

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 23, 2022; 5:30 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Approval of Minutes

- A. Approve the Meeting Minutes from July 26, 2022 - ACTION (2)

III. Finance

- A. Approve the Disbursements - ACTION (2)

IV. Leases

- A. Assignment and Assumption of Lease for 1201 East River Drive - ACTION (10)

V. Projects

- A. Parks Master Plan - Chad Dyson - DISCUSSION (20)
- B. Community Investment and Settlement Agreement with Canadian Pacific Support Letter - ACTION (2)
- C. FY2024-29 Riverfront CIP Project Rankings - DISCUSSION (10)

VI. Staff Report

- A. Executive Officer Report (5)
- B. Parks Report (5)

VII. Other Business

- A. Public With Business (5 Minutes)

VIII. Adjournment

IX. Next Meeting Date:

- A. Tuesday, September 27, 2022 at 5:30 p.m. in Council Chambers, City Hall

Riverfront Improvement Commission
Minutes
July 26, 2022

Present (Physical): Bill Ashton, Dee Bruemmer, Randall Goblirsch, Kelli Grubbs, Gwendolyn Lee, Roma Taylor and Julie Tonn

Present (Virtual):

Others Present: Steve Ahrens, Riverfront Improvement Commission

Chairman Grubbs called the meeting to order at 5:30 p.m. and welcomed all in attendance to the temporary meeting venue for this meeting. Ahrens announced that a quorum for the meeting had been met.

Election of Officers

Bruemmer moved to approve the following slate of officers for the next year. Ashton seconded the motion and it was approved unanimously:

Chair – Kelli Grubbs
Vice Chair – Gwendolyn Lee
Secretary – Vacant

Approval of Minutes

Grubbs asked for the approval of the minutes. Ashton moved to approve the minutes of the June 28, 2022 meeting. Tonn seconded the motion and carried unanimously.

Finance

Ahrens presented and provided updates regarding the month's disbursements, aged receivables report and the FY2023 Lease Report. Bruemmer moved to approve the disbursements. Ashton seconded the motion and it carried.

Leases

Staff provided the draft lease agreement with Ott Leadership, LLC for shared suite space on the second floor of Union Station. Following discussion, Bruemmer moved to approve the one-year agreement. Tonn seconded the motion and it carried.

Projects

Ahrens presented the initial draft FY2024-2029 Riverfront CIP projects listing. Following discussion, which included additional scope for the Freight House Restrooms project and adding a project for the purchase of private land, staff was asked to provide the revised listing to Commissioners request priority ranking. We will resume discussion at the next meeting.

Staff Report

A number of communications were provided to the Commission, including:

- Cruiseline Passenger Ships – initial stop for Viking moved to August 30
- LL&W “Recycle Like a Rockstar” at Oneida Landing
- 2022 Riverfront Movies, Concerts and Car Show
- Hello Lamp Post launch update
- Riverfront Operations Task Force

Chris Meyer, Parks Liaison to the Commission, was not present for the meeting.

Other Business

With no public with business to present to the Commission, and with no further business, the meeting was adjourned at 6:25 p.m.

