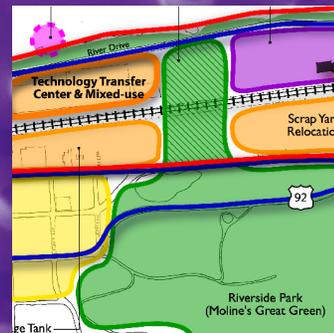


DRAFT

July 13, 2004  
Revised September 22, 2004



# Moline RiverTech



Vandewalle & Associates  
Madison, Wisconsin

j o b s  
b u s i n e s s e s

WESTERN  
ILLINOIS  
UNIVERSITY



**S**ituated along the shores of the Mississippi River, Moline's historic and now under-utilized industrial corridor has significant potential to be transformed into the Moline RiverTech initiative. This will be the first step in transitioning the economy of the Quad Cities into a center for technology transfer and high-tech business development. By developing a partnership between the City of Moline, Renew Moline, Western Illinois University, the Illinois Quad City Unified Growth Strategy Committee, private businesses, local units of government, and the Illinois Department of Commerce and Economic Opportunity, the potential to transition private and institutional research into Quad Cities businesses and jobs will be realized.

The development of RiverTech will build on the establishment of the new Quad Cities campus of Western Illinois University (WIU) and the simultaneous transformation of an existing, vacant industrial warehouse site into a Technology Transfer Center and mixed-use development. The redevelopment plans for this land intend not only to create jobs and businesses within the planned facilities, but also to provide a catalyst for redevelopment, specifically for the vacant and marginal industrial uses adjacent to the riverfront and the new WIU campus.



R i v e r T e c h

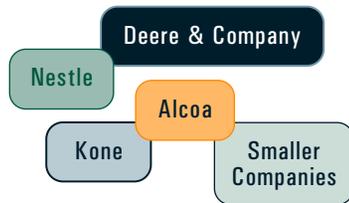
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# Redevelopment Opportunity



## high-tech businesses

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## education laboratories

The Quad Cities is a regional hub for many influential businesses, including Kone, Alcoa, and Nestle as well as the home to Deere & Company world headquarters. In addition there are several smaller manufacturing and technology-oriented companies in the Quad Cities market. Within these businesses, researchers have created a local breeding ground for intellectual property, but not all of this research can be utilized by the parent companies. Due the absence of local space and entrepreneurs to further the concepts outside of a corporate framework, many of the unused patents remain on the shelf indefinitely or are sold or donated outside of the region. The Technology Transfer Center will offer the laboratory and business development space to capture these patents and create viable high-tech businesses within the regional economy.

