



PROJECT MANAGEMENT TEAM

Minutes

Tuesday, May 8, 2018

1:30 p.m. – 3:00 p.m.

Renew Moline

1506 River Drive

Moline, IL

Members Present: Dr. Joe Rives, Private Sector (Chairman)
Stephanie Acri, Mayor (Vice-Chairman)
Gerald Butts, Private Sector
Lori Turner, Alderman
Mike Wendt, Alderman
Steve Nelson, Private Sector
Kevin Schoonmaker, Alderman* arrived at 1:56 p.m.

**Members via
Teleconference:** Greg Derrick, Private Sector
David Parker, Alderman

Members Absent: none

Staff: Douglas Maxeiner, City of Moline, City Administrator
Ray Forsythe, City of Moline, Planning & Development Director
Jeff Anderson, City of Moline, City Planner
Maureen Riggs, City of Moline, City Attorney
Dan McConaghy, Renew Moline, Consultant
Suzanne Chevalier, Renew Moline, Office Operations Director

Other: Pastor Shawn Cossin, Heritage Church
Jennifer DeWitt, QC Times

- **Call to Order** - The meeting was called to order by Chairman Dr. Joe Rives, at 1:30 p.m. He thanked the PMT and Vice-Chairman Stephanie Acri for the support over the last year. He said that last year he was working on a special project for WIU President Dr. Jack Thomas on the recruitment of military members and installations at WIU and now that project is wrapping up and he will be more engaged with Renew and the PMT.
- **Approval of PMT Minutes**: A motion was made by Jerry Butts to approve the PMT Minutes for the January 9, 2018 and the March 13, 2018, meetings. The motion was seconded by Alderman Mike Wendt, and motion carried.



➤ **Discussion**

- Mayor Acri asked if she could bring an issue up for discussion at the PMT regarding the transitions of the Chairman for the PMT. Mayor Acri stated that she personally believes that Alderman David Parker would be an ideal fit for this position especially with his background and current involvement with the City's Economic Incentive Policy. Mike Wendt stated that he would also support a motion to name Alderman Parker to be the new Chairman for the PMT, and offer that perhaps Dr. Joe Rives could remain ex-officio member of the PMT. Chairman Dr. Rives called for a motion for this discussion. Mayor Acri made a motion to appoint Alderman David Parker to be the new Chairman of the PMT, and the motion was seconded by Alderman Mike Wendt.
 - Dr. Rives stated he isn't interested in being an ex-officio member of the PMT and that he has given a lot of time to the PMT as the Chairman for the last six years. He believes that his record speaks for itself and although last year with the demands for his travel he was unable to attend some meetings, he always stayed engaged. He stated unequivocally he does not wish to step down as the PMT Chairman and that he is extremely dissatisfied with this motion.
 - Alderman Lori Turner asked if there was a conflict of interest for an alderman to be the Chairman and City Attorney Maureen Riggs stated that there is not. Alderman Turner stated she is also opposed to this motion to replace Chairman Rives with Alderman Parker.
 - Alderman Wendt said he believes this is an opportunity for some changes for the PMT.
 - Chairman Rives called for a vote:
 - Yeas
 - Mayor Acri
 - Alderman Wendt
 - Alderman Parker
 - Gerald Butts
 - Nays
 - Chairman Rives
 - Alderman Turner
 - Abstained
 - Greg Derrick
 - Steve Nelson
 - Motion carried. Chairman Parker requested that since he was participating via teleconference for today's meeting that Dr. Rives, continue to run the meeting, and Dr. Rives agreed; however, he will be stepping down from the PMT and has no desire to serve as an ex-officio member.
- Mayor Acri made a motion to appoint Mike Ellis, RiverStone, to be Renew's representative on the PMT, motion was seconded by Alderman Wendt. Motion carried.



- Mayor Acri stated another issue she would like address is the current organization of the DBMTs, the structure of those who are assigned and the frequency of the DBMT and PMT meetings. She said that she would like to try changing these meetings to reoccur monthly. Mayor Acri made a motion to change the PMT meetings to reoccurring monthly and to discuss the changes of the DMBT structure. Alderman Wendt seconded the motion.
 - Discussion
 - Mayor Acri stated that she proposes the formation of four distinct group of DBMTs with the same representatives in these groups. That she worked to consolidate similar projects together and would like to see these DBMTs meetings take place every month on the Thursday before the PMT meeting.
 - DBMT Group 1
 - Collector Center, Fifth Avenue Building and Riverstation
 - Alderman Parker, Alderman Berg, Greg Derrick and Bill Brewer (WIU)
 - DBMT Group 2
 - Captain’s Table, West Gateway and The Q & Element Hotel
 - Alderman Schoonmaker, Alderman Waldron, Steve Nelson and Jason Fark (Renew)
 - DBMT Group 3
 - Riverbend Commons, 6th Avenue Townhouses and Phillips Lofts
 - Alderman Turner, Alderman Rodriguez, Mike Ellis and Adam Judd (Renew)
 - DBMT Group 4
 - Heritage Church, Spiegel Building and I-74 Bridge Redevelopment Zone
 - Alderman Wendt, Alderman Potter, Gerald Butts and William Ratzburg (Renew)
 - Alderman Wendt said there is some merit in this new structure of the DBMT schedule and can see the benefit it will be for all the projects.
 - Gerald Butts stated he believes you could get some push back from some of the developers because there may not be a need for monthly meetings for updates on the projects.
 - Kevin Schoonmaker arrived at 1:56 and stated that he could have some conflicts with the current assignment of the DBMTs. He suggested that if they could move The Q & Element Hotel from DBMT Group 2 to Group 1 and change Riverstation then from Group 1 to Group 2 and that should be able to work for him.
 - Ray Forsythe said a new DBMT needs to be created and it would be The Venue and he would suggest that we move it to DBMT 3.
 - Alderman Wendt made a motion accept the proposed creation of new DBMTs and the proposed DBMTs Groups as stated and motion was seconded by Steve Nelson. Motion carried.