Gwendolyn Lee, Vice Chair

City of Davenport



YTD REPORT

FOR 2023 02

JOURNAL DETAIL 2023 1 TO 2023 1

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
4740 LEVEE IMPROVEMENT						
00000 UNDEFINED						
450404 LEVEE COMMISSION RENT						
-250,000.00	0.00	-250,000.00	-46,014.02	0.00	-203,985.98	18.4%
480690 MISCELLANEOUS						
-75,000.00	0.00	-75,000.00	0.00	0.00	-75,000.00	.0%
489491 TRANSFER LOCAL OPTION SALES						
-75,000.00	0.00	-75,000.00	0.00	0.00	-75,000.00	.0%
490863 FUND BALANCE APPROPRIATION						
23,372.00	-30,000.00	-6,628.00	0.00	0.00	-6,628.00	.0%
TOTAL UNDEFINED						
-376,628.00	-30,000.00	-406,628.00	-46,014.02	0.00	-360,613.98	11.3%
10130 PROJECT MANAGEMENT						
510101 FULL TIME SALARIES						
91,304.00	0.00	91,304.00	9,004.77	0.00	82,299.23	9.9%
510120 RETIREMENT-FICA						
6,985.00	0.00	6,985.00	714.41	0.00	6,270.59	10.2%
510130 RETIREMENT-IPERS						
8,619.00	0.00	8,619.00	850.05	0.00	7,768.95	9.9%
510140 EMPLOYEE INSURANCE						
12,381.00	0.00	12,381.00	1,045.65	0.00	11,335.35	8.4%
510161 DEFERRED COMP						
4,565.00	0.00	4,565.00	450.23	0.00	4,114.77	9.9%
510162 RETIREMENT HEALTH SAVINGS						
913.00	0.00	913.00	90.05	0.00	822.95	9.9%
520201 OFFICE SUPPLIES						
200.00	0.00	200.00	27.58	0.00	172.42	13.8%
520205 UTILITY SERVICES						
90,000.00	0.00	90,000.00	19,557.38	0.00	70,442.62	21.7%
520215 TECHNICAL SERVICES						
100.00	0.00	100.00	0.00	0.00	100.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS						
50,000.00	0.00	50,000.00	2,235.58	4,895.00	42,869.42	14.3%
520297 PROJECT EXPENSE						
55,000.00	0.00	55,000.00	13,125.00	3,818.00	38,057.00	30.8%

YTD REPORT

FOR 2023 02

JOURNAL DETAIL 2023 1 TO 2023 1

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
560606 TELEPHONE EXPENSE 510.00	0.00	510.00	45.08	0.00	464.92	8.8%
560620 LIABILITY INSURANCE 1,957.00	0.00	1,957.00	1,957.00	0.00	0.00	100.0%
560624 PROPERTY INSURANCE 739.00	0.00	739.00	739.00	0.00	0.00	100.0%
560633 WORKERS COMPENSATION INSURAN 855.00	0.00	855.00	855.00	0.00	0.00	100.0%
TOTAL PROJECT MANAGEMENT 324,128.00	0.00	324,128.00	50,696.78	8,713.00	264,718.22	18.3%
38000 TRANSFERS OUT						
550501 TRANSFERS OUT 52,500.00	30,000.00	82,500.00	0.00	0.00	82,500.00	.0%
TOTAL TRANSFERS OUT 52,500.00	30,000.00	82,500.00	0.00	0.00	82,500.00	.0%
TOTAL LEVEE IMPROVEMENT 0.00	0.00	0.00	4,682.76	8,713.00	-13,395.76	100.0%
TOTAL REVENUES -376,628.00	-30,000.00	-406,628.00	-46,014.02	0.00	-360,613.98	
TOTAL EXPENSES 376,628.00	30,000.00	406,628.00	50,696.78	8,713.00	347,218.22	
GRAND TOTAL 0.00	0.00	0.00	4,682.76	8,713.00	-13,395.76	100.0%

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

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02

JOURNAL DETAIL 2023 2 TO 2023 2

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
4740 LEVEE IMPROVEMENT						
10130 PROJECT MANAGEMENT						
510101 FULL TIME SALARIES						
54741013 510101	FULL TIME SALARIES					
91,304.00	0.00	91,304.00	9,004.77	0.00	82,299.23	9.9%
2023/02/020354 08/12/2022 PRJ 3,468.88 REF PY0812 WARRANT=081222 RUN=1 BI-WEEKL						
TOTAL FULL TIME SALARIES						
91,304.00	0.00	91,304.00	9,004.77	0.00	82,299.23	9.9%
510102 PART TIME SALARIES						
54741013 510102	PART TIME SALARIES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
54741013 510102 USDA	PART TIME SALARIES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL PART TIME SALARIES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
510103 TEMPORARY SALARIES						
54741013 510103	TEMPORARY SALARIES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL TEMPORARY SALARIES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
510105 OVERTIME PAY						

