

Quad City Civic Center Authority Minutes  
Thursday, March 20, 2025

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

**Board Members Absent:** None

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

**Other Persons Present:** Caleb Rogers and Luz Upegui (Streamline), Roger Strandlund (Ancel Glink)

**Roll Call, Introduction and Public Comment:**

Acting Chairperson Nelson announced that he would be presiding at the meeting as "Acting Chairperson", all at the request of Mr. Mulcahey who, for the purposes of this particular meeting, would be choosing to participate remotely, subject to Open Meetings Act procedures. Acting Chairperson Nelson called the meeting to order at 12:30 p.m. A roll call vote was conducted of the members physically present and, based upon separate findings by Legal Counsel and by roll call vote (separate voting applicable to each member requesting remote attendance), the Board members present agreed to approve the remote attendance of each member as shown (\*indicates members attending remotely by telephone). Acting Chairperson Nelson noted that there were no written comments being received from the general public subsequent to the last meeting.

**Approval of Minutes:** Motion by Mr. Vitas, second by Mr. Meeske, to approve the Minutes for the Board Meeting occurring on February 20, 2025. With Acting Chairperson Nelson calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.

**Presentation by Streamline Architects, PLC:** Streamline presented a conceptual plan for the Elevated Indoor/Outdoor Event Space Project. The conceptual plan was distributed in hard-copy form. The presentation prompted general Board discussion, with Luz Upegui and Caleb Rogers responding to particular questions and suggestions. [Refer to Board action in connection with the Executive Committee Report described herein.]

**Financials:** Mr. Jones presented the financial statements with commentary (handout). Motion by Mr. Vitas, second by Ms. Happ, to approve the financial statements for the period ending February 28, 2025. With Acting Chairperson Nelson calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.

**Executive Director's Report:** Mr. Mullen informed the Board of the sad news of the recent death of Steve Hyman. Mr. Mullen recalled Mr. Hyman as being a well-regarded industry colleague and significant to the Arena's early years in his capacity as the Authority's Executive Director.

Mr. Mullen provided the Board a brief overview of the Arena's financial results for February, the schedule for upcoming events, and the interaction between Arena staff and the DCEO staff responsible for grant administration in connection with the Elevated Indoor/Outdoor Event Space Project. Mr. Mullen's report on the Project prompted Mr. Mulcahey to request that the Minutes specifically recite the Board's appreciation for Reggie Freeman's significant role in facilitating communications between the Arena staff and members of the DCEO staff.

## Reports and Actions from Executive Committee Meeting on March 17, 2025:

1. Acting Chairperson Nelson provided a summary of the Special Projects Committee Meeting, as it was later presented to the Executive Committee. Motion by Mr. Freeman, second by Mr. Haney, for the Board to indicate approval of Streamline's Conceptual Plan for the Project; all for administrative use by Arena staff and DCEO staff, with a designated Project Cost of \$3.3 million. With Acting Chairperson Nelson calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.
2. Acting Chairperson Nelson provided a summary of the Budget Committee Meeting, as it was later presented to the Executive Committee. Acting Chairperson Nelson utilized the 2025-2026 Operating Budget (handout) as a part of his report. At the conclusion of Mr. Nelson's report, a motion was made by Mr. Haney, second by Mr. Prochaska, to approve the Executive Committee/Budget Committee recommendation, thereby adopting the proposed 2025-2026 Operating Budget. With Acting Chairperson Nelson calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.

## Staff Report on Projects, Sponsorship Implementation Items and Solicitations which are the Subject of Bids, Competitive Proposals, or related to a Unique Vendor, Licensee (R. Jones and K. Snodgrass)

1. Mr. Snodgrass presented the Arena Staff's evaluation of the results from the solicitation relating to lawn-related maintenance. Mr. Snodgrass brought forward the Staff's recommendation of an award to TruGreen in the amount of \$13,067.00. Motion by Mr. Freeman to accept Staff's recommendation and authorize the award to TruGreen, second by Mr. Vitas. With Acting Chairperson Nelson calling for a vote on the motion, the vote was taken (roll call) and it carried unanimously.
2. Mr. Snodgrass presented the Arena Staff's evaluation of the results from the solicitation relating to HVAC-related maintenance. Mr. Snodgrass brought forward the Staff's recommendation of an award to Ruyle Mechanical Services in the amount of \$401,907.00. Motion by Mr. Freeman to accept Staff's recommendation and authorize the award to Ruyle Mechanical Services (with the Motion being subject to Mr. Snodgrass conducting a specified level of due diligence as to the firm's qualifications), second by Mr. Meeske. With Acting Chairperson Nelson calling for a vote on the motion, the vote was taken (roll call) and it carried unanimously.
3. Mr. Snodgrass presented the Arena Staff's evaluation of the results from the solicitation relating to elevator-related maintenance. Mr. Snodgrass brought forward the Staff's recommendation of an award to KONE in the amount of \$66,648.00. Motion by Mr. Vitas to accept Staff's recommendation and authorize the award to KONE, second by Ms. Rocha. With Acting Chairperson Nelson calling for a vote on the motion, the vote was taken (roll call) and it carried unanimously.

There being no further business to conduct, the meeting was duly adjourned at 1:18 p.m.

  
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Roger L. Strandlund, Acting Secretary