

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 24, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Approval of minutes for May 27, 2025 meeting
- III. Finance
 1. Cash Balance report
- IV. Leases
 1. Sailing Club | Lease extension
 2. I Love FuFu | Lease renewal
 3. Visit Quad Cities | Lease renewal
 4. Lindsay Park Yacht Club | Lease and management agreement update
- V. Parks Advisory Board Report
 1. Staff report | June 2025
- VI. Staff Report
- VII. Public with Business
- VIII. Adjournment | Next meeting: July 22, 2025

City of Davenport

Department: Administration

Contact Info: |

Subject:

Approval of minutes for May 27, 2025 meeting

Action / Date

6/24/2025

Attachments:

1. Minutes 5.27.25



Riverfront Improvement Commission

Minutes
May 27, 2025

Present: Gwendolyn Lee, Mary Pruess, Dan Darland, Kelli Grubbs, Bill Churchill, and Dale Gilmour

Others Present: Denise Hnytka, Chief Communications Officer, Bruce Berger, Director of Community and Economic Development, Christopher Meyer, Park Advisory Board Liaison, and Kyle Gripp, At-Large Alderman.

Chair Lee called the meeting to order at 5:00 p.m. and welcomed everyone. She welcomed Dale Gilmour to the Commission for his first meeting as the 8th Ward representative

Approval of Minutes

Lee asked for approval of the minutes from the April 22, 2025 meeting. Churchill motioned to approve the minutes; Grubbs seconded. The motion was carried unanimously.

Finance

Hnytka shared the budget breakdown showing expenses for the Big 9 Concert series, along with updated financial reports, including a cash balance sheet.

Leases

Hnytka also shared updates on upcoming lease renewals, including Visit Quad Cities and I Love FuFu.

Commission members then discussed the new lease proposal from the Lake Davenport Sailing Club. They agreed to advance the discussion through the formation of a working group to negotiate directly with Club representatives on the proposal.

Park Liaison Report

Commission members were provided a written report from the Park Advisory Board.

Management Update

Hnytka introduced Commission officer selections to take place in July. Interested members were invited to nominate themselves or others to one of three officer positions available: Chair, Vice Chair, and Secretary.

Berger provided information on Freight House Suite 6 and plans to move forward with a team to market the space.

Other Business

Churchill provided information about updates to Veterans Memorial Park, including new lighting and music.

With no further business, the meeting adjourned at 5:57 p.m.

Gwendolyn Lee, Chair

City of Davenport

Department: Administration
Contact Info: |

Action / Date
6/24/2025

Subject:
Cash Balance report

Recommendation:

Background:

Attachments:

1. FY 2025 RIC CASH 062425

**RIC CASH BALANCE
FISCAL YEAR 2025**

July	246,168.70
August	221,881.19
September	184,996.12
October	173,619.13
November	187,770.45
December	203,518.15
January	207,610.27
February	216,417.69
March	233,891.36
April	257,498.17
May	274,898.25

City of Davenport

Department: Administration
Contact Info: |

Action / Date
6/24/2025

Subject:
Sailing Club | Lease extension

Recommendation:

Background:

Attachments:

1. Sailing Club Lease Agreement 062025

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereafter called "Lease") is made on this 24th day of June 2025, by and between the CITY OF DAVENPORT, IOWA, a municipal corporation, through its Riverfront Improvement Commission (hereafter called "Lessor") and the LAKE DAVENPORT SAILING CLUB, an Iowa corporation (hereinafter called "Lessee").

1. LEASED PREMISES

- A. The Lessor leases to the Lessee, in consideration of the rents reserved and of the agreements and conditions herein contained, and the Lessee rents and leases from the Lessor, the following described real estate situated in Scott County, Iowa, to wit:

A rectangular parcel north of the U.S. Government Seawall and south of the riverfront trail between Bridge Avenue and Prospect Terrace extended south more particularly described in Exhibit A, containing 75,000 square feet, more or less.

2. TERM

- A. Lessor grants to Lessee a term of one (1) year commencing on July 1, 2025 and ending on June 30, 2026, upon the conditions that the Lessor pays the rent therefor, and otherwise performs as this lease provides.

3. RENTAL

- A. Lessee agrees to pay Lessor as rental for said term as follows: Three thousand nine hundred dollars and no cents (\$3,900.00) per year (\$0.052/sq. ft.), in advance, the first rental payment becoming due on July 1, 2025. Rental payments will be paid annually, in advance. All sums shall be paid at the address of the Lessor as designated in the lease. Delinquent payments shall draw interest at twelve percent (12%) per annum from the due date until paid.

4. PAYMENT OF RENTAL

- A. The Lessee shall pay the rentals herein specified, and all other charges, to the Lessor at:

City of Davenport
Finance - Revenue Division
P.O. Box 8003
Davenport, Iowa, 52801

or to such other address or addresses as the Lessor shall, from time to time, designate in writing.

5. **POSSESSION**

Lessee shall be entitled to possession on the first day of the term of this lease and shall yield possession to the Lessor at the time and date of the close of this lease term, except as herein otherwise expressly provided. Should Lessor be unable to give possession on said date, Lessee's only damages shall be a rebating of the pro rata rental.

6. **USE OF PREMISES**

Lessee covenants and agrees during the term of this lease to use and occupy the leased premises for a sailing club, clubhouse, sailing school, on-site mooring and storage of sail boats, parking, hoisting cranes, wall racks and docks, and associated equipment, utilities, and storage sheds. Activities of the Lessee would include the servicing, storage, docking, rigging, launching, and operation of sailboats and other similar related events.

7. **QUIET ENJOYMENT**

Lessor covenants that its estate in said premises is fee title and that the Lessee on paying the rent herein reserved and performing all the agreements by the Lessee to be performed as provided in this lease, shall and may peaceably have, hold, and enjoy, the demised premises for the term of this lease free from molestation, eviction, or disturbance by the Lessor or any other persons or legal entity whatsoever. Lessor shall have the right to incur debt or mortgage some or all of its right, title, or interest in said premises at any time, without notice, subject to this lease.

8. **CARE AND MAINTENANCE OF THE PREMISES**

- A. LESSEE TAKES SAID PREMISES in their present condition except for such repairs and alterations as may be expressly herein provided. Lessor shall not be liable for the giving way or sinking of ground thereon or adjacent thereto or on account of flooding of said premises or for resulting damages to any building, structure, or improvement erected by the Lessee.
- B. LESSEE SHALL, AFTER TAKING possession of said premises and until termination of this lease and the actual removal from the premises, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition. Lessee will not permit or allow said premises to be damaged or depreciated in value by an act or negligence of the Lessee, its agents, employees, or members. Without limiting the generality of the foregoing, Lessee will make necessary repairs to the sewers, the plumbing, the water pipes and electrical wiring, and promptly take care of any leakage or stopping in any of the gas, water, or waste pipes.
- C. LESSEE WILL MAKE NO unlawful use of said premises and agrees to comply with all valid regulations of the City of Davenport, the laws of the State of Iowa, and the laws of the Federal Government, but this provision shall not be construed as creating any duty by Lessee to members of the general public. Lessee will not allow any trash to

accumulate on said premises or adjacent properties by its actions, and Lessee will remove same from the premises at its own expense. Lessee also agrees to remove snow and ice and other obstacles from said premises at its own expense if such removal is required for its own use and enjoyment of the property. Lessee will perform and/or contract the janitorial and property maintenance services required at its own expense.

