

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, December 3, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Approval of Minutes

Approval of Minutes | October 22, 2024

III. Old Business

IV. New Business

1. Hahn Easement Agreement | Approval

2. Fiscal Year End 2024 Overview | Discussion

3. Tenant Arrearage Policy | Discussion and Approval

4. Farmers' Market Expansion Plan | Discussion

V. Future Business

VI. Management Update

VII. Park Liaison Report

VIII. Public with Business

IX. Adjournment | Next Meeting Date: January 28, 2025



Riverfront Improvement Commission

Minutes

October 22, 2024

Present: Dee Bruemmer, Bill Churchill, Dan Darland, Gwendolyn Lee, Scott Pettis, Mary Pruess, and Julie Tonn.

Others Present: Christopher Meyer, Parks Liaison; Stephanie Bley, Riverfront Community Engagement Coordinator; Bruce Berger, Director of Community and Economic Development; and Clay Merritt, Director of Engineering and Capital Projects.

Chair Lee called the meeting to order at 5:04 p.m. and welcomed all in attendance.

Approval of Minutes

Lee asked for approval of the minutes from the September 24, 2024 meeting. Churchill motioned to approve the minutes; Bruemmer seconded, and the motion was carried unanimously.

New Business

Director of Engineering & Capital Projects, Clay Merritt, gave a presentation on the Capital Improvement Projects process, as well as an overview of proposed riverfront projects. The Commission reviewed Freight House improvement recommendations, and identified which projects should be included in the proposed CIPs.

Future Business

Bley shared that the Freight House Farmers' Market's lease will be up for renewal at the end of February 2025, and reiterated their interest in the addition of the current vacant space at the Freight House to their lease. The Commission directed staff to contact the Farmers' Market for additional details on their plans for the space.

Management Update

Bley provided an update on the Freight House roof replacement and Union Station directory signage. Bley also shared details on the Farmers' Market's final outdoor market weekend and upcoming Fall Festival, as well as the return of the CPKC Holiday Train.

Park Liaison Report

Parks Advisory Board Liaison, Christopher Meyer, shared that the Board received a CIP and budget presentation, which included an update on funding for the new trail commission. Meyer also shared updates on the new agility equipment being installed at both Marquette dog parks.

No public comments were made. With no further business, the meeting adjourned at 6:04 p.m.

Gwendolyn Lee, Chair

Access Easement Agreement

This Access Easement Agreement ("Agreement") is made and entered into as of the 3rd of December, 2024, by and between the City of Davenport ("City") and Hahn Ready Mix.

The City of Davenport owns certain real property located at 935 E. River Drive ("City Property"), adjacent to the property owned by Hahn Ready Mix at 915 E. River Drive ("Company Property"). The City of Davenport desires to grant an access easement to Hahn Ready Mix over a portion of the City Property for Hahn Ready Mix benefit. Hahn Ready Mix desires to accept such easement subject to the terms and conditions set forth herein.

Term:

This Agreement shall be in effect for twelve (12) months from the date of its execution by both parties (the "Term"), with an option to renew for two (2) additional years. The parties agree that this Agreement shall not be renewed or extended beyond the initial Term without the express written consent of both parties.

Access Ramp on City Property

The parties acknowledge the suggestion to move the access ramp onto Hahn Property to address concerns raised by the City's tenant. The parties agree to discuss and negotiate this suggestion in good faith and consider any mutually agreeable resolutions.

Dust Control

Hahn Ready Mix agrees to apply a dust control agent to minimize dust emissions from its property. The dust control agent shall be applied at least twice per year and after flood events, as necessary, to mitigate any adverse impacts on the City's tenant.

Tracking of Gravel

Hahn Ready Mix agrees to implement measures to address gravel tracking onto the Marina driveway from the Hahn Ready property. These measures may include providing a "Shaker Rack" prior to entrance onto the Marina driveway and paving gravel areas at least 50 feet prior to entrance onto the Marina driveway. These actions are intended to minimize gravel tracking and reduce dust generation.

Refuse Management

Hahn Ready Mix agrees to take appropriate measures to prevent refuse from blowing onto neighboring properties. This may involve regular refuse collection, at least monthly, or implementing barriers to contain debris, such as keeping gates closed. These actions will help maintain the cleanliness of the surrounding area and prevent nuisance to neighboring properties.

