

Riverfront Improvement Commission
Minutes
September 22, 2020

Present (Physical): Dee Bruemmer, Bill Churchill, Randall Goblirsch, Kelli Grubbs, Neil Kosman, Gwendolyn Lee, Breanna Pairrett, and Pat Walton

Present (Virtual): None

Others Present: Teresa Stadelmann and Laura Marett, H.R. Green; Tara Elkins, The Diner; Lars Rehnberg and Ethan Bailey, Miracle at the Freight House; Michael Schertz, Parks & Recreation Advisory Board; Alderman Gripp, Council Liaison; Alderwoman Lee, City Council; Kathy Wine, River Action; Bill Handel, Citizen; Clay Merritt, Public Works; Jeri Nagle, City Communications; and Steve Ahrens, Riverfront Improvement Commission

Chairman Bruemmer called the meeting to order at 5:33 p.m. and welcomed all in attendance, both in Chambers and connected virtually. Ahrens announced that a quorum for the meeting had been met, and instructions were provided regarding the meeting protocol. Bruemmer also shared that Secretary Ryan Reed has tendered his resignation from the Commission, effective immediately, as his job has relocated him out of state. The Mayor is aware and will be appointing a replacement to fill the vacancy. The Commission will need to elect a new Secretary at its next meeting.

Grubbs moved to approve the minutes of the August 25 meeting. Churchill seconded the motion. Walton then offered an amendment to ensure inclusion of the River Heritage Park presentation and discussion surrounding the Blackhawk / War Memorial. Churchill seconded the motion to amend and it carried. The primary motion was then voted on and carried unanimously.

Finance

Ahrens presented the previous month's disbursements, aged receivables report and the FY2021 Lease Report. Grubbs moved to approve the disbursements. Walton seconded the motion and it carried.

Leases

Staff presented the draft lease renewal with Nestle Purina for the gravel parking lot along West River Drive. Grubbs moved to approve the agreement. Churchill seconded the motion and it carried.

Ahrens introduced the draft lease renewal with The Diner for its Freight House location. After hearing from Tara Elkins, the owner, and further discussion regarding a revised repayment plan, the Commission will consider the agreement at its next meeting.

Ahrens introduced the draft lease renewal with Front Street Brewery for its Freight House location. After discussion, the Commission will consider the agreement at its next meeting.

Staff presented a two month lease agreement with Miracle at the Freight House, a holiday themed bar, for use of the former deli suite. The franchisees, Lars Rehnberg and Ethan Bailey, provided an overview of their vision. After discussion, Grubbs moved to approve the agreement. Goblirsch seconded the motion and it carried.

Projects

Teresa Stadelmann and Laura Marett, with H.R. Green, presented an overview of the Flood Study recently initiated and launched by the City Council. As a key stakeholder group, the Commission provided feedback, which included: Encouraging review of and synergy with existing riverfront design plans, development of actionable items to be implemented, active engagement with a variety of interested users, and seeking a viable solution to keep access open to businesses during flooding.

Ahrens presented and the Commission provided feedback for the draft FY2022-27 Riverfront CIP Budget requests as budget planning gets underway.

Staff provided an update on the RiverWest Strategic Planning Initiative, which held the launch meeting with stakeholders on September 3, with the next meeting to be held on October 1.

Staff provided an update regarding both the interior and exterior post flood restoration projects for Union Station, including Visit Quad Cities opening its doors in the near future and FEMA reviewing the City's Flood Mitigation project proposal.

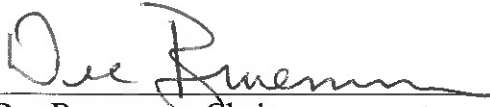
Ahrens provided an update regarding the timeline for the restoration projects for each railroad crossing, as CP is under construction, and the expectation continues to be for all crossings to be permanently restored by the end of the 2020 construction season. Ripley Street re-opened today, providing much-needed access for adjacent tenants.

Staff Report

Schertz provided an update regarding various Parks' activities, including upgrades to the Riverfront Dog Park and the likely appointment of a new Parks Liaison beginning for the next meeting.

Other Business

Bill Handel, a citizen, presented remarks to the Commission regarding the riverfront. With no additional public with business to present to the Commission, and with no further business, the meeting was adjourned at 7:12 p.m.


Dee Brummer, Chair