

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 26, 2019; 5:30 PM

POLICE DEPARTMENT COMMUNITY ROOM, 416 NORTH HARRISON STREET,
DAVENPORT, IOWA

I. Call to Order

II. Approval of Minutes

A. Approve the Meeting Minutes from October 29, 2019 - ACTION

III. Finance

A. Approve the Disbursements - ACTION

IV. Leases

A. Viking River Cruises - DISCUSSION / ACTION

V. Projects

A. Freight House Suite Proposal - DISCUSSION / ACTION

B. Strategic Plan - RiverWest - DISCUSSION

C. Union Station Interior & Exterior - DISCUSSION

D. Canadian Pacific Railroad Crossings - DISCUSSION

VI. Staff Report

VII. Other Business

A. Public With Business (5 Mins)

VIII. Adjournment

IX. Next Meeting Date:

A. DUE TO HOLIDAY -

Tuesday, December 17, 2019 at 5:30 p.m. in the Police Department Community Room

Riverfront Improvement Commission
Minutes
October 29, 2019

Present: Bill Ashton, Dee Bruemmer, Bill Churchill, Kelli Grubbs, Gwendolyn Lee, Karl Rhomberg, and Pat Walton

Others Present: Michael Schertz, Parks Liaison; Zach Peterson, Public Works; Wendy Peterson, Bill Handel, Citizens; and Steve Ahrens, Riverfront Improvement Commission

Chairman Bruemmer called the meeting to order at 5:32 p.m. and welcomed all in attendance. Ahrens announced that a quorum for the meeting had been met.

Grubbs moved to approve the minutes of the September 24 meeting. Rhomberg seconded the motion and it carried.

Finance

Ahrens presented the previous month's disbursements, aged receivables report and the FY2019 Lease Report. Ashton moved to approve the disbursements. Walton seconded the motion and it carried.

Leases

Staff presented the Commission with a month-to-month draft lease agreement for One River Place. Staff and the tenant continue to work through the complicated site infrastructure situation. Following discussion, Ashton moved to approve the agreement. Grubbs seconded the motion and it carried.

Ahrens provided the Commission with an update regarding Freight House tenant, Nostalgia Farms Market, Inc. The deli closed its doors to the public on Sunday and staff will rekey the locks on Friday. Staff continues to work with the tenant to develop a payment plan for the rent, utilities and taxes owed. In addition, staff is issuing a Request for Proposals for the available space and a Review Committee will be assembled. The goal is to identify a new tenant as quickly as possible.

Projects

Ahrens then provided the Commission with an update regarding the Strategic Plan initiative, RiverWest, and specifically, the Credit Island Slough project with the USACE. We await word regarding a competitive grant opportunity to conduct a feasibility study at no cost to the City.

Staff provided an update regarding both the interior and exterior post flood restoration projects for Union Station. In particular, Ahrens and Bruemmer presented a preliminary design by Fehr-Graham for a prospective flood mitigation project with FEMA.

Following a recent meeting, joint workgroup members and staff provided a status report regarding discussions relating to the riverfront railroad and Canadian Pacific's decision to elevate the line. The Commission continued discussion regarding the matter, which included updates for each of the crossings. A joint meeting(s) between the City Council and the Riverfront Improvement Commission by year's end is in the works.

Staff Report

Ahrens provided updates on a variety of topics, including:

- Freight House deck project update
- Christkindlmarkt and Holiday Train (12/7) – December 6-8 at the Freight House
- RIC / CC Joint Meeting(s) – December?
- RIC Nov 26 & Dec 17 Meetings – Police Dept. Community Room
- October 30 at 4pm Freight House Murals unveiled

Other Business

Bill Handel, citizen, spoke during Public with Business. With no additional public with business to present, and with no further business, the meeting was adjourned at 6:45 p.m.

Dee Bruemmer, Chair

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City of Davenport
YTD REPORT

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FOR 2020 05

JOURNAL DETAIL 2020 4 TO 2020 4

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
00000 UNDEFINED							
450404 LEVEE COMMISSION RENT	-290,000	0	-290,000	-141,532.06	.00	-148,467.94	48.8%
480690 MISCELLANEOUS	-22,000	-3,488	-25,488	-28,743.77	.00	3,256.27	112.8%
489491 TRANSFER LOCAL OPTION SALES	-75,000	0	-75,000	.00	.00	-75,000.00	.0%
490865 FUND BALANCE APPROPRIATION	57,875	-30,000	27,875	.00	.00	27,875.00	.0%
TOTAL UNDEFINED	-329,125	-33,488	-362,613	-170,275.83	.00	-192,336.67	47.0%
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES	74,285	0	74,285	27,270.05	.00	47,014.95	36.7%
510120 RETIREMENT-FICA	5,683	0	5,683	2,181.38	.00	3,501.62	38.4%
510130 RETIREMENT-IPERS	7,168	0	7,168	2,574.27	.00	4,593.73	35.9%
510140 EMPLOYEE INSURANCE	11,791	0	11,791	4,168.52	.00	7,622.48	35.4%
510161 DEFERRED COMP	3,714	0	3,714	1,363.50	.00	2,350.50	36.7%
510162 RETIREMENT HEALTH SAVINGS	743	0	743	272.70	.00	470.30	36.7%
520201 OFFICE SUPPLIES	200	0	200	4.43	.00	195.57	2.2%
520205 UTILITY SERVICES	90,000	5,000	95,000	32,414.82	.00	62,585.18	34.1%
520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES	3,000	0	3,000	.00	.00	3,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	42,000	10,000	52,000	7,873.37	2,340.50	41,786.13	19.6%
520297 PROJECT EXPENSE	20,000	18,488	38,488	16,603.94	11,401.75	10,481.81	72.8%
560606 TELEPHONE EXPENSE	450	0	450	144.77	.00	305.23	32.2%
560620 LIABILITY INSURANCE	1,381	0	1,381	1,381.00	.00	.00	100.0%
560623 FACILITIES MAINTENANCE	14,850	0	14,850	6,067.66	.00	8,782.34	40.9%
560624 PROPERTY INSURANCE	530	0	530	530.00	.00	.00	100.0%
560633 WORKERS COMPENSATION INSURAN	730	0	730	730.00	.00	.00	100.0%
TOTAL PROJECT MANAGEMENT	276,625	33,488	310,113	103,580.41	13,742.25	192,789.84	37.8%
88000 TRANSFERS OUT							
550501 TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%

