

Riverfront Improvement Commission
Minutes
October 24, 2017

Present: Mayor Klipsch, Bill Ashton, Dee Bruemmer, Shelley Chambers, Bill Churchill, Frank Clark, Karin Elftmann-Gross, Kelli Grubbs, Carolyn Ontiveros, Karl Rhomberg, and Mike Veal

Others Present: Richard Thomas, Parks & Recreation Board; Dave Heller, QC River Bandits; Pat Driscoll, City Communications; Devan Patel, QC Times; Multiple media outlets, Numerous Citizens; and Steve Ahrens, Riverfront Improvement Commission

Mayor Klipsch called the meeting to order at 5:30 p.m.

Next, Mayor Klipsch outlined process to elect organization's officers to serve until July 2018. First, nominations were sought for the positions of Chairperson, Vice Chairperson, and Secretary for the Commission. Ashton nominated Pat Walton for Chairperson, Grubbs nominated Dee Bruemmer for Vice Chairperson, and Clark nominated Karl Rhomberg as Secretary. By acclamation, each was unanimously elected to the respective positions to which they were nominated. In Walton's absence, Vice Chairperson Bruemmer assumed the Chairmanship of the meeting.

Rhomberg moved a resolution of support to thank Mayor Klipsch for his work with the Commission. Clark seconded the motion and it carried unanimously.

Ashton moved to approve the minutes of the September 26 regular meeting and the October 10, 2017 special joint meeting with the Parks and recreation Advisory Board. Chambers seconded the motion and it carried.

Finance

Ahrens presented the month's disbursements, aged receivables report and the FY2018 Lease Report. Rhomberg moved to approve the disbursements. Grubbs seconded the motion and it carried.

Projects

Ahrens presented a document sharing the anticipated consideration timeline and discussed conditions to this point for the proposed miniature golf course on the riverfront, located at the base of the Ferris Wheel. The Commission discussion included: accessibility issues, topography and floodway concerns, cleanliness of the area, lease structure, and approval procedural issues. Following discussion, Bruemmer advanced a motion to approve supporting the proposed concept for the riverfront miniature golf course and directing staff to negotiate lease terms through conditions approved today, and to request through the City Administrator's office any additional terms from the City Council prior to the negotiations. Grubbs seconded the motion and it carried unanimously. The Commission will review and consider the lease agreement for the proposal at its next regular meeting on November 28.

Ahrens provided an overview of the spaces becoming available for tenancy at the Freight House complex and requested permission to move forward with the issuance of a Request for Proposals for the leasing opportunities. Chambers moved to approve the motion. Grubbs seconded the motion and it carried.

Commissioner Rhomberg discussed the future of the Levee Inn, located at Main Street Landing, and shared various ideas for the Commission to consider. It was decided to return to the matter as more vigorous planning for the larger riverfront area commences.

Leases

Having previously reviewed the draft lease renewal agreement for Nostalgia Farms Fresh Deli at the Freight House, Rhomberg moved to approve the agreement. Chambers seconded the motion and it carried.

Having previously reviewed the draft lease renewal agreement for Front Street Brewery at the Freight House, Grubbs moved to approve the agreement. Ontiveros seconded the motion and it carried, with Ashton voting no.

The Commission reviewed the initial draft lease renewal agreement for Generosity Coaching at Union Station. Clark moved to approve the agreement. Rhomberg seconded the motion and it carried.

Staff provided the draft lease addendum for the Freight House Farmer's Market to use additional space at the Freight House for November and December 2017. Ashton moved to approve the agreement. Chambers seconded the motion and it carried.

Staff Report

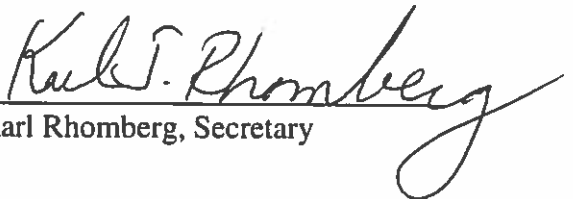
Parks and Recreation Advisory Board Report – Chairman Richard Thomas provided a report, which covered a number of park projects underway, including the group's continued review of the riverfront miniature golf course proposal and work on its facilitated visioning process.

Ahrens provided updates on a variety of topics, including:

- Riverfront Design Standards Open House at Figge on October 26 at 4:30-6:30pm
- 2018 Meeting Calendar Schedule
- Union Station Request for Proposals due October 25
- Volunteers from the Commission requested for a Liaison to Parks Advisory Board and to the Freight House Farmer's Market Board of Directors

Other Business

With no public with business to present, and with no further business, the meeting was adjourned at 6:30 p.m.


Karl Rhomberg, Secretary