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PROJECT MANAGEMENT TEAM Minutes

Thursday, June 27, 2013

1:30 p.m. – 3:00 p.m.

Boys & Girls Clubs of the Mississippi Valley – Teen Center

1122 5th Avenue

Moline, IL

Members Present:

Joe Rives, WIU, Renew Appointee
Steve Nelson, WIU Board of Trustee Appointee
Scott Raes, Mayor
Lori Turner, Alderman
Dave Parker, Alderman
Gregory Derrick, Deere & Company, Appointee
Jerry Butts, City of Moline, Appointee

Members Absent:

John Knaack, Alderman
Stephanie Acri, Alderman-at-Large

Staff:

Ray Forsthye, Planning & Development Director
Terri Smith, Downtown SSA Maintenance Coordinator
Janet Mathis, Renew Moline
Suzanne Chevalier, Renew Moline

Other:

Grace Johnson, Interim Director Boys and Girls Clubs of Mississippi Valley
Bob Ontiveros, Board Member of the Boys and Girls Clubs of Mississippi Valley
Dawn Neuss, Dispatch

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:41 p.m.
- Joe thanked Grace Johnson for hosting today's PMT at their teen center and also thanked Bob Ontiveros for coming to the PMT. Janet also expressed her appreciation to the Boys & Girls Clubs of the Mississippi Valley for opening up their doors for today's PMT.
- Approval of Minutes – A motion was made by Gregory Derrick and seconded by Dave Parker, to accept the May 8, 2013, minutes as presented to the PMT. Motion carried.



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➤ Development Project Updates

- Quad Cities Station and Related Developments – John Knaack (Public) & Jerry Butts (Private) – Ray said they have started the remediation on the O'Rourke building and that the pigeon guano has been removed; however, as soon as they removed it more has returned so they are working to close any opportunities for access by the pigeons. Ray said they have also started removing the asbestos and lead from the building. Ray said that the Amin Group will be in Moline for the John Deere Classic and during that time they hope to finalize the Development Agreement with the Amin Group. Ray said we may need to have a special PMT meeting immediately before this Council meeting to have the PMT approval prior to submitting to City Council for approval. Ray said that they recently had a meeting with Federal Railroad Administration and Federal Transit Administration, and they are still working on the timeline for this project; however, there continues to be delays because of the availability of trains and the condition of the tracks.
- Riverbend Commons Development – John Knaack (Public) & Jerry Butts (Private) – Ray stated that the City and 3 Corners are in discussions about the Development Agreement for this project. Last week, we had a DBMT at Sauk Valley College at their student housing project that Bill Levy, Big Man on Campus (BMOC), was called in to fix. BMOC has done a lot of development similar to this project, and the project he wants to do in Moline. The current plan is to have the shovel in the ground in 14 weeks. They will be building 2 and 4 bedroom units with a total of 252 beds. Each unit will have an upgraded kitchen and a washer/dryer unit. The building will be 4-5 story and the first floor will house retail and/or commercial space. They will also be building a “model” apartment so that WIU can show it to potential new students and their parents. At the other end of the development they will probably build market rate apartments. Joe stated that he believes this will be high quality housing for high quality students. Ray stated that Noel Davis, Holabird and Root, is a great addition to the team because he is the architect for WIU-QC Phase II.
- WIU - Quad Cities Riverfront Campus – Lori Turner (Public) & Steve Nelson (Private) – Ray said that University Drive, the all-weather road, is near completion. Joe said that construction has started on Phase II, and they are on schedule, if not ahead. He also stated that they had their first student orientation last night at WIU-QC, and it went well. They continue to receive positive feedback from both potential students and their parents. Janet said that recently she was asked by WIU Board of Trustees to participate in “the life of Dr. Joe Rives, at WIU-QC”, and that she was happy to participate. She is also happy to report that she is excited to see how the city and the university are working closer together. She recently had the opportunity to meet with Joe, Mayor Scott Raes, Mayor Mike Inman from Macomb, and Kim Pierce, her counterpart from Macomb. The meeting was very informative and they are scheduling a similar event at the WIU campus in Macomb. Joe stated that together the two campuses are strong, and they continue to grow and development, both together and independently. Ray stated that the status of the train depot is that IDOT sent letters to



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WIU-QC and the City asking if WIU-QC will continue the maintenance and repairs of the building once it is move to its new location.