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02

JOURNAL DETAIL 2023 2 TO 2023 2

ORIGINAL APPROP		TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
54741013	510105	OVERTIME PAY					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL OVERTIME PAY							
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
510120 RETIREMENT-FICA							
54741013	510120	RETIREMENT-FICA					
	6,985.00	0.00	6,985.00	714.41	0.00	6,270.59	10.2%
2023/02/020354 08/12/2022 PRJ 274.55 REF PY0812 WARRANT=081222 RUN=1 BI-WEEKL							
54741013	510120	USDA RETIREMENT-FICA					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL RETIREMENT-FICA							
	6,985.00	0.00	6,985.00	714.41	0.00	6,270.59	10.2%
510130 RETIREMENT-IPERS							
54741013	510130	RETIREMENT-IPERS					
	8,619.00	0.00	8,619.00	850.05	0.00	7,768.95	9.9%
2023/02/020354 08/12/2022 PRJ 327.46 REF PY0812 WARRANT=081222 RUN=1 BI-WEEKL							
54741013	510130	USDA RETIREMENT-IPERS					
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL RETIREMENT-IPERS							
	8,619.00	0.00	8,619.00	850.05	0.00	7,768.95	9.9%
510140 EMPLOYEE INSURANCE							
54741013	510140	EMPLOYEE INSURANCE					
	12,381.00	0.00	12,381.00	1,045.65	0.00	11,335.35	8.4%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02 JOURNAL DETAIL 2023 2 TO 2023 2

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL EMPLOYEE INSURANCE 12,381.00	0.00	12,381.00	1,045.65	0.00	11,335.35	8.4%
510150 POLICE RETIREMENT						
54741013 510150 POLICE RETIREMENT 0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL POLICE RETIREMENT 0.00	0.00	0.00	0.00	0.00	0.00	.0%
510161 DEFERRED COMP						
54741013 510161 DEFERRED COMP 4,565.00	0.00	4,565.00	450.23	0.00	4,114.77	9.9%
2023/02/020354 08/12/2022 PRJ 173.44 REF PY0812 WARRANT=081222 RUN=1 BI-WEEKL						
TOTAL DEFERRED COMP 4,565.00	0.00	4,565.00	450.23	0.00	4,114.77	9.9%
510162 RETIREMENT HEALTH SAVINGS						
54741013 510162 RETIREMENT HEALTH SAVINGS 913.00	0.00	913.00	90.05	0.00	822.95	9.9%
2023/02/020354 08/12/2022 PRJ 34.69 REF PY0812 WARRANT=081222 RUN=1 BI-WEEKL						
TOTAL RETIREMENT HEALTH SAVINGS 913.00	0.00	913.00	90.05	0.00	822.95	9.9%
510175 CLOTHING EXPENSE						
54741013 510175 CLOTHING EXPENSE						

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02				JOURNAL DETAIL 2023 2 TO 2023 2			
ORIGINAL	APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL CLOTHING EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	.0%
520201 OFFICE SUPPLIES							
54741013 520201	OFFICE SUPPLIES						
	200.00	0.00	200.00	27.58	0.00	172.42	13.8%
TOTAL OFFICE SUPPLIES	200.00	0.00	200.00	27.58	0.00	172.42	13.8%
520205 UTILITY SERVICES							
54741013 520205	UTILITY SERVICES						
	90,000.00	0.00	90,000.00	19,557.38	0.00	70,442.62	21.7%
2023/02/020558	08/18/2022 API	8,407.59	VND 014254 VCH	MIDAMERICAN ENE Utility Payment 02/2023			219138
2023/02/020559	08/18/2022 API	794.35	VND 001322 VCH	IOWA AMERICAN W 2ND COLLECTIVE PAYMENT FOR FY2			219115
TOTAL UTILITY SERVICES	90,000.00	0.00	90,000.00	19,557.38	0.00	70,442.62	21.7%
520210 TRAVEL EXPENSES							
54741013 520210	TRAVEL EXPENSES						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL TRAVEL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	.0%
520215 TECHNICAL SERVICES							

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02				JOURNAL DETAIL 2023 2 TO 2023 2			
ORIGINAL APPROP		TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
54741013 520215	TECHNICAL SERVICES						
100.00	0.00	100.00	0.00	0.00	100.00	.0%	
TOTAL TECHNICAL SERVICES							
100.00	0.00	100.00	0.00	0.00	100.00	.0%	
520217 PROFESSIONAL SERVICES							
54741013 520217	PROFESSIONAL SERVICES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
54741013 520217 USDA	PROFESSIONAL SERVICES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
TOTAL PROFESSIONAL SERVICES							
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
520225 MAINTENANCE-BLDGS & GRNDS							
54741013 520225	MAINTENANCE-BLDGS & GRNDS						
50,000.00	0.00	50,000.00	2,235.58	4,895.00	42,869.42	14.3%	
2023/02/020081 08/04/2022 API	159.29 VND 004423 VCH						218904
2023/02/020081 08/04/2022 POL	-159.29 VND 004423 PO 2300749						
2023/02/020082 08/04/2022 API	1,732.80 VND 001306 VCH						218837
2023/02/020082 08/04/2022 POL	-1,732.80 VND 001306 PO 2300756						
2023/02/020209 08/01/2022 API	80.00 VND 000003 VCH						
2023/02/020209 08/01/2022 API	75.00 VND 000003 VCH						
2023/02/020209 08/01/2022 API	75.00 VND 000003 VCH						
2023/02/020435 08/08/2022 API	88.50 VND 000003 VCH						
2023/02/020635 08/16/2022 POE	1,900.00 VND 017210 PO 2301497						
TOTAL MAINTENANCE-BLDGS & GRNDS							
50,000.00	0.00	50,000.00	2,235.58	4,895.00	42,869.42	14.3%	