Weed Control

Hahn Ready Mix agrees to keep weeds to a minimum along the shared property line between the City Property and the Company Property. The City reserves the right to address any significant weed growth through its established processes, including issuing warnings, sending letters, and imposing fines if necessary.

General Provisions

Any notices or communications required or permitted under this Agreement shall be in writing. They shall be deemed duly given if delivered personally or sent by certified mail, return receipt requested, postage prepaid, to the parties at the addresses set forth above or at such other addresses as either party may designate by notice to the other party.

Hahn Ready Mix releases the City, its agents, contractors, and employees from liability and relinquishes any claim for damages caused by their execution of this agreement, except such damages as may be caused by a negligent act or omission of the City or any of its agents or contractors.

Costs

During the Term, Hahn Ready Mix will bear all costs linked to compliance with this agreement. The City will not assume any responsibility for such expenses.

Governing Law

This Agreement shall be governed by and construed following the laws of Iowa.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

City of Davenport:

Hahn Ready Mix

Name

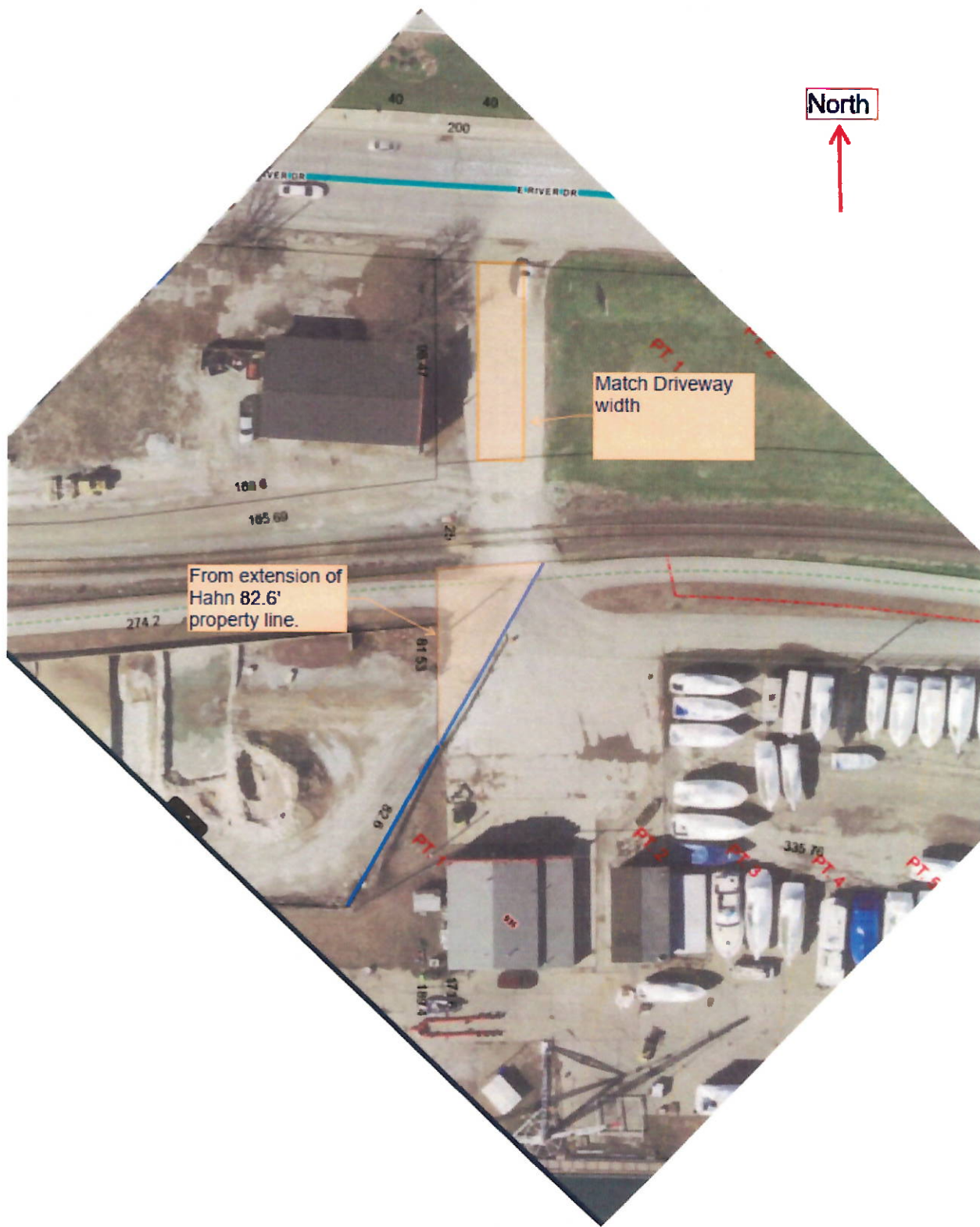
Name

Title

Title

Date

Date

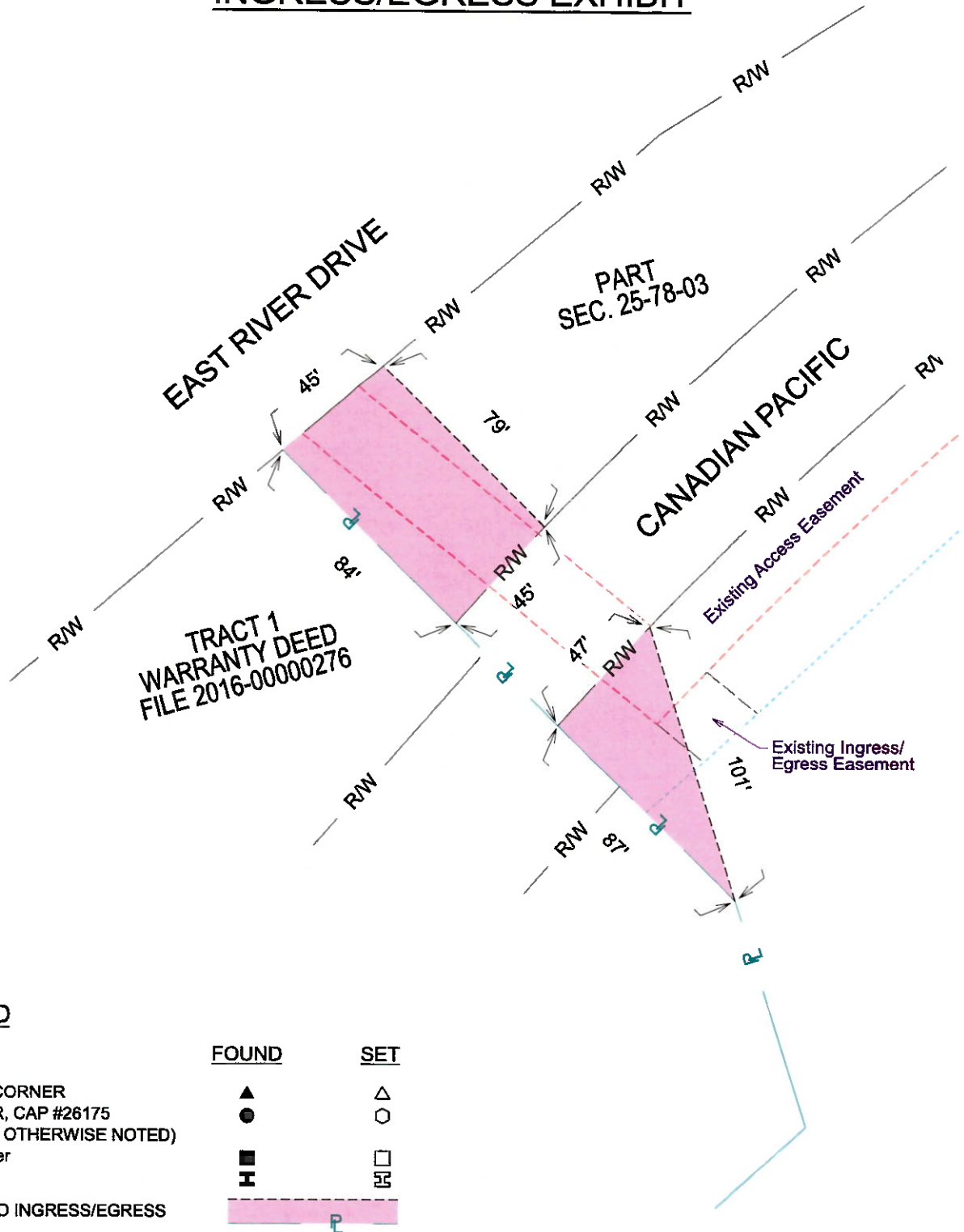


North



EXHIBIT "A"

