

# Moline seeks developers for O'Rourke Building

## Renewal project linked to planned passenger rail station

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The city of Moline and Renew Moline are steaming ahead with redevelopment plans in conjunction with the future passenger rail station planned for Moline Centre.

The public-private partnership is seeking developers interested in re-developing a majority of the former O'Rourke Building, which will house the future Amtrak station now known as the Quad-Cities Multi-Modal Facility.

Although the station is being funded through federal and state monies, a private developer will

design and develop improvements for the upper five floors of the historic building as well as a portion of the ground floor. The building, built in 1917, is a former Sears-Roebuck Warehouse.

Janet Mathis, the executive director of Renew Moline, said the development plan must be a transit-enhanced plan. "That could be retail, could be a hotel or apartments. We're interested in considering some creative ideas," she said, adding that the city wants to build on the core of redevelopment already in the area. "We're working to ensure the projects work together."

The city hosted 20 interested developers at a meeting earlier this week at which Moline City Administrator Lew Steinbrecher released the project's request for qualifications, or RFQ. A second, similar meeting is planned

Friday in Chicago with other interested development companies.

Ray Forsythe, the city's economic development director, said 35 more developers have pre-registered to attend the meeting. Officials said it marks the first time they have hosted a meeting in Chicago to reach out to developers in other markets.

But Mathis said there is a lot of national interest in this project. The project already is gaining national recognition through the federal Sustainable Communities Program and from the fact it will be a LEED, or Leadership in Energy and Environmental Design, project. "This is a capstone project," she said.

"We are now proud to add a significant transit-related project involving another of our important local partners —

MetroLINK Mass Transit District, which is leading the construction of the passenger rail portion of this endeavor," Steinbrecher said.

The developer meeting in Chicago will be at 8 a.m. Friday at the Chicago Metropolitan Agency on Planning, or CMAP, offices in the Willis Building, 233 S. Wacker Drive, Suite 800, Chicago. To attend, developers must register at <http://events.constantcontact.com/register>.

Forsythe said interested developers then will have until March 16 to submit their qualifications for the project. From that list, a committee will narrow the RFQs by April 6. The selected developers then will have until May 4 to submit development proposals for the project.

A developer will be selected by June 5.