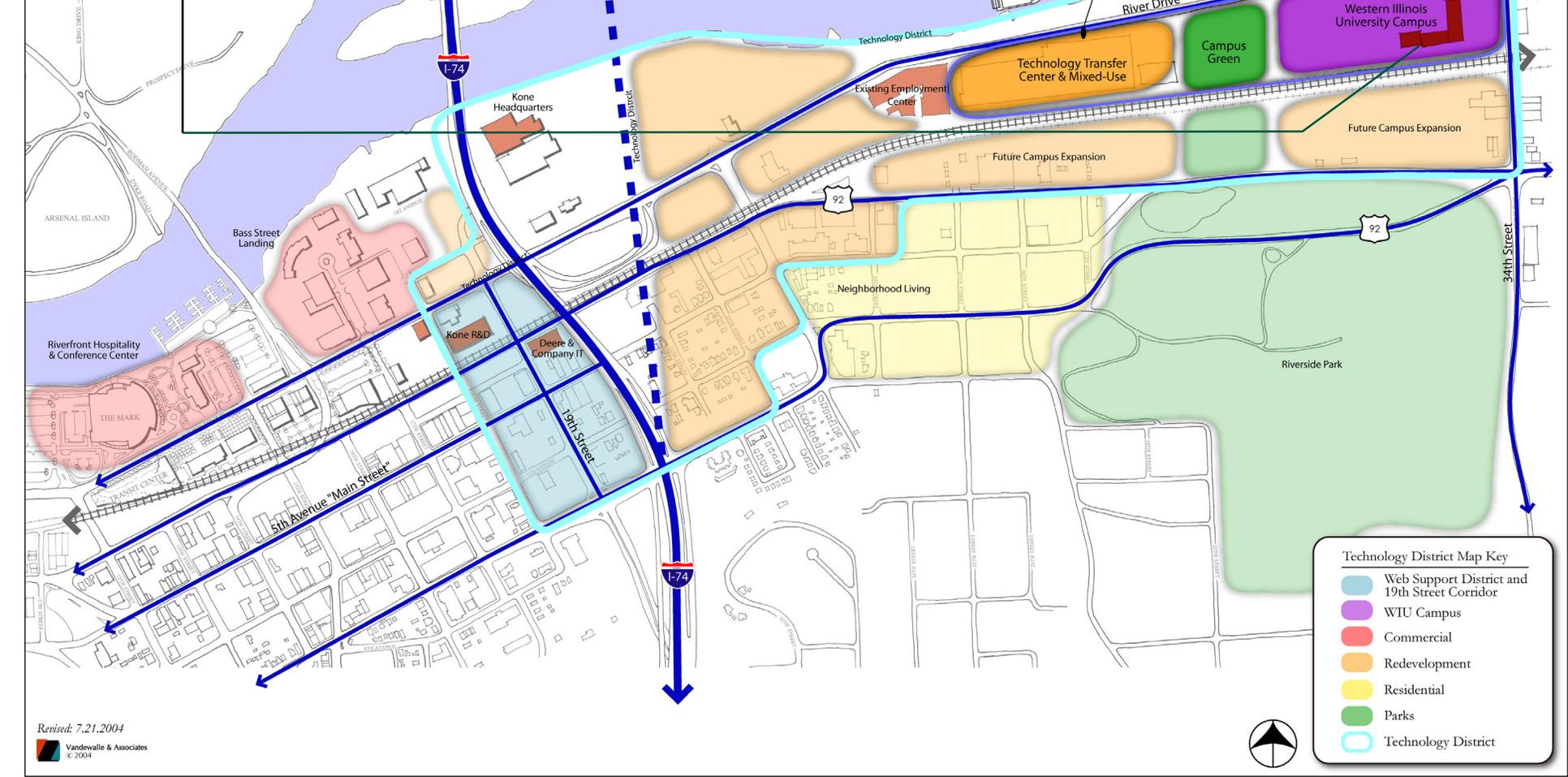
This effort to retain and manage local research builds upon WIU plans to create a new campus

focused on high-tech education in Deere & Company's former Technical Center, located immediately east of the future Technology Transfer Center. By renovating an existing 40,000 square foot building on the site, WIU will double their current Quad Cities space. The campus will increase classroom space and allow the University to offer new classes in information technology and provide space for basic laboratories, meeting rooms, and common areas. Redevelopment of the initial building is estimated to cost \$8.8 million.

The parallel development of the Technology Transfer Center and the WIU campus creates the opportunity to collaborate on facility use, infrastructure development, technology connectivity, and the development of mixed-use amenities friendly to students, faculty and researchers.



# Urban Tech Campus Moline, Illinois



Revised: 7.21.2004  
 Vandeville & Associates  
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b i o s e c u r e  
r e s e a r c h

t e c h n o l o g y  
i n f r a s t r u c t u r e

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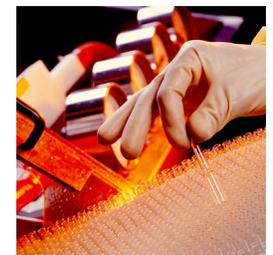
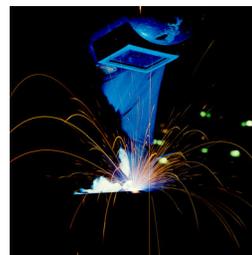
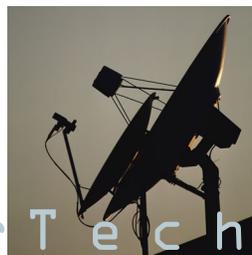
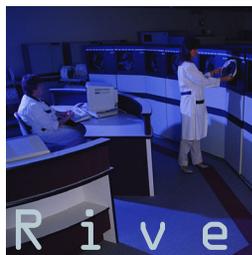
The groundwork for the development of the Technology Transfer Center began with the City of Moline's purchase of the industrial warehouse site. This \$3.55 million investment marks the City's first step in its commitment to reposition the region's economy.

Developing the Technology Transfer Center will require demolition of the antiquated warehouse and construction of a 20,000 square foot modern, secure laboratory, and business development space. Included in this space will be the proper infrastructure to support biosecure research; including wetlabs, HVAC, hood infrastructure, and access to reliable power and clean water. Office space will support the developing businesses utilizing the laboratory space. The office and laboratories will be connected

to the existing superior technology infrastructure already available to the Urban Tech Campus. Additionally, the opportunity to create an internet point of presence, including specialized equipment for common use, within the campus will be explored. The cost to demolish and construct the building, including wetlab infrastructure and a point of presence, is estimated to be \$3.85 million.

