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