

Quad City Civic Center Authority Minutes
Thursday, August 20, 2020

Board Members Present: Chairperson Reggie Freeman, Jennifer Walker, Paul Mulcahey, Mike Haney, Larry Meeske, Randy Tweet, Stacey Happ, Jeff Nelson
Absent: Fran Prochaska, Martin Vanags
Other Persons Present: Scott Mullen, Rocky Jones, Kevin Snodgrass, Chon Wherry, Roger Strandlund (Califf & Harper, P.C)

Introduction and Public Comment: Chairperson Reggie Freeman called the meeting to Order at 12:30 p.m. Chairperson Freeman noted that no members of the general public were in attendance. He also confirmed with Scott Mullen (Executive Director) that no written comments were received subsequent to the last meeting.

Approval of Minutes: Motion by Mr. Tweet, second by Mr. Mulcahey, to approve the Minutes for the Board Meeting occurring on June 18, 2020. With Chairperson Freeman calling for a vote on the motion, the vote was taken, and it carried unanimously.

Financials: Mr. Jones presented the financial statements with commentary (handout). Motion by Mr. Nelson, second by Mr. Tweet, to approve the financial statements for the periods ending July 30, 2020. With Chairperson Freeman calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.

Director's Report: Mr. Mullen's update to the Board began with his recounting of the efforts involving legislators and government agencies – all directed toward obtaining financial relief and favorable policy. A focus of the efforts has been designing methods of doing business in a manner which promotes public safety as the top priority. Mr. Mullen's presentation prompted general Board discussion on all the topics covered by his presentation.

Mr. Mullen expanded his presentation to address certain projections and activities related to Pandemic-related impacts. The projections and activities included the following: dates for rescheduled events; the identification of events which have been cancelled; newly-scheduled events which were not on the calendar during the pre-Pandemic era; events which are the subject of continuing negotiations or uncertain scheduling. Mr. Mullen was complimentary of the extraordinary job performance of Arena staff, with particular recognition of the adjustments necessary to compensate for reduction of staffing levels and newly-developed health protocols.

Mr. Mullen made it clear that there can be reason for anticipating a brighter future, noting that many performers are anxious to resume touring when doing so is consistent with health agency and other governmental regulation. With a bright prospect of some future events, Mr. Mullen identified the hours during which the box office is open to the public. As to the sports tenants, the best information Mr. Mullen was able to convey is that he expects both tenants to host games (with the prospect of future shortening or cancellation of seasons depending on health concerns and restrictions). As an incentive and in response to specific information relating to the Steamwheelers, Mr. Mullen informed the Board of his plan to return a \$20,000 deposit to the Steamwheelers, all with the intention of mitigating the financial plight brought upon the team by the Pandemic.

The Director's Report prompted numerous favorable responses and general approval from the Board. Of particular note, Ms. Walker praised the work of Arena staff toward promoting good health through providing public COVID-19 testing on site (parking lot).

Staff Report on Sponsorship Implementation Items and Solicitations Which Are the Subject of Bids, Competitive Proposals, or Unique Vendors, Licensees, et al: Motion by Mr. Mulcahey, second by Mr. Tweet, to accept the bids and issue awards according to the respective evaluations and recommendations of Arena staff (refer to presentations and handouts utilized by Messrs. Snodgrass, Mullen and Wherry). The project list on the distributed materials consisted of the following:

- Wireless expansion (re wireless/wifi coverage within arena seating area)
- Carpet and flooring (replacing carpet and tile)
- Plumbing fixtures – touchless (replacing substantial number of flushing devices and fountain faucets in the building's restrooms)

- Air handling unit (replacing the conference center air handler; alternate component part proposal)
- Ice chiller plant (replacing the existing ice plant responsible for hockey ice)
- Conference Center and Suites remodel
- Conference Center and Suites electrical

With Chairperson Freeman calling for a vote on the motion, the vote was taken (roll call), and it carried unanimously.

Closed Session and/or Other Business: Chairperson Freeman, following consultation with Attorney Strandlund, informed the Board that there would be no Closed Session for the August meeting. Some matters, while qualifying for Closed Session, were covered in Open Session at the request of Mr. Mullen and at the direction of Chairperson Freeman. Those matters related to River Edge Development and tenant relationships. The following details were included in the discussion:

- River Edge Development. Mr. Nelson informed the Board of MetroLINK's activities on improving the docking area – to include the portion of the dock accommodating the Channel Cat (water taxi). Mr. Nelson described MetroLINK's successful pursuit of grant funding for the project. He also described the substantial amount of work leading to the conclusion that no Arena-owned real estate will be impacted; on the contrary, the construction work will be confined to the waterfront area. As a part of Mr. Nelson's presentation, Mr. Mullen confirmed that the project would be in the best interest of the Arena, that it appears consistent with the Board's direction from years ago when the River Edge Agreement between the City and the Arena was modified, and that Mr. Mullen was proceeding to provide the consent of the Authority to Attorney Strandlund in his representation of MetroLINK in connection with the MetroLINK-City of Moline IGA (waiver of conflict of interest). It was agreed by consensus of the Board to accept the terms of the project (as well as the waiver) as described in the presentation on the topic.
- Tenant Relationships/Moline Hotel, LLC Ground Lease. Messrs. Mullen and Strandlund informed the Board of the Notice proposed to Moline Hotel, LLC, The Notice relates to possible tenant non-compliance on the use clause. Mr. Mullen agreed to provide the Board a more complete report on the matter at a future meeting, anticipating that the Notice will prompt a fruitful discussion with the tenant.

The meeting was adjourned at 1:12 p.m.



Roger L. Strandlund, Acting Secretary