The Technology Transfer Center will be coordinated with facility use and curriculum programming at the WIU campus; specifically with the school's MBA and new high-tech programs. If future demand from area researchers or WIU indicates a need for additional laboratory or office space, up to an additional 20,000 square feet of space will be added to the building.

## Technology Transfer Center



bus transit center

retail



housing

## Mixed Use Development

The Technology Transfer Center will be developed as a part of a mixed-use housing and retail development project. The project will establish a collegiate atmosphere with book stores, coffee shops, and other retail and commercial services. A diverse range of housing options will be integrated into the project and will specifically be targeted to WIU students and faculty, as well as the employees of the Technology Transfer Center and adjoining businesses. Access to and from other Quad City destinations will be facilitated with a bus transit center; with the potential to add commuter rail service in the future.

Additionally, flexible business space will be available for start-up or expanding businesses.

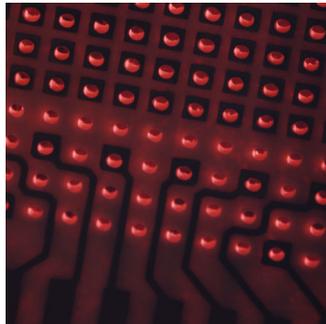
The infrastructure and land assemblage for this development will be partially funded by the City's Tax Increment Financing District. The City and its redevelopment partner, Renew Moline, will seek a developer that will integrate the Technology Transfer Center into this mixed-use project.

# regional partnership

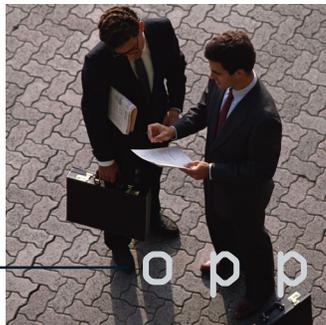
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## Next Steps



o p p o r t u n i t y

Positioning the Quad Cities into a technology-oriented economy will require a partnership between the State of Illinois, WIU, local units of governments, and private businesses. Many of these entities have already partnered to create the Illinois Quad City Unified Growth Strategy Committee. The Committee is conducting Economic Positioning and Human Capital Analyses & Action Plans to assess the region's emerging strengths and provide direction for actions to capitalize on these opportunities. The planning and initial groundwork for RiverTech will consult the recommendations from the Illinois Quad City Unified Growth Strategy Committee economic plans.

