



PROJECT MANAGEMENT TEAM Minutes

Wednesday, May 13, 2015
1:30 p.m. – 3:00 p.m.
Renew Moline
1506 River Drive
Moline, IL

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- Members Present:** Scott Raes, Mayor
Dave Parker, Alderman
Jerry Butts, City of Moline Appointee
Lori Turner, Alderman
Greg Derrick, Deere & Company Appointee
Stephanie Acri, Alderman-at-Large
- Members Absent:** Dr. Joe Rives, WIU, Renew Appointee, PMT Chairman
Kevin Schoonmaker, Alderman
Steve Nelson, WIU Board of Trustees Appointee
- Staff:** Janet Mathis, Renew Moline, CEO/President
Suzanne Chevalier, Renew Moline, Office Operations Director
Chris Mathias, City of Moline
- Other:** Adam Holland, Moline Centre Main Street Director
- Press:** Dawn Neuses, The Dispatch/Rock Island Argus
- **Call to Order** - The meeting was called to order by acting chairman Mayor Scott Raes, at 1:30 p.m.
 - **Approval of Minutes** – Greg Derrick made a motion to approve the minutes from May 13, 2015. Motion was seconded by Lori Turner. Motion carried.
 - **Welcome New PMT Member – Kevin Schoonmaker**. Mayor Raes informed the PMT that Alderman Schoonmaker may not be able to serve on the PMT due to the scheduling conflict with a reoccurring meeting at his work. Kevin will get back to Mayor Raes soon to let him know if he can fulfill this commitment.
 - **Appointments for Public representatives for DBMT**
 - Mayor Raes stated that the PMT needs to appoint new public representatives for the following DBMTs:

- The Q – Dave Parker agreed to be the public representative.
- The Mills at Riverbend Commons Development – Lori Turner agreed to be the public representative.

➤ **Project Update**

- The Q – Janet reported the city council recently approved the City of Moline joining with MetroLINK to pay for the state’s remaining match to the project. It is hoped both entities would be reimbursed once the freeze on capital projects is lifted. The maximum amount Moline might spend is \$875,000. The city council approved funds for the first bid package, for which the city might expend \$172,000. Mayor Raes stated that Governor Rauner is still supportive of the city efforts with Amtrak. Janet stated that some of the work for BID 1 has already started. Janet said she recently had a meeting with the Amin Group while they were in town recently and they continue to be committed to this project and the hotel. They are waiting for Department of Interior final reviews of their proposal. Mayor Raes stated that Scott Hinton said that the demolition of the Washburn building will start soon.
- The Mills at Riverbend Commons Development – Janet reported that there are a couple of announcements for the Mills. Early in June there was an announcement that a Happy Joe’s Pizza Grille will be going into this building, and they hope to open in early fall. Today the Mills announced that they have another confirmed tenant: Sriracha Thai Bistro & Oyster Bar Inc. is expected to be open for business by Fall of 2015. Owned and operated by Jun Ling Zhang, the restaurant will offer Pan-Asian fusion (Thai-Chinese) cuisine and will be open for lunch and dinner.
- Riverbend Commons Phase IIA – Janet said that Phase II A will likely be 150 units of market rate apartments and parking for the units. They are in discussions with several smaller chain grocery stores to open at this site, which will be another great addition to downtown Moline.
- WIU - Quad Cities Riverfront Campus – Janet stated that during the last four years WIU-QC remains one of the fastest growing state universities in Illinois, and although it is too early to say numbers enrollment looks up for the fall. They are also focusing on additional education and training needs for employees.
 - Mayor Raes said there are some concerns with Park and Recreation that students are using the parking lot for Ben Butterworth Park, and this can become an issue. It is something that they are discussing and trying to find a solution.
 - Janet stated that MetroLINK will be building a dock at this location for the Channel Cat. Currently their plans are under environmental review.
- Skinner Building Apartments – Mayor Raes said he recently was able to attend the ribbon cutting ceremony for this project, and it was the first time that he was able to tour the apartments. He said he was impressed by the work the developers did on these

apartments. Janet said they have 12 units and 8 of them are already leased out to a variety of tenants.

- **1401 – 1403 5th Avenue Redevelopment/M.J. Storm Investments**
 - Janet stated that a Jimmy Johns is going into this building which is the former site of the Pizza by the Slice. This location is ideal for Jimmy Johns because it allows them to deliver to both Augustana and WIU-QC campuses. This project is small and will include inside work with minimum exterior work. They do plan to pave the adjacent parking lot for their customers. Janet said that based on the criteria this group agreed upon, this project doesn't qualify for a DBMT. Dave Parker made a motion not to make this project a DBMT, and the motion was seconded by Lori Turner. Motion carried.
- **Vote to removal the Skinner Building Apartments DBMT from PMT** – Janet stated that Phase I of this project is complete. They have plans to renovate the second building when all the current apartments are lease, and at that time we can reinstate the DBMT. Jerry Butts made a motion to remove the Skinner Building Apartments DBMT from the PMT, and the motion was seconded by Greg Derrick. Motion carried.
- **Transportation Plan for the Riverfront** – Janet reported that they have already held a few meetings with the various Stakeholders and the Advisory Committee. They are in the process now of compiling their data. There are three things they want to focus on:
 1. What will happen around the Multi-Modal area
 2. Circulation of the traffic
 3. Opportunities for areas of development around WIU-QC Campus and after the completion of the new I-74 bridge and the area of land that will become available.
 - Janet stated that during this process, Renew and the city of Moline recently had a very good meeting with Rock Island regarding IL-92 and the traffic patterns. Rock Island has a desire to covert part of IL-92 from a one way to a two way. We might potentially want to do this in the Floreciente neighborhood. This is earl in the discussion phase to see if it's possible to bring a unified plan to IDOT.
 - Janet said she recently has attended several meetings regarding the Floreciente neighborhood, new initiatives in Floreciente, and the new Heritage Church in the old Erickson Elementary School. Potentially a general Floreciente DBMT could be established.
 - Janet said there will be a community wide Habitat for Humanity work day in the Floreciente neighborhood on Saturday, September 26. This begins a 5 year commitment to the neighborhood.
- **Moline Centre Main Street Update** – Adam Holland said the Summer Concert series been a big success this year in part because of the incredible sponsorship of these concerts and



also from the publicity they are getting from Mickle Communication. The crowds this year have been about 500 -750 in attendance, and they have extended the concerts thru August 13. Mayor Raes asked if there has been any issues at the concerts with the crowds, and Adam stated that there really hasn't been anything. Lori said she has tried to attend the concerts, and from what she has seen, the attendees are all well behaved and are enjoying the concerts tremendously. She said she is happy to see the plaza being used and to see all the people and the families enjoying the concerts.

- Adam said that National Main Street Trust unveiled information on New Market tax credits available only to Main Street Communities. The deadline for application is August 31, 2015. He will get Janet the information about this program.

- **Next PMT:** The next PMT meeting will be September 9, 2015.
- **Adjourned:** Mayor Raes made a motion to adjourn the meeting. Seconded by Jerry Butts. Meeting adjourned at 2:04 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director
Renew Moline