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## PROJECT MANAGEMENT TEAM Minutes

Wednesday May 9, 2012 - 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  
Steve Nelson, WIU  
Richard Meredith, Alderman  
Jerry Butts, Member-at-large  
Scott Raes, Alderman  
Lori Turner, Alderman  
John Knaack, Alderman

**Members Absent:** Gregory Derrick, Deere & Company

**Staff:** Ray Forsthye, Planning & Development Director  
Jeff Anderson, City Planner  
Maureen Riggs, City Attorney  
Pam Owens, Moline Centre Main Street  
Terri Smith, Planning & Development  
Janet Mathis, Renew Moline

**Other:** Dawn Neuses, Dispatch

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:30p.m.
- Approval of Minutes - Correction was made to the presented minutes - John Knaack asked to amend Joe "Rivers" to Joe Rives. John Knaack moved to approve the corrected minutes; seconded by Richard Meredith.
- 2012 DBMT Assignments - Joe speaks about the structure of the committees and the DBMT process. Joe begins to discuss which PMT member is assigned to which DBMT. He explains the members on a DBMT will serve as a liaison between the PMT and the respective project. Ray explains who private and public members are for each DBMT and who will be representing those groups at PMT.
- Updating the Moline Centre Plan - Joe begins the discussion of updating the Moline Centre Plan (MCP). Joe passes the discussion on to Janet. Janet explained that we did not receive the grant we applied for last year. The funds available in the grant could be used for such an update. Janet explained that we are applying for a different grant. This time we are applying in conjunction with the County. There is also an opportunity to include other neighborhoods in the update when conducted. The impact on the area is larger this time by including the Floreciente Neighborhood and West Gateway. The original grant ask was for \$300,000. Joe asked for some clarification on neighborhood boundaries. Ray used the River's Edge map to show him certain boundaries. The monies from the grant will be used to update the MCP



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with schematics, block-by-block updates, streetscaping, etc.

- RiverTech RFP - Janet explained that the RiverTech project would soon be issuing a Request for Proposal (RFP). Janet showed the PMT a draft of the RFP. The proposal outlines the area and opportunity for the project. This project is in part of the enterprise zone. Janet would like to incorporate any input from the PMT into the RFP. The objective is to gauge experience and outcomes from the potential developers. Janet mentioned that some of the staff would be going on visits to University of Illinois Springfield and Illinois State University to look at Student Housing opportunities. Ray briefed the PMT on visits to St. Louis and Saint Louis University (SLU) campus. Restoration St. Louis has some mixed-use developments on the SLU campus. John Knaack inquired about the price of such a development. Ray responded to his question. Ray explained the current relationship with Heart of America (HOA) and their progress on e3. He explained they are looking mostly at office space and not amenities. They will continue to be involved with the City on progress. Richard Meredith asked if there was an opportunity to work with REDEEM on something east of the campus. Janet responded to Richard's question. Ray also thought it might be far from campus on the East Moline side.

Discussion moves to the final page of the RFP and who will make up the selection committee. Joe will be involved as well as Brian Vandewalle. The week of July 16 will be proposal reviews. July 23 will be for developer presentations. Pam offered to utilize a list of developers they have to share the RFP with. Other options of dispersal are discussed with IEDC and EPA serving as resources. Please review the RFP and send Janet your input.

- City Council Updates - Ray began by discussing the existing City Council goals. Past goals were provided to the PMT so that they could give input on priority. Ray explained that WIU-QC and the Multi-Modal Facility are still huge projects for them. Discussion moves to the hotel and the Financial District Properties portion of Multi-Modal. Janet explained the market penetration aspect of capturing visitors that will not utilize the hotels in Iowa. John Knaack explains the issue of infrastructure and the movement of people around these busy new areas. Jeff responded by reinforcing the need to update the MCP to look at changes in circulation routes and issues.

Joe mentions that there might be a need to meet during the off month to discuss some of these specific issues. He explains that there might be a need to meet monthly now with the increased activity. Scott Raes mentioned using the off month meeting as an opportunity to discuss specific items more in depth. Joe mentioned creating a list of items from each meeting with dates and times of what was agreed upon.

- Development Project Updates
  - **Quad Cities Multi-Modal Station/Transit Oriented Development (TOD)** - The contract between Legat Architects and MetroLINK has been concurred upon and will be moving forward. There will be a discussion following this meeting to schedule DBMT dates and who will be attending. Jerry Butts asks if there are still money issues with the project. Ray told him the money is committed and obligated and contracts are signed. The state has ordered the train cars for this line. The part that is still unclear is the Amtrak subsidy. This issue is more complicated and has nationwide



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- implications. Joe asks the PMT to think if they would like to be involved with this DBMT.
- KONE Centre - The project continues to progress quickly. Carpets are being laid on the interior. Renew Moline will be hosting a tour of the KONE Centre that PMT members will be invited to. Joe sited the potential to leverage community space in the new building for fundraisers or potentially the WQPT event. The parking deck is nearing completion and solar panels have been installed. There are still landscaping and public improvements that will be done to the area. Ray explained that the KONE DBMT will stop meeting after completion of the facility.
  - WIU-QC Riverfront Campus - **Joe told the group that ground breaking for Phase II will be September 5, at 5:00 p.m.** The summer will give them time to research construction firms and make a selection. Phase I is wrapping up and nearing completion. Grass is still an issue they are trying to resolve. Joe thanked the City for helping with additional sidewalk. Fall enrollment numbers are looking great.
  - **Moline Enterprise Live-Work Lofts - Janet reported that the Lofts are 74% leased at this point.** Their goal is still filling the rest of the 60% subsidized units. All amenities are open and functional this point. The discussions with the retail tenant are being finalized. The DBMT for this project will come to a close as well.
  - 19<sup>th</sup> Street Parking Improvements - Maureen explained that a lease has been signed and executed and Deere is ready to begin construction. Deere will also handle the streetscaping from the alley to 14<sup>th</sup> street. A DBMT has not been scheduled yet for this project.
  - **Philips & Berglund Lofts - Janet reported that this is a great building and the uncovered ceilings look great.** The second floor units are very impressive. The facility will be done in June and then construction on the Berglund Lofts will begin. Units at Berglund will be available by December. Mark has begun advertising the commercial space that is available.
  - RiverTech - **(Previously Discussed)**
  - **Public improvements - There is still a housing study that needs to be done by June.** Ray confirmed with Dr. Rives. Pam mentioned that all streetscaping and coordination are going smoothly.
- Assignment of DBMT Groups -  
19<sup>th</sup> Street: Greg Derrick / Richard Meredith  
Philips & Berglund Lofts: Jerry Butts / Richard Meredith  
KONE Centre: Jerry Butts / Scott Raes  
Moline Enterprise Lofts: (SAME)  
Streetscape: Jerry Butts / Scott Raes  
Multi-Modal Facility: Jerry Butts / John Knaack  
RiverTech: Jerry Butts / John Knaack
- Moline Centre Main Street Update - Pam informed the group that Main Street was awarded for being a Hot Spot in the community by the Quad Cities Young Professionals



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Network. This is a great honor. Scott mentioned that Kiwanis is starting a sub group for Young Professionals as well.

- Adjournment - Meeting is closed by Joe Rives at 2:50 p.m.