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## PROJECT MANAGEMENT TEAM Minutes

Wednesday July 25, 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  
Jerry Butts, Member-at-large  
Scott Raes, Alderman  
Lori Turner, Alderman  
John Knaack, Alderman

### Members Absent:

Richard Meredith, Alderman  
Gregory Derrick, Deere & Company

### Staff:

Ray Forsthye, Planning & Development Director  
Jeff Anderson, City Planner  
Scott Hinton, City of Moline  
Pam Owens, Moline Centre Main Street  
Terri Smith, Planning & Development  
Janet Mathis, Renew Moline  
Suzanne Himsl, Renew Moline

### Other:

Dawn Neuses, Dispatch  
Jennifer DeWitt, Quad-City Times

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:34 p.m.
- Approval of Minutes - John Knaack moved to approve the May 9, 2012, minutes; seconded by Jerry Butts. Motion carried.
- Updating the Moline Centre Plan - Janet informed the PMT that Renew is still waiting to hear the status of the Grant. She called yesterday and was informed no decision has been made and she will continue to periodically contact them to see if any decision has been made by DCEO.
- **Riverfront Property RFP** - Janet stated that the submissions were due this week and that Renew has received a lot of interesting submission from some new companies that haven't previously done work in Moline.
  - The Review Team will review the submissions this Friday. The Review Team consists of: John Knaack, Joe Rives, Jerry Butts, Brian Vandewalle, Ray Forsythe, Lew Steinbrecher and Janet Mathis. The Review Team then will select at least 2 companies to proceed to the next step, which will be the private interviews and the public



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presentation.

- The public presentations are scheduled for Monday, August 6, 2012 at WIU-QC Riverfront Campus, in room 111 (The Moline Foundation Room). Ray stated that there were a lot of ideas for this property, including: housing, retail, parking, recreational and **a farmer's market**.
  - Scott Hinton said there have been some concerns regarding the development of this site and the EDA Grant money that was used to clear & remediate the property because one of the requirements for the EDA Grant was job creation. Ray said that the original document stated a creation of approximately 100 jobs and we must keep this in mind when selecting the developer for this site. Ray and Scott will look at the general concept of what the EDA Grant requirements were and check with Mark Hunt who is their ED Liaison who helped to write the application.
- **Development Project Updates**
- **Quad Cities Multi-Modal Station/TOD - John Knaack (Public) & Jerry Butts (Private) - Ray** reported that there was been two DBMTs for this project and that Restoration St. Louis is in their conceptual design phase, as well as working thru the financial aspects of this project. Ray stated that at the last DBMT, Restoration St. Louis presented their conceptual designs, and they are amazing. Ray also reported that IDOT seems to be agreeable to widening the sidewalks and adding parking lanes along 4<sup>th</sup> Avenue. Jerry Butts stated that if Restoration St. Louis can produce what they presented at the DBMT, then this project will be a signature construction project for the City of Moline. Jerry stated that the design and the connectivity of their plan were remarkable. John Knaack agreed and said he is looking forward to seeing the implementation of their plan and that it could be another award winning project in the City of Moline.
  - **KONE Centre - Scott Raes (Public) & Jerry Butts (Private) - Janet** reported that the 3<sup>rd</sup> and 4<sup>th</sup> floors are occupied and operating at this time. The main floor lobby is done and they are still working out the restaurant site. The Grand Opening is scheduled for Thursday, August 9, 2012, at 3:00 p.m. Governor Quinn has been invited, and as of today, it looks like he will be attending. Ray said that KONE is still working on a restaurant tenant as well as putting together the lease for the ice rink. After a few of these items are finished, we will close out the DBMT for this project.
  - **WIU - Quad Cities Riverfront Campus - Lori Turner (Public) & Steve Nelson (Private) - Joe** reported that the grass isn't growing right now because of the drought, but when it does, it will look fantastic. WIU-QC, will be installing the screening along the fence around the Phase II site, and the light pole banners are being installed. Once Renew and the City have theirs, they will work on alternating them on the River Drive light pole. Joe asked if it was possible to get a sign on I-74 to direct people to WIU-QC Campus and Scott Hinton said he would look into this for him and get back to him.
  - **Moline Enterprise Live-Works Lofts - Lori Turner (Public) & Greg Derrick (Private) - Janet** stated that the lofts are still looking for tenants at the 60% of country moderate income range. Also Gorman is hoping for a Grand Opening either in late September or early October. The retail space is supposed to be opened by late September. Ray stated that once the retail space is far enough along we can close this DBMT.
  - **Phillips Lofts & Berglund Flats - Richard Meredith (Public) & Jerry Butts (Private) - Janet** stated that these two projects will create 46 new apartments in the next few months. Berglund Flats construction should begin in early August and it will have 28 one and two bedroom apartments and will renovate the three 1<sup>st</sup> floor commercial units. Janet stated that 18 1-2 bedroom apartments for the Phillips Lofts are currently leased and that tenants should be moving into their units in early October. The current plans calls for the thrift store to remain in its current location and that a Restaurant & Bar will be a new addition to first floor tenants. The rent will range from



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\$550 - \$1,200 per month for both sets of apartments.

- Moline Centre Main Street Update - Pam Owens reported that the Thursday concert series has been extremely successful this year. Attendance at this weekly event has increased significantly. Pam said there is a lot of housekeeping going on in downtown Moline to include changing the lights to LED lights around the Plaza. She said that the City is also exploring options of getting an Outfitter to the downtown riverfront. Pam said she continues to get positive feedback from individuals regarding the great changes that are happening in downtown Moline.
- Other issues - John Knaack addressed the issue of the sculptures at the Plaza and the issue concerning the fishing poles on the sculptures. Pam said they are constantly replacing the fishing poles which have been broken off numerous times. John Knaack offered to build a fishing pole for the statues that will not break, and he will bring a prototype to the next PMT.
- Next Scheduled PMT - Joe stated that since there will be a public presentation for the Riverfront Property RFP on August 6, 2012, he feels that there will not be a need to hold a "special" PMT in August, and he encourages all of the PMT to attend this presentation which is opened to the public.
- Adjourned - Meeting adjourned at 2:39 p.m.

Respectfully submitted:

Suzanne Chevalier Himsl  
Office Operations Director