9. UTILITIES

Lessee, during the term of this lease, shall pay before delinquency, all charges for use of the telephone, water, sewer, gas, heat, electricity, power, air condition, garbage disposal, trash disposal, and not limited by the foregoing, all other utilities and services of whatever kind and nature which may be used in or upon the demised premises.

10. SURRENDER OF PREMISES AT END OF TERM

- A. Lessee agrees that upon the termination of this lease, it will surrender, yield up and deliver the leased premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage, without fault or liability of Lessee.
- B. Lessee may, at the expiration of the term, renewal or renewals, or for Thirty (30) calendar days thereafter, remove any fixtures or equipment which said Lessee has installed on the leased premises, providing that said Lessee repairs any and all damages caused by removal and is not in default of this lease.
- C. Continued possession beyond the expiratory date of the term of this lease by the Lessee, coupled with receipt of the pro rata rental by the Lessor (and absent a written agreement by both parties for an extension of this lease, or for a new lease) shall constitute a month-to-month extension of this lease.

11. ASSIGNMENT AND SUBLETTING

Any assignment of this lease or subletting of the premises or any part thereof, without the Lessor's prior written permission shall, at the option of the Lessor make the rental for the balance of this lease term due and payable at once. Such written permission shall not be unreasonably withheld.

12. REAL ESTATE TAXES

All real estate taxes, levied or assessed by lawful authority (but reasonably preserving Lessor's rights of appeal), against real property shall be paid by the Lessee, including the increase in such taxes caused by improvements made by the Lessee during the term of this lease. Lessee agrees to timely pay all taxes, special assessments, or other public charges levied or assessed by lawful authority (but reasonably preserving Lessee's rights of appeal) against its personal property on the premises during the term of this lease.

13. INDEMNIFICATION AND LIABILITY INSURANCE

LESSEE INSURANCE

The Lessee shall secure and maintain such primary insurance policies as will protect himself or his Subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself or by any Subcontractor or anyone employed by them directly or indirectly.

The following insurance policies are required unless other limits are specified. The City shall be identified as a certificate holder and specifically named as an additional insured under General Liability.

(1) Commercial General Liability

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

(2) Commercial Automobile Liability
(if autos are used)

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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(3) Excess Liability Umbrella \$1,000,000

(4) Statutory Worker's Compensation with waiver of subrogation in favor of the City.
(if lessee has employees)

CONTRACTUAL LIABILITY

The insurance required above under "LESSEE INSURANCE", shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Lessee's obligations under the INDEMNIFICATION language below.

CERTIFICATES OF INSURANCE

Certificates of Insurance, acceptable to the City indicating insurance required by the Contract is in force, shall be filed with the City prior to approval of the Contract by the City. The Lessee shall insure that coverages afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to the City. The Lessee will accept responsibility for damages and the City's defense in the event no insurance is in place and the City has not been notified.

INDEMNIFICATION

To the fullest extent permitted by the law, the Lessee shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or

expense:

- (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
- (2) is caused in whole or in part by any negligent act or omission of the Lessee, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

14. FIRE AND CASUALTY – PARTIAL DESTRUCTION

- A. IN THE EVENT OF a partial destruction or damages of the leased premises which is a business interference, that is, which prevents the conducting of a normal business operation and which damage is reasonably repairable within Sixty (60) calendar days after its occurrence, this lease shall not terminate but the rent for the lease premises shall abate during the time of such business interference. In the event of partial destruction, Lessee shall repair such damages within Sixty (60) calendar days of occurrence unless prevented from doing so by acts of God, the elements, the public enemy, strikes, riots, insurrection, government regulations, city ordinances, labor, material, or transportation shortages, or other causes beyond Lessee's reasonable control.
- B. SHOULD THE ZONING ORDINANCE of the City of Davenport make it impossible for Lessee, using diligent and timely effort to obtain necessary permits and to repair and/or rebuilt so that Lessee is not able to conduct business on these premises, then partial destruction shall be treated as total destruction as written below.
- C. IN THE EVENT OF destruction or damage of the leased premises, including the parking area(s) so Lessee is not able to conduct its business on the premises or the then current legal use for which the premises are being used and which damages cannot be repaired within Sixty (60) calendar days, this lease may be terminated at the option of either the Lessor or Lessee. Such termination in such event shall be effectuated by written notice of one party to the other within Thirty (30) calendar days after such notice, and each party shall be released from all future obligations hereunder, and Lessee will pay rent pro rata to the date of such destruction. Lessee shall surrender possession within Ten (10) calendar days after such notice, and each party shall be released from all future obligations hereunder. In the event of such termination of this lease, Lessor may, at its option rebuild or not according to its own wishes and needs.

15. CONDEMNATION

Should the whole of any part of the demised premises be condemned or taken by a competent authority for any public or quasi-public use of purpose, each party shall be entitled to retain as its own property, any award payable to it. Or in the event that a single entire award is made on account of the condemnation, each party will then be entitled to take such portion of said award as may be fair and reasonable. If the whole of the demised premises shall be so condemned or taken, the Lessor shall not be liable to the Lessee except and as its rights are preserved.

16. TERMINATION OF THE LEASE AND DEFAULTS OF THE LESSEE

- A. THIS LEASE SHALL TERMINATE upon expiration of the demised term, or if this lease expressly and in writing provides for any option or options, and if any such option is exercised by the Lessee, then this lease will terminate at the expiration of the option term(s). Upon default in payment of rental of this lease, or upon any other default in accordance with its terms and provisions, this lease may at the option of the Lessor be cancelled and forfeited. Before any such cancellation and forfeiture, except as may be provided below, Lessor shall give Lessee written notice specifying the default or defaults, and stating this lease will be cancelled and forfeited Thirty (30) calendar days after the giving of such notice unless such default or defaults are remedied with this grace period.
- B. IN THE EVENT Lessee is adjudicated a bankruptcy, or in the event of a judicial sale or other transfer of the Lessee's leasehold interest by reason of any bankruptcy or insolvency proceeding or by other operation of law, but not by death; and such bankruptcy, judicial sale, or transfer has not been vacated or set aside within Thirty (30) calendar days from the giving of notice thereof by Lessor to Lessee, then and in any such events Lessor may at its option, immediately terminate this lease, re-enter said premises upon giving of a Ten (10) calendar day written notice by Lessor to Lessee, all to the extent permitted by applicable law.
- C. WAIVER AS TO ANY default shall not constitute a waiver of any subsequent default or defaults.

17. ACCEPTANCE OF KEYS

Advertising and re-renting by the Lessor upon the Lessee's default shall be construed only as an effort to mitigate damages by the Lessor and not as an agreement to terminate this lease.

18. RIGHT OF EITHER PARTY TO MAKE GOOD ANY DEFAULT OF THE OTHER

If default shall be made by either party in the performance of, or in compliance with, any of the terms, covenants, or conditions of this lease, and such default shall have continued for Thirty (30) calendar days after written notice thereof from one party to the other, the person aggrieved, in additions of all other remedies now or hereafter provided by law, may but need not, perform such term, covenant, or condition, or make good such default. Any amount advanced shall be repaid forthwith on demand, together with interest, at the rate of Twelve Percent (12) per annum from date of advance.

