



PROJECT MANAGEMENT TEAM

Minutes

Tuesday, March 13, 2018

1:30 p.m. – 3:00 p.m.

Renew Moline

1506 River Drive

Moline, IL

Members Present: Stephanie Acri, Mayor (Vice-Chairman)
Gerald Butts, Private Sector
Greg Derrick, Private Sector
Lori Turner, Alderman
David Parker, Alderman
Mike Wendt, Alderman
Kevin Schoonmaker, Alderman
Steve Nelson, Private Sector

Members Absent: Dr. Joe Rives, Private Sector (Chairman)

Staff: Ray Forsythe, City of Moline, Planning & Development Director
Jeff Anderson, City of Moline, City Planner
Dan McConaghy, Renew Moline, Consultant
Alexandra Elias, Renew Moline, Consultant
Suzanne Chevalier, Renew Moline

Other: Dick Potter, Alderman
Annisa Wanat, Global Communities
Jennifer DeWitt, QC Times
Jim Meenan, The Dispatch

➤ **Call to Order** - The meeting was called to order by Alderman David Parker (Vice-Chairman Mayor Acri arrived at 1:52 and resumed her role), at 1:33 p.m.

➤ **Development Project Updates:**

- Fifth Avenue Building
 - Dan McConaghy stated that Renew and the City are still actively working with Heart of America (HOA) and a slight amendment to the Development Agreement is being done to help in the relocation of the current tenant. They are working through the application for Historic Tax Credit for this project with HOA. They have finished gutting the interior of the building except for two floors. The former Barnett Fireplace/Sears Building, is completely gutted and they have replaced every window in this building. Ray stated that perhaps at a future PMT meeting we can



scheduled a walk-through of this project and he will reach out to HOA and request this. Ray said that they are hoping to open the hotel by the end of the year; however, that could change depending on the requirements of the flag for the hotel.

- 6th Avenue Town Houses
 - Dan stated that Phase I for this project has been approved for a special use permit for these townhouses. Each unit is a separate townhouse with parking below each unit. Dan said that the designs for this project greatly complaints the urban feel of living downtown Moline and will be a great addition for Moline. Ray stated that he is working with Jim Thomson to schedule a DBMT as soon as possible so that the Development Agreement for this project can be presented to the PMT and then to Council for approval.
- Riverbend Commons Phase II
 - Dan reported that the sale of the land for this project is completed. The next step will be to get special use permit for the site. The developer is hoping to have a ground-breaking ceremony by mid-March. Jerry Butts stated that he is very pleased with the design for this project and it will be another iconic project that Moline should be proud of.
- Bridge Redevelopment Zone
 - Dan stated that Renew and the City are still working on the I-74 Realignment Zone Plan with The Lakota Group. Dan said he is encouraged with the plan; however, there are still a few issues that they are working on. Dan said we are still working on the final review of the plan and then they will work through the Advisory Group, PMT, The Plan Commission and finally the presentation to Council.
 - Mike Wendt asked if a follow-up meeting has been scheduled with the Heritage Church to discuss their plans for the former KONE site and how it will fit into the Lakota Group's new plan. Ray stated that they are trying to schedule a meeting later this meeting to discuss the Heritage Church Plan and the I-74 Realignment Zone Plan. Mike asked Ray who would be attending this meeting? Dan stated at this time this meeting is with a small group of individuals to review the plans and to address the issues, and at a later date they will have a bigger discussion with key stakeholders. Mike stated that he would like to talk to Dan and Ray after the meeting regarding his concerns on who is attending this meeting. Dan said he would be happy to discuss this with him after the PMT.
- The Collector Center
 - Ray stated that they had a DBMT for this project and Kirk Whalen, Heart of America (HOA), provided schematics for the project. They hope to blend this project into the feel of urban living with earthy tones and blending different elements to reflect the earth's elements. The current design for this project includes the ability to change some of the parking into apartments in the future when the need to have automobiles in the future is reduced. Ray said that they plan on building 55 market rate apartments with amenities for their residents. HOA is in the process of



revising and finishing up their proformas and working on their development agreement. Ray stated that at this time HOA is focusing their attention on completing the 5th Avenue Hotel, and as that project is completed they will focus then on the Collector Center Project.