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City of Davenport
YTD REPORT



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FOR 2020 05

JOURNAL DETAIL 2020 4 TO 2020 4

	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL LEVEE IMPROVEMENT	0	0	0	-66,695.42	13,742.25	52,953.17	100.0%
TOTAL REVENUES	-329,125	-33,488	-362,613	-170,275.83		-192,336.67	
TOTAL EXPENSES	329,125	33,488	362,613	103,580.41	13,742.25	245,289.84	
GRAND TOTAL	0	0	0	-66,695.42	13,742.25	52,953.17	100.0%

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City of Davenport
MONTHLY DETAIL REPORT

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FOR 2020 05

JOURNAL DETAIL 2020 5 TO 2020 5

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES							
54741013 510101 FULL TIME SALAR	74,285	0	74,285	27,270.05	.00	47,014.95	36.7%
2020/05/050253 11/08/2019 PRJ	3,030.01 REF PY1108				WARRANT=110819	RUN=1 BI-WEEKL	
TOTAL FULL TIME SALARIES	74,285	0	74,285	27,270.05	.00	47,014.95	36.7%
510102 PART TIME SALARIES							
54741013 510102 PART TIME SALAR	0	0	0	.00	.00	.00	.0%
54741013 510102 USDA PART TIME S	0	0	0	.00	.00	.00	.0%
TOTAL PART TIME SALARIES	0	0	0	.00	.00	.00	.0%
510103 TEMPORARY SALARIES							
54741013 510103 TEMPORARY SALAR	0	0	0	.00	.00	.00	.0%
TOTAL TEMPORARY SALARIES	0	0	0	.00	.00	.00	.0%
510105 OVERTIME PAY							
54741013 510105 OVERTIME PAY	0	0	0	.00	.00	.00	.0%

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JOURNAL DETAIL 2020 5 TO 2020 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL OVERTIME PAY	0	0	0	.00	.00	.00	.0%
510120 RETIREMENT-FICA							
54741013 510120 RETIREMENT-FICA	5,683	0	5,683	2,181.38	.00	3,501.62	38.4%
2020/05/050253 11/08/2019 PRJ	242.08 REF PY1108				WARRANT=110819	RUN=1 BI-WEEKL	
54741013 510120 USDA RETIREMENT-	0	0	0	.00	.00	.00	.0%
TOTAL RETIREMENT-FICA	5,683	0	5,683	2,181.38	.00	3,501.62	38.4%
510130 RETIREMENT-IPERS							
54741013 510130 RETIREMENT-IPER	7,168	0	7,168	2,574.27	.00	4,593.73	35.9%
2020/05/050253 11/08/2019 PRJ	286.03 REF PY1108				WARRANT=110819	RUN=1 BI-WEEKL	
54741013 510130 USDA RETIREMENT-	0	0	0	.00	.00	.00	.0%
TOTAL RETIREMENT-IPERS	7,168	0	7,168	2,574.27	.00	4,593.73	35.9%
510140 EMPLOYEE INSURANCE							
54741013 510140 EMPLOYEE INSURA	11,791	0	11,791	4,168.52	.00	7,622.48	35.4%
TOTAL EMPLOYEE INSURANCE	11,791	0	11,791	4,168.52	.00	7,622.48	35.4%
510150 POLICE RETIREMENT							
54741013 510150 POLICE RETIREME	0	0	0	.00	.00	.00	.0%

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JOURNAL DETAIL 2020 5 TO 2020 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL POLICE RETIREMENT	0	0	0	.00	.00	.00	.0%
510161 DEFERRED COMP							
54741013 510161 DEFERRED COMP	3,714	0	3,714	1,363.50	.00	2,350.50	36.7%
2020/05/050253 11/08/2019 PRJ	151.50 REF PY1108				WARRANT=110819	RUN=1 BI-WEEKL	
TOTAL DEFERRED COMP	3,714	0	3,714	1,363.50	.00	2,350.50	36.7%
510162 RETIREMENT HEALTH SAVINGS							
54741013 510162 RETIREMENT HEALTH SAVINGS	743	0	743	272.70	.00	470.30	36.7%
2020/05/050253 11/08/2019 PRJ	30.30 REF PY1108				WARRANT=110819	RUN=1 BI-WEEKL	
TOTAL RETIREMENT HEALTH SAVINGS	743	0	743	272.70	.00	470.30	36.7%
510175 CLOTHING EXPENSE							
54741013 510175 CLOTHING EXPENSE	0	0	0	.00	.00	.00	.0%
TOTAL CLOTHING EXPENSE	0	0	0	.00	.00	.00	.0%
520201 OFFICE SUPPLIES							
54741013 520201 OFFICE SUPPLIES	200	0	200	4.43	.00	195.57	2.2%
TOTAL OFFICE SUPPLIES	200	0	200	4.43	.00	195.57	2.2%
520205 UTILITY SERVICES							

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City of Davenport
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JOURNAL DETAIL 2020 5 TO 2020 5

	ORIGINAL APPROP	TRANSFERS/ ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520205 UTILITY SERVICE	90,000	5,000	95,000	32,414.82	.00	62,585.18	34.1%
2020/05/050214 11/07/2019 API	580.69 VND 001322 VCH		IOWA AMERICAN WAT	November pay 1			195301
TOTAL UTILITY SERVICES	90,000	5,000	95,000	32,414.82	.00	62,585.18	34.1%
520210 TRAVEL EXPENSES							
54741013 520210 TRAVEL EXPENSES	0	0	0	.00	.00	.00	.0%
TOTAL TRAVEL EXPENSES	0	0	0	.00	.00	.00	.0%
520215 TECHNICAL SERVICES							
54741013 520215 TECHNICAL SERVI	100	0	100	.00	.00	100.00	.0%
TOTAL TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES							
54741013 520217 PROFESSIONAL SE	3,000	0	3,000	.00	.00	3,000.00	.0%
54741013 520217 USDA PROFESSIONA	0	0	0	.00	.00	.00	.0%
TOTAL PROFESSIONAL SERVICES	3,000	0	3,000	.00	.00	3,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS							
54741013 520225 MAINTENANCE-BLD	42,000	10,000	52,000	7,873.37	2,340.50	41,786.13	19.6%
2020/05/050214 11/07/2019 API	201.88 VND 009016 VCH		A & A REFRIGERATION	INV# 102246 SERVICE CALL-ANTON			195242
2020/05/050214 11/07/2019 API	175.00 VND 000981 VCH		DIVISION OF LABOR	2019 ELEVATOR INSPECTION/PERMI			195276