INGRESS/EGRESS EXHIBIT



LEGEND

SURVEY

SECTION CORNER
1/2" REBAR, CAP #26175
(UNLESS OTHERWISE NOTED)
ROW Marker
ROW Rail
PROPOSED INGRESS/EGRESS

FOUND



SET



EXHIBIT "A" - INGRESS/EGRESS EXHIBIT

935 EAST RIVER DRIVE, DAVENPORT, IOWA



SHEET 1 OF 1

PN: 123.1118

FLD BK: PG:

DATE: 7/2/2024

PM/TECH: TWF

CITY OF DAVENPORT

**NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET**

JUNE 30, 2024

(Unaudited)

ASSETS	RIVERFRONT IMPROVEMENT FUND
Cash and investments	\$ 248,509
Receivables:	
Property taxes:	
Delinquent	-
Succeeding year	-
Other taxes	-
Accounts	77,290
Loans, net	-
Interest	4,025
Leases	399,443
Due from other governments	-
Prepays	-
Restricted assets-cash and investments	-
TOTAL ASSETS	\$ 729,267
LIABILITIES	
Wages payable	\$ 1,309
Accounts payable	8,490
Contracts payable	-
Payable from restricted assets	-
Interfund payable	-
Due to other governments	-
Unearned revenue	4,000
TOTAL LIABILITIES	13,799
DEFERRED INFLOWS OF RESOURCES	
Lease related	382,872
Unavailable revenue - succeeding year property tax	-
Unavailable revenue - loans	68,281
TOTAL DEFERRED INFLOWS OF RESOURCES	451,153
FUND BALANCES	
Nonspendable	-
Restricted	-
Committed	264,315
Unassigned	-
TOTAL FUND BALANCES	264,315
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	\$ 729,267

CITY OF DAVENPORT

**NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUE, EXPENDITURES AND
For the Fiscal Year Ended June 30, 2024
(Unaudited)**

	RIVERFRONT IMPROVEMENT FUND
REVENUES:	
Taxes	\$ -
Licenses and permits	-
Intergovernmental	-
Charges for services	-
Use of monies and property	302,323
Loan repayments	-
Other	15,043
Total Revenues	<u>317,366</u>
EXPENDITURES:	
Current:	
Public safety	-
Public works	-
Culture and recreation	-
Community and economic development	5
General government	388,095
Debt service:	
Principal retirement	-
Interest	-
Total Expenditures	<u>388,100</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(70,734)</u>
OTHER FINANCING SOURCES (USES):	
Sale of capital assets	-
Transfers in	75,000
Transfers out	(52,500)
Total net Other Financing Sources (Uses)	<u>22,500</u>
NET CHANGE IN FUND BALANCES	(48,234)
FUND BALANCES -BEGINNING	<u>312,549</u>
FUND BALANCES - ENDING	<u>\$ 264,315</u>