- The Q & Element Hotel
 - Ray said that the Element Hotel has already had a soft opening, which happened on February 20, 2018, and all is going well. They have scheduled their grand opening for March 15, 2018. The developer is looking at trying to renegotiate their development agreement, as they cost increased from \$14 to \$17 Million. They are in negotiation for a restaurant and possible retail tenants. Ray said they are hoping to have an announcement soon.
- Spiegel Building
 - Ray reported that the request for RFPs have been issued. Ray stated that approximately 8 developers have expressed interest in this project and we will see how many responses we get. The next step would be to take any RFPs that they received to the DBMT for review and possible recommendation to the PMT for review and recommendation for approval to Council.
- West Gateway
 - Ray stated that there is nothing new to report on this project at this time.

➤ **Other Issues**

- Ray stated that the owners of Riverstation would like to address the ownership of the property. Dan said that the City actually owns the property/land under Riverstation and that the original Development Agreement is extremely complicated, and the City and Renew feels it is time to reinstate the DBMT for this project. Mayor Acri suggested that perhaps the same individuals who are on the Collector's Center DBMT be on the reinstated Riverstation DBMT. Kevin Schoonmaker made a motion to approve the following individuals to be on the Riverstation DBMT:
 - Mayor Stephanie Acri (PMT/Public), Greg Derrick (PMT/Private), Mike Waldron (City) & Adam Judd (Renew Moline/KONE)
 - Steve Nelson seconded the motion and the motion carried.
- The Captain's Table – Ray reported that although The Captain's Table isn't included in the TIF 1 area that perhaps we could consider adding this project to the PMT/DBMT process. Ray said that there a lot of interesting and complicating parts for this project. That the City actually owns the property and the property is under the City's Parks & Recreation Board and Ray feels it would be helpful with this process to be included in the PMT/DBMT process. The owners of the restaurant would like to rebuild and perhaps expand their restaurant. Mayor Acri asked if Ray could get more information on this project and bring it to the City Council for review and consideration.
- Ray requested that we schedule a **tentative** PMT meeting for April 10, 2018, for the 6th Avenue Townhouse project. Ray said they are hoping to have a DBMT prior to this



meeting with the developer to discuss the Development Agreement and if all goes well he would like to bring it to PMT for review and approval for recommendation to City Council that evening. Ray said he will keep the PMT advised on the progress of this DBMT's Development Agreement and the necessity to have this meeting at that time. Ray requested that Suzanne Chevalier send out an Outlook Calendar invite for a *tentative* PMT meeting, for Tuesday, April 10, 2018.

➤ **Global Communities Floreciente Update:**

○ **Anissa Wanat:**

- Global Community façade program is going well, several buildings have gotten new facades.
- Unfortunately, the community kitchen they were hoping to use wasn't feasible because of the cost; however, we are still looking at other options. Ray stated that the Masonic Temple has an incredible kitchen perhaps you can talk to them. Mike Wendt said that the American Legion has a kitchen too and perhaps that is another site Anissa could check out, he would be happy to provide her with that information and a POC.
- The Mercado on the Fifth will start again Friday, June 1, 2018.

➤ **Moline Community Development Division Update (CDC is actual item name):**

- Lori Turner reported that they are working on their 3rd building and getting estimates.
- They are also looking at getting estimates for repairs for Prospect Park Improvements and are doing a fundraiser in May for this project.
- Working on the grants for the neighborhood improvement projects.

➤ **Next PMT:** The next PMT meeting will be Tuesday, May 8, 2018.

➤ **Adjourned:** Mayor Acri made a motion to adjourn the meeting. Seconded by Alderman Wendt. Meeting adjourned at 2:26 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director
Renew Moline