19. SIGNS

- A. LESSEE SHALL HAVE THE right and privilege of attaching, painting, affixing, or exhibiting signs on the leased premises, provided that any and all signs comply with the ordinances of the City of Davenport and the laws of the State of Iowa; that such signs shall not change the structure of the building(s); that such signs if and when taken down by Lessee do not damage the premises; and that such signs shall be subject the

Lessor's written approval, which approval shall not be unreasonably withheld.

- B. LESSOR, DURING THE LAST Ninety (90) calendar days of this lease or extension, shall have the right to maintain on the premises a "For Rent" or "For Sale" sign and Lessee will permit prospective Lessees or buyers to enter and examine the premises.

20. MECHANIC'S LIENS

Neither the Lessee nor anyone claiming by, through, or under the Lessee shall have the right to file or place any Mechanic's Lien or other lien of any kind or character whatsoever upon said premises or upon any building or improvement thereon, or upon the leasehold interest of the Lessee therein; and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service, or labor for any building, improvements, alterations, repairs, or any part thereof shall at any time be or become entitled to any lien thereon; and for the further security of the Lessor, the Lessee covenants and agrees to give actual notice in advance to any and all contractors and sub-contractors who may furnish any such material, service, or labor.

21. LESSOR'S LIEN AND SECURITY INTEREST

- A. Lessor shall have in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitutions there, kept and used on said premises by Lessee. Lessor may proceed at law or in equity with any remedy provided by law or by this lease for the recovery of rent, or for termination of this lease because of Lessee's default in its performance.
- B. If spouse is not a Lessee, then the execution of this instrument by the spouse shall be for the sole purpose of creating a security interest on personal property and waiving rights of homestead, rights of distributive share, and exemptions.

22. SUBSTITUTION OF EQUIPMENT, MERCHANDISE, ETC.

- A. The Lessee shall have the right, from time to time, during the term of this lease, or renewal thereof, to sell or otherwise dispose of any personal property of the Lessee situated on the demised premises when, in the judgment of the Lessee, it shall have become obsolete, outworn, or unnecessary in connection with the operation of the business on the premises; provided, however that the Lessee shall (unless no substituted article or item is necessary) at its own expense substitute for such items of personal property sold or otherwise disposed of, a new or other item in substitution in like or greater value and adopted to affixed operation of the business upon the demised premises.
- B. Nothing herein contained shall be construed as denying to Lessee the right to dispose of inventoried merchandise in the ordinary course of the Lessee's trade or business.

23. REAL ESTATE RESERVATIONS

Lessor shall have the right to enter the demised premises for the purpose of construction, reconstruction, operation, or maintenance of any and all sewers or structures presently located, or to be located, upon the demised premises by Lessor.

24. EASEMENTS

Lessor shall provide Lessee with easement rights which Lessor has control of for the purpose of providing access to the demised premises or for locating constructing and maintaining sewer, water, telephone, electricity, gas, or similar utilities.

25. FEES, PERMITS, ETC.

Lessee shall not use, permit, or allow any other person or organization to use the demised premises or any part thereof for any unlawful purpose. Lessee shall procure and maintain all fees and charges in connection with any permits, licenses, or other acts required by local, state, or federal law. Lessee shall fully comply with all laws, regulations, and ordinances required for the lawful use of the demised premises.

26. RIGHTS CUMMULATIVE

The various rights, powers, options, elections, and remedies of either party provided in this lease shall be construed according to the laws of the State of Iowa and no one of them as exclusive of the others, or exclusive of any rights, remedies, or priorities allowed by either party by law, shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied, or undischarged.

27. NOTICES AND DEMANDS

Notices as provided for in this lease shall be given to the respective parties at the address designated below unless either party notifies the other, in writing, of a different address.

To the Lessor: Davenport Riverfront Improvement Commission, City Hall, 226 West Fourth Street, Davenport, Iowa 52801

To the Lessee: Commodore, Lake Davenport Sailing Club, Box 513, Bettendorf, Iowa 52722

Without prejudice to any other method of notifying a party in writing, making a demand, or other communication, such message shall be considered given under the terms of this lease when sent, addressed as designated above, postage prepaid, by registered or certified mail, return receipt requested, by the United States Postal Service, and so deposited in a Postal Service Box.

28. PROVISIONS BINDING AND BENEFITING SUCCESSORS

Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors, and assigns of the parties hereto. If any part of this lease is held in joint tenancy, the successor in interest shall be the surviving joint tenant.

29. CHANGES TO BE IN WRITING

None of the covenants, provisions, terms, or conditions of this lease to be kept or performed by the Lessor or Lessee shall be in any manner modified, waived, or abandoned, except by a written instrument duly signed by the parties and delivered to the Lessor and Lessee.

30. CONSTRUCTION

Words and phrases herein, including acknowledgement hereof, shall be construed as in singular or plural number, and as masculine, feminine, or neuter gender according to the context.

31. NON-DISCRIMINATION REQUIREMENTS

- A. The Lessee agrees that no person on the grounds of race, color, sex, creed, age, disability, or national origin will be excluded from the use of the premises, or excluded from any services offered by the Lessee. Such discrimination shall not be practiced against the public in their access to and use of the premises. Such discrimination shall not be practiced against any employee or agent of the Lessee or any prospective employee or agent.
- B. In the event of any breach of the non-discrimination covenants, the Lessor shall have the right to terminate this lease after giving proper notice to the Lessee after finding of discrimination by a court or commission with jurisdiction, and to reenter and repossess the leased premises.

32. INSPECTION RIGHTS

The Lessor, its agents or employees, shall have the right to inspect the premises upon reasonable notice. To the extent reasonable, such inspections shall be made at times and in a manner which does not disrupt the Lessor's activities and operations.

33. FRANCHISES

Nothing in this lease shall be construed to grant the Lessee or authorize the granting of a franchise or other exclusive right to conduct any particular business, and the Lessor expressly reserves the right to lease any other property and facilities to other persons or companies to conduct a similar or competitive business.

34. PARAGRAPH HEADINGS

Paragraph or division headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this lease.

35. INVALID PROVISIONS

In the event any covenant, condition, or provision of this lease is held to be void,

unenforceable, or invalid by any court of competent jurisdiction, the invalidity of that part shall in no way affect the balance of this lease or materially prejudice either the Levee or Lessor to their respective rights and obligations contained in the remaining covenants, conditions, or provisions of this lease.

36. SUPERCEDES PRIOR AGREEMENTS

This lease supersedes and cancels all other leases between the parties regarding the leased premises, specifically the lease dated April 1, 1986 between above named parties.

37. RELATIONSHIP

The sole relationship of the parties created by this lease is that of Lessor and Lessee. Lessee is an independent contractor. No employer-employee, master-servant or principal-agent relationship is created.

38. SPECIAL CLAUSES

Lessee shall provide the opportunity for club membership to be available to all citizens of the community upon application and payment of fees. Lessee shall have the right to terminate members for violation of club rules.

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year above written.

