

Riverfront Improvement Commission
Minutes
August 22, 2017

Present: Mayor Klipsch, Bill Ashton, Frank Clark, Mike Veal, and Pat Walton

Others Present: Ald. Rita Rawson, Ald. Kyle Gripp, Council Liaisons; Richard Thomas, Parks & Recreation Board; Chad and Kathy Ruggeberg, Marine Specialties; Tom Jacobson; Citizens; Pat Driscoll, City Communications; Devan Patel, QC Times; Citizen; and Steve Ahrens, Riverfront Improvement Commission

Mayor Klipsch called the meeting to order at 5:30 p.m. Clark moved to approve the minutes of the July 25 regular meeting. Walton seconded the motion and it carried. Mayor Klipsch also reported that the removal of the riverfront porte-cochere is nearly completed and on Monday, removal of the barge will get underway. In addition, the Mayor outlined the leadership transition for the Commission with plans to seat the new members at the September 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. Ashton moved to approve the disbursements. Walton seconded the motion and it carried.

Leases

Staff reached out to Nestle Purina about interest in the West River Drive semi-trailer drop lot and found that Nestle Purina is interested. Once Kraft concludes its use of the lot around October 1, Nestle Purina will become the new tenant in a three-year, \$1,000/month agreement. The Commission will consider approval of the agreement at its next meeting.

Staff led the discussion regarding the property at 935 East River Drive by introducing the prospective tenants, Marine Specialties and owners, Chad and Kathy Ruggeberg, and the draft agreement. The agreement is a 33-month lease beginning September 1 for \$1,000/month and includes the workshop (west building), crane, and approximately 30,000 sq.ft. of hard surface on the northeast portion of property. (Staff noted that a prospective contractor for the USACE may be interested in the balance of the area.) After discussion, Ashton moved to approve the agreement, contingent on Legal providing clarifying language regarding the acceptance of premises. Walton seconded the motion and it carried. Next, Oneida Landing Marina owner, Jerry Welvaert, countered staff's proposed repayment plan of \$1,000/month to repay owed balance of \$11,000, effective immediately, with \$350/month. With no rent payment received since March, staff recommends seeking a legal remedy. Ashton moved to approve the recommendation. Veal seconded the motion and it carried.

The initial review of the lease renewal with the Mississippi Valley Blues Society for a single office suite at Union Station was provided. The Commission will consider its approval at its next meeting.

Projects

Ahrens provided the Commission with the corresponding revisions to the organization's by-laws as a result of changes to the governance ordinance, which has been approved by the City Council. Per the by-laws, two readings are necessary prior to final approval of any changes, with the initial reading occurring at the June meeting and continued discussion and revisions to the document at the July meeting. Walton moved to approve the revised by-laws. Ashton seconded the motion and it carried.

Staff Report

Ahrens provided an update on Chef Matt Fenton's proposal for two restaurants at Union Station. Fenton has rescinded the proposal as the funding model did not work for him. Staff requested support to move forward by preparing and issuing a Request for Proposals for a tenant for both the first level of the main building as well as the Package Express building at Union Station. Veal moved to approve staff's recommendation. Clark seconded the motion and it carried.

Parks and Recreation Advisory Council Report – Richard Thomas provided a report, which covered a number of park projects underway, including the group's continued work on its facilitated visioning process.

Ahrens provided updates on a variety of topics, including:

- Riverfront mini-golf presentation – September/October joint meeting with Parks
- Main Street Landing Design Standards RFP
- Freight House Centennial Celebration – August 26 at 11am
- First Bridge Documentary Premiere – August 31 at 5/7pm

Other Business

There were no comments from the public, and with no further business, the meeting was adjourned at 6:35 p.m.


Pat Walton, Vice Chairman