



PROJECT MANAGEMENT TEAM

Minutes

Wednesday, May 18, 2016

1:30 p.m. – 3:00 p.m.

1506 River Drive

Moline, IL

-
- Members Present:** Dr. Joe Rives, WIU, Renew Appointee, PMT Chairman
Scott Raes, Mayor
Gerald Butts, PMT Member
Lori Turner, Alderman
Stephanie Acri, Alderman-at-Large
- Members Absent:** Kevin Schoonmaker, Alderman
Dave Parker, Alderman
Steve Nelson, WIU Board of Trustees Appointee
Greg Derrick, Deere & Company Appointee
- Staff:** Janet Mathis, Renew Moline, CEO/President
Suzanne Chevalier, Renew Moline, Office Operations Director
Ray Forsythe, City of Moline, Planning & Development Director
Jeff Anderson, City of Moline, City Planner
- Other:** Adam Holland, Moline Centre Main Street Director
- Guest:** Tarah Sipes, Economic Development Coordinator, City of Aledo, IL
- Press:** No attendance

- **Call to Order** - The meeting was called to order by Chairman Dr. Joe Rives, at 1:33 p.m.
- **Approval of Minutes** – Jerry Butts motion to approve the minutes from March 16, 2016. Motion was seconded by Mayor Scott Raes. Motion carried.
- **Introductions** – Ray introduced his guest, Tarah Sipes, Economic Development Coordinator for the City of Aledo, who was in Moline today job shadowing him. Tarah thanked the PMT for allowing her to attend today's meeting. She stated she is hopeful that she can use a lot of the information she has learned about economic development while shadowing Ray.

➤ **Project Update**

- The Q
 - Ray stated that request for bids for Bid Package #3 were posted last Thursday and will cover the bulk of the public improvements, including streetscaping, HVAC system, fire system and public bathrooms. The bid is estimated come in around \$10 million, and there will be an aggressive schedule to finish these improvements. Bid package #2 – the elevators – is also out for response at this time. The schedule for this may need to be readjusted.
 - Janet informed the PMT that the private side has hired Baker Tilly, to do the historic tax credits (HTC), combining these HTCs with the Chase Building's. Janet said that Renaissance Rock Island uses this company a lot for this type of work.
 - Ray said that work is progressing on the outside façade of the O'Rourke Building and on the interior repairs. Ray said that in the current timeline for the project the public portion should be done by December 2016 and the private sector should be done by January 2017.
 - Alderman Aciri asked if there are any concerns about filling up the hotel without the train. Ray replied that that isn't a concern from the private developers, although there are some concerns regarding the retail space. They feel that once the train does arrive, this will be finished and full as well.
 - Mayor Raes stated that he attended a meeting with the IL Secretary of Transportation, Randy Blankenhorn; Lew Steinbrecher; and Jeff Nelson in Chicago recently. He said they were reassured that work on John Deere Road will continue, that construction on the I-74 Bridge will begin in 2017 and that the money promised to us for The Q will be released.
 - Jeff Anderson stated that Bob Ontiveros is planning on doing another phase on the land he has that is near The Q and that they are working closely together to coordinate these projects.
- Riverbend Commons Phase IIA – Ray stated they plan to develop the southeast corner of the project adjacent to railroad tracks. The current design has 100 market rate apartments, a parking deck with approximately 400 additional parking spaces, and a grocery store.
 - Ray said that the Sriracha Thai Bistro should be opening by late June. Ray said that he has been informed that everything is going well at Happy Joe's and that everyone seems to be happy with the restaurant addition to The Mills. Alderman Turner stated that it is a great place to enjoy a Sunday brunch, and their prices are reasonable.
- Bridge Redevelopment Zone – Ray stated that with this area's redevelopment they are looking at a lot of options that include prime office space for downtown Moline and even more land will be available when the current bridge comes down. Mayor Raes said that

even though the bridge is scheduled for demolition in 2021 it is a good idea that we have already started working on and a development plan for this area.

- Spiegel Building – Ray said that they are doing the final walk through of the Spiegel Building on May 23 and that Jack Spiegel has promised them the building would be empty. Janet said that there have been a few developers who have expressed interest in this property, and Ray concurred that they have at least three developers that are extremely interested in this property.
- West Gateway – Ray stated that he and Jeff have had a few meetings with Bob Ontiveros regarding the plans for this project, El Mercado on Fifth. Bob has been working with Global Communities and others about the development for this area, which he hopes will include some type of a farmers' market and retail spaces. Bob is very committed to growing the Floreciente neighborhood. Jerry Butts stated that he thinks that the Mercado is an extremely good fit for not only the Floreciente neighborhood, but also downtown Moline.

➤ **Transportation Plan for Riverfront**

- Jeff stated they are the final stages of editing the document with the consultants and staff.
- Janet said they are hoping to have a joint meeting with the PMT and the Plan Commission and that they hope to schedule it for Wednesday June 8, 2016, at WIU-QC. More information will follow as soon as everything is confirmed.
- Jeff said that this is more than just a transportation plan, it is a great urban design. They are looking for an appropriate name for the plan, and are considering The Riverfront Urban Design Plan, but this is still being worked on.

➤ **Moline Centre Main Street Update**

- Adam said that the Quad Cities Craft Beer Festival is scheduled for this Saturday, May 21, 2016, at Bass Street Landing. Currently they have sold over 250+ prepaid tickets for the event. There will be 19 breweries there for offering samples of their beer. Each one is bringing 3 different types beers for the attendees to try. Adam said he is extremely pleased with the excitement this festival has created and hopes events like these continue to happen in downtown Moline.
- The Summer Concert dates are starting after Memorial Day and will run through Labor Day, allowing for 14 concert dates this year.
- Adam said he is working with downtown restaurants on a SSA grant applications for the perimeter outside fencing to allow outside dining. Jerry Butts said he is happy that they found a way to resolve this issue because the outside dining creates a vibrant and friendly atmosphere for downtown. Ray said it is nice to see that the work we have done by the river is now extending over the tracks into new areas.



- Mayor Raes said he recently had a meeting with Colonel Speights who is the Garrison Commander on Rock Island Arsenal, Colonel Speights told him that he has been very pleased with his assignment at the arsenal. Colonel Speights told him that there are a lot of plans for some major developments on the island to include additional housing and the possibility of changing the access points to the island. Mayor Raes said that there will be three new major changes of commands on the arsenal this summer and they are happy with the image Moline is showing, one of positive growth and change.
- **Next PMT:** The next PMT meeting to be determined; however, next scheduled meeting is July 13, 2016.
- **Adjourned:** Dr. Rives made a motion to adjourn the meeting. Seconded by Alderman Turner. Meeting adjourned at 3:04 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director, Renew Moline