



PROJECT MANAGEMENT TEAM

Minutes

Wednesday, July 13, 2016

1:30 p.m. – 3:00 p.m.

Chase Bank Building – Global Community's Office

501 – 15th Street

Moline, IL

Members Present:

Scott Raes, Mayor
Dave Parker, Alderman
Kevin Schoonmaker, Alderman
Lori Turner, Alderman
Greg Derrick, Private Sector
Gerald Butts, Retired, Private Sector

Members Absent:

Dr. Joe Rives, Private Sector
Steve Nelson, Private Sector
Stephanie Acri, Alderman-at-Large

Staff:

Janet Mathis, Renew Moline, CEO/President
Kyle Burke, Renew Moline, Communication Consultant
Ray Forsythe, City of Moline, Planning & Development Director
Lew Steinbrecher, City of Moline, City Administrator

Other:

Adam Holland, Moline Centre Main Street Director
Mike Wendt, Alderman
Dr. Tom Christensen, Deere & Company
Annisa Wanat, Global Communities, Project Director
Angela Bagby, Russell Construction, Director of Marketing & Client Relations

- **Call to Order** - The meeting was called to order by Mayor/PMT Vice Chairman Scott Raes, at 1:32 p.m.
- **Approval of Minutes** – David Parker made a motion to approve the minutes from May 18, 2016, and June 8, 2016. Motion was seconded by Gerald Butts. Motion carried.
- **Started on agenda to allow time for the arrivals for tour.**

➤ **Transportation Plan for Riverfront:**

- Janet explained that this transportation focused amendment to the City's comprehensive plan has not been to council for vote yet but has been recommended by the Planning Commission and PMT. It will go to the Committee of the Whole next week and to Council the next time they meet after that date.

➤ **Moline Centre Main Street Update:**

- Adam informed the group that the Moline Centre Main Street Commission and the SSAs are working on elements from the Transportation Plan, such as signage, wayfinding, pedestrian friendliness and people flow. They will continue to work with the PMT on this process.
- Adam recapped the first Craft Brew Festival at Bass Street Landing. The event was a success with more than 600 paid participants and 19 breweries involved from over a 70 miles radius.

➤ **Global Communities Floreciente Update:**

- Annisa informed the group that they are working with partners on grant applications and approvals and with other entities on establishing a revolving loan fund.
- The flower pot project, where residents were given flower pots in exchange for community feedback information, went very well.
- Annisa informed the group of the last few dates to help paint the new mural at the Admin Center on 4th Street. There will be two more weekends available to help Boys and Girls Club on July 15 and July 23.
- Global Communities is also utilizing SCORE to help with business development in Floreciente when they are not at their regular office hours at MetroLINK.

➤ **Tour of Chase Building / Project Description:**

- Janet introduced Angela Bagby, Russell Construction, and explained that Russell and the Amin Group are converting the original portion of the Chase building into market rate apartments.
- Angela explained that Russell has owned the building for a little over a year. They will be starting construction on the building this fall. They will be renovating the second through ninth floors, with 4 units on each floor for 31 total units.
- Chase Bank will be staying in the building as the first floor tenant. They are still seeking a tenant or tenants for the annex portion.
- Angela added that the building and the annex are on the Historic Building registrar so additional historic constraints must be followed throughout construction and development.
- The tour begins at 1:44 p.m.

➤ **Development Project Updates:**

- The Q – Ray informed the group that Bush Construction is the current best bid for Bid Package #3 with their bid coming in under budget and we are waiting on concurrence from IDOT in order to proceed. This bid is for additional work on the building including common area and public spaces; heating and cooling systems and stairwells; as well as landscaping, hardscaping, the platform, parking and roadwork. Package #2 was for elevators with KONE being the low bidder; this also awaits concurrence. Ray mentioned that Council approved funding for 4th Avenue which will be done to match 5th Avenue in regards to the City’s portion of signage, concrete and design.
Janet discussed the hotel portion of the project. The loan is in place and the Amin Group is now working through the items needed to close the loans. The project was approved by the revolving loan committees for both Moline and BiState. The building permits are under review. There will be multiple contracts and multiple contractors on site at the same time so will need to be strategic to get it done. Janet briefed the group on the Governor’s and IDOT’s commitment to passenger rail, reaffirmed last week.
- Riverbend Commons Phase IIA – Ray explained that Three Corners has spoken with Council about Phases 1 and 2. They are planning market rate housing and a grocery store. The plan would be for the second city land parcel to be purchased by Three Corners. Phase One – The Mills – is currently occupied with interns working at Deere and Alcoa and trainees from KONE. Sriracha Thai Bistro, the second retail tenant, should be opening soon at The Mills.
- Chase Bank Building – (See Tour)
- Bridge Redevelopment Zone: No update.
- Spiegel Building: Ray informed the group that the City has acquired the property behind the Spiegel Building. Public Works has been helping out with clearing the site and trimming trees. Gorman was in town for their Garfield Elementary project and also toured the site. There are huge windows with the river views which make it attractive for development.
- West Gateway: Janet briefed the group that Bob Ontiveros is looking to establish a Farmer’s Market in Floreciente. David P. informed the group that Bob has pitched this to many other stakeholders in Floreciente and beyond. One issue they are running into is that home-based cooking, by and large, cannot be sold to the public per Illinois State law. They need to meet different standards. City staff and Bob are working through these concerns.

➤ **Other Issues –**

- Ray informed the group that TIF #13 has been certified so we will know the base parcels that qualify soon. The TIF has been certified by the County.



- **Next PMT:** The next PMT meeting will be September 14, 2016.
- **Adjourned:** Lori Turner made a motion to adjourn the meeting. Seconded by David Parker. Meeting adjourned at 2:43 p.m.

Respectfully submitted:

Kyle Burke
Communication Consultant
Renew Moline