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JOURNAL DETAIL 2020 5 TO 2020 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520225 MAINTENANCE-BLD 2020/05/050334 11/12/2019 API	19.98 VND 022313 VCH						
TOTAL MAINTENANCE-BLDGS & GRNDS	42,000	10,000	52,000	7,873.37	2,340.50	41,786.13	19.6%
520245 PAYMENT TO OTHER AGENCY							
54741013 520245 PAYMENT TO OTHE	0	0	0	.00	.00	.00	.0%
TOTAL PAYMENT TO OTHER AGENCY	0	0	0	.00	.00	.00	.0%
520262 INTERDEPARTMENT SERVICE CHG							
54741013 520262 INTERDEPARTMENT	0	0	0	.00	.00	.00	.0%
TOTAL INTERDEPARTMENT SERVICE CHG	0	0	0	.00	.00	.00	.0%
520297 PROJECT EXPENSE							
54741013 520297 PROJECT EXPENSE	20,000	18,488	38,488	16,603.94	11,401.75	10,481.81	72.8%
TOTAL PROJECT EXPENSE	20,000	18,488	38,488	16,603.94	11,401.75	10,481.81	72.8%
520298 OTHER SUPPLIES & SERVICES							
54741013 520298 OTHER SUPPLIES	0	0	0	.00	.00	.00	.0%

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City of Davenport
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FOR 2020 05

JOURNAL DETAIL 2020 5 TO 2020 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL OTHER SUPPLIES & SERVICES	0	0	0	.00	.00	.00	.0%
530303 OPERATING EQUIPMENT							
54741013 530303 USDA OPERATING E	0	0	0	.00	.00	.00	.0%
TOTAL OPERATING EQUIPMENT	0	0	0	.00	.00	.00	.0%
560606 TELEPHONE EXPENSE							
54741013 560606 TELEPHONE EXPEN	450	0	450	144.77	.00	305.23	32.2%
TOTAL TELEPHONE EXPENSE	450	0	450	144.77	.00	305.23	32.2%
560620 LIABILITY INSURANCE							
54741013 560620 LIABILITY INSUR	1,381	0	1,381	1,381.00	.00	.00	100.0%
TOTAL LIABILITY INSURANCE	1,381	0	1,381	1,381.00	.00	.00	100.0%
560622 DATA PROCESSING							
54741013 560622 DATA PROCESSING	0	0	0	.00	.00	.00	.0%
TOTAL DATA PROCESSING	0	0	0	.00	.00	.00	.0%
560623 FACILITIES MAINTENANCE							
54741013 560623 FACILITIES MAIN	14,850	0	14,850	6,067.66	.00	8,782.34	40.9%

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City of Davenport
MONTHLY DETAIL REPORT



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FOR 2020 05

JOURNAL DETAIL 2020 5 TO 2020 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL FACILITIES MAINTENANCE	14,850	0	14,850	6,067.66	.00	8,782.34	40.9%
560624 PROPERTY INSURANCE							
54741013 560624 PROPERTY INSURA	530	0	530	530.00	.00	.00	100.0%
TOTAL PROPERTY INSURANCE	530	0	530	530.00	.00	.00	100.0%
560633 WORKERS COMPENSATION INSURANCE							
54741013 560633 WORKERS COMPENS	730	0	730	730.00	.00	.00	100.0%
TOTAL WORKERS COMPENSATION INSURANCE	730	0	730	730.00	.00	.00	100.0%
TOTAL PROJECT MANAGEMENT	276,625	33,488	310,113	103,580.41	13,742.25	192,789.84	37.8%
TOTAL LEVEE IMPROVEMENT	276,625	33,488	310,113	103,580.41	13,742.25	192,789.84	37.8%
TOTAL EXPENSES	276,625	33,488	310,113	103,580.41	13,742.25	192,789.84	
GRAND TOTAL	276,625	33,488	310,113	103,580.41	13,742.25	192,789.84	37.8%

** END OF REPORT - Generated by STEVE D AHRENS **

Revenue/Billing Table
FY - 2020 Levee Fund #740

Lessee	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Summary
1 Front Street Brewery - FH	3,062.00	3,062.00	3,062.00	3,062.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	37,208.00
2 Nostalgia Deli	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,999.96
3 Nostalgia Deli - 4%	1,696.63	1,486.38	1,257.47	971.28	482.44	381.95	670.32	572.29	888.27	931.47	\$1,654.88	1,921.44	12,914.82
4 MidAmerican Co.	6,000.00									3,900.00			6,000.00
5 Lake Davenport Sailing Club							5,000.00						3,900.00
6 LPBC Lindsay Park Boat Club							2,500.00						5,000.00
7 CHS, Inc / Harvest States Cr	2,500.00			2,500.00			2,500.00			2,500.00			10,000.00
8 One River Place	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00 RENEW
9 Buds RiverView Inn	4,321.21	1,707.56	1,330.09	522.16	0.00	0.00	0.00	0.00	0.00	0.00	1,525.74	3,397.38	12,804.14
10 QCCVB - Union Station	0.00	0.00	0.00	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	15,000.03
11 MVBS - Union Station	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	4,599.96
12 Rawson - Union Station	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	3,732.00
13 Marine Specialties	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00 RENEW
14 Front Street parking	0.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	2,915.00
15 Freight House Farmers Mark	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,666.67	1,666.67	1,666.67	19,333.32
16 Rock River Family Office	2,635.75	2,635.75	2,635.75	2,635.75	2,635.75	2,635.75	2,635.75	2,635.75	2,635.75	2,684.50	2,684.50	2,684.50	31,775.25
17 Nestle - SemiParkingLot	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,100.00	1,100.00	1,100.00	12,800.00
18 The Diner	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
19 Antonella's II	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
20 Taste of Ethiopia	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	12,600.00
Subtotal	31,901.58	20,842.68	20,236.30	23,308.85	19,855.85	19,755.36	27,543.73	19,945.70	20,395.02	26,886.97	22,736.12	24,874.32	278,282.48
Miscellaneous													
LPBC Addendum	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Abhe & Svoboda	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	10,320.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	11,320.00
Total	31,901.58	20,842.68	20,236.30	23,308.85	19,855.85	19,755.36	28,543.73	19,945.70	20,395.02	26,886.97	22,736.12	24,874.32	289,602.48