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02				JOURNAL DETAIL 2023 2 TO 2023 2			
ORIGINAL APPROP		TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
520245 PAYMENT TO OTHER AGENCY							
54741013 520245	PAYMENT TO OTHER AGENCY						
0.00	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL PAYMENT TO OTHER AGENCY							
0.00	0.00	0.00	0.00	0.00	0.00	0.00	.0%
520262 INTERDEPARTMENT SERVICE CHG							
54741013 520262	INTERDEPARTMENT SERVICE CHG						
0.00	0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL INTERDEPARTMENT SERVICE CHG							
0.00	0.00	0.00	0.00	0.00	0.00	0.00	.0%
520297 PROJECT EXPENSE							
54741013 520297	PROJECT EXPENSE						
55,000.00	0.00	55,000.00	13,125.00	3,818.00	38,057.00	30.8%	
2023/02/020051	08/01/2022 POE	2,000.00 VND 023595 PO	2300928	RIVER MUSIC	ONESOUND SITE SPONSOR		
2023/02/020081	08/04/2022 API	1,700.00 VND 010641 VCH		CONRAD, MICHAEL	8/7/22 BANDSHELL CONCERT	218814	
2023/02/020081	08/04/2022 POL	-1,700.00 VND 010641 PO	2300752	CONRAD, MICHAEL	8/7/22 BANDSHELL CONCERT 2023		
2023/02/020081	08/04/2022 API	500.00 VND 010687 VCH		MCCOLLUM, RAY D	8/4/22 QUNLAN COURT CONCERT	218840	
2023/02/020081	08/04/2022 POL	-500.00 VND 010687 PO	2300751	MCCOLLUM, RAY D	8/4/22 QUNLAN COURT CONCERT 2023		
2023/02/020097	08/02/2022 POE	350.00 VND 009568 PO	2300977	BIG RIVER BRASS	SUMMER CONCERT SERIES 8/14/202		
2023/02/020097	08/02/2022 POE	500.00 VND 010657 PO	2300978	CARTER, MAUREEN	8/11/22 QUNLAN COURT CONCERT		
2023/02/020239	08/08/2022 POE	600.00 VND 010687 PO	2301160	MCCOLLUM, RAY D	8/26/22 FREIGHT HOUSE CONCERT		
2023/02/020239	08/08/2022 POE	750.00 VND 010761 PO	2301161	ESTELL, JAMES	RIVERFRONT OPERATIONS ASSISTAN		
2023/02/020275	08/09/2022 POE	300.00 VND 001398 PO	2301219	BOS ELECTRONICS	INVOICE# 44133-a SOUND SYSTEM		
2023/02/020275	08/09/2022 POE	300.00 VND 001398 PO	2301220	BOS ELECTRONICS	INVOICE# 44142-a SOUND SYSTEM		
2023/02/020275	08/09/2022 POE	250.00 VND 001398 PO	2301221	BOS ELECTRONICS	INVOICE# 44145-a SOUND SYSTEM		
2023/02/020275	08/09/2022 POE	300.00 VND 002730 PO	2301222	DAVENPORT SCHOO	AUGUST 24TH 2022 SUMMER CONCERT		
2023/02/020275	08/09/2022 POE	500.00 VND 010376 PO	2301224	SPRADLEY, JEFREY	AUGUST 18TH 2022 CONCERT		
2023/02/020304	08/11/2022 API	350.00 VND 009568 VCH		BIG RIVER BRASS	SUMMER CONCERT SERIES 8/14/202	218935	
2023/02/020304	08/11/2022 POL	-350.00 VND 009568 PO	2300977	BIG RIVER BRASS	SUMMER CONCERT SERIES 8/14/2023		
2023/02/020304	08/11/2022 API	2,000.00 VND 023595 VCH		RIVER MUSIC	ONESOUND SITE SPONSOR	219020	
2023/02/020304	08/11/2022 POL	-2,000.00 VND 023595 PO	2300928	RIVER MUSIC	ONESOUND SITE SPONSOR 2023		

