

Quad City Civic Center Authority Minutes
Thursday, February 22, 2024

Board Members Present: Chairperson Stacey Happ, Paul Mulcahey*, Mike Haney, Fran Prochaska, Reggie Freeman, Anamaria Vera Rocha*, Bob Vitas, Todd Thompson, Larry Meeske, Jeff Nelson

Staff Present: Scott Mullen, Rocky Jones, Kim McVey, Kevin Snodgrass

Other Persons Present: Roger Strandlund (Califf Harper, P.C.), Andrew Dasso and Luz Upegui (Streamline Architects)

Roll Call, Introduction and Public Comment: Chairperson Happ called the meeting to order at 12:30 p.m. Chairperson Happ introduced the guests from Streamline Architects, identified above. Chairperson Happ noted no written comments being received from the general public subsequent to the last meeting. By roll call vote of the members physically present and based upon a finding by Legal Counsel, it was unanimously agreed to approve the remote attendance as shown (* indicates members attending remotely by telephone).

Approval of Minutes: Motion by Mr. Nelson, second by Mr. Vitas, to approve the Minutes for the Board Meeting occurring on January 18, 2024. With Chairperson Happ calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.

Financials: Mr. Jones presented the financial statements with commentary (handout). Motion by Mr. Vitas, second by Mr. Freeman, to approve the financial statements for the period ending January 31, 2024. With Chairperson Happ calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.

Executive Director's Report:

1. Outdoor Event Space.

- a. Andrew Dasso and Luz Upegui of Streamline Architects presented a refined schematic design. Mr. Mullen explained that the purpose of the presentation was to obtain approval of the schematic design and to provide direction, all toward issuing a bid package for design development work.
[Mr. Nelson and Ms. Rocha were excused from the meeting during the course of this presentation due to their respective separate business commitments.]
- b. Input received by the Board was generally favorable. Specific questions or direction consisted of the following:
 - A pro forma for the project is expected from staff (Mr. Thompson provided his thoughts on the outline of a pro forma, with Mr. Mullen agreeing to report back to the Board).
 - A closer look at the parking lot capacity is desired (Mr. Haney noted 54 spaces being provided but expressed favoring a larger width of ten feet per space).
 - The Board was generally complimentary of Streamline taking into account programming and operational considerations through the relocation of the structure to be adjacent to the parking lot; and comments were made to ensure diligence in subsurface drilling.
 - The construction-related comments included Mr. Mulcahey emphasizing the need for the geotechnical subcontracting package being assigned the highest priority.
- c. Chairperson Happ expressed appreciation to Mr. Dasso for the progress his firm had accomplished to date and invited more specific direction from the Board. Motion by Mr. Freeman, second by Mr. Haney, to approve the Schematic Design as presented by Streamline Architects (PowerPoint presentation), with Streamline Architects being directed to prepare a bid package for the Design Development work; provided, however, Streamline Architects is further directed to give the highest priority to completing (through an approved subcontractor) geotechnical work (in a not-to-exceed amount of \$16,000.00). With Chairperson Happ calling for a vote on the motion, the vote was taken (roll call) with all members voting "Aye".

2. **Land Transactions and Riverfront Planning.** Mr. Mullen reported that he has reviewed the City's plans and is optimistic about an overall increase in riverfront activity. The report on that subject included Mr. Vitas announcing that the City has performed additional work toward formally approving the Right of First Refusal granted by the Arena, all relating to the hotel site. Mr. Vitas stated that he expected the City Council to take formal action on the subject before the end of the month.
3. **Other Updates.**
 - a. Mr. Mullen stated that the Arena is working toward completing details on the "*Heroes vs. Villains*" hockey game. He noted that the sponsor of the event directing certain proceeds toward a separate charitable organization.
 - b. Mr. Mullen reported that he is continuously looking for more effective marketing and neighborhood "way-finding". He stated that he continues to advocate for some transaction which will allow the placement of an electronic billboard to be located so as to be visible near the I-74/River Drive off-ramp.
 - c. Mr. Mullen reported that he has recently entered a season of dealing with scheduling requests associated with high school graduations. He reported that a new development in the ordinary course of his scheduling challenges is a request on behalf of Moline High School for a specific and annually-reoccurring weekend date in the month of May. Mr. Mullen briefly recounted the difficulty in managing the multiple requests from the respective educational institutions located within the Quad Cities area, together with his view that moving dates outside the designated weekend would unduly compete with the Arena's profitability. Mr. Mullen's comments generated Board discussion, with reference to the Board's previous direction to Arena staff (refer to Meeting Minutes, May 26, 2022). Mr. Mullen agreed to report back to the Board in more detail as the graduation season approaches.

Committee Meeting Scheduling/Reports: Chairperson Happ noted that the discussion on the outdoor event space compels consideration of the creation of a committee (or the revitalization of an existing committee). She stated that she envisions a committee being dedicated toward performing an intermediary role between staff and the Board during the design and construction phase. Chairperson Happ's observation was met with general agreement, prompting some suggestions as to possible members (including the names of some not present). Chairperson Happ stated that she intends to return to the subject of making recommendations on the matter at an upcoming Board meeting.

Other Agenda Items: The Arena staff declared that no report or action item applies to the standard Agenda item relating to Projects and Chairperson Happ stated that there were no items for consideration in Closed Session and she thanked the Board members for their attendance.

There being no further business to conduct, the meeting was duly adjourned at 1:58 p.m.

Roger L. Strandlund, Acting Secretary