LICENSE AGREEMENT

This **LICENSE AGREEMENT** (the “**Agreement**”) is made and entered into as of the ____ day of _____, 2019, but not to be effective until the Effective Date (defined below), by and between the CITY OF DAVENPORT, IOWA, a municipal corporation (hereinafter referred to as “**Grantor**”); and VIKING USA, LLC, hereinafter referred to as “**Grantee**” or “**Viking**”);

Recitals

WHEREAS, Grantor owns certain immovable property abutting the Mississippi River known as the River Heritage Park, and more particularly shown on Exhibit A hereto (the “**Land**”); and

WHEREAS, Grantor owns certain improvements on the Land that enable cruise vessels to dock and disembark from river cruise vessels onto the Land (the “**Improvements**”); and

WHEREAS, Grantee has agreed to contribute financing to the construction of certain enhancements to the Improvements in exchange for a first priority right and license to use the Improvements, and other consideration as described herein.

1. BASIC PROVISIONS.

A. The above recitals are incorporated by reference herein and made a part hereof. All Exhibits annexed hereto are hereby made a part hereof.

B. Land. The Land consists of approximately [____] acres of immovable property including a park and ancillary structures, including a parking lot. The Land abuts the Mississippi River and Grantor owns good title to all Land and water rights as depicted in the attached diagram.

C. Improvements. Grantor owns certain existing docking facilities that will accommodate Grantee’s vessels and other cruise vessels. Grantee desires a docking facility that will accommodate its vessels and provide a first class experience for its guests, and may agree to partner with Grantor to enhance the existing Improvements, including but not limited to adding utilities and improved access (“**Enhancements**”). Grantor shall contract with a licensed contractor to make the Enhancements and shall enter into all contracts, plans, permits and construction documents in its own name, and Viking shall not be a party to any contracts related to the construction and maintenance of the Enhancements. Grantor agrees that Grantee and Grantee’s engineer shall have input in the design and shall be consulted to ensure the design and functionality of the Enhancements meet Grantee’s needs. Grantor and Grantee agree that Grantee has agreed to participate in the design and construction of the Enhancements to ensure that Grantee has access from the river to the public rights of way abutting the Land. In the event that the Improvements, as improved with the Enhancements, do not accomplish this purpose, Grantee may terminate this Agreement upon thirty (30) days’ notice to Grantor, and Grantor shall immediately return any contributions made by Grantee to construction or design of the Enhancements. Grantor shall notify

Grantee of the completion of the Enhancements, and Grantee shall have thirty (30) days from the date of this notice of completion to send the notice of termination described immediately above.

D. Grant of License. Grantor hereby grants to Grantee during the Term (as defined below) and on the terms and conditions set forth herein a first priority right and irrevocable nonexclusive license to occupy the Improvements, subject to the terms and conditions of this Agreement. Grantee shall have first docking rights, based on the schedule provided by Grantor to Grantor twelve months prior to the use of the Improvements. In the event water conditions or emergencies cause changes in the scheduled use of the Improvements, Grantor shall notify Grantee first of such changes, noting which dates are available for docking and Grantee shall have five days to elect any such open dates for docking, or in the event such date is less than five days away, Grantee shall have no less than twenty-four hours during which it may elect such open dates before Grantor offers open dates to other vessel operators. In addition to the Improvements constructed as part of this Agreement, Grantee and its guests and invitees shall have the right to use any parking lot on the Land for parking in conjunction with loading and unloading buses, and other reasonable uses ancillary to the use of the Improvements, including allowing service and maintenance vehicles to access any docked vessel or make repairs or improvements to the docking facilities. Grantor and Grantee agree that this license is not exclusive and that Grantor intends to allow other cruise operators to use the Improvements; provided however that Grantee shall have the first selection of dates as provided in this paragraph.

E. Term. This Agreement shall become effective upon the Effective Date as such term is defined in the Time Charter Party between River 1, LLC and Viking USA, LLC. Grantee shall provide notice to Grantor by email promptly following the occurrence of the Effective Date. The initial term of this Agreement and the license and right of use granted hereunder (as may be extended, the "**Term**") shall commence on the date Grantee docks its first vessel at the Improvements ("**Commencement Date**") and shall terminate twenty (20) years from such date, unless terminated earlier pursuant to the terms of this Agreement (the "**Termination Date**"), with Viking having the right to extend the Term by two (2) ten (10) year extensions, exercisable by Grantee in its sole discretion. The terms of any extension term shall be as set forth in this Agreement. Either party may terminate this Agreement by providing the other party with thirty (30) days written notice prior to the Effective Date. In the event that the Effective Date does not occur within thirty-six (36) months from the date of this Agreement, Grantor may terminate this Agreement by written notice to Viking, and all rights and obligations of the parties herein shall immediately terminate.

F. Consideration. In exchange for the grant of the license described herein, Grantee agrees to contribute up to a maximum of \$25,000.00 for the cost of the Enhancements. Grantor shall deliver receipts, draw requests or invoices from the contractor detailing costs incurred to Grantee along with a request for funding. Grantee shall have fifteen (15) days from the receipt of such documentation to conduct any inspections of the Enhancements, request any further documentation or question any documentation it has received. In the event that Grantee notes any noncompliance of the terms of the construction designs agreed upon by the parties, or any costs or

charges with which it disagrees, Grantee shall notify Grantor within such 15 day period, and Grantor shall have five (5) days to respond to such notice by scheduling a meeting with the Grantee and/or the contractor to resolve any outstanding issues. Grantee agrees that if it fails to notify Grantor of any noncompliance within such 15 day period, it shall deliver to Grantor the requested funding (up to a maximum of \$25,000.00) to Grantee within fifteen (15) days.