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02

JOURNAL DETAIL 2023 2 TO 2023 2

ORIGINAL APPROP		TRANS/ADJSMTS	REVISED BUDGET		YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
54741013 520297 PROJECT EXPENSE								
2023/02/020306	08/11/2022	API	550.00	VND 001398	VCH	BOS ELECTRONICS INVOICE# 44129-a SOUND SYSTEM		218937
2023/02/020306	08/11/2022	POL	-550.00	VND 001398	PO 2300748	BOS ELECTRONICS INVOICE# 44129-a SOUND SYS2023		
2023/02/020306	08/11/2022	API	500.00	VND 010657	VCH	CARTER, MAUREEN 8/11/22 QUNLAN COURT CONCERT		218943
2023/02/020306	08/11/2022	POL	-500.00	VND 010657	PO 2300978	CARTER, MAUREEN 8/11/22 QUNLAN COURT CONCE2023		
2023/02/020464	08/15/2022	POE	500.00	VND 010747	PO 2301432	OWL CREEK LLC AUGUST 25TH 2022 BARLEY HOUSE		
2023/02/020566	08/18/2022	API	250.00	VND 001398	VCH	BOS ELECTRONICS INVOICE# 44145-a SOUND SYSTEM		219084
2023/02/020566	08/18/2022	POL	-250.00	VND 001398	PO 2301221	BOS ELECTRONICS INVOICE# 44145-a SOUND SYS2023		
2023/02/020566	08/18/2022	API	300.00	VND 001398	VCH	BOS ELECTRONICS INVOICE# 44133-a SOUND SYSTEM		219084
2023/02/020566	08/18/2022	POL	-300.00	VND 001398	PO 2301219	BOS ELECTRONICS INVOICE# 44133-a SOUND SYS2023		
2023/02/020566	08/18/2022	API	300.00	VND 001398	VCH	BOS ELECTRONICS INVOICE# 44142-a SOUND SYSTEM		219084
2023/02/020566	08/18/2022	POL	-300.00	VND 001398	PO 2301220	BOS ELECTRONICS INVOICE# 44142-a SOUND SYS2023		
2023/02/020566	08/18/2022	API	750.00	VND 010761	VCH	ESTELL, JAMES RIVERFRONT OPERATIONS ASSISTAN		219098
2023/02/020566	08/18/2022	POL	-750.00	VND 010761	PO 2301161	ESTELL, JAMES RIVERFRONT OPERATIONS ASSI2023		
2023/02/020604	08/18/2022	API	300.00	VND 002730	VCH	DAVENPORT SCHOO AUGUST 24TH 2022 SUMMER CONCR		219198
2023/02/020604	08/18/2022	POL	-300.00	VND 002730	PO 2301222	DAVENPORT SCHOO AUGUST 24TH 2022 SUMMER CO2023		
2023/02/020604	08/18/2022	API	500.00	VND 010376	VCH	SPRADLEY, JEFREY AUGUST 18TH 2022 CONCERT		219173
2023/02/020604	08/18/2022	POL	-500.00	VND 010376	PO 2301224	SPRADLEY, JEFREY AUGUST 18TH 2022 CONCERT 2023		
2023/02/020604	08/18/2022	API	600.00	VND 010687	VCH	MCCOLLUM, RAY D 826/22 FREIGHT HOUSE CONCERT		219133
2023/02/020604	08/18/2022	POL	-600.00	VND 010687	PO 2301160	MCCOLLUM, RAY D 826/22 FREIGHT HOUSE CONCE2023		
TOTAL PROJECT EXPENSE								
55,000.00			0.00	55,000.00	13,125.00	3,818.00	38,057.00	30.8%
520298 OTHER SUPPLIES & SERVICES								
54741013 520298		OTHER SUPPLIES & SERVICES						
0.00		0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL OTHER SUPPLIES & SERVICES								
0.00			0.00	0.00	0.00	0.00	0.00	.0%
530303 OPERATING EQUIPMENT								
54741013 530303 USDA		OPERATING EQUIPMENT						
0.00		0.00	0.00	0.00	0.00	0.00	0.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02				JOURNAL DETAIL 2023 2 TO 2023 2			
ORIGINAL APPROP		TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL OPERATING EQUIPMENT							
0.00	0.00		0.00	0.00	0.00	0.00	.0%
560606 TELEPHONE EXPENSE							
54741013 560606	TELEPHONE EXPENSE						
510.00	0.00		510.00	45.08	0.00	464.92	8.8%
TOTAL TELEPHONE EXPENSE							
510.00	0.00		510.00	45.08	0.00	464.92	8.8%
560620 LIABILITY INSURANCE							
54741013 560620	LIABILITY INSURANCE						
1,957.00	0.00		1,957.00	1,957.00	0.00	0.00	100.0%
TOTAL LIABILITY INSURANCE							
1,957.00	0.00		1,957.00	1,957.00	0.00	0.00	100.0%
560622 DATA PROCESSING							
54741013 560622	DATA PROCESSING						
0.00	0.00		0.00	0.00	0.00	0.00	.0%
TOTAL DATA PROCESSING							
0.00	0.00		0.00	0.00	0.00	0.00	.0%
560623 FACILITIES MAINTENANCE							
54741013 560623	FACILITIES MAINTENANCE						
0.00	0.00		0.00	0.00	0.00	0.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2023 02			JOURNAL DETAIL 2023 2 TO 2023 2			
ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL FACILITIES MAINTENANCE 0.00	0.00	0.00	0.00	0.00	0.00	.0%
560624 PROPERTY INSURANCE						
54741013 560624	PROPERTY INSURANCE 739.00	0.00	739.00	739.00	0.00	100.0%
TOTAL PROPERTY INSURANCE 739.00	0.00	739.00	739.00	0.00	0.00	100.0%
560633 WORKERS COMPENSATION INSURANCE						
54741013 560633	WORKERS COMPENSATION INS 855.00	0.00	855.00	855.00	0.00	100.0%
TOTAL WORKERS COMPENSATION INSURANCE 855.00	0.00	855.00	855.00	0.00	0.00	100.0%
TOTAL PROJECT MANAGEMENT 324,128.00	0.00	324,128.00	50,696.78	8,713.00	264,718.22	18.3%
TOTAL LEVEE IMPROVEMENT 324,128.00	0.00	324,128.00	50,696.78	8,713.00	264,718.22	18.3%
TOTAL EXPENSES 324,128.00	0.00	324,128.00	50,696.78	8,713.00	264,718.22	
GRAND TOTAL 324,128.00	0.00	324,128.00	50,696.78	8,713.00	264,718.22	18.3%

