quad Cities Multi-Modal Station and Related Developments – John Knaack (Public) & Jerry Butts (Private) – Jeff Anderson reported that there was a DBMT last week and prior to that meeting there was a design discussion. He said that there was a lot of discussions between the two different architects for this project. They continue to work on track issues and Jeff feels that a lot of issues and concerns are being addressed at these meetings. He said they continue to address concerns regarding overhead walk-



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way regarding the design, location, and usage. Janet said that Solis Russell has been hired by to be the collective owners' group representative and have developed an aggressive timeline for this project to ensure that project proceeds within the timeline constraints.

- Riverbend Commons Development – John Knaack (Public) & Jerry Butts (Private) – Janet reported that this project continues with starts and stops, and a lot of the stops has been due to the weather that they have encountered this winter. There was a question that had to be addressed with the Planning Committee that postponed construction, but that meeting is scheduled to happen soon. 3Corners continues to have weekly construction update meetings. They are still hoping for an August 15, 2014 opening,
- WIU - Quad Cities Riverfront Campus – Lori Turner (Public) & Steve Nelson (Private) – Janet stated that this project continues to be on time and on budget. Their goal is to start moving their 60<sup>th</sup> Street facility to this project during the summer, in preparation for fall classes. The next step for this overall project is the programming study for Phase III.
- Phillips Lofts & Berglund Flats – Stephanie Acri (Public) & Jerry Butts (Private) – Janet said that the Lofts are 100% filled, and the new restaurant Barely & Rye is opened and seems to be doing well. Berglund Flats are hoping to open for occupancy in the Spring of 2014; however, Barrel House a restaurant in the retail space, is opened and doing extremely well.
- Italian Renaissance Apartments on 5<sup>th</sup> Avenue – David Parker (Public) & Steve Nelson (Private) – Janet said that this project will not start until later this year, and their main concern is parking in downtown Moline. Jeff said they are working on the lot with the old gas station but they are having some issues with the owners. Janet offered to write a letter that Jerry Butts has agreed to sign, since he is familiar with the Krebs family.
- 5<sup>th</sup> Avenue Apartments – Lori Turner (Public) & Jerry Butts (Private) – Jeff said he is working with City Staff and Rodney Blackwell on the Proforma for this project. This is the property above the La Flama restaurant, and they are converting the upper floors into residential lofts; however, the law firm, Bozeman, Neighbour, Patton & Noe, LLP will remain in the building.
- Skinner Building Apartments – John Knaack (Public) & Steve Nelson (Private) – Jeff said that Ray recently had a meeting with the developers on this project and they are extremely excited about the potential of new parking near their project. They want to build 24 market rate apartments and a draft of the Development Agreement will be done soon.
- Public Improvements
  - 5th Avenue Streetscape Improvements Phase III – this project is complete, and can be removed from the agenda.



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- **Update to City Comprehensive Plan for Riverfront** – Jeff Anderson reported that the wrap up date is April 30, 2014, and they are moving forward with the next workshop which is scheduled for January 23, 2014.
  
- **Moline Centre Main Street Update** – Adam Holland stated that empty spaces are filling up fast in downtown Moline for both retail and food services. Also they were able to rollover some funding for façade improvements; however, most of it is already committed.
  
- **Next PMT:** The next PMT is scheduled for Wednesday, March 12, 2014.
  
- **Adjourned:** Meeting adjourned at 2:05 p.m.

Respectfully submitted:

Suzanne Chevalier, Renew Moline