G. Maintenance. All Improvements shall be owned, controlled and maintained by Grantor, and Grantee shall bear no obligation or liability related thereto. Grantor agrees to maintain the Improvements as a safe and usable docking facility, and shall conduct such upgrades and repairs as to maintain the condition as originally designed and constructed. In the event that the Improvements are not maintained in a usable manner, Grantee may notify Grantor of any deficiencies and Grantor shall have ninety (90) days to remedy such deficiencies to Grantee's satisfaction. Grantor agrees that prior to allowing other vessels to use the Improvements, it will enter into a written agreement with such user setting out the terms of use, any agreed upon fee structure, adequate insurance requirements, and other policies and procedures that will ensure that the Improvements are used and maintained in a safe, neat, and reasonable manner.

H. Rent. Subject to the credit described in Section I below, the rental amount owed by Grantee for the use of the Improvements shall be \$1.00 per passenger travelling (regardless of booking numbers) on each Viking cruise which rental amount shall be applicable during the first twenty (20) years of the Term. Following completion of the initial term, the parties shall have the right to renegotiate the rental amount for the first extension period and any subsequent extension term. Fees shall be paid monthly to Grantor, not later than 60 days after they are incurred.

I. Docking Fee; Rental Credit. Grantor shall have the right to negotiate docking fees for any other vessels that use the Improvements. In the event the Grantor charges other vessels to utilize the Improvements, Grantor shall credit the amount Grantee owes in Rent one dollar (\$1.00) per passenger plus fifty-percent (50%) of any amounts received in docking fees from such third party cruise vessel that docks at the Improvements until Grantee has received up to 50% of any Grantee share of the Enhancements per Section F, with a maximum of \$12,500.00 in credit, at which point Grantee shall commence its rental obligations to Grantor as provided herein.

J. Additional Improvements. In the event that Grantee deems it necessary or appropriate for additional improvements to be constructed on the Land, including improvements from the low main water line of the river to provide access from river vessels onto land, Grantee shall notify Grantor of the proposed design and cost of such additional improvements. In the event that such improvements are similar in design and cost as other improvements contemplated by Grantor in its master plan for the waterfront development, Grantor and Grantee shall work to prioritize the construction of such improvements, with Grantee setting aside additional funding for such improvements in the same proportion as it shall provide for the initial Improvements described herein, in exchange for a credit for such costs against Rent as provided for herein. If the additional improvements Grantee requests are not similar in design and cost to those in Grantor's master plan, or in the event Grantor does not have plans for additional improvements on the Land, Grantee shall work with Grantor's engineers and planners to determine if such improvements

comply with all existing land use plans for the area. Grantor agrees to use all diligence to review and approve Grantee's designs, or to work with Grantee to accommodate similar improvements into a plan Grantor can implement in accordance with this paragraph. All such improvements constructed on the Land, regardless of Grantee's role in designing or contributing to the cost of construction, shall be and remain the property of Grantor.

2. USE OF SPACE/WAIVER OF RESPONSIBILITY

Grantee shall use the Improvements solely for docking cruise vessels, disembarking and reloading cruise passengers, and servicing its vessels. Any changes to this use must first be approved in writing by Grantor, which may be granted or denied in its sole discretion. Grantee acknowledges that the use and occupancy of the Improvements, the Land, and adjacent areas is at its own risk, cost and expense and on an "as-is" and "where is" basis. Grantee agrees to assume sole and exclusive responsibility for any loss (including personal and bodily injury or property damage) which may be sustained by Grantee, its employees, agents, representatives, guests, invitees, or property.

3. INDEMNITY

To the fullest extent provided by law, and except for claims arising from the gross negligence, recklessness, or willful misconduct of Grantor, Grantee agrees to indemnify, defend, and hold harmless Grantor, and any of Grantor's affiliated entities, and their respective agents, employees, representatives, invitees, and grantees, of and from any and all claims, demands, suits, damages, expenses, penalties, fees, fines, proceedings, and liabilities (including, without limitation, costs of defense, investigation, and adjustment) arising out of or in connection with the Grantee's use and occupancy of the Improvements; or from the conduct of Grantee's business, or from any activity, work or things done, permitted, or suffered by Grantee in or about the Improvements or elsewhere; or from any breach or default in the performance of any obligation on Grantee's part to be performed under the terms of this Agreement; or from any act or omission of Grantee; and from and against all costs, reasonable attorneys' fees, and expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. If any action or proceeding is brought against Grantor by reason of any such claim, Grantee, upon notice from Grantor, shall defend the same at Grantee's sole expense by counsel reasonably satisfactory to Grantor.

To the fullest extent provided by law, and except for claims arising from the gross negligence, recklessness, or willful misconduct of Grantee, Grantor agrees to indemnify, defend, and hold harmless Grantee, and any of Grantee's affiliated entities, and their respective agents, employees, representatives, invitees, and grantees, of and from any and all claims, demands, suits, damages, expenses, penalties, fees, fines, proceedings, and liabilities (including, without limitation, costs of defense, investigation, and adjustment) arising out of or in connection with the design, construction or maintenance of the Improvements or the condition of the Land; or from the conduct of Grantor's business, or from any activity, work or things done, permitted, or suffered by Grantor in or about the Improvements, the Land, or elsewhere; or from any breach or default in the performance of

any obligation on Grantor's part to be performed under the terms of this Agreement; or from any act or omission of Grantor; and from and against all costs, reasonable attorneys' fees, and expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. If any action or proceeding is brought against Grantee by reason of any such claim, Grantor, upon notice from Grantee, shall defend the same at Grantor's sole expense by counsel reasonably satisfactory to Grantee.

The provisions of this Article 3 shall survive the expiration or earlier termination of this Agreement.

