

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, January 28, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Approval of Minutes | December 3, 2024
- III. Old Business
- IV. New Business
 - 1. Freight House, Suite 6 | Discussion
- V. Future Business
 - 1. Farmers' Market Leases | Approvals
 - 2. Lake Davenport Sailing Club | Lease Renewal
- VI. Management Update
- VII. Park Liaison Report
- VIII. Public with Business
- IX. Adjournment | Next Meeting Date: February 25, 2025



Riverfront Improvement Commission

Minutes

December 3, 2024

Present: Dee Bruemmer, Bill Churchill, Dan Darland, Kelli Grubbs, Andrea Olson, 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; Basia Gerlach, Controller/Interim Chief Budget Officer; Denise Hnytka, Chief Communications Officer; Samuel Huff, Corporation Counsel; and Jim Odean, Interim Finance Director.

Vice Chair Bruemmer called the meeting to order at 5:00 p.m. and welcomed all in attendance.

Approval of Minutes

Bruemmer asked for approval of the minutes from the October 22, 2024 meeting. Grubbs motioned to approve the minutes; Churchill seconded, and the motion was carried unanimously.

New Business

The Commission reviewed the Hahn Ready Mix access easement agreement. Churchill made a motion to approve the agreement; Tonn seconded, and the motion was carried unanimously.

Corporation Counsel Huff provided an overview of the tenant arrears policy. The Commission notated a grammatical update and requested that the phrase "Commission Staff" be updated to "City Staff" throughout the document. Grubbs made a motion to approve the policy with the inclusion of the requested updates; Churchill seconded, and the motion was carried unanimously.

Controller/Interim Chief Budget Officer Gerlach provided an overview of Fiscal Year End 2024. Riverfront Community Engagement Coordinator Bley shared an update on the FY25 project account. The Commission directed City staff to explore the feasibility of a budget amendment for the project account.

Bley provided an overview of the Farmers' Market expansion plan and lease renewal timeline. The Commission directed City staff to draft a renewal of the Farmers' Market's current lease for a three-year term, and to draft a separate lease for the Farmers' Market's expansion in to Suite 2 at the Freight House for a one-year term, with a two-year renewal option.

Management Update

Bley provided an update on several ongoing projects, including the Freight House roof replacement, building rekey for I Love Fufu, and upcoming repairs at Marine Specialties. Bley also shared an update on The Diner's move-out process, and the implementation of a payment plan for EME Designs.

Park Liaison Report

Parks Advisory Board Liaison, Christopher Meyer, shared an update on the financial loss due to the fire at the Marquette Storage Facility. Meyer also provided information on the Davenport Junior Theatre relocation process, as well as the status of fundraising for the new Emeis Clubhouse.

No public comments were made. With no further business, the meeting adjourned at 6:26 p.m.

Gwendolyn Lee, Chair