

Riverfront Improvement Commission
Minutes
June 23, 2020

Present (Physical): Bill Ashton, Dee Bruemmer, Bill Churchill, Randall Goblirsch, Neil Kosman, and Gwendolyn Lee

Present (Virtual): Kelli Grubbs, Breanna Pairrett, and Pat Walton

Others Present: Michael Schertz, Parks & Recreation Advisory Board; Alderwoman Lee, City Council; Cory Smith, City IT; and Steve Ahrens, Riverfront Improvement Commission

Chairman Bruemmer called the meeting to order at 5:30 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.

Ashton moved to approve the minutes of the May 26 meeting. Churchill seconded the motion and it carried.

Finance

Ahrens presented the previous month's disbursements, aged receivables report and the FY2020 Lease Report. Grubbs moved to approve the disbursements. Ashton seconded the motion and it carried.

Leases

Ahrens provided the updated revised draft lease agreement with QC Cultivate for a dining establishment at the Freight House, which begins on September 1, 2020. Ashton moved to approve the agreement. Kosman seconded the motion and it carried.

Projects

Per the By-laws Amendment rules, Ahrens presented for the second time the draft language for a change to the organization's by-laws regarding physical and remote meeting attendance. Following discussion, Kosman moved to approve the following language. Goblirsch seconded the motion and it carried.

3.5 c *"Members shall be physically or virtually present at the meeting in order to exercise their vote."*

Staff presented a lease listing agreement with Thad DenHartog, of Mel Foster Realty Company, for the second floor, large suite office space at Union Station. Churchill moved to approve the agreement. Ashton seconded the motion and it carried.

Staff updated the Commission on the process to initiate a facilitated planning effort for RiverWest, which includes strategic planning for Credit Island and the causeway. The larger area of RiverWest includes the area west of the Crescent Bridge to Nahant Marsh. The effort likely will get underway in August.

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 mid-June and FEMA reviewing the City's Flood Mitigation project proposal. In addition, staff presented the construction documents for City Council consideration for the repair and replace project work to be completed yet this season. Grubbs moved to approve the documents. Lee seconded the motion and it carried.

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.

Staff Report

Ahrens provided updates on a variety of topics, including:

- July 3 Fireworks Celebration
- Freight House Farmer's Market updates, including July 10 Indoor Opening
- Freight House deck project complete

Other Business

With no public with business to present to the Commission, and with no further business, the meeting was adjourned at 6:15 p.m.



Dee Bruemmer, Chair