FY 2024 RIVERFRONT IMPROVEMENT FUND
REVENUES AND EXPENDITURES

FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 13

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
44740045 LEVEE COMMISSION USE OF \$ & PR							
450110 INTEREST POOLED INVESTMEN	.00	.00	-13,517.01	.00	.00	13,517.01	100.0%
450125 LEASE INTEREST	.00	.00	-12,700.63	-12,700.63	.00	12,700.63	100.0%
450404 LEVEE COMMISSION RENT	-255,000.00	-255,000.00	-11,124.27	355,968.29	.00	-243,875.73	4.4%
450870 LEASE REVENUE	.00	.00	-264,980.87	-264,980.87	.00	264,980.87	100.0%
TOTAL LEVEE COMMISSION USE OF	-255,000.00	-255,000.00	-302,322.78	78,286.79	.00	47,322.78	118.6%
TOTAL REVENUES	-255,000.00	-255,000.00	-302,322.78	78,286.79	.00	47,322.78	
44740048 LEVEE COMMISSION MISCELLANEOUS							
480690 MISCELLANEOUS	-75,000.00	-75,000.00	-15,043.22	2,966.36	.00	-59,956.78	20.1%
TOTAL LEVEE COMMISSION MISCELL	-75,000.00	-75,000.00	-15,043.22	2,966.36	.00	-59,956.78	20.1%
TOTAL REVENUES	-75,000.00	-75,000.00	-15,043.22	2,966.36	.00	-59,956.78	
44740050 LEVEE COMMISSION TRANSFERS							
489491 TRANSFER LOCAL OPTION SAL	-75,000.00	-75,000.00	-75,000.00	.00	.00	.00	100.0%
TOTAL LEVEE COMMISSION TRANSFE	-75,000.00	-75,000.00	-75,000.00	.00	.00	.00	100.0%
TOTAL REVENUES	-75,000.00	-75,000.00	-75,000.00	.00	.00	.00	
44740491 LEVEE IMPR FUND BALANCE APPROP							
490865 FUND BALANCE APPROPRIATIO	23,098.00	-72,732.00	.00	.00	.00	-72,732.00	.0%
TOTAL LEVEE IMPR FUND BALANCE	23,098.00	-72,732.00	.00	.00	.00	-72,732.00	.0%
TOTAL REVENUES	23,098.00	-72,732.00	.00	.00	.00	-72,732.00	
54740410 LEVEE-FINANCE ADMIN							
510101 FULL TIME SALARIES	.00	95,455.00	55,788.01	.00	.00	39,666.99	58.4%

FY 2024 RIVERFRONT IMPROVEMENT FUND
REVENUES AND EXPENDITURES

FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 13

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
510120 RETIREMENT-FICA	.00	7,302.00	4,113.50	.00	.00	3,188.50	56.3%
510130 RETIREMENT-IPERS	.00	21,392.00	5,266.46	.00	.00	16,125.54	24.6%
510140 EMPLOYEE INSURANCE	.00	.00	19,836.60	.00	.00	-19,836.60	100.0%
510161 DEFERRED COMP	.00	4,773.00	.00	.00	.00	4,773.00	.0%
510162 RETIREMENT HEALTH SAVINGS	.00	955.00	557.96	.00	.00	397.04	58.4%
520201 OFFICE SUPPLIES	.00	200.00	197.41	.00	.00	2.59	98.7%
520205 UTILITY SERVICES	.00	100,000.00	86,895.64	.00	.00	13,104.36	86.9%
520215 TECHNICAL SERVICES	.00	100.00	.00	.00	.00	100.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	.00	126,000.00	122,779.94	.00	.00	3,220.06	97.4%
520297 PROJECT EXPENSE	.00	65,000.00	88,292.09	.00	.00	-23,292.09	135.8%
560606 TELEPHONE EXPENSE	.00	510.00	652.48	.00	.00	-142.48	127.9%
560620 LIABILITY INSURANCE	.00	1,962.00	1,962.00	.00	.00	.00	100.0%
560624 PROPERTY INSURANCE	.00	777.00	777.00	.00	.00	.00	100.0%
560633 WORKERS COMPENSATION INSU	.00	976.00	976.00	.00	.00	.00	100.0%
TOTAL LEVEE-FINANCE ADMIN	.00	425,402.00	388,095.09	.00	.00	37,306.91	91.2%
TOTAL EXPENSES	.00	425,402.00	388,095.09	.00	.00	37,306.91	

