

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, March 25, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
  - Approval of minutes for February 25, 2025 meeting
- III. Old Business
  - 1. Lake Davenport Sailing Club | Lease renewal
- IV. New Business
  - 1. Commission Goals
- V. Future Business
  - 1. Visit Quad Cities | Lease Renewal (June 30, 2025)
  - 2. I Love Fufu | Lease Renewal (June 30, 2025)
- VI. Management Update
- VII. Park Liasion Report
- VIII. Adjournment | Next meeting: April 22, 2025
- IX. Public with Business

City of Davenport

Department: Administration

Contact Info: |

Subject:

Approval of minutes for February 25, 2025 meeting

**Action / Date**

**3/25/2025**

Attachments:

1. Minutes 2.25.25



## Riverfront Improvement Commission

Minutes

February 25, 2025

**Present:** Dee Bruemmer, Bill Churchill, Dan Darland, Gwendolyn Lee, Andrea Olson, Scott Pettis, and Julie Tonn.

**Others Present:** Alderman Kyle Gripp, Council Liaison; Denise Hnytka, Chief Communications Officer; Patrick Bahen, Assistant City Attorney; Zach Peterson, Landscape Design Architect; Basia Gerlach, Chief Financial Officer

Chair Lee called the meeting to order at 5:00 p.m. and welcomed everyone.

### Approval of Minutes

Lee asked for approval of the minutes from the January 28, 2025 meeting. Churchill motioned to approve the minutes; Pettis seconded, and the motion was carried unanimously.

### New Business

Local engineer Anthony Heddleston presented to the Commission his ideas for a landmark or statue to be placed along the riverfront in honor of the designer of the Arsenal Bridge, Ralph Modjeski. The Commission asked for additional information on the support infrastructure needed for installation, depending on the site.

The Commission voted to approve two leases for the Freight House Farmers Market, one lease renewal and one lease expanding operations into Suite 2. Churchill motioned to approve, with a second from Dan Darland. The motion passed unanimously.

Don Allebach from the Lake Davenport Sailing Club addressed the Commission regarding the Commission's January decision to move forward with a rental increase in the upcoming lease renewal. Bruemmer motioned to approve a three-month extension under the current terms, with new instructions for staff to revisit lease terms with Mr. Allebach. Darland seconded and the motion carried unanimously.

CFO Gerlach presented the preliminary FY26 budget for the Commission. The Commission directed staff to review figures in the budget to account for changes in lease payment revenues and to reconsider spending on facility updates.

Management Update

Hnytka provided an update on exterior lighting, skylight and fire alarm installations at the Freight House.

No public comments were made. With no further business, the meeting adjourned at 6:34 p.m.

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Gwendolyn Lee, Chair

City of Davenport

Department: Administration

Contact Info: |

**Action / Date**

**3/25/2025**

Subject:

Lake Davenport Sailing Club | Lease renewal

Recommendation:

Background:

Attachments:

None

City of Davenport

Department: Administration  
Contact Info: |

**Action / Date**  
**3/25/2025**

Subject:  
Commission Goals

Recommendation:

Background:

Attachments:  
None

City of Davenport

Department: Administration

Contact Info: |

**Action / Date**

**3/25/2025**

Subject:

Visit Quad Cities | Lease Renewal (June 30, 2025)

Recommendation:

Background:

Attachments:

None

City of Davenport

Department: Administration

Contact Info: |

**Action / Date**

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Subject:

I Love Fufu | Lease Renewal (June 30, 2025)

Recommendation:

Background:

Attachments:

None