LAKE DAVENPORT SAILING CLUB

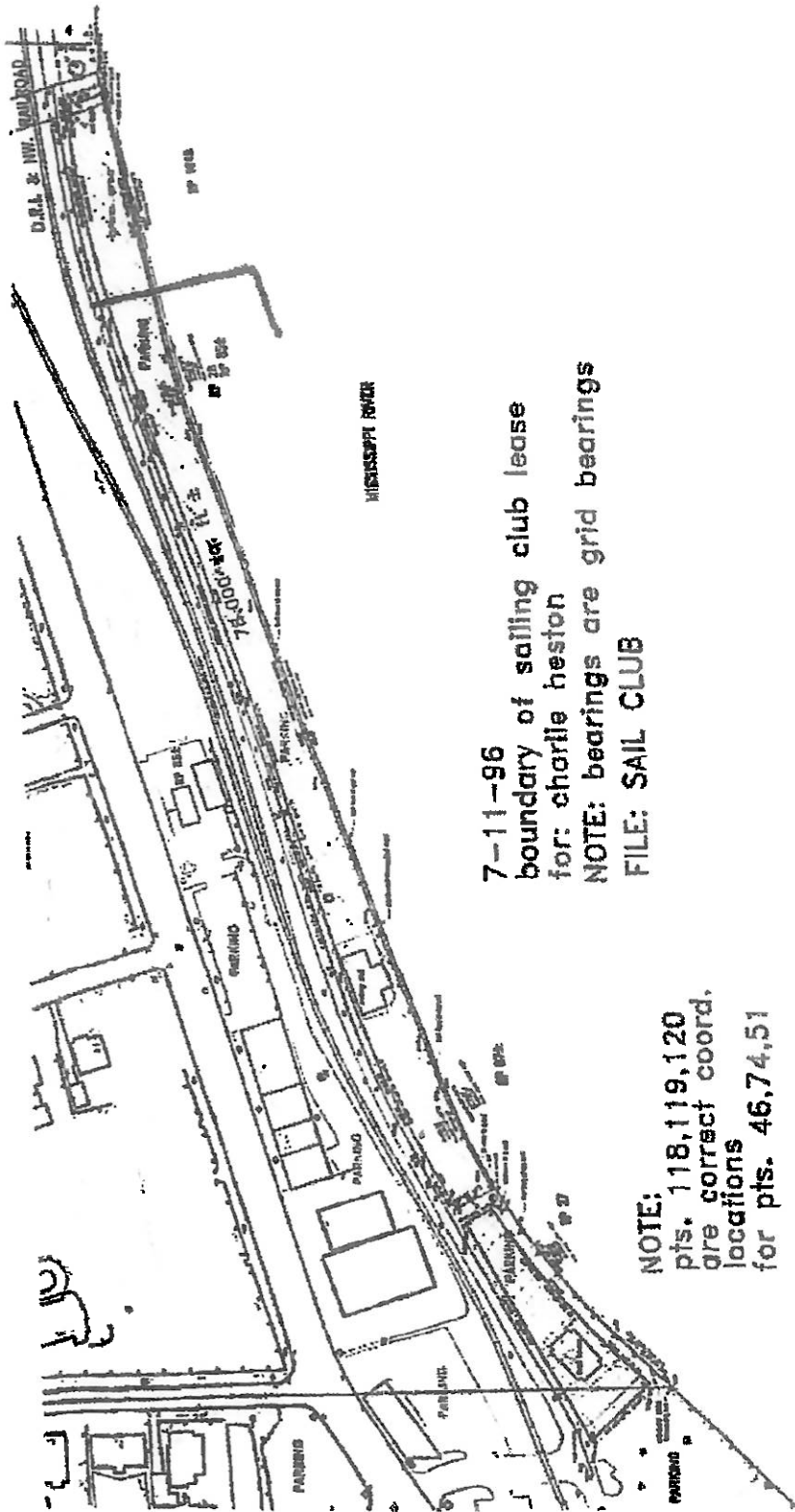
RIVERFRONT IMPROVEMENT COMMISSION

By 
Don Allebach, Commodore

Date 6/17/25

By _____
Gwendolyn Lee, Chair

Date _____



7-11-96
 boundary of sailing club lease
 for: charter heston
 NOTE: bearings are grid bearings
 FILE: SAIL CLUB

NOTE:
 pts. 118,119,120
 are correct coord.
 locations
 for pts. 46,74,51

City of Davenport Intranet Map with Web Applet for ArcGIS

Double click to edit link name



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City of Davenport

Department: Administration
Contact Info: |

Action / Date
6/24/2025

Subject:
I Love FuFu | Lease renewal

Recommendation:

Background:

Attachments:

1. I Love Fufu Renewal 06-25

LEASE - BUSINESS AGREEMENT

THIS LEASE is made and entered into at Davenport, Iowa, on this 24th day of June, 2025, by and between the City of Davenport, Iowa, through its Riverfront Improvement Commission, hereinafter designated as "Landlord," and I Love Fufu, hereinafter designated as "Tenant."

1. LEASED PREMISES

- A. The Landlord has leased, and by this instrument does lease, to the Tenant the following described property located in Davenport, Iowa, together with all appurtenances thereto and with easements of ingress and egress necessary and adequate for the conduct of Tenant's business, a restaurant, as hereafter described:

The Union Station Package Express Building, at 102 South Harrison Street, Suite 300, Davenport, Scott County, Iowa, includes approximately 1,400 square feet.

- B. The Landlord represents and warrants that it is the sole owner of the building and Leased Premises, that it has full right, power, and authority to make the lease, and that no other person or entity needs to join in the execution thereof for the lease to be binding on all parties having an interest in the Leased Premises. The Landlord also warrants that the building fully complies with existing local, state, and federal codes, rules, and ordinances.

2. TERM

- A. The term of this Lease shall be for one (1) year and shall have possession on July 1, 2025, and terminate on June 30, 2026. The Tenant shall have the right of first refusal upon exercising renewal to lease the subject premise.
- B. Tenant shall have the option to renew for one additional twelve-month term at a rate to be negotiated, provided this request is submitted within sixty days of the expiration of the term of this agreement.

3. RENTAL

- A. Beginning on July 1, 2025, the landlord will bill the tenant for July rent. Bills will be mailed on the first of each month and due by the last day of that month, according to the following schedule. A late payment of ten Percent (10%) of the monthly payment shall be assessed for payments not received by the end of the fifteenth (15th) day of the month following the due date.

Rent Schedule			
Rent	Bill Date	Due Date	Late Fee Assessed
July	July 1, 2025	July 31, 2025	August 15, 2025
August	August 1, 2025	August 31, 2025	September 15, 2025
September	September 1, 2025	September 30, 2025	October 15, 2025
October	October 1, 2025	October 31, 2025	November 15, 2025
November	November 1, 2025	November 30, 2025	December 15, 2025
December	December 1, 2025	December 31, 2025	January 15, 2026
January	January 1, 2026	January 31, 2026	February 15, 2026
February	February 1, 2026	February 28, 2026	March 15, 2026
March	March 1, 2026	March 31, 2026	April 15, 2026
April	April 1, 2026	April 30, 2026	May 15, 2026
May	May 1, 2026	May 31, 2026	June 15, 2026
June	June 1, 2026	June 30, 2026	July 15, 2026

B. For the one (1) year of this lease, the Tenant shall pay to the Landlord for use of the Leased Premises the following sums:

	<u>Annual</u>	<u>Per month</u>
Year 1	\$16,170.00	\$1,347.50

C. The Tenant is responsible for their proportional share of Property Taxes related to the Leased Premises, including any personal property taxes levied on equipment or fixtures owned by the Tenant. Monthly, one-twelfth of the annual property tax of parcel L0022-02 shall be included in the bill. This amount will be approximately \$150.00 per month, as determined by the Scott County Treasurer.