54741013 PROJ MANAGEMENT-LEVEE IMP FUND

510101 FULL TIME SALARIES	95,455.00	.00	.00	.00	.00	.00	.0%
510120 RETIREMENT-FICA	7,302.00	.00	.00	.00	.00	.00	.0%
510130 RETIREMENT-IPERS	9,011.00	.00	.00	.00	.00	.00	.0%
510140 EMPLOYEE INSURANCE	12,381.00	.00	.00	.00	.00	.00	.0%
510161 DEFERRED COMP	4,773.00	.00	.00	.00	.00	.00	.0%
510162 RETIREMENT HEALTH SAVINGS	955.00	.00	.00	.00	.00	.00	.0%
520201 OFFICE SUPPLIES	200.00	.00	.00	.00	.00	.00	.0%
520205 UTILITY SERVICES	90,000.00	.00	4.72	.00	.00	-4.72	100.0%
520215 TECHNICAL SERVICES	100.00	.00	.00	.00	.00	.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	50,000.00	.00	.00	.00	.00	.00	.0%
520297 PROJECT EXPENSE	55,000.00	-170.00	.00	.00	.00	-170.00	.0%
560606 TELEPHONE EXPENSE	510.00	.00	.00	.00	.00	.00	.0%
560620 LIABILITY INSURANCE	1,962.00	.00	.00	.00	.00	.00	.0%
560624 PROPERTY INSURANCE	777.00	.00	.00	.00	.00	.00	.0%
560633 WORKERS COMPENSATION INSU	976.00	.00	.00	.00	.00	.00	.0%
TOTAL PROJ MANAGEMENT-LEVEE IM	329,402.00	-170.00	4.72	.00	.00	-174.72	-2.8%
TOTAL EXPENSES	329,402.00	-170.00	4.72	.00	.00	-174.72	

54749010 TRANSFERS OUT

550501 TRANSFERS OUT	52,500.00	52,500.00	52,500.00	.00	.00	.00	100.0%
----------------------	-----------	-----------	-----------	-----	-----	-----	--------

FY 2024 RIVERFRONT IMPROVEMENT FUND
REVENUES AND EXPENDITURES

FOR 2024 13

JOURNAL DETAIL 2024 1 TO 2024 13

54749010 TRANSFERS OUT	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL TRANSFERS OUT	52,500.00	52,500.00	52,500.00	.00	.00	.00	100.0%
TOTAL EXPENSES	52,500.00	52,500.00	52,500.00	.00	.00	.00	
GRAND TOTAL	.00	.00	48,233.81	81,253.15	.00	-48,233.81	100.0%
** END OF REPORT - Generated by Barbara Gerlach **							

FY 2024 RIVERFRONT IMPROVEMENT FUND
REVENUES AND EXPENDITURES

REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	9	Y	N
Sequence 2	11	Y	N
Sequence 3	0	N	N
Sequence 4	0	N	N

Report title:
 FY 2024 RIVERFRONT IMPROVEMENT FUND
 REVENUES AND EXPENDITURES

Print Full or Short description: S
 Print MTD Version: Y
 Print Revenues-Version headings: N
 Format type: 2
 Print revenue budgets as zero: N
 Include Fund Balance: N
 Include requisition amount: N
 Multiyear view: F

Year/Period: 2024/13
 Print revenue as credit: Y
 Print totals only: Y
 Suppress zero bal accts: Y
 Print full GL account: N
 Double space: N
 Roll projects to object: N

Carry forward code: 1
 Print journal detail: Y
 From Yr/Per: 2024/ 1
 To Yr/Per: 2024/13
 Include budget entries: Y
 Incl encumb/liq entries: Y
 Sort by JE # or PO #: J
 Detail format option: 1

Find Criteria	
Field Name	Field value
Fund	4740
DEPARTMENT	
DIVISION	
SUB DIVISION	
GRANTS	
PROGRAM	
FUTURE	
FUTURE2	
Character Code	
Org	
Object	
Project	
Account type	
Account status	
Rollup Code	

**CITY OF DAVENPORT
RIVERFRONT IMPROVEMENT COMMISSION
TENANT RENT ARREARAGE POLICY**

Commercial tenants who have leases or licenses with the Commission are obligated to make all rent, expense and fee payments on time. It is important to the Commission that these payments are made on a timely basis. When a commercial tenant has and arrears, the Commission will try to work with the tenant by following a consistent procedure that includes communication with the tenant and exploring options to resolve the arrears. If a tenant fails to fulfill its obligation, those that govern the policy will escalate collection efforts to the legal process.

Commission Staff, City Finance and City Legal will all participate in managing the process for resolving a commercial tenant arrearage. Management of the commercial tenant arrearage includes addressing and reporting the arrearage. The policy and procedures for addressing and reporting commercial tenant arrearage are as follows:

Addressing commercial tenants' arrears:

- Stage 1 - PAST DUE NOTICE

On or about the 16th of the month, Commission Staff will pull a tenant aging report to find out which tenants have not paid their current month's rent. Commission Staff will send a past due notice via email to all tenants whose current month's rent has not been received.