- Phillips Lofts & Berglund Flats – TBD (Public) & Jerry Butts (Private) – Janet stated that the Lofts are opened and that the 18 units are 100% full. Barley & Rye is the restaurant that is on the first floor, and construction has started on this project. They hope to open by late fall. The Flats are still under construction; however, there has been some delays because they found asbestos in the building. There will be 24 units, which should be ready of occupancy by October 2013, and Mark Roemer said he already has a waiting list for these units. There was a delay in the opening of the Barrel House because of issues of asbestos; however, they will be opening Monday, July 1, 2013. Terri said they have done an amazing job on the inside of the building. The restaurant is on the first floor, and there is an additional space upstairs that can accommodate 50/75 people for a special event. ■
- Skinner Building Apartments – John Knaack (Public) & Steve Nelson (Private) and John Deere Collectors' Center Hilton Garden Inn Hotel – Dave Parker (Public) & Joe Rives (Private) – Ray stated that both of these projects are in a limbo status. Skinner Apartments owners are looking at buying the additional building where the accounting company is, and there are still parking issues to be resolved before they will proceed. Remediation is finished at the Collectors' Center, and we are waiting on the no further remediation letter from the Illinois Environmental Protection Agency before proceeding further with the developer. Additionally, Ray stated, they are waiting on news on what hotel chain will be at this location.
- Riverfront Plan Update – Ray reported that Bob Ontiveros has agreed to serve on the Steering Committee and will represent the Floreciente Neighborhood. Bob asked if there can be some improved lighting in the neighborhood especially around the teen center. Ray said he will look into it with Public Works Department, but he knows there are plans to improve lighting in this area. Joe thanked Jeff Anderson for the comprehensive work he did with this plan and reaching out to individuals who helped on the Selection Committee. Joe stated that Jeff truly did an incredible job. Ray said that an announcement from the City will be made soon on who the Selection Committee nominated to be the developer.
- Moline Centre Main Street Update – Terri Smith reported that construction along 5th Avenue continues to move forward, even though weather has been an issue. Paving has begun in the area between 11th and 12th Streets. The main line on 5th will be completed shortly. When that area is finished, they will begin paving the intersection, parking lanes and sidewalks, which should take approximately three weeks. Upon completion of that block, construction will move on to the next section, between 12th and 13th Streets. This section is not as long, but there are more utilities involved. Assuming a start-up date of mid-July, this block could open by mid-September. The final phase, between 13th & 14th Streets, will tentatively begin in mid-September and should be completed by the end of November.
 - The Summer Concert Series is going strong and there is another scheduled for this evening. They have had approximately 250 people at each of their concerts and they



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- hope to continue to draw in more. They have lined up some very popular groups and hope everyone comes out and enjoys these evening events.
- This weekend Moline will also host the Antique Auto Show which will bring about 4,500 visitors to downtown Moline.
 - Terri reported that they recently printed about 10,000 copies of their visitors guide which they are in the process of distributing.
- Next Schedule PMT –Next scheduled PMT is Wednesday, September 11, 2013; however, there could be a few “special” PMTs this summer when the Development Agreements for the Riverbend Commons and the Multi Modal are ready for City Council approval, since the PMT has to approve them first. Ray said more information will come as we get closer to those dates, and these meetings will probably be scheduled right before the City Council meetings.
- Adjourned – Meeting adjourned at 2:18 p.m.
- Meeting turned over to Grace Johnson, for an informative tour of the facility.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director, Renew Moline