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

Revenue/Billing Table
FY - 2023 Levee Fund #740

Lessee	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Summary	Expires
1 Front Street Brewery - FH	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	37,440.00	Oct-23
2 Chiff Eats	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	May-24
3 MidAmerican Co.	0.00												0.00	NA
4 Lake Davenport Sailing Club										3,900.00			3,900.00	Mar-25
5 LPBC Lindsay Park Boat Club							6,000.00						6,000.00	Dec-26
6 CHS, Inc / Harvest States C	2,500.00			2,500.00			2,500.00			2,500.00			10,000.00	Sep-24
7 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	Monthly
8 Bare Bones BBQ / DLLA	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	12,000.00	Mar-34
9 QCCVB - Union Station	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	1,666.67	1,666.67	1,666.67	20,000.04	Jun-24
10 MVBS - Union Station	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00	Sep-23
11 Ott Leadership - Union Stat	0.00	0.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	3,600.00	Jun-23
12 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	May-23
13 Front Street parking	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00	Monthly
14 Freight House Farmers Mar	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	1,666.67	1,666.67	1,666.67	20,000.04	Feb-24
15 EME Designs	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	Sep-24
16 Heartland Healing	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,004.00	May-23
17 Nestle - SemiParkingLots	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00	Dec-23
18 The Diner	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	3,375.00	40,500.00	Oct-24
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	Feb-24
20 Taste of Ethiopia	1,166.67	1,166.67	1,166.67	1,166.67	1,283.33	1,283.33	1,283.33	1,283.33	1,283.33	1,283.33	1,283.33	1,283.33	14,933.32	Oct-23
Subtotal	21,032.01	18,532.01	18,892.01	21,392.01	20,508.67	20,508.67	29,008.67	20,508.67	20,508.67	26,908.67	20,508.67	20,508.67	258,817.40	
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	
Abbe & Svoboda	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
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	1,000.00	
Total	21,032.01	18,532.01	18,892.01	21,392.01	20,508.67	20,508.67	30,008.67	20,508.67	20,508.67	26,908.67	20,508.67	20,508.67	259,817.40	