- Stage 2 - COLLECTION NOTICE

- On or about the 22nd of the month, Commission Staff will pull a second tenant aging report to find out which tenants are still owing the current month's rent. Commission Staff will send a collection notice via email directly to any tenant whose current month's rent has not been received.

- Stage 3 - PRE-DEFAULT NOTICE

- For any tenant who is 30 days past due on rent, Commission Staff will send via email a Pre-Default Notice on or around the 35th day of past due arrears. With the intent of being a courtesy notice, the Pre-Default Notice will inform the Tenant that their account will be forwarded to the City Legal and outside legal counsel unless the Tenant resolves the past due balance within 72 hours of receiving the notice or enters into a structured payment plan that includes scheduled payment amounts with payment due dates.

- Stage 4 - RENT DEMAND AND DEFAULT NOTICE

- For any tenant who has not resolved their past due rent after being 40+ days in arrears or fails to enter into a structured payment plan, Commission Staff will forward their account to the City Legal and/or outside legal counsel and will instruct them to prepare a Rent Demand and

Default Notice. City Legal or outside legal counsel will prepare the notices, facilitate disbursement of the notices as required by the lease, and work with Commission Staff to monitor the legal process.

- **Stage 5 – EVICTION**

For a tenant who has failed to respond to the Rent Demand and Default Notice to pay the arrearage or agree to a structured payment plan within the time prescribed in the Tenant's lease, City Legal and/or outside legal counsel will prepare a demand for possession of the leased premises and necessary legal papers to obtain a Writ of Possession through the legal process.

Reporting commercial tenant arrearages:

- **Stage 1 - GENERATE REPORTS**

After City Finance posts all incoming cash receipts to the respective tenant accounts for the monthly period, Commission Staff will generate a month-end AR reconciliation report and a month-end aged arrearage report for the Commission.

- **Stage 2 - PROVIDE COMMENTARY**

Commission Staff will provide monthly commentary by tenant in the aged arrearage report. The commentary will include what the arrears is attributable to, any status updates, and Commission Staff's action plan to follow up or resolve the arrears.

- **Stage 3 - INTERNAL REVIEW**

Commission Staff, after conducting its internal review of the commercial arrearage report, will submit the arrearage report with commentary to City Finance, City Legal and the Commission and discuss any critical issues in the monthly meeting with the Commission.

- **Stage 4 - ESCALATED ISSUES**

Commission Staff will discuss major arrears issues their impact with the Commission. They shall also keep City Finance and City Legal directly informed prior to the Commission meetings

Proposal for Expanding the Freight House Farmers Market

Prepared for: Riverfront Improvement Commission

Prepared by: Missy Carter – Executive Director FHFM

Executive Summary

This proposal outlines the expansion of the Freight House Farmers Market into the vacant space adjacent to the current market. This initiative aims to promote local small businesses, provide a dynamic pop-up kitchen for local chefs, provide expanded hours for local access to market products and enhance the Riverfront as a focal point for both community engagement and tourism. With the Farmers Market continuing to be financially sound, the expansion will generate consistent rental income for the city while driving traffic to the Riverfront year-round.

Proposed operating hours are Wednesday through Sunday, targeting both local shoppers and tourists, with curated experiences to create a vibrant, sustainable community space.

Vision and Objectives

1. **Support Small Businesses:** Expand opportunities for local vendors to showcase their products and grow their customer base.
 2. **Culinary Innovation:** Create a pop-up kitchen space for chefs to experiment, host events, and bring unique dining experiences to the Riverfront.
 3. **Boost Economic Impact:** Increase foot traffic to the Riverfront, driving revenue for surrounding businesses and ensuring consistent rent income for the city.
 4. **Enhance Community Engagement:** Provide a gathering space that reflects the vibrancy of the Davenport community.
-