- Alderman Wendt made a motion to change the PMT meetings to reoccurring monthly and was seconded by Gerald Butts. Motion carried. Suzanne will send out an updated Outlook Calendar invite to reflect this change.

➤ **Development Project Updates:**

- Fifth Avenue Building
 - Dan McConaghy stated that Heart of America (HOA) is still working through the application for Historic Tax Credit for this project. That the law firm, Bozeman, Neighbour, Patton & Noe, LLP, are moving into the former Barnett Fireplace/Sears Building in July. Ray stated that the current schedule is to have the hotel completed and opened in approximately 10 months. Mayor Acri asked if they will be doing a ribbon cutting for law firm moving into the new site and Ray said he will reach out to them and see.
- 6th Avenue Town Houses
 - Ray stated that he is working with Jim Thomson on his development cost and hopes to have a discussion at the next DBMT meeting on their Development Agreement.
- Riverbend Commons Phase II
 - Ray said that they are under construction now and their enterprise zone application is submitted.
- Bridge Redevelopment Zone
 - Dan stated that Renew and the City are still working on the I-74 Realignment Zone Plan with The Lakota Group and we have a draft. The next key step is to have some meetings with the Advisory Committee to discuss the draft.
 - Alderman Wendt asked if there is a need to have an overlay district zoning for this area to help control what is built here. Dan said that is something we can discuss at these meetings; however, the plan can address some of these concerns. Gerald Butts stated that part of what makes these plans work is the facilitation of these projects through Renew and City's engagement in the process, which has allowed for the successful redevelopment of downtown Moline. Mayor Acri said that she wants to make sure that we ensure what is going to happen in this area be what we truly want. Dan agreed and said this is a once in a life time opportunity and we all can ensure that we do it right, and this plan is only the first step in working through this redevelopment. Mayor Acri asked is there a need to look at the different types of zoning and how they work? Ray said yes there is and currently there is are incentives to look at form based coding – which is new, and has been successful in other areas. Mayor Acri made a motion to look at the different types of zoning and how it can be developed to benefit Moline, and the motion was seconded by Steve Nelson. Motion carried.
- The Collector Center
 - Ray said that this project has slowed down because HOA is focusing on their 5th Avenue Building project. Mayor Acri said she is a little concern about the pace of



this project and how can we get it to move forward. Ray said that HOA exclusive rights for this project has expired and we could tell them they have 90 days to present something tangible at the DBMT for their Development Agreement. Alderman Wendt said he is in favor of that option. Mayor Acri made a motion to direct the DBMT and HOA to develop a Development Agreement to present to the PMT in 90 days. Alderman Wendt seconded the motion and the motion carried.

- The Q & Element Hotel
 - Ray the Element Hotel has opened and they are doing well. He said that the developer, The Amin Group would like to renegotiate their development agreement, as their cost increased from \$14 to \$17 Million. They are in negotiation for a restaurant and Urban Farmhouse from Geneseo is going to be one of their retail tenants.
- Spiegel Building
 - Ray reported that the request for RFPs was issued and they received two proposals. He is working with the developers to schedule a public presentation on their proposals.
- Riverstation – Ray said that the city has received a request from the developer to exercise their right to purchase the land and formalize the land sale. Ray said we will work this through the DBMT.
- West Gateway
 - Ray stated the Community Health Center would like to purchase this building and they will be working through this issue with the DBMT.

➤ **Other Issues**

➤ **Moline Main Street**

- Alderman Parker stated that the 2018 Quad Cities Craft Beer Fest presented by Zimmerman will be held this Saturday, May 12, 2018, from 1:00 – 4:00 p.m., at Bass Street Landing. General admission is \$20 in advance until 11:30 a.m., May 11th, \$30 day of the festival. There are VIP tickets for earlier admission 12:00 p.m. - 1:00 p.m. is \$30 and only available by advance purchase.
- The Summer Concert Series will be starting, Thursday, May 31, from 7:00 – 9:00 p.m., at Bass Street Landing. The opening band will be Smooth Groove.

➤ **Global Communities Floreciente Update:** Not present – no report.

➤ **Moline Community Development Division Update:**

- Alderman Turner reported that they continue to work on their 3rd building and getting estimates.
- They are doing a fundraising event at Prospect Park for the improvements needed for this project. Please join us on Saturday, May 19 from 4:00 - 7:00pm for a Picnic for



Prospect. All proceeds will directly fund Prospect Pavilion restoration. Tickets are \$50 per person, which includes dinner (hog roast & all the fixin's), one free drink ticket and a free can coozie. There will also be live music, performed by River City 6 (Fans of the River City 6 Jazz band), yard games and a wine/beer pull! Alderman Turner said she would like to give a special thanks to our partners Moline Community Development Corporation, Moline Preservation Society, Historic Preservation Commission, Quad City Music Guild and WQAD.

- **Next PMT:** The next PMT meeting will be Tuesday, June 12, 2018.
- **Adjourned:** Mayor Acri made a motion to adjourn the meeting. Seconded by Alderman Wendt. Meeting adjourned at 2:48 p.m.

Respectfully submitted:

Suzanne Chevalier
Office Operations Director
Renew Moline