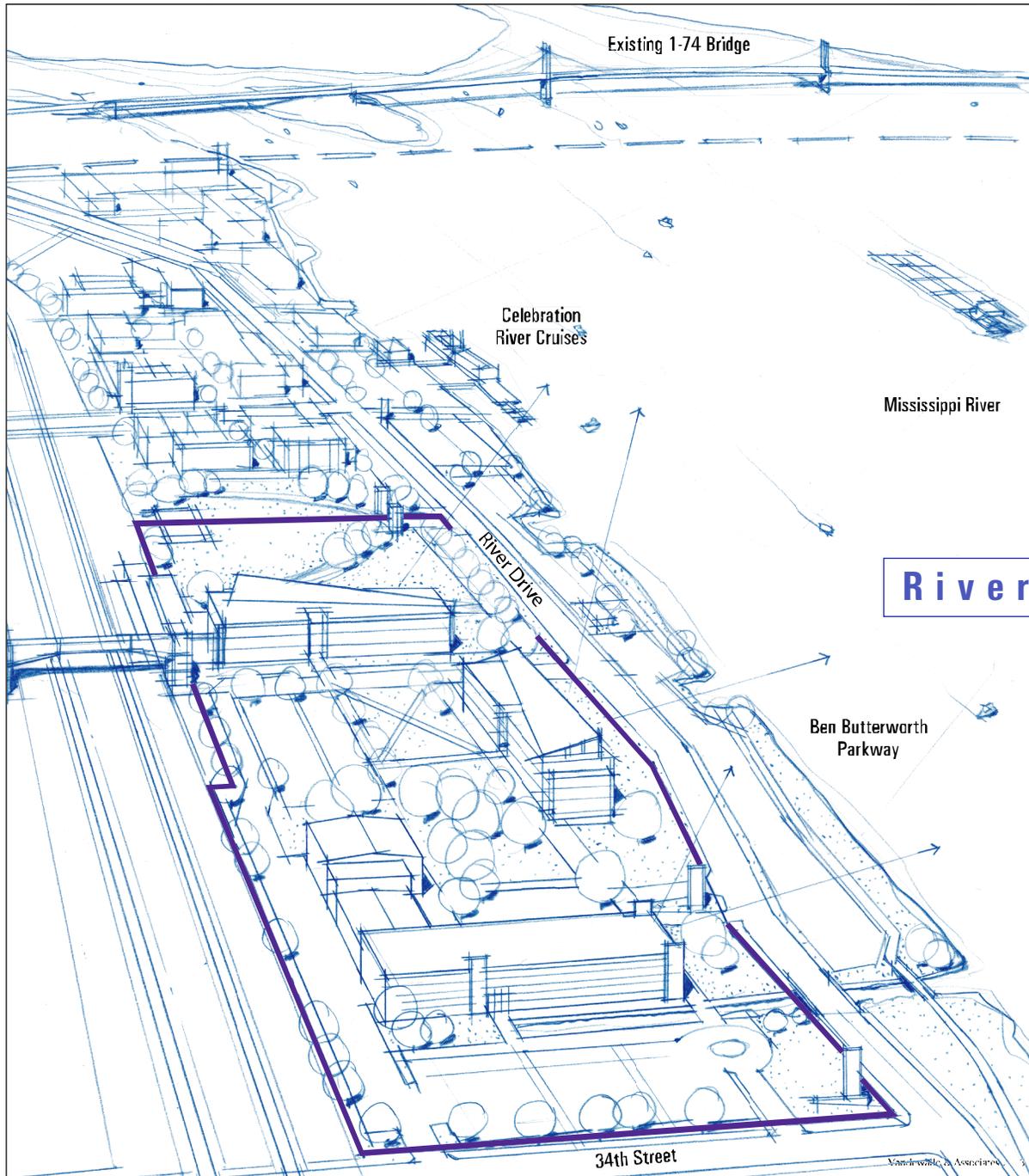
As this regional partnership has already been created, the timing is opportune to include the State of Illinois and capitalize on the economic momentum created with WIU's campus expansion. This simultaneous development of the WIU campus, the Technology Transfer Center, and the mixed use development creates the ability to change the economic landscape of Moline's under-utilized industrial riverfront. Including voices from both the Quad Cities region and the State of Illinois in this effort will ensure that RiverTech addresses regional concerns and capitalizes on a greater market of opportunity.

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September 22, 2004



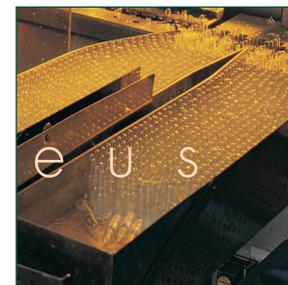
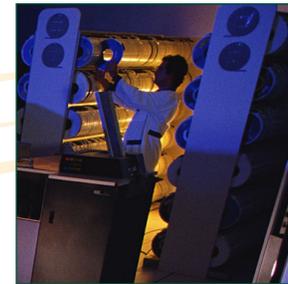
**Moline Technology Transfer Strategy**



## Technology Transfer Center

As the home to national and global corporations generating a wealth of research and innovation, the Quad Cities region sits upon an incredible opportunity to capture this activity and reposition the local economy. The timing is right to pursue this economic development strategy as Western Illinois University (WIU) is currently planning to create a Quad Cities Campus. The development of the campus will bring the correct set of resources and talent to the Quad Cities to develop a Technology Transfer Center that will manage the spill-over, spin-out and unused patents from these local corporations. The Center will seek available patents and match them with non-competing industries that can benefit from the technology; generating royalties for WIU and the parent company.

This opportunity hinges on the concurrent development of the WIU Quad Cities Campus in the former John Deere Technology Center and Moline's Urban Tech Campus initiative. The new WIU campus will specialize in technology-oriented disciplines, in addition to offering an MBA program. The combination of these two specializations will provide the technical and business skills necessary to identify local intellectual property, partner with venture capital, support new business start-ups and reach commercialization.



