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PROJECT MANAGEMENT TEAM Minutes

Wednesday March 13, 2012 - 1:30 p.m. - 3:00 p.m.
Renew Moline Conference Room
1506 River Drive
Moline, IL

Members Present: Mayor Don Welvaert - City of Moline
Steve Nelson, WIU
Richard Meredith, Alderman
Jerry Butts, Member-at-large
Scott Raes, Alderman
Lori Turner, Alderman
John Knaack, Alderman
Gregory Derrick, Deere & Company

Members Absent: Vacant, Renew Appointee to the PMT

Staff: Ray Forsthye, Planning & Development Director
Jeff Anderson, City Planner
Pam Owens, Moline Centre Main Street
Janet Mathis, Renew Moline
Suzanne Himsl, Renew Moline

Other: Joe Rives, WIU
Dawn Neuses, Dispatch

- Call to Order - The meeting was called to order by Ray Forsythe and Janet Mathis, acting as chairs, at 1:33p.m.
- Approval of Minutes - Correction was made to the presented minutes - John Knaack was present at the January meeting. Steve Nelson moved to approve the corrected minutes; seconded by Richard Meredith.
- Renew Moline PMT Appointment - Renew Moline's Board of Directors has put forth Dr. **Joseph Rives, Western Illinois University - Quad Cities Riverfront Campus, as Renew's** appointee to the PMT .
- Election of the Chairman - Private sector members of the PMT are eligible to be chairman. Mathis asked for nominations. Steve Nelson nominated Joe Rivers; seconded John by Knaack. The nominations were closed by Jerry Butts; seconded by John Knaack. The motion carried and Rives chaired the rest of the meeting.
- Formation of Berglund Lofts DBMT - **Mark Roemer redevelopment** project that is the conversion of historic building into market rate apartments. The building is across the street from Phillips Lofts project. There is a developer agreement in place with the City. John Knaack moved to create the DBMT; seconded by Richard Meredith. Private sector PMT member to this DBMT is Jerry Butts with Richard Meredith as the public sector



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member

- Moline Centre Plan - City staff tonight will ask the council to pass a resolution authorizing the City and Renew to submit grant application for up to \$300,000 in planning monies to update the Moline Centre, Floricente and Edgewater portions of the Moline Comprehensive Plan through the Ike Disaster Recovery Program. We applied last year but the state did not award monies. We were encouraged to apply under this revised set of criteria. The top priority in this plan update continues to be Moline Centre.
- Development Project Updates
 - **KONE Centre - KONE plans to move in shortly after June 1** - We hope to coordinate the PMT touring the building before the move in date. There will be a restaurant and commercial space on the first floor with condos on the 8th floor. They are working on LEED Certification and many amenities including bike racks and shower and locker facilities for employees choosing to bike and run to work are being constructed on the first floor. Financial District Properties has ordered an ice skating rink to be used on Bass Street Plaza October thru April. We continue to meet on parking for this and other downtown projects.
 - **Moline Enterprise Live-Work Lofts** - The building had 35 residents in at the time of the Renew Moline board meeting with many more waiting on approval. The tenants are coming from all walks of life from students to employees at some of **the area's largest employers**. This and other housing projects are showing us **there is a need for more market rate apartments in the downtown**. Today's young professionals and empty nesters want the mobility apartments afford as well as proximity to amenities such as restaurants and entertainment. Fewer people are purchasing single family residences.
 - **Quad Cities Multi-Modal Station/Transit Oriented Development (TOD)** - MetroLINK has selected the A&E firm for the public portion of the project. They awaiting concurrence from the Illinois Department of Transportation before finalizing the contract with Legat Architects from Chicago. The firm has done a lot of work with metro stations and mixed- use buildings. MetroLINK also recently met with the FTA which has agreed in concept to allow federal and state transportation dollars to be spent on demolition of the Moline auto repair building; elevator upgrades and removal of asbestos from the TOD building among other things. The response to the City RFQ for private developers is due March 14. Still on track to finish public upgrades by fall of 2013 with rail service in the spring of 2014. Renew and City staffs are going to meeting in Chicago tomorrow to learn more about other multi-modal/train station projects.
 - **19th street parking/5th Avenue Streetscaping - Land** lease with Deere for area on which the parking lot will be located went to council last week and was approved. 5th Avenue street streetscaping Phase II starts next week and Deere will mirror the improvements on 19th street so that the area is cohesive and using the same lighting fixtures and landscaping.



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- Phillips Lofts - The project is moving ahead. We will be holding next week's DBMT on-site. The project will be done in June and has a waiting list.
- WIU -QC Riverfront Campus - A revised housing study needs to be done soon. Many students interested in the campus and want to know housing options. Renew and city staff will be traveling to St. Louis University to look at housing examples. Still working on arranging visits to Normal and Springfield for same purpose. Student numbers are up on campus in the transition from fall to spring - 90 percent retention is the benchmark. For WIU-QC this year, it was 112 percent. They believe they will receive Gold LEED certification on Phase I. The plan is to have ground breaking ceremony for Phase II in the fall.
- RiverTech - **Heart of America is still considering constructing the e3 building.** The city and Renew are looking at housing and mixed use for the site in order to serve the campus and the downtown.
- Public improvements - the streetscaping along river drive is done. The WIU banners should be hung shortly after they were approved. The city plans to have the second half of RiverTech Boulevard completed yet this year but is working through a noise study with IDOT. Phase II of 5th Avenue should start soon - businesses not as concerned as they were last year.
- TIF One Update - Annually, the City Council establish goals for the year. At the next PMT meeting, we will discuss economic development goals to put forward for the **council's consideration**
- Main Street - Ten Thursday night concerts are already schedule this summer. Pam is meeting a couple of times per month with local businesses. There is generally a positive feel downtown. Everyone is happy to have the university downtown and look forward to the possibilities of the Multi-Modal Facility.
- Adjournment - Meeting adjourned at 2:37 p.m.