D. The Tenant has non-exclusive access to the Union Station parking lot. All tenants and related uses are intended to work with the Landlord to accommodate needs.

4. PAYMENT OF RENTAL

A. The Tenant shall pay the rentals herein specified, and all other charges, to the Landlord at:

City of Davenport
 Finance - Revenue Division
 P.O. Box 8003
 Davenport, Iowa, 52801

or to such other address or addresses as the Landlord shall, from time to time, designate in writing.

5. USE OF LEASED PREMISES

- A. The Tenant shall occupy and use the Leased Premises for the operation of a restaurant and associated uses incidental to this operation. No other uses shall be permitted without the written consent of the Landlord, which shall not be unreasonably withheld. The Tenant shall not sell or permit to remain in or about the Leased Premises any article that may be prohibited by standard form fire insurance policies.
- B. The Tenant shall not display merchandise, nor permit merchandise to remain, outside the exterior walls and permanent doorway of the Leased Premises without first securing the Landlord's prior written consent.

6. FIRE INSURANCE

- A. The Tenant shall be responsible for carrying fire insurance and other risk insurance on personal property owned or used by the Tenant. The Landlord shall be responsible for fire and extended coverage, including casualty, on the building where the Leased Premises are located.

7. LIABILITY INSURANCE AND INDEMNIFICATION OF LANDLORD

- A. The Lessee shall secure and maintain such primary insurance policies as will protect themselves or their Subcontractors from claims for bodily injuries, death, or property damage which may arise from operations under this Agreement whether such operations be by themselves or by any Subcontractor or anyone employed by them directly or indirectly.
- B. The following insurance policies are required unless other limits are specified. The City shall be identified as a certificate holder and specifically named as an additional insured under General Liability.

(1) Commercial General Liability

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

**(2) Commercial Automobile Liability
(if autos are used)**

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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(3) Excess Liability Umbrella \$1,000,000

(4) Statutory Worker's Compensation with waiver of subrogation in favor of the City.

- C. Contractual Liability: the insurance required above under "LESSEE INSURANCE" shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Lessee's obligations under the INDEMNIFICATION section below.

8. CERTIFICATES OF INSURANCE

- A. Certificates of Insurance, acceptable to the City indicating insurance required by the Contract is in force, shall be filed with the City before approval of the Contract by the City. The Lessee shall ensure that coverage afforded under the policies will not be canceled until at least thirty (30) days prior written notice has been given to the City. The Lessee will accept responsibility for damages and the City's defense if no insurance is in place and the City has not been notified.

9. INDEMNIFICATION

- A. To the fullest extent permitted by the law, the Lessee shall defend, indemnify, and hold harmless the City, its officials, and its agents and employees from and against all claims, damages, losses, and expenses, including but not limited to, all attorneys' fees provided that any such claim, damage, loss or expense:
 - (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
 - (2) is caused in whole or in part by any negligent act or omission of the Lessee, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable.
- B. In any and all claims against the City, its officials or any of its agents, or employees by any employee of the Lessee, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Lessee or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.
- C. The Lessee shall not be responsible for damage or injury caused by the Landlord's negligence relating to items that remain the exclusive responsibility of the City.

10. ALTERATIONS

- A. The Tenant shall not make, or suffer to be made, any alterations, after the build-out, of the Leased Premises, or any part thereof, without the prior written consent of the Landlord, which shall not be unreasonably withheld,

and any additions to, or alterations of, said Leased Premises, except movable furniture and trade fixtures, shall become at once a part of the realty and belong to the Landlord.

11. MAINTENANCE AND SANITATION

- A. The Tenant, at its sole cost and expense, shall maintain in a good state or repair the following areas: windows and doors, except for those used commonly with other tenants, along with the interior of the Leased Premises. Notwithstanding the foregoing, the Tenant may not paint, change, or modify the exterior of the Leased Premises without first securing the Landlord's written consent. The Tenant shall be responsible for the exterior glass replacement of the demised area, should they become damaged or broken, and shall be replaced to the original specification.
- B. The Tenant shall provide and maintain sufficient sanitary receptacles in and about the interior and exterior of the Leased Premises in which to place any refuse or trash produced by the Tenant or its customers and patrons, and the Tenant shall cause such refuse or trash to be removed from the area as often as required to maintain a sanitary condition. The Landlord shall provide space near the Leased Premises for such sanitary receptacles to the extent practical.

12. SURRENDER OF LEASED PREMISES

- A. The Tenant shall, upon expiration of the term hereby created, or upon earlier termination hereof for any reason, quit and surrender said Leased Premises in good order, condition, and repair, reasonable wear and tear expected, and clean and free of refuse. If alterations, additions, and/or installations have been made by the Tenant as provided for in this Lease, the Tenant shall not be required to restore the Leased Premises to the condition in which they were prior to such alterations, additions, and/or installations.

13. FIXTURES

- A. The Tenant shall provide, install, and maintain, at its expense, fixtures of a special nature that the Tenant's business may require. All such fixtures that are not permanently affixed to the realty shall remain the property of the Tenant and may be removed by the Tenant no later than the expiration of the term hereof, provided that the Tenant is not then in default hereunder and that the Tenant shall promptly repair, at its own expense, any damages occasioned by such removal. All other fixtures, except any water purification equipment (including, without limitation, air conditioning units, heating equipment, plumbing fixtures, water heaters, carpeting, or other floor covering cemented or otherwise affixed to the floor) that may be placed upon, installed in, or attached to, the Leased Premises by the Tenant shall, at the expiration or earlier termination of this Lease for any reason, be the property of the

Landlord and remain upon, and be surrendered with Leased Premises, without disturbance, molestation, or injury. The Tenant shall have the right, from time to time during the term of this lease, to remove any such fixtures, equipment, or property and replace the same with items of character, quality, or value.

14. TENANT IMPROVEMENTS

- A. Prior to commencing any Tenant improvements, the Tenant shall provide to the Landlord, for its review and approval, a plan and specifications for the proposed work to be performed. All improvements shall be completed in a timely and workman-like manner and by all applicable codes and ordinances.

15. FREE FROM LIENS

- A. The Tenant shall keep the Leased Premises and the property on which the Leased Premises are situated free from any Mechanics Liens arising out of work performed, material furnished, or obligation incurred by or at the instance of the Tenant, and indemnify and save the Landlord harmless from all such liens and all attorney's fees and other costs and expenses incurred by reason thereof. Notice is hereby given that neither the Landlord nor the Landlord's interest in the Leased Premises shall be liable or responsible to persons who furnish material or labor for or in connection with such work.

16. ABANDONMENT

- A. The Tenant shall not vacate or abandon the Leased Premises at any time during the term of this Lease; and if the Tenant shall abandon, vacate, or surrender the Leased Premises, or be dispossessed by process of law or otherwise, any personal property belonging to the Tenant and left on the Leased Premises shall be deemed to be abandoned, at the option of the Landlord. The Tenant shall not be deemed to have vacated or abandoned the Leased Premises for reasons beyond its control (casualty, strikes, and acts of God).