4. INSURANCE; CASUALTY

A. Insurance Obligations. Both Grantor and Grantee agree to maintain adequate liability and property insurance coverage for their owned Improvements, including, in the case of Grantor, the land underlying any improvements and all land abutting the docking facility. Grantee acknowledges that Grantor's current, respective property and liability coverage plan (including self-funded components) are adequate. The aforesaid policies shall (i) be provided at the insured's expense; (ii) be on an occurrence basis; (iii) name Grantor, as appropriate, as an additional insured under any general liability policy; (iv) be issued by an insurance company with a minimum Best's rating of "A-:VII" as of the Commencement Date; and (v) provide that said insurance shall not be canceled unless 30 days prior written notice (10 days for non-payment of premium) shall have been given to the additional insureds. A certificate of liability insurance shall be delivered to each additional insured prior to the Commencement Date and at least 30 days prior to each renewal of said insurance.

B. Casualty. In the event of damage or destruction of the Improvements, Grantor shall promptly notify Grantee of any modifications or cancellations to the schedule that may be required by such damage or subsequent repair, and the provisions of Section 1.D shall apply. Grantor agrees to promptly repair, to the same or better condition as originally designed, any Improvements damaged or destroyed. In the event that Grantee cannot utilize the Improvements for the purposes described herein, or in the event the Improvements are not repaired or maintained in a first class manner, Grantee may notify Grantor of any deficiencies and Grantor shall have ninety (90) days to remedy such deficiencies to Grantee's satisfaction.

5. WAIVER OF SUBROGATION

Nothing in this Agreement shall be construed so as to authorize or permit any insurer of Grantee or Grantor to be subrogated to any right of Grantee or Grantor against the other party arising under this Agreement, and each of Grantee or Grantor shall cause each fire and extended coverage insurance policy or all risk insurance policy that it maintains to provide that the insurance company waives all rights of recovery by way of subrogation against the other party. Notwithstanding anything to the contrary contained in Section 4, above, Grantee or Grantor each hereby release the other from any loss or damage to the injured party's property (real or personal) located within or

constituting a part of or all of the Improvements, even if such incidents were brought about by the act, fault or negligence of the party released (or persons for whose acts or negligence the other party released is responsible). This waiver and release shall apply to the extent the loss or damage is covered by: (i) the injured party's insurance; or (ii) the insurance the injured Party is required to carry under this Agreement, whichever is greater.

6. NON-TRANSFERABLE

Except to an entity wholly owned by Grantee, neither this Agreement nor the license and right of use granted hereunder may be assigned, delegated, or otherwise transferred, including by operation of law, without the prior written consent of Grantor in Grantor's sole discretion.

7. DEFAULT

The failure by either party to observe or perform any of the terms, covenants, or conditions of this Agreement to be observed or performed by such party, where such failure has continued for a period of twenty (20) days after written notice thereof from the non-defaulting party shall constitute a default and breach of this Agreement by such party.

8. REMEDIES

A. Grantor Remedies. If any default by Grantee shall continue uncured following notice of default, then Grantor may, at its option and without notice, terminate this Agreement and declare the Term ended, and, with or without process of law, refuse docking rights and use of the Improvements by Grantee, all without prejudice to any remedies which might otherwise be available to Grantor. Such termination, expulsion or removal shall not affect the liability of Grantee for other obligations under this Agreement.

Failure of Grantor to exercise its rights in connection with any breach or violation of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition contained in this Agreement.

All of Grantor's remedies shall be cumulative and not exclusive of other available remedies at law, in equity or otherwise.

B. Grantee Remedies. If any default by Grantor shall continue uncured following notice of default, then Grantee may, at its option, notify Grantor that it intends to remove Grantor from its schedule pending cure of any default, or that it intends to continue to dock at the Improvements, but withhold Rent due hereunder until such time as the default has been cured to Grantee's satisfaction. If such default is not cured within one hundred eighty (180) days of Grantee's abatement of Rent, Grantee may, with written notice to Grantor, terminate this Agreement and declare the Term ended, all without prejudice to any remedies which might otherwise be available to Grantee.

Failure of Grantee to exercise its rights in connection with any breach or violation of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition contained in this Agreement.

All of Grantee's remedies shall be cumulative and not exclusive of other available remedies at law, in equity or otherwise.

9. TERMINATION

Because of the consideration being paid by Grantee, other than due to a default by Grantee that remains uncured beyond the applicable cure period, Grantor may not terminate this Agreement prior to the end of the Term; however, Grantor may terminate this Agreement, as specified below, if Grantee, for reasons other than those out of Grantee's control, such as river conditions or force majeure, does not dock at the Land at least eight (8) times during an annual cruise season. Grantee may terminate this Agreement at any time prior to the expiration of the Term upon written notification to Grantor specifying the date of termination, which shall not be less than sixty (60) days after delivery of such notice.

Upon the termination of this Agreement, by expiration or otherwise, Grantee shall surrender the Improvements to Grantor free from all debris and personal property of Grantee. All alterations, additions, improvements and decorations made to the Improvements by Grantee that remain after expiration or earlier termination of the Term shall become the property of the Grantor unless Grantor shall require Grantee, at Grantee's expense, to remove any or all fixtures and other equipment and personal property owned by Grantee from the Improvements. Any and all fixtures and other equipment and personal property owned by Grantee may (and upon Grantor's request shall) be removed from the Improvements by Grantee no later than the termination date, provided that all terms and conditions of this Agreement have been complied with and provided further that Grantee shall repair any and all damage caused by such removal.

10. RELATIONSHIP OF PARTIES

The relationship hereunder between Grantor and Grantee is that of Grantor/Grantee, and no relationship of employer/employee, master/servant, landlord/tenant, joint venturers or partners shall be deemed to exist between Grantee and Grantor by virtue of this Agreement.

11. NOTICES.

Any notice which may be given pursuant to this Agreement shall be delivered postage pre-paid (a) via certified mail, return receipt requested, (b) via overnight courier, or (c) via in-person delivery, to the following addresses:

If to Grantor:

City of Davenport
226 W. 4th Street
Davenport, Iowa 52801
Attention: City Administrator

If to Grantee:

Viking USA, Inc.
Attn:

For purposes of this License notice will also deemed to have been properly sent if such is sent by electronic delivery (e-mail) provided that confirmation of such is received or can be documented.

12. MISCELLANEOUS

A. Headings. The article, section and other headings of this Agreement are for convenience of reference only and shall not be construed to affect the meaning of any provision contained herein.

