

Riverfront Improvement Commission  
Minutes  
September 26, 2017

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

Others Present: Ald. Rita Rawson, Ald. Kyle Gripp, Council Liaisons; Joe Taylor, QCCVB; Wendy Peterson, Parks & Recreation Board; Dave Heller and Mike Clark, QC River Bandits; Pat Driscoll, City Communications; Devan Patel, QC Times; Bailey Dietz, KWQC-TV; Numerous Citizens; and Steve Ahrens, Riverfront Improvement Commission

Mayor Klipsch called the meeting to order at 5:30 p.m. Ashton moved to approve the minutes of the August 22 regular meeting. Chambers seconded the motion and it carried. Following introductions of Commissioners, Mayor Klipsch outlined the leadership transition for the Commission with plans to seat the new members at today's meeting, which he will chair. At the October meeting, the Mayor will oversee the election of officers, and will turn the meeting over to the newly-elected chair at that time.

#### Finance

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

#### Projects

Ahrens introduced Dave Heller with the QC River Bandits, who provided the Commission with a presentation regarding a proposed miniature golf course on the riverfront, located at the base of the Ferris Wheel. Following Heller's presentation, Commission discussion included: accessibility issues, topography and floodway concerns, cleanliness of the area, lease structure, and approval procedural issues. The Commission, along with the Parks Advisory Council, will hold a special joint meeting at noon on October 10 at the Freight House for an onsite inspection of the proposal area. Following that meeting, the Commission will consider the proposal at its regular meeting on October 24.

#### Leases

Staff reviewed the proposed agreement after reaching out to Nestle Purina about interest in the West River Drive semi-trailer drop lot. Once Kraft concludes its use of the lot by year's end, Nestle Purina will become the new tenant in a three-year agreement. In the meantime, beginning on October 1, Kraft will pay \$1,000/month. Ashton moved to approve the agreement. Walton seconded the motion and it carried, with Clark abstaining.

Having previously reviewed the draft lease renewal with the Mississippi Valley Blues Society for a single office suite at Union Station, Rhomberg moved to approve the agreement. Ashton seconded the motion and it carried, with Walton abstaining.

The Commission was presented with the proposed lease renewal agreement for Nostalgia Farms Fresh Deli at the Freight House. The Commission will consider its approval at the next meeting.

The Commission also reviewed the proposed lease renewal agreement for Front Street Brewery at the Freight House. The Commission will consider its approval at the next meeting.

### Staff Report

Parks and Recreation Advisory Council Report – Vice Chair Wendy Peterson provided a report, which covered a number of park projects underway, including the group's continued work on its facilitated visioning process and prioritization of the FY19 CIP Parks Budget.

Ahrens provided updates on a variety of topics, including:

- Riverfront mini-golf presentation – October 10 joint meeting with Parks
- December 19 Regular Meeting
- Union Station Request for Proposals “on the street”
- Genesis \$2,500 2018 Summer Concert Series Sponsorship
- RDA grant application for kayak launches
- New City website launch
- Volunteers from the Commission requested for a Liaison to Parks Advisory Council and to the Freight House Farmer's Market Board of Directors

### Other Business

Following numerous individuals from the public speaking favorably about the proposed riverfront miniature golf course, and with no further business, the meeting was adjourned at 7:25 p.m.

  
Karl Rhomberg, Secretary