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PROJECT MANAGEMENT TEAM Minutes

Wednesday November 14, 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
Dave Parker, Alderman
Jerry Butts, Member-at-large

Members Absent: Gregory Derrick, Deere & Company

Staff: Ray Forsthye, Planning & Development Director
Jeff Anderson, City Planner
Scott Hinton, Public Works
Pam Owens, Moline Centre Partners
Pat Burke, Economic Development Manager
Janet Mathis, Renew Moline
Suzanne Himsl (Chevalier), Renew Moline

Other: Dawn Neuses, Dispatch
Jennifer DeWitt, Quad Cities Times

- Call to Order - The meeting was called to order by Joe Rives, Chairman of the PMT, at 1:34 p.m.
- Approval of Minutes - A motion was made by Steve Nelson and seconded by Mayor Welvaert, to accept the September 12, 2012, minutes as presented to the PMT. Motion carried.
- Alderman Parker Welcome - Joe Rives welcomed Dave Parker as the new alderman to the PMT.
- New DBMTs
 - Skinner Building Apartments - PMT Representatives on the DMBT will be John Knaack (Public) and Greg Derrick (Private). Janet said she recently had a meeting with the developers for this project and they are trying to get a façade improvement grant and they are working with the Illinois Historic Preservation Association. Pam Owens said she had been in contact with the developers and is in the process of helping them with



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their application for the façade improvements.

- The Planning Center - PMT Representatives on the DBMT will be Lori Turner (public) and Steve Nelson (private). Pam reported that the developers for this project had also contacted her regarding the façade improvement grants and she is working with them as well.

➤ Development Project Updates

- Quad Cities Multi-Modal Station/TOD - John Knaack (Public) & Jerry Butts (Private) - Ray reported that since the last PMT, RSL has withdrawn as the private sector developer for this project. A request for Letters of Interest has been made by the City in partnership with Renew and MetroLINK, and the due date is, December 7, 2012, at 12:00 p.m. The next step would be to review the submission and then interview qualified candidates. Train service is currently expected to begin in 2015 because of the actual availability of train cars.
- KONE Centre - Scott Raes (Public) & Jerry Butts (Private) - Janet stated that there is nothing new to report on this project except that there are still some final details to work out before we can close out this project. The Christmas tree is on top of the building, it just happened this morning. The tree is 40ft high and came in 177 boxes. The tree should remain up until sometime in January.
- WIU - Quad Cities Riverfront Campus - Lori Turner (Public) & Steve Nelson (Private) - Joe Rives reported that the bids are unsealed and WIU is working with the Capital Development Board on the contract, and they hope to make an announcement soon. Joe Rives also stated that they are working on the planning stages for Phase III and are in the process of setting up a committee.
- 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 end of the year.
- Phillips Lofts & Berglund Flats - Richard Meredith (Public) & Jerry Butts (Private) - Janet reported that there is a lot of interest in these properties, and that Phillips Lofts will host an open house this Saturday. Still no news on when the retail spaces in both of the buildings will be opened.
- Riverfront Property (RiverTech) - John Knaack (Public) & Jerry Butts (Private) - Three Corners is continuing their 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
 - Mayor Welvaert said that the Christmas decorations and lights look incredible and they have received a lot of positive feedback on how great it looks downtown Moline. Pam Owens said she has received a lot of positive feedback both from citizens and merchants. Pam said that downtown merchants reported that they had about double the business from last year during the Get Jazzed for the Holidays event. The revitalization of downtown Moline has been very successful.



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- Other issues - No issues to discuss at this time. Joe Rives wanted to thank the PMT for their service and to wish everyone happy holidays.
- Next Schedule PMT - Joe said we will skip the December Special PMT and the next scheduled PMT will be on Wednesday, January 16, 2013.
- Adjourned - Meeting adjourned at 2:21 p.m.

Respectfully submitted:

Suzanne Chevalier Himsl
Office Operations Director