B. Entire agreement. This Agreement, including all the attachments hereto, embodies the entire agreement between the parties and supersedes all prior agreements and understandings, if any, relating to the subject matter hereto.

C. Amendments and waivers. No amendment of any provision of this Agreement shall be valid unless the same shall be in writing and signed by the parties. No waiver by either party of any default, misrepresentation, or breach of warranty or covenant hereunder, whether intentional or not, shall be deemed to extend in to any prior or subsequent default, misrepresentation, or breach of warranty or covenant hereunder or affect in any way any rights arising by virtue of any prior or subsequent such occurrence.

D. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. The parties contemplate that they may be executing counterparts of this Agreement transmitted by electronic mail and agree and intend that a signature delivered by electronic mail shall bind the party so signing with the same effect as though the signature were an original signature.

[Signature Page(s) to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written, but to be effective as of the Effective Date.

GRANTEE:

VIKING USA, INC.

By: _____

Name:

Its:

GRANTOR:

RIVERFRONT IMPROVEMENT COMMISSION
CITY OF DAVENPORT, IOWA

By: _____

Name: Dee Bruemmer, Chair

Its:

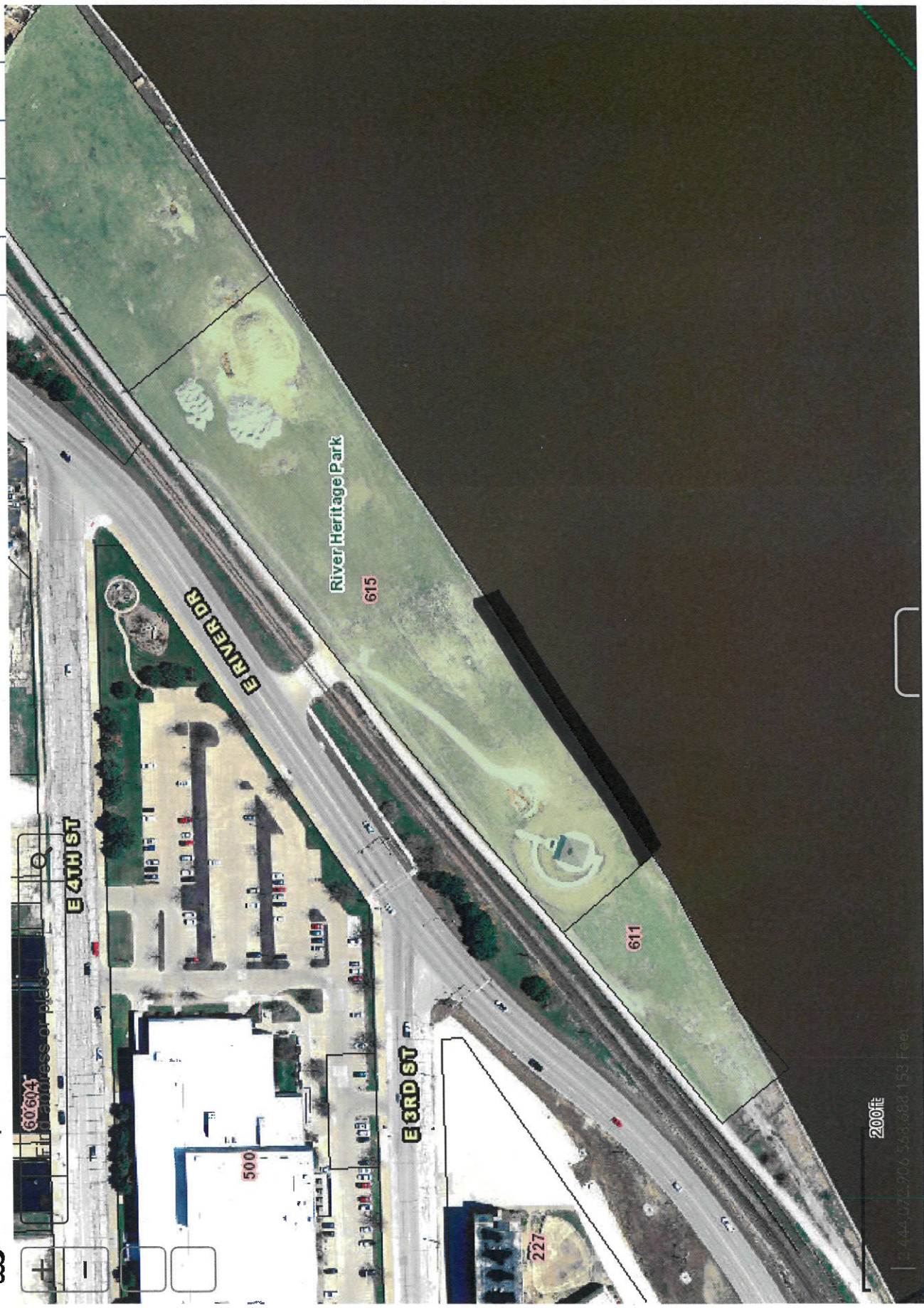
EXHIBIT A

The Land



Davenport Interactive City Map

with Web AppBuilder for ArcGIS



Freight House City Café

Overview

Expanding the FHFM has long been the vision for the future of the Freight House Farmers Market. Acquiring the Fresh Deli space gives us the opportunity to grow the market and increase the scope and reach of our programming as well as add a much-needed anchor to our year around indoor market, and the Freight House district. The Freight House Farmers Market is one on the Quad Cities most loved entities and draws nearly ½ million visitors annually to the downtown area. FHFM is synonymous with the terms Fresh, Local, and Fun. We are already a community gathering place, with proven successful Farm to Table programs. Using a socially responsible, community-centered business model, we propose to transform the former Fresh Deli Space, located in the Freight House Market complex into an slightly upscale but entirely friendly farm-to table café, utilizing our own Farmers Market Vendors as our direct from farm supply chain. Thus, we will offer something entirely unique in our region: the spectacular pleasures of the Mississippi River view, a bustling farmers market open to visitors, and foods of unmatched freshness drawn from our own farmers' fields. But just as The Freight House Farmers Market represents far more to the Quad Cities than a farmer's market, we aim to be more than a restaurant. Our goal is to make our neighborhood and region a better place, to offer our neighbor-patrons participation in a community-centered business model the success of which they celebrate and regard as their own. Our values are community, sustainability, social responsibility, and giving back. We want to provide opportunities for education, business incubation, and community.