ASSIGNMENT AND ASSUMPTION OF LEASE

This Assignment and Assumption of Lease relates to the primary lease agreement dated March 12, 2014, between the Riverfront Improvement Commission / City of Davenport and CRC Investments, LLC, hereinafter designated as "Tenant," for the property located at 1201 East River Drive in Davenport, Iowa.

Per this agreement, beginning on November 1, 2022, the primary lease agreement is assigned and assumed by DLUA LLC, including amended parts, and with contact information noted below:

ARTICLE III - Rent

3.1

- a. 2022-2026 - \$1,500 per month or 2% of gross receipts (minus alcohol sales), whichever is higher
- 2026-2030 - \$1,500 per month or 2.5% of gross receipts, whichever is higher
- 2030-2034 - \$1,500 per month or 3% of gross receipts, whichever is higher

If closed doors to the public, the rent owed continues at \$1,500 per month.

Contact Information:
DLUA LLC.
c/o
1201 East River Drive
Davenport, IA 52801

All other primary lease agreement provisions apply.

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate:

**RIVERFRONT IMPROVEMENT
COMMISSION**

By _____

By _____

Kelli Grubbs, Chair

Date _____

Date _____



DAVENPORT

**RIVERFRONT IMPROVEMENT
COMMISSION**

To: Mayor Matson and Davenport City Council

From: Riverfront Improvement Commission

Kelli Grubbs, Chair

Date: August 9, 2022

RE: Community Investment and Settlement Agreement with Canadian Pacific

Several months ago, along with the City of Davenport, the Riverfront Improvement Commission expressed and submitted concerns regarding the proposed merger of Canadian Pacific and Kansas City Southern. Today, we want to convey our support for the Community Investment and Settlement Agreement with Canadian Pacific Railway Company and encourage the City Council to approve the same.

The Commission understands that through good faith negotiations, many of the concerns outlined below are being adequately addressed with this agreement. In fact, the discretionary \$8,000,000 will fund infrastructure related to rail/pedestrian/vehicle noise concerns, such as establishing a quiet zone from Mound to Marquette Streets as well as other critical projects. In addition, the \$2,000,000 commitment will fund a grade separation at South Concord which will allow rail, vehicle, pedestrian and bicycle traffic to coexist in a much safer and enjoyable environment.

The Riverfront Improvement Commission appreciates the work of the City Council in ensuring that Davenport's Riverfront is an accessible, safe and dynamic destination for all of our citizens and visitors to the community.



DAVENPORT

**RIVERFRONT IMPROVEMENT
COMMISSION**

Davenport is situated along the Mississippi River and has nine miles of riverfront that include ten public railroad crossings and three private railroad crossings. There are several concerns we share with the City for the proposed merger of Canadian Pacific and Kansas City Southern outlined here.

Critical Utility Infrastructure

The Water Pollution Control plant that serves the cities of Davenport, Bettendorf, Riverdale and Panorama Park is situated adjacent to the rail switch yard. It is common for our city staff to be stuck either going into work or leaving work now, and this will exacerbate the situation. In addition, should there be an emergency at this facility, emergency vehicles would be unable to access gain immediate access.

Iowa American Water is the clean water service provider for our region and the treatments facility is both north and south of the tracks with similar access concerns.

While both facilities are 24 x 7 operations, these are pieces of critical infrastructure for our community and need to be readily accessible. In addition, the increased rail traffic poses concern for increased chances of water contamination in the event of an incident.