17. SIGNS AND ADVERTISING MATERIALS

- A. The Tenant recognizes there are Signage Restrictions for the demised area. All proposed signage must be submitted and approved by the City of Davenport prior to installation, whether it be affixed to the building or window-type display signs. The Tenant shall submit its signage plan to the Landlord for review and approval.

18. EXTERIOR LIGHTING

- A. The Tenant shall not install any exterior lighting on the Leased Premises unless and until the Landlord shall have approved, in writing, the design, type, kind, and location of the lighting to be installed.

19. UTILITIES

- A. The Tenant shall provide and be responsible for payment of all charges for water, gas, heat, air conditioning, electricity, and sewer for the Leased Premises. The Tenant shall pay all charges for telephone and internet service, trash, garbage, and rubbish removal used by the Tenant. Any security deposit or connection charges required by any utility company to furnish service to the Tenant shall be paid by the Tenant. In the event that one or more such utilities or related services shall be supplied to the Leased Premises and to one or more other tenants within the Freight House complex without being individually metered or measured to the Premises, Tenant's proportionate share thereof shall be paid as additional rent and shall be determined by Landlord based upon their estimate of Tenant's anticipated usage. The Landlord shall provide and maintain the necessary mains, conduits, wires, and cables to bring water, electricity, gas, and other utilities to the Leased Premises.

20. ENTRY AND INSPECTION

- A. The Tenant shall permit the Landlord and the Landlord's agents to enter into and upon the Leased Premises at all reasonable times, acceptable to the Tenant, to inspect the same or for the purpose of maintaining the building in which said Leased Premises are situated, or to make repairs, alterations, or additions to any other portion of said building. If the Tenant shall notify the Landlord that it does not intend to exercise any renewal option, the Landlord shall have the right to advertise and show the property to prospective users of the Leased Premises during the final Ninety (90) Days of the initial lease term or any option renewal.

21. DAMAGE AND DESTRUCTION OF LEASED PREMISES

- A. At its cost and expense, the Landlord agrees to maintain the roof, walls, and foundation of the Leased Premises and building in reasonably good order and condition and to make all necessary repairs and replacements in and to the building, including the building flood protection system. If the Landlord fails to perform obligations under this Lease, which creates a condition that interferes substantially with normal use, and as a consequence, the Tenant is compelled to discontinue business in the Leased Premises in whole or in part, the rental shall be proportionally abated. If the Landlord defaults for more than thirty (30) days after written notice by the Tenant, the Tenant shall have the right but not be obligated to remedy such default. All such sums expended or obligations incurred by the Tenant in connection with the foregoing shall be paid by the Landlord to the Tenant upon demand. If the Landlord fails to reimburse the Tenant, the Tenant may, in addition to any other right or remedy that it may have, deduct such amount from the next month's rent or rentals.

- B. In the event of destruction of the Leased Premises or the building containing the same during the said term, which requires repairs to either said Leased Premises or said building, or is declared to be unfit for occupancy by any authorized public authority for any reason other than the Tenant's act, use, or occupation, which declaration requires repairs provided the Tenant gives to the Landlord written notice of the necessity therefore. If those repairs are not, or cannot be, completed within thirty (30) days of said notice, then the Tenant may, at its option, cancel this Lease. However, suppose the Tenant does not desire to cancel the Lease. In that case, rent shall be abated during the period which those repairs are made and the Tenant is compelled to discontinue business in the Leased Premises. Further, in the event of flooding, rent shall be abated during that time period the leased premises are declared to be unfit for occupancy by any authorized public authority.

22. ASSIGNMENT AND SUBLETTING

- A. The Tenant shall not assign this Lease, or any interest therein, and shall not sublet the Leased Premises or any part thereof, or any right or privilege appurtenant thereto, or permit any other person (the agent and servants of the Tenant excepted) to occupy or use the Leased Premises, or any portion thereof without first obtaining the written consent of the Landlord, which shall not be unreasonably withheld. Consent by the Landlord to one assignment, subletting, occupation, or use by another person shall not be deemed a consent to any subsequent assignment, subletting, occupation, or use by another person. Consent to an assignment shall not release the original named Tenant from liability that accrued or occurred prior to the date of assignment. If the Landlord does not release the Tenant from liability, the Landlord shall give the Tenant notice of defaults by the assignee and an opportunity to cure the same. Any assignment or subletting without the Landlord's prior written consent shall be void and shall, at the option of the Landlord, terminate this Lease. Neither this Lease nor any interest therein shall be assignable as to the Tenant's interest by operation of law without the Landlord's prior written consent. The Landlord shall give the Tenant previous notice of the assignment of this Lease and any interest of the Landlord therein.

23. DEFAULT, RE-ENTRY REMEDIES

- A. If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, and such failure to perform other covenants shall continue for Thirty (30) Days after written notice thereof from the Landlord to the Tenant, then the Landlord, besides other rights or remedies it may have, shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises without liability to any person for damages sustained because of such removal. Such property

may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of, the Tenant.

24. DEFAULT, COSTS, AND ATTORNEY FEES

- A. If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, then the Tenant shall be responsible for payment of all reasonable costs and attorney fees of the Landlord that result from the Landlord pursuing its rights and remedies.

25. SALE OF LEASED PREMISES BY LANDLORD

- A. In the event of any sale of the Leased Premises or assignment of this Lease by the Landlord, the Landlord shall give the Tenant prior notice of any such sale or assignment. The Landlord shall be relieved of liability under the Lease only if the new Landlord agrees to the Lease and not to disturb the Tenant.

26. REIMBURSEMENT

- A. All covenants and terms herein contained to be performed by the Tenant shall be performed by the Tenant at its expense, and if the Landlord shall pay any sum of money or do any act which requires the payment of money because of the failure, neglect, or refusal of the Tenant to perform such covenant or term, the sum or sums of money so paid by the Landlord shall be considered as additional rent and shall be payable by the Tenant to the Landlord on the first of the month next succeeding such payment, together with interest at the maximum rate permitted by law from the date of payment.
- B. All covenants and terms herein contained to be performed by the Landlord shall be performed by the Landlord at its expense, and if the Tenant shall pay any sum of money or do any act which requires the payment of money because of the failure, neglect, or refusal of the Landlord to perform such covenant or term after written notice by the Tenant, the sum or sums of the money so paid by the Tenant shall be considered as rental and shall be deducted by the Tenant from the rent on the first of the month next succeeding such payment.

27. WAIVER

- A. No covenant, term, or condition of this Lease shall be waived except by written waiver of the Landlord. The Landlord's forbearance or indulgence in any shall not constitute a waiver of the covenant, term, or condition to be performed by the Tenant to which the same shall apply. Until complete performance by it of such covenant, term, or condition, the Landlord shall be entitled to invoke any remedy available under this Lease or by law despite such forbearance or indulgence. The waiver by the Landlord of any breach or term, covenant, or condition hereof shall apply to, and be limited to, the specific instance involved and shall not be deemed to apply to any other

instance or any subsequent breach of the same or any other term, covenant, or condition.

28. SUCCESSORS IN INTEREST

- A. The covenants herein contained shall, subject to the provisions as to assignment, subletting, and sale of Leased Premises, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties hereto, and all of the parties shall be jointly and severally liable hereunder.

29. PARTIAL INVALIDITY

- A. Suppose any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable. The remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

30. TIME

- A. Time is of the essence in the performance of any obligations under this Lease.

