

Quad City Civic Center Authority Minutes  
Thursday, November 17, 2016

**Present:** Chairman Mike Haney, Paul Mulcahey, Jennifer Walker, Don Welvaert, John Hass, Randy Tweet, Scott Raes, Laurie Zelnio

**Absent:** Reggie Freeman, Stacey Happ

**Staff:** Rocky Jones, Kevin Snodgrass, Joy Toporowski and Roger Strandlund (Califf & Harper, P.C.)

**Public Comment and Introductions:** Chairman Haney invited Authority Legal Counsel (Roger Strandlund) to provide a status report on Board membership and attendance. The following was revealed by the report:

Honorable Scott Raes, Mayor of Moline ó approved for Board membership in the statutorily defined role pertaining to Moline City Administrator (in attendance)

Laurie Zelnio ó appointed by Mayor of Moline/approved by City Council and Authority Board for membership for a term expiring May 31, 2019 (in attendance telephonically on basis of Bylaws and requisite statutory finding of legal counsel)

Randy Tweet, Interim City Manager ó approved for Board membership in the statutorily defined role pertaining to Rock Island City Manager (in attendance)

Stacey Happ ó appointed by Mayor of Rock Island/approved by City Council and Authority Board for membership for a term expiring May 31, 2019 (absent)

All Board members shown as in attendance were approved by consensus for all rights of participation in the present meeting.

**Approval of Minutes:** Motion by Mr. Welvaert, seconded by Mr. Hass, to approve the minutes of October 20, 2016. With Chairman Haney calling for a vote on the motion, the vote was taken and the motion carried unanimously.

**Financials:**

Rocky Jones presented the financial statements with commentary. Motion by Mr. Mulcahey, seconded by Mr. Welvaert, to approve the financial statements for the period ending October 31, 2016. With Chairman Haney calling for a vote on the motion, the vote was taken and the motion carried unanimously.

**Director's Update:**

Rocky Jones highlighted upcoming events (including events on sale and/or announced).

**Staff Report on Facility Improvements/Proposals/Bids:**

Kevin Snodgrass presented the following bid evaluation and recommendation on snow removal contractors: Langman Construction as the low/sole bid. Motion by Mr. Welvaert, seconded by Mr. Hass, to approve the recommendation of Arena staff to hire Langman Construction for snow removal in accordance with the bid documents. With Chairman Haney calling for a vote on the motion (selecting Langman Construction), the vote was taken and it carried unanimously.

Mr. Snodgrass provided a status report on the cooler installation project.

Rocky Jones presented an overview of the insurance bidding process, including a timeline providing for a renewal of the Arena insurance program effective June 1, 2017. Mr. Jones's description of the process included the staff expectation that interested Board members will be invited to attend vendor presentations, with final approval made pursuant to Board action. Mr. Jones added that the process of interacting with brokers and agencies in order to obtain market data and coverages will follow the process similar to that which staff employed in 2012. Mr. Jones indicated that the next significant update will be in January, 2017. General Board discussion followed and Jennifer Walker noted her expectation of additional information from Arena staff on the spectrum of vendors appropriate for various forms of

competitive selection by the Board; and Mr. Jones confirmed his intention to provide additional detail (via Executive Committee) in the future.

Roger Strandlund described the components of a one-page Resolution relating to a request by the owner of the Radisson on John Deere Commons to accommodate the refinancing of the hotel. Mr. Strandlund summarized the chronology of hotel ownership and previous financing transactions. He also outlined the terms of the Estoppel Certificate being requested on behalf of the present Owner, all to accommodate a refinancing involving American Bank. Chairman Haney distributed the applicable Resolution and facilitated general Board discussion on the topic. Motion by Mr. Welvaert to adopt the Resolution, seconded by Ms. Walker. A roll call vote was taken showing all Board members voting *in Aye*, and Chairman Haney declared the motion carried.

**Executive/Closed Session:** Chairman Haney noted that there would be no need to go into Executive/Closed Session.

Adjourn: Ms. Walker motioned for adjournment. Mr. Welvaert seconded and the motion carried unanimously.

The meeting was adjourned at 12:54 p.m.

Original Duly Executed  
Joy Toporowski, Secretary