Downtown Neighborhood

Downtown Davenport now has 1,600 rental units (thousands of residents) making this an integral neighborhood for our community. Many of these apartment complexes, as well as hundreds of hotel rooms, are close enough to the tracks to experience the noise pollution. The City of Davenport does not currently have any quiet zones and already receives complaints from residents and visitors during the repeat horn blowing through the seven public crossings that are adjacent to this neighborhood. Our downtown is a key economic driver with plans for continued growth, and we are concerned this increase in traffic will stall growth.

Downtown and Riverfront Facilities / Track Adjacent

There are several city owned facilities directly adjacent to the railroad tracks that are key assets for the City. One example is the Freight House, which houses multiple restaurants and public amenities, including the Freight House Farmer's Market, which attracts thousands of visitors each year. Another is Modern Woodman Park baseball field, which hosts the Minor League team for the Houston Astros and experiences over 250,000 guests per year. The auxiliary facility for the

Public Works center has critical fueling infrastructure, storage facilities and an asphalt plant. The fire department has a fire boat house that is docked south of the tracks between Gaines St. and Marquette St. for emergency river incident response. The Lindsay Park Yacht Club and several other small businesses are also south of the tracks. All of these facilities are impacted currently by rail traffic.

There is also park land south of the tracks that is frequently used for large events and host an additional estimated 400,000 guests per year. One of these parks in 2022, River Heritage Park, will become the new home for two riverboat docks – Viking Cruises and American Cruise Lines. These cruise ships are anticipated to bring in several thousand passengers to the region for day tours. The train traffic will inhibit frequency of access for these passengers to the local destinations and ships.

The city is concerned that this event-centered community space will no longer be attractive with loud, frequent trains and difficult access.

General Concerns

It is estimated that the City of Davenport will experience triple the train traffic at the conclusion of the merger. This volume will be sent through a single track that is adjacent to critical infrastructure and public event space. The maps attached to the project do not indicate any planned capital improvements for our region. An increase in traffic will result in more frequent traffic delays, more frequent maintenance requirements, an increase in train switching, and increase likelihood of accidental events.

While the Riverfront Improvement Commission and the City of Davenport support commerce and decreased emissions efforts, this merger would have economic, livelihood, and potential safety consequences to our community that need to be adequately addressed ahead of any merger approval.

FY2024-29 Riverfront CIP Project Request Ideas (as of August 11, 2022)

		RANK
3. Riverfront (Freight House) Restrooms – 1.7		3 2 1 1 2 1 1 1 3
\$250,000	FY2024	
1. Freight House Roof and Gutters Replacement - 5		1 1 6 1 16 4 10 1
*\$0.00	FY2024	
2. Freight House Window Replacement Program - 5		9 5 9 5 4 3 5 3 2
\$70,000 new	FY2024 (\$35,000 rebuilt)	
7. LeClaire Park Bandshell stage painting – 5.9		5 7 8 10 6 2 3 7 5
\$30,000	FY2024	
4. River Heritage Park Bus Turnaround – 7.6		4 6 11 2 9 15 2 11 8
\$300,000	FY2024	
11. Freight House District Signage - 8		8 3 6 4 7 12 12 8 12
\$100,000	FY2025	
12. Freight House Electrical Upgrades – 8.1		12 9 10 9 8 5 7 9 4
\$30,000	FY2025	
6. Riverfront Riverwalk Railing Painting (LeClaire & Centennial) – 8.3		2 8 7 12 5 8 6 12 15
\$50,000	FY2024	
9. RiverWest Planning Findings – 9.3		11 13 5 3 13 9 11 6 13
\$25,000	FY2024	
15. Credit Island Causeway Bridge – 9.6		16 12 2 11 14 4 16 5 6
\$1.6M	FY2025	
8. LeClaire Park Bandshell & Seating Area Elevation Engineering Review – 9.7		10 14 4 13 3 7 9 13 14
\$40,000	FY2024	
13. River Heritage Park Water – 10.2		13 10 3 8 11 13 10 14 10
\$300,000	FY2025	
10. Florian Keen Parking Lot Coverings – 10.6		7 4 10 14 10 11 13 15 11
\$75,000	FY2025	
16. Purchase of Private Land – 10.6		15 11 13 16 15 6 8 4 7
\$300,000	FY2025	
5. Credit Island Park Enhancements – 11.9		14 15 12 7 12 14 15 2 16
\$500,000	FY2024	
14. West River Drive semi-trailer parking lot seal coat – 12.9		6 16 14 15 16 10 14 16 9
\$30,000	FY2025	