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PROJECT MANAGEMENT TEAM Minutes

Wednesday September 12, 2012 - 1:30 p.m. - 3:00 p.m.
Renew Moline Conference Room
1506 River Drive
Moline, IL

Members Present: Joe Rives, WIU
Steve Nelson, WIU
Don Welvaert, City Mayor
Scott Raes, Alderman
Lori Turner, Alderman
John Knaack, Alderman

Members Absent: Gregory Derrick, Deere & Company
Jerry Butts, Member-at-large

Staff: Ray Forsthye, Planning & Development Director
Jeff Anderson, City Planner
Scott Hinton, Public Works
Janet Mathis, Renew Moline
Suzanne Himsl, Renew Moline

Other: Dawn Neuses, Dispatch

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:33 p.m.
- Approval of Minutes - A motion was made by Scott Raes and seconded by Steve Nelson to accept the July 25, 2012, and August 7, 2012, minutes as presented to the PMT. Motion carried.
- Alderman Meredith Resignation - Janet reported that at last night's, Tuesday, September 11, 2012, COW meeting that Alderman Richard Meredith announced that he was resigning effective immediately from his position as Moline's 2 Ward Alderman. Mayor Welvaert said he will consider his options for filling Alderman Meredith vacated position. Scott Raes announced he would be happy to replace Richard's vacancies on the DBMTs.
- Development Project Updates
 - Quad Cities Multi-Modal Station/TOD - John Knaack (Public) & Jerry Butts (Private) - Ray reported that the City staff continues to meet with RSL and they are working thru the terms of the agreement based on the limitations from the state. They have hired an attorney to represent the City and MetroLINK who is an expert on tax credits and funding sources. RSL conceptual designs are essentially complete. The City is hoping to have



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a term sheet and a developer agreement for this project by this fall. Janet reported that the last month she and the City had several meetings with Amy Gill, from RSL, with some of the local business leaders to which included: Scott Mullen, Joe Taylor, Dan Kueter, and Rodney Blackwell.

- KONE Centre - Scott Raes (Public) & Jerry Butts (Private) - Janet stated that there is nothing new to report on this project except she wanted to thank all the PMT members who attended the Grand Opening which was an outstanding event. There are still some final details to work out with Financial District Properties before we can close out this project.
- WIU - Quad Cities Riverfront Campus - Lori Turner (Public) & Steve Nelson (Private) - Joe announced that QC MetroLINK transit system which provides service to WIU-QC Riverfront Campus students has been named the 2012 Outstanding Public Transportation System. The award is given to transit agencies in North America who carry between one and four million passengers each year. In Fiscal Year 2011, MetroLINK carried 3.5 million passengers. WIU has partnered with MetroLINK to give WIU students unlimited access to the entire transit system by showing a student identification card. Joe wanted to give Jeff Nelson and MetroLINK a big kudos for this award. Joe said he also wanted to thank everyone who attended the ground breaking ceremony at the campus because it was indeed a glorious day for WIU, the City of Moline and the Quad Cities. He said we should continue to expect more from WIU in the future and he is looking forward to Phase III and other Phases for the continued development of this vital campus in the QC.
- Moline Enterprise Live-Works Lofts - Lori Turner (Public) & Greg Derrick (Private) - Ray said he is doubtful that the retail space will be opened by the grand opening which is currently scheduled for Wednesday, September 26, 2012. Janet said that we also now know that the Governor cannot attend the event but we are hoping to get the Executive Director from IHDA to attend.
- Phillips Lofts & Berglund Flats - Richard Meredith (Public) & Jerry Butts (Private) - Janet reported that Renew's staff is trying to schedule a DBMT for this project so that we can have an update from the developer. Ray said that he had heard that the Barrel House will be moving into the first floor of the Flats.
- Riverfront Property (RiverTech) - John Knaack (Public) & Jerry Butts (Private) - Three Corners is currently involved in some market studies for housing, retail, and commercial uses for this property. Ray said that the City hopes to have the development agreement which should be completed by sometime next Spring.
- Public Improvements
 - 5th Avenue Streetscape Improvements - Ray stated that this project is almost complete and that the new street lights came in last week. Final phases will include the streetscaping and the installation of the new lights and this should be completed by the end of October.

➤ Other issues - no issues to discuss at this time.



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- Next Schedule PMT - Joe said we will skip the October Special PMT and the next scheduled PMT will be on Wednesday, November 14, 2012.
- Adjourned - Meeting adjourned at 2:38 p.m.

Respectfully submitted:

Suzanne Chevalier Himsl
Office Operations Director