31. EMINENT DOMAIN

- A. If the whole of the Leased Premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding, and all rentals shall be paid up to that date, and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease.
- B. If any part of the Leased Premises shall be acquired or condemned by eminent domain or public or quasi-public use or purpose, and in the event that such partial taking or condemnation shall render the Leased Premises unsuitable for the business of the Tenant, which shall be at the Tenant's reasonable discretion, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease. In the event the Tenant determines the Leased Premises are not suitable, then it shall be relieved from further obligation of this Lease.
- C. In the event of any condemnation or taking as hereinbefore provided, whether whole or partial, the Landlord and Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to its respective interests in any condemnation proceeding.
- D. Nothing herein shall be construed to preclude the Tenant from prosecuting any claim directly against the condemning authority in such condemnation proceedings for loss of business or depreciation to, damage to, or cost of removal of, or for value of stock, trade fixtures, furniture, or other personal property belonging to the Tenant.

32. MISCELLANEOUS

- A. The Landlord shall be responsible and pay for all snow removal, exterior landscaping, and all other exterior maintenance of the building and public areas surrounding the Leased Premises. Tenant shall remove snow from the wooden deck on the south side of the building. The Tenant shall be responsible for the interior and exterior window cleaning of the Leased Premises.
- B. The Tenant is hereby provided the exclusive use of the space agreed to at the Union Station Package Express building and accepts it as is, where is condition.
- C. The Tenant is responsible for obtaining and renewing all licenses and permits necessary for its operation and shall comply with all Federal, State, or local rules and regulations applicable to its operation.

33. GENERAL

- A. This Lease shall be construed under the laws of the State of Iowa.
- B. This Lease, and any exhibits attached hereto, sets forth all the covenants, promises, agreements, conditions, or undertakings, either oral or written, between the Landlord and Tenant. Unless otherwise provided, no subsequent alteration, amendment, change, or addition to this Lease shall be binding upon the Landlord or Tenant unless reduced to writing and signed by both parties.
- C. If the Landlord or Tenant herein shall be more than one party, then the obligations of such party or parties shall be joint and several.
- D. The Landlord and Tenant acknowledge reliance on its own judgment and advice and counsel of its own attorney in interpreting this Agreement and not in any manner on the other party.

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year above written.

I LOVE FUFU

RIVERFRONT IMPROVEMENT COMMISSION

By _____

By _____

Gwendolyn Lee, Chair

Date _____

Date _____

City of Davenport

Department: Administration

Contact Info: |

Action / Date

6/24/2025

Subject:

Visit Quad Cities | Lease renewal

Recommendation:

Background:

Attachments:

1. Visit Quad Cities Renewal 062425

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made and entered into this _____, by and between the CITY OF DAVENPORT, an Iowa municipal corporation, through its Riverfront Improvement Commission ("Landlord"), and VISIT QUAD CITIES, an Iowa non-profit corporation ("Tenant").

ARTICLE 1. PREMISES

1.1. Premises. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, those certain premises within the building known as the Union Station Building located at 102 South Harrison Street, Davenport, Iowa (the "Premises"). See Attachment A for the floor plan of the precise Premises.

ARTICLE 2. TERM; DELIVERY OF PREMISES; CONDITION OF PREMISES

2.1. Term. The term of this Lease (the "Term") shall commence on July 1, 2025, (the "Commencement Date") and shall expire on June 30, 2028, unless sooner terminated. An agreement renewal period will commence January 1, 2028, and will expire March 31, 2028. During this time period, the City of Davenport will exclusively negotiate with Visit Quad Cities.

2.2. Delivery of Possession. Landlord shall deliver possession of the Premises to Tenant on the Commencement Date.

2.3. Condition of Premises. Tenant has inspected the Premises and agrees to accept the same "AS-IS" in their present condition. Landlord makes no representation or warranty concerning the condition of the Premises, except as expressly set forth in this Lease.

ARTICLE 3. RENT

3.1. Rent. Tenant shall pay to Landlord as rent for the Premises ("Rent") the following amounts:

FY2026- Annual: \$20,000.00
 FY2027- Annual: \$20,000.00
 FY2028- Annual: \$20,000.00

Rent Schedule			
Rent	Bill Date	Due Date	Late Fee Assessed
July	July 1	July 31	August 15
August	August 1	August 31	September 15
September	September 1	September 30	October 15
October	October 1	October 31	November 15
November	November 1	November 30	December 15
December	December 1	December 31	January 15
January	January 1	January 31	February 15
February	February 1	February 28	March 15
March	March 1	March 31	April 15

April	April 1	April 30	May 15
May	May 1	May 31	June 15
June	June 1	June 30	July 15

3.2. Payment of Rent. Beginning on July 1, 2025, the Landlord will bill the tenant for July rent. Bills will be mailed on the first of each month and due by the last day of that month according to the following schedule. A late payment of ten Percent (10%) of the monthly payment shall be assessed for payments not received by the end of the fifteenth (15th) day of the month following the due date. All Rent and other amounts payable by Tenant at the address specified in Section 13.1 or such other place as Landlord may designate in writing.

ARTICLE 4. UTILITIES

4.1. Tenant's Duties. The Tenant shall provide and be responsible for payment of all charges for water, gas, heat, air conditioning, electricity, and sewer for the Premises. The Tenant shall pay all charges for telephone and internet service, trash, garbage, and rubbish removal used by the Tenant. Any security deposit or connection charges required by any utility company to furnish service to the Tenant shall be paid by the Tenant. In the event that one or more such utilities or related services shall be supplied to the Premises and to one or more other tenants within the Union Station Building without being individually metered or measured to the Premises, Tenant's proportionate share thereof shall be paid as additional rent and shall be determined by Landlord based upon their estimate of Tenant's anticipated usage. Landlord shall provide and maintain the necessary mains, conduits, wires, and cables to bring water, electricity, and gas to the Premises.

4.1.1. Utilities Cost Determination. The current proportional rate for the Premises is seven hundred and fifty dollars (\$750.00). This rate shall be in effect for the months of July 2025 through June 2026. Landlord shall run an analysis each September of the Term to determine Tenant's proportional cost of the utilities. Landlord shall give Tenant Notice before any change goes into effect. Rate changes shall go into effect on July 1 of the next year.

ARTICLE 5. USE OF PREMISES

5.1. Permitted Use. Tenant shall use and occupy the Premises for purposes and for activities directly related to Tenant's non-profit mission, including but not limited to tourism promotion, visitor services, and community outreach programs. Tenant shall not use the Premises for any other purpose without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. Tenant's use of the Premises shall comply with all applicable laws, ordinances, rules, and regulations of the City of Davenport and the state of Iowa.

5.1.1. Signs and Advertising Materials. The Tenant recognizes there are Signage Restrictions for the demised area. All proposed signage must be submitted and approved by the City of Davenport before installation, whether affixed to the building or window-type display signs. The Tenant shall submit its signage plan to the Landlord for review and approval. Tenant agrees to include information regarding the Premises in its advertisements, publication, and other printed, broadcast, and web-based materials which identify the location of facilities that provide tourist and visitor information.

5.1.2. Hours of Operation. Union Station shall be staffed from the hours of 9 a.m. to 4 p.m. Monday through Saturday during the months of May, June, July, August and September and 10 a.m. to 4 p.m. Monday through Friday during the months of October, November, December, January, February, March and April. When Union Station is open beyond these hours for special events or programming, the Tenant may reduce operating hours to compensate. The Tenant, in consultation with the Landlord, may reduce operational hours as visitation demands decrease. VQC reserves the right for final operational scheduling and staffing.