How do we make the model work financially? Full-day operation, complete catering, and special events, yield financial strength through multiple revenue streams. The café will operate as a morning coffee house, lunch café, evening bistro. Our full catering services will include on site events, office catering to the downtown and other special events. Monthly seasonal Chefs Table dinners, musical events, and other activities will deepen the bonds felt by patrons to the riverfront location. We celebrate the dominant trend in American cuisine and restaurant service toward fresh, local, and sustainably grown foods, and the parallel and related trend toward increasing Agri-tourism. What we cannot grow or source from the FHFM, we will endeavor to purchase locally to further strengthen our region's extraordinary small farm network. Local market dynamics – existing demographics and household income, patterns of consumer preference, and burgeoning downtown development at proximity – are highly favorable. What makes the model work is not just the earnestness of our values, but unparalleled food, vibrant social networking, and fun. Imagine diner-style brunch out on the covered deck at the café on weekend mornings, stop and grab a prepared family style meal to take home to the family, memorable American regional cuisine fresh from our farmers' fields for dinner. Come meet your neighbors at our special dinners or gather with friends for food- and market-centered activities and live music events. Or share a lazy Saturday when you stop by **Freight House City Café** to greet your neighbors, let the kids run, and shop the farmers market.

Administration:

Board of Directors FHFM

|

Lorrie Ambrose Beaman

Executive Director Freight House Farmers Market / FH City Cafe

|

Chef James Allan

FH Café Food and Beverage Director

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We will hire a young, dynamic culinary professional to run our kitchen. Our venture represents an exceptional opportunity for a talented, ambitious young chef, and we expect strong interest in the position. Scott Community College Culinary Program will be a key partner.

Additional employees may include:

Operations/Marketing Manager: an individual with strong interpersonal and technology skills will run the front of the house, lead our marketing, and keep our business on the comfortable leading edge of web-based communication and social networking positioning

Early Morning Coffeehouse Manager: an avid coffee/tea specialist will run our coffeehouse and morning breakfast café operation

Special Events Manager: Reporting to our catering director, this individual will manage major catering events

Fixed Cost to City		AMOUNT	
Rent to City	1800.00 – 2000.00		
Utilities	700 - 900		

FALL BRUNCH MENU

Savory

\$8

Black-Eyed Pea Hummus

Soom Tahini, Marinated Black-Eyed Peas, Dried Chilies, Warm Toufayan Pita

\$12

Succotash Grain Bowl

Red Quinoa, Kabocha Squash, Hominy

\$14

Avocado Toast*

Poached Eggs, Salad, Pickled Chilies, Lemon

\$14

Tamarind Barbecue Wings

Green Onion, Yogurt Dipping Sauce

\$15

Shakshuka*

Rich Tomato Gravy, Poached Eggs, Crispy Persian Rice

\$14

Southern Breakfast

Country Sausage, Cheese Eggs, Grits, Buttermilk Biscuit

\$16

Pulled Lamb on Pita

Lettuce, Tomato, Cucumber, Black-Eyed Pea Hummus, Spicy Pickles

\$14

Crispy Chicken Sandwich

Buttermilk Marinated Chicken Thigh, Creamy Shaved Vegetable Slaw, Harissa-Lemon Aioli

\$12

Baked Eggs with Summer Vegetables

Summer Squash, Tomato, Basil

Sweets

\$13

Nutella Stuffed Pancake

Nutella, Whipped Cream

\$14

Belgian Waffle

Peach and Apricot Preserves, Almonds, Lemon-Thyme Whipped Cream

\$8

Knafeh

Orange Blossom, Whipped Cream

\$7

Pistachio Bread Pudding*

Honeycomb, Crème Anglaise

FALL MARKET INSPIRED MENU

\$8

Black-Eyed Pea Hummus

Soom Tahini, Marinated Black-Eyed Peas, Dried Chilies, Warm Pita

\$9

Brussels Sprouts

Smoked Paprika, Chili Vinegar

\$13

Red & Gold Beets

Creamy Goat Cheese, Crispy Root Vegetables, Maple Vinaigrette

\$13

Succotash Grain Bowl

Red Quinoa, Kabocha Squash, Hominy

\$14

Tamarind Barbecue Wings

Green Onion, Buttermilk Dipping Sauce

\$20

Autumn Squash Cavatelli

Butternut Squash, Red Onion, Sage, Pumpkin Seed Gremolata

\$22

Herb Roasted Chicken

Cauliflower Puree, Romanesco, Chili, Za'atar

\$26

Coffee Crusted Beef Brisket

Brown Butter Mashed Sweet Potatoes, Roasted Red Yam

\$14

Brazy Creek Farms Lamb Meatballs

Tomato & Pepper Relish, Yogurt Dipping Sauce, Grilled Bread

\$19

Vegetable Tagine

Autumn Squash, Prunes, Cilantro

\$25

Pan Roasted Sitka Salmon

Fennel, Fingerling Potatoes, Marinated Peppers

Snacks

\$8

Cheese Plate

Vanilla-Plum Mustard, Cashew Brittle

\$6

Marinated Olives

\$8

Fried Artichokes

Desserts

\$7

Pistachio Bread Pudding *

Honeycomb, Crème Anglaise

\$8

Knafeh

Orange Blossom, Whipped Cream

Soup & Salad

Charred Cucumber Gazpacho w/avocado & herbs
8.00

Seasonal Arugula Salad, grilled berries, Dijon
vinaigrette, roasted beets, pepitas, & blue cheese.
9.50

Light Fare

Spring Pea Toast, whipped goat cheese, house
bacon, grilled sourdough, mint & pea tendrils.
11.00

Grilled Asparagus, poached egg, slow roasted pork
belly, aerated hollandaise, shaved parmesan &
everything bagel crumble. 14.00

Dinner

Seared Wild Salmon, miso, bok choy, smokey
bacon dashi. 28.00

Aged butcher cut steak, smoked oyster
mushrooms, cauliflower purée, browned butter, and
wild berry gastrique. 32.00



Spring Special Event

Menu