



PROJECT MANAGEMENT TEAM Minutes

Tuesday, September 15, 2015
1:30 p.m. – 3:00 p.m.
Renew Moline
1506 River Drive
Moline, IL

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- Members Present:** Dr. Joe Rives, WIU, Renew Appointee, PMT Chairman
Scott Raes, Mayor
Dave Parker, Alderman
Kevin Schoonmaker, Alderman
Greg Derrick, Deere & Company Appointee
- Members Absent:** Steve Nelson, WIU Board of Trustees Appointee
Stephanie Acri, Alderman-at-Large
Gerald Butts, PMT Member
- Staff:** Janet Mathis, Renew Moline, CEO/President
Kyle Burke, Renew Moline, Communication Consultant
Ray Forsythe, City of Moline, Planning & Development Director
Jeff Anderson, City of Moline, City Planner
- Other:** Adam Holland, Moline Centre Main Street Director
Dr. Tom Christensen, Deere & Company
Anissa Wanat, Global Communities, Project Director
Luis Paerela, Global Communities, Project ED Director
- Press:** Dawn Neuses, The Dispatch/Rock Island Argus
- **Call to Order** - The meeting was called to order by chairman Dr. Joe Rives, at 1:36 p.m.
- **Approval of Minutes** – David Parker made a motion to approve the minutes from July 15, 2015. Motion was seconded by Mayor Scott Raes. Motion carried.
- **Guest: Dr. Thomas Christensen & Global Communities, Florecente Neighborhood Project for Deere Foundation**
- Anissa, Global Communities began the presentation by discussing the program's vision and went in to detail on their first objective. Objective one is to create an engaged network of non-profits and policy makers. Dr. Christensen handled the second

objective which is to empower residents to implement revitalization projects. Luis handled the third objective which is to facilitate economic development opportunities for small businesses.

- The Mayor asked a question regarding MOU's that Anissa mentioned. This stands for Memorandum of Understanding (MOU) and will help dictate relationships and guidelines within those relationships between different agencies and bodies working on the project. It will also guide the different agencies and entities that come together for funding.
- Ray mentioned that the Moline Centre Plan has really helped steer all of these initiatives and we are fortunate to get to use the plan, hands-on, in guiding the Riverfront, Florecente and Transportation developments. The partners and planning have all come together at a good time.
- Dr. Rives asked Anissa her understanding of PMT and its functions within Renew Moline. Janet explained to Anissa the origin of PMT and some of the projects and scope of projects that go through the PMT.
- Dr. Rives had two questions for the team. He asked if he is on the list of folks they plan to talk to. He also noted he would like to see education added and stressed the importance of Luis's objective of economic development and job creation in Florecente.

➤ **Approval of 2016 PMT Meeting Schedule:** Dr. Rives suggested to let Dr. Christensen and the Global Communities team present prior to discussion of the 2016 meeting schedule. The group agreed. Dr. Rives welcomed the guests to stay for the duration of the meeting. Dr. Rives suggested an earlier start time such as 7:30 or 8:00 a.m. A few times came up as being workable for the most. Dr. Rives suggested issuing an electronic vote to all members for (1) same time and day – 1:30 p.m. on second Wednesday, and (2) 7:30 a.m. on third Tuesday.

➤ **Project Update**

- The Q – Ray informed the group that it is good sign we can all see work taking place on the O'Rourke Building now. Exterior renovation is occurring as is of the building as interior remediation and demolition. The Amin Group has completed the application for New Market Tax Credits and has also been exploring Historic Tax Credits. The Amin Group is confident the hotel can work and succeed even prior to arrival of the tracks and trains, which are currently on hold until the state has a budget.
- The Mills at Riverbend Commons Development – Ray informed the group that two building permits have been issued, one for the Happy Joe's PizzaGrille and also for Sriracha Thia Bistro. They plan to open between October and December. The developer continues to pursue other commercial options for the remainder of the space.

Kevin asked about other potential types of businesses they are pursuing. The team discussed some of the impressions of Young Professionals living at The Mills this summer. They mentioned lighting on the bike path between The Mills and Moline Centre could be brighter. They also had trouble finding green spaces for kick ball or to throw the Frisbee.

- Riverbend Commons Phase IIA – Janet said that Phase II A will likely be 150 market-rate apartments in two buildings with accompanying parking.
- WIU - Quad Cities Riverfront Campus – Dr. Rives started by telling the group enrollment is 1,531 for the Fall Semester. They have established two new Hybrid Degrees for this school year. The Hybrid programs consist of 25% classroom work and 75% online course work. The current hybrid programs are the MBA program and a Masters in College Student Personnel. Next Fall, there will be a Community & Economic Development Hybrid Masters program starting. Mayor Raes asked about the former 6th Street campus. Dr. Rives informed him it is currently for sale by Ruhl & Ruhl for \$5.5M.

➤ **Transportation Plan for Riverfront**

- Jeff informed the group there are milestones being hit in the upcoming weeks for the transportation study. He highlighted the meeting with the PMT and Planning Commission next week. There will also be a half-way point Community Open House component before Christmas time. The next round of stakeholder interviews are next week. Jeff continued that leveraging land use and transportation especially around the future Multi-Modal Station has been one of their concentrations. The station in connection with the new I-74 bridge will need to maximize other means of transportation as well. Jeff stressed access to jobs and education once again as Dr. Rives mentioned. He also noted the IL-92 piece that is being researched and may work as two-way thru Florenciente. Jeff asked the group all consider attending the stakeholder session they have been invited to next week.

➤ **Moline Centre Main Street Update –**

- Adam informed the group about Get Jazzed for the Holidays which is an upcoming event as retailers prepare for the holiday season and offer deals to patrons. Many downtown Moline businesses and restaurants participate with sales and discounts.
- Lighting of the Commons is also approaching rapidly and will take place on the John Deere Commons. More information to come.
- Adam also told the group the summer concert series will be extended next year from 9 to 14 weeks, essentially from Memorial Day to Labor Day. Janet mentioned Renew would be interested in sponsoring an evening once again.

➤ **Next PMT:** The next PMT meeting will be November 18, 2015.



- **Adjourned:** Dr. Rives made a motion to adjourn the meeting. Seconded by Mayor Raes. Meeting adjourned at 2:36 p.m.

Respectfully submitted:

Kyle Burke
Communication Consultant
Renew Moline