Impact on Local Tourism and Economic Growth

Utilizing a report obtained by Datafy, measuring customer traffic in the FHFM geo footprint from May through September 2024, the Freight House Farmers Market has directly attracted **over 200,000 unique visitors** to the Davenport Riverfront. We logically arrived at this estimate by analyzing the initial numbers and applying a reasoned methodology to project the outcomes. This approach ensures that our calculation is grounded in the data while accounting for anticipated trends or patterns. This consistent foot traffic has played a pivotal role in driving local tourism, fostering community engagement, and boosting the local economy. Dollars spent at a local business regenerate through our community 2-4 times more than money spent at a non-local company. Data collected reflects visitors from over 26 states that have made their way to

our market. According to the popular tourist information website Trip Advisor, the Freight House Farmers Market is the #2 “thing to do” in Davenport, IA

These visits translate directly into **local tourism dollars** through:

- **Retail Sales:** Vendors at the market report increased revenue, allowing them to reinvest in their businesses and support local suppliers.
- **Dining and Hospitality:** Many visitors dine at nearby restaurants, cafes, and bars or extend their stays by booking accommodations, contributing to the growth of Davenport’s hospitality sector.
- **Nearby Attractions:** The market serves as a gateway for tourists to explore other Riverfront attractions, such as parks, museums, and entertainment venues.

By serving as both a local gathering space and a tourist destination, the market reinforces the Riverfront’s role as a cultural and economic cornerstone in Davenport. This demonstrated ability to draw large crowds underscores the potential for even greater economic benefits with the proposed market expansion.

Plan Details

1. Market Expansion

- The additional space will accommodate 10-15 new vendor booths.
- Focus on diverse offerings: handmade goods, artisanal food products, and specialty items to appeal to both locals and tourists.
- Vendors will lease space on a weekly or monthly basis, generating predictable rental income.

2. Pop-Up Kitchen

- A fully-equipped kitchen available for rent by local chefs, bakers, and caterers.
- Uses include:
 - Hosting culinary events and pop-up dinners.
 - Testing new menu concepts.
 - Providing meal prep or catering services.
- The kitchen will be a draw for food enthusiasts and a platform for emerging culinary talent.

3. Proposed Operating Hours and Logistics

- **Hours:** Wednesday–Sunday, 9 AM to 7 PM (adjustable based on demand).
- **Target Audience:** Local shoppers, downtown employees, tourists, and event attendees.
- **Management:** The market team will oversee operations, ensuring compliance with health, safety, and vendor guidelines.

Economic Benefits

1. Revenue for the City

- Rental income from vendor booths and kitchen space.
- Increased sales tax revenue from market transactions.

2. Boost to Local Economy

- Vendors will source locally, keeping dollars circulating within the community.
- Chefs will attract diners, encouraging spending on the Riverfront.

3. Tourism Attraction

- The market and pop-up kitchen will become a unique destination for visitors, increasing the visibility of Davenport's Riverfront.

Community Impact

- **Jobs:** Opportunities for small business owners and market staff.
- **Local Pride:** Showcase Davenport's creativity and entrepreneurship.
- **Sustainability:** Focus on eco-friendly practices, such as minimizing waste and encouraging reusable packaging.

Budget and Funding

- **Initial Investment by the Freight House Farmers Market:** Equipment for the pop-up kitchen, minimal renovations to the space, and marketing efforts.
 - **Potential Funding Sources:**
 - The high volume of vendor applications demonstrates the market's ability to financially support growth. The current waitlist of vendors underscores the need for expanded space to accommodate this interest and further diversify the market's offerings.
 - Grants for small business development or food innovation. FHFM has a successful track record of securing state and local grant funding.
 - Sponsorships from local businesses.
 - Contributions from community partners and FHFM resources to support ongoing initiatives and growth.
-

Marketing and Promotion

- **Social Media Campaigns:** Highlight vendors, chefs, and special events.
 - **Collaborations:** Work with local tourism boards and businesses to promote the expanded market.
 - **Events:** Regular programming, including chef demonstrations, live music, and themed market days.
-

Conclusion

Expanding the Freight House Farmers Market into the vacant Riverfront space presents a significant opportunity to support small businesses, foster culinary innovation, and boost the local economy. By embracing this initiative, the Riverfront Improvement Commission will transform an underutilized area into a thriving community location that celebrates Davenport's entrepreneurial spirit and attracts visitors from near and far.

We look forward to discussing this proposal further and working together to bring this vision to life.