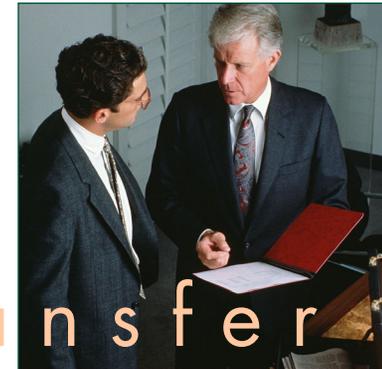
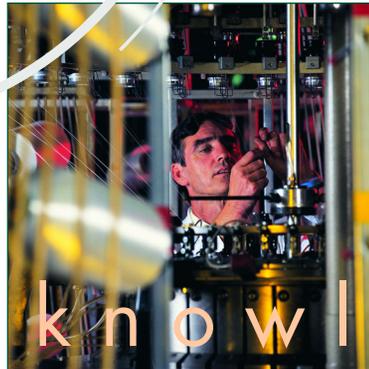
n u c l e u s

patent transfer

location

existing  
framework

The goal of the Technology Transfer Center is to unite WIU and the private sector in an endeavor to further local research and generate new businesses. The Technology Transfer Center will provide a vehicle for corporations to match their proven and tested products to the needs of non-competing industries; offering a method to profit from patented concepts without further research or testing. Because the Center will be located in the Quad Cities, businesses will have a comfort level entrusting patents to WIU and will have the ability to participate in this process. Focusing on the research being developed in the region, the Center will specialize in lasers, robotics, new materials, infomatics, global service networks, nano-technologies, and global positioning systems.



knowledge transfer

By tapping into research and development stemming from private corporations, the Technology Transfer Center will seek unused patents and other intellectual property for donation or sale. Within the Center, an Office of Technology Management will be created to work closely with the corporate community to identify available research concepts and patents. The Office will protect and manage the transfer with close cooperation with the patent holder and manage the donation of intellectual property to the University. The Office and the parent company will agree on royalty sharing from commercialized concepts. The donated/sold intellectual property may be available in three forms from parent companies:

### 1. Patent partners with other companies

Spill-over intellectual property may be donated to be modified and developed for a non-competing product. For example, a biobased plastic used for agricultural machinery may be modified for use in automobiles. The license will include conditions for the use of the patented concept.

### 2. Patented property

Corporations often patent a concept but do not have the time or resources to conduct additional research. These patents, when licensed to an organization, can be matched with a non-competing use or targeted for additional research and development.

### 3. Work on the bench

Often in the pursuit of one patent, a corporation discovers a patent-able concept. Without intention of developing the concept any further, these concepts sit on the shelves of corporate laboratories. Licensed intellectual property generally require additional research and match with a non-competing use.



p o t e n t i a l

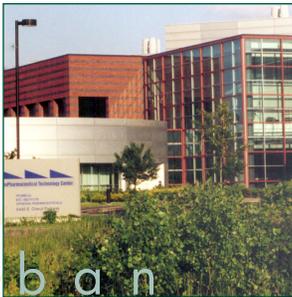


c r e a t i v i t y



p r o x i m i t y

## concept development and commercialization



Using an industry-to-industry coding system, concepts that are ready for commercialization will be matched with specific non-competing industries. Once a research concept has been received from the parent company, the Technology Transfer Center will guide concepts requiring additional research through the advanced testing and patenting processes. Advanced laboratories and business development facilities will be available in the Center to facilitate these processes.



urban  
employment  
center



The Center will work with the New Ventures Center, in Davenport, Iowa, to network with local and national seed and venture capital firms and match entrepreneurs and/or businesses with venture capital. Research that is connected with local venture capital will create businesses that grow within the Quad Cities region. Concepts without local venture capital will be connected to global investors and corporations. The Technology Transfer Center will offer business development services to those patents that receive local venture capital and create businesses within the region.

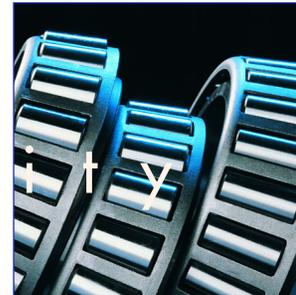


creative workforce

nucleus

## regional initiative

The fundamental goal of the Technology Transfer Center is to create local businesses with the ability to absorb multiple patents and create a variety of products. As the Quad Cities is a Midwestern hub for corporate headquarters and private technological innovation, furthering this economic momentum and creating spin-out businesses is a logical and distinctive economic development strategy to renew the economy of the Quad Cities. With the current development of the Western Illinois University Quad Cities Campus the opportunity exists to create a new model for private-sector research development and renew the economy of the Quad Cities.



i n n o v a t i o n