5.2. Compliance with Laws. Tenant, at its sole cost and expense, shall comply with all applicable laws, ordinances, rules, and regulations of any governmental authority having jurisdiction over the Premises, including any requirements or regulations specific to Tenant's status as a non-profit organization. Landlord shall be responsible for ensuring that the Building and Common Areas comply with all applicable laws, including the Americans with Disabilities Act (ADA), except to the extent that any non-compliance is caused by Tenant's specific use of the Premises or any Alterations made by Tenant.

ARTICLE 6. TEMPORARY SUSPENSION OF USE DUE TO FLOODING

6.1. Suspension of Use. Notwithstanding any other provision in this Lease, Tenant's right to use, occupy, or access the Premises shall be temporarily suspended during periods of significant flooding, as defined below.

6.2. Significant Flooding. For purposes of this Lease, "significant flooding" means:

6.2.1. The issuance of a flood warning by the National Weather Service for the county in which the Premises is located;

6.2.2. Water levels on the Premises; or

6.2.3. A declaration of a state of emergency due to flooding by the Governor of Iowa or local officials with jurisdiction over the Premises.

6.3. Notice of Flooding. Landlord shall provide Tenant with prompt Notice of the occurrence of significant flooding and the temporary suspension of Tenant's right to use the Premises. Such Notice may be provided by email, text message, or other reasonable means of communication.

6.4. Notice of Flooding Abatement. The temporary suspension shall remain in effect until Landlord provides notice that the significant flooding has abated, and it is safe to resume use of the Premises. Landlord shall not unreasonably delay providing such notice once flooding conditions have improved.

6.5. Landlord Liability. Landlord shall not be liable for any loss, injury, or damage to person or property of Tenant resulting from significant flooding or the temporary suspension of use under this Section. Landlord shall repair all Common Areas and the structural elements of the Building, as defined in 7.2. of the Premises in the event of damage from flooding and any damage done by Landlord's employees, contractors or its agents to Tenant's property during the flood mitigation work. Tenant shall provide evidence to Landlord of any damage claimed to have been done by Landlord's employees, contractors or agents prior to Landlord repairing or replacing those items.

ARTICLE 7. MAINTENANCE AND REPAIRS

7.1. Tenant's Obligations. Tenant shall, at its sole cost and expense, keep and maintain the indoor Premises, including any Alterations (as defined in Article 8), in good condition and repair, reasonable wear and tear excepted. Tenant shall be responsible for all maintenance, repairs, and replacements within the Premises, including, but not limited to, interior walls, floors, ceilings, windows, doors, and light bulbs, that are necessitated by the negligent or willful misconduct of Tenant or Tenant's agents, employees, or invitees.

7.2. Landlord's Obligations. Landlord shall, at its sole cost and expense, keep and maintain the Common Areas, the grounds, including lawn care, mulching, plant and tree trimming, the structural elements of the Building (including the roof, foundation, floor, and load-bearing walls), and the Building's mechanical, electrical, and plumbing systems in good condition and repair, except to the extent that any such repairs are necessitated by the negligence or willful misconduct of Tenant or Tenant's agents, employees, or invitees, in which case Tenant shall be responsible for the cost of such repairs. Landlord agrees that should Tenant be directed to vacate the Premises during maintenance work, rent shall be abated. Landlord shall be responsible for the installation of light bulbs provided to Landlord by the Tenant.

ARTICLE 8. ALTERATIONS

8.1 Definitions. For purposes of this Lease Agreement, an "Alteration" shall mean any change, addition, improvement, or modification by Tenant to the Premises, including but not limited to:

8.1.1. Any structural change or modification to the walls, floors, ceilings, roof or supporting elements of the Premises;

8.1.2. Changes to the interior layout or floor plan of the Premises;

8.1.3. Installation or removal of any fixtures, equipment, or appliances that are affixed to the Premises;

8.1.4. Any change to the exterior appearance of the Premises, including modifications to windows, doors, or signage.

8.2. Exclusions. Routine maintenance, repairs, and decorative changes, such as art of carpeting, that does not impact the structure of the Premises shall not considered Alterations for the purposes of this Agreement.

8.3. Alterations by Tenant. Tenant shall not make any alterations, additions, or improvements to the Premises (collectively, "Alterations") without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. All Alterations shall be performed in a good and workmanlike manner, in compliance with all applicable laws and regulations, and shall be completed free of liens. Tenant shall provide Landlord with detailed plans and specifications for any proposed Alterations and shall obtain all necessary permits and approvals before commencing any work.

8.3. Ownership of Alterations. All Alterations made by or on behalf of Tenant shall become the property of Landlord upon the expiration or earlier termination of this Lease, unless Landlord requires Tenant to remove any such Alterations, in which case Tenant shall remove the same at

Tenant's sole cost and expense and restore the Premises to their prior condition. Landlord shall notify Tenant at the end of the Term whether such Alterations will be required to be removed at the end of the Term.

ARTICLE 9. INSURANCE AND INDEMNIFICATION

9.1. Fire Insurance. The Tenant shall be responsible for carrying fire insurance and other risk insurance on personal property owned or used by the Tenant. The Landlord shall be responsible for fire and extended coverage, including casualty, on the building in which the Premises are located.

9.2. Tenant's Insurance. The Tenant shall secure and maintain such primary insurance policies as will protect themselves or their Subcontractors from claims for bodily injuries, death, or property damage which may arise from operations under this Lease whether such operations be by themselves or by any Subcontractor or anyone employed by them directly or indirectly.

9.2.1. The following insurance policies are required unless other limits are specified. The City shall be identified as a certificate holder and specifically named as an additional insured under General Liability.

Commercial General Liability

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

Commercial Automobile Liability (if autos are used)

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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Excess Liability Umbrella \$1,000,000

Statutory Worker's Compensation with waiver of subrogation in favor of the City.

9.2.2 Contractual Liability: the insurance required under this section shall:

be Primary insurance and non-contributory.

include contractual liability insurance coverage for the Lessee's obligations under the paragraph 7.5.

9.3 Certificates of Insurance. Certificates of Insurance, acceptable to the Landlord indicating insurance required by the Contract is in force, shall be filed with the Landlord prior to approval of the Contract by the Landlord. The Tenant shall ensure that coverage afforded under the policies will not be canceled until at least thirty (30) days prior written notice has been given to the

Landlord. The Lessee will accept responsibility for damages and the Landlord's defense in the event no insurance is in place and the Landlord has not been notified.

9.4. Mutual Waiver of Subrogation. Landlord and Tenant each hereby release the other, and the other's partners, shareholders, officers, directors, agents, and employees, from any and all liability for any loss or damage to the extent such loss or damage is covered by the releasing party's insurance, regardless of the cause of such loss or damage. Each party shall cause its insurance policies to include a waiver of subrogation endorsement or clause.

9.5. Indemnification. To the fullest extent permitted by the law, Tenant shall indemnify, defend, and hold Landlord harmless from and against any and all claims, actions, damages, liabilities, and expenses, including reasonable attorneys' fees, arising from or related to: (i) Tenant's use or occupancy of the Premises; (ii) any negligent or willful act or omission of Tenant or