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PROJECT MANAGEMENT TEAM Minutes

Tuesday, November 5, 2013
5:30 p.m. – 6:30 p.m.
Committee-of-the-Whole
City Hall, 619 16th Street
Moline, IL

Members Present: Dr. Joe Rives, WIU, Renew Appointee
Scott Raes, Mayor
Jerry Butts, City of Moline Appointee
John Knaack, Alderman
Lori Turner, Alderman
Dave Parker, Alderman
Stephanie Acri, Alderman-at-Large
Greg Derrick, City of Moline Appointee
Steve Nelson, WIU Board of Trustees Appointee

Members Absent: All in attendance

Staff: Lew Steinbrecher, City Administrator
Maureen Riggs, City Attorney
Scott Hinton, City of Moline, Public Works
Janet Mathis, Renew Moline, Executive Director
Suzanne Chevalier, Renew Moline

Other: Dawn Neuses, Moline Dispatch
Jennifer DeWitt, QC Times
Kevin Schoonmaker, Alderman
Sean Liddell, Alderman
Janet Bender, Alderman
Tracy Koranda, City of Moline
Christopher Woods, 3 Corners
Mark Marshall, 3 Corners
Mike Laube, Laube & Associates
Jim Richardson, Renew BoD
Rory Washburn, Renew BoD
Jerry Lack, Renew BoD

➤ Call to Order - The meeting was called to order Dr. Joe Rives at 5:30 p.m.

- Approval of Minutes – John Knaack made a motion to approve the minutes from October 22, 2013. Motion was seconded by Steve Nelson. Motion carried.



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- Riverbend Commons Phase IA Discussion and Approval – Dr. Rives stated that the PMT is here this evening to reconsideration the Term Sheet for the Riverbend Commons Phase IA.
 - At this point Dr. Rives said that Lew Steinbrecher would review the major changes to the term sheet. Lew said that since the PMT meeting on October 22, 2013, there had been several discussions between City Staff, 3Corners, Renew Moline, and PMT members to reach the proposed Term Sheet we are presenting to the PMT tonight. Lew stated that 3Corners made major concessions to meet the concerns presented by the PMT at last month's meeting. Lew stated he would review some of these major concessions and changes:
 1. Reduction of request from \$4 Million to \$3.3 Million contribution of capital, which will bring construction cost within the 15% guidelines.
 2. Developer is committed to Phase II, it shall commence by June of 2016 or 18 months after commencement of construction of the Project.
 3. Developer has agree to pay at a minimum of \$140,000 in taxes per year.
 4. Lew said an important issue was brought up during the last few weeks of discussions and that was the discovery that this piece of property was not filled to the 100 year flood plain, as previously stated by the City. In order to keep this project moving forward the City has asked the Developer to fill this property at a cost not to exceed \$150,000 and bill this back to the City. This payment is an obligation of the City.
 5. The Developer has also agreed to an IMPACT Agreement for this project.
 - Lew stated that City Staff is recommending to the COW, Council, and PMT to approve this Term Sheet and Development Agreement. Lew asked if there were any questions from members of the PMT.
 1. Greg Derrick that with the reduction of the agreement from \$4 Million to \$3.3 Million, is there any significant changes in the plan that will affect what has been promised with the quality and design? Lew replied, that no this reduction doesn't affect the outcome of this project.
 2. Stephanie Acri asked if there was any plans and/or designs attached to the Term Sheet so that we can control the outcome. Janet assured Stephanie that this is the job of the DBMT process. That the schematic designs have been shown and approved, and that during the building process the DBMT monitors and controls the design outcome. John Knaack and Jerry Butts, assured Stephanie that everything that happens during the construction goes thru the DBMT to assure the work is approved. John stated that the DBMT, will keep the PMT informed as the project progresses.
 3. Stephanie asked if the \$150,000 for the landfill is that only for Phase I or for the entire project. Scott Hinton responded that it was just for Phase I, for the remaining project site, it is estimated to cost the City an additional \$300,000, to bring this site up to the flood plan.
 4. Mayor Raes stated that two (2) weeks ago he was against this project for several reason; however, since then, with the changes 3Corners has made, he believes in this project, and is fully behind it.



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5. David Parker asked what the economic impact is for this project. Janet stated that the Chamber did an economic impact on all three phases of this project with that showed an additional \$23 Million annually going into the community.
 6. Jerry Butts commented that for the last eight (8) years the City and Renew has tried to get something developed on this site, and for numerous reasons, none of them happened, probably because they just weren't the right development for this site. Jerry said this is the right development for this site. We reviewed over 8 RFP responses for this project, and we picked the best when we picked 3Corners. This project, like the others Renew and the City have done together over the last 25 years, will continue the quality of excellence we have come to expect. Jerry stated that he enthusiastically and 100% whole-heartedly stands behind this project and the DBMT process.
 7. John Knaack said he wanted to say he agrees with everything Jerry just stated, and wanted to add that what the PMT has accomplished with the developments downtown has been remarkable. One of our goals was to get WIU here in Moline, as the first state four year university, and we achieved that goal, but, now for WIU to continue to grow, we need to have student housing. This project will benefit Moline on so many levels, and I would also like to state that I also support this project 100%.
 8. Steve Nelson said that last time the PMT meet he voted against the project, and he wanted to clarify that he wasn't opposed to the project; however, he thought he didn't have enough time to review all the facts to support the project. Since the meeting, he had the opportunity to talk to several people and now he is also supporting this project.
 9. Dr. Rives asked Lew when you said the Staff approves this term sheet, who exactly are you referring to as "staff?" Lew said the following people from Moline's Staff are included: Maureen Riggs, Kathy Carr, Ray Forsythe, and himself.
- Dr. Rives asked for a motion to recommend the term sheet, but stated that because he is a state employee he must abstain from voting. John Knaack made a motion that the PMT approve the recommendation of the Term Sheet for the Riverbend Commons, as presented to the PMT. Lori Turner seconded the motion. Vote was eight (8) Yes, one (1) abstain, and zero (0) no. Motion carried.
 - Dr. Rives requested that Suzanne Chevalier poll the PMT to see if the current time of the PMT meetings, 1:30 – 3:00 p.m., is the best time for everyone's schedule.
- **Next PMT:** The next PMT is scheduled for Wednesday, November 13, 2013, and the PMT agreed to meet to discuss all projects.
- **Adjourned:** Meeting adjourned at 5:57 p.m.

Respectfully submitted:



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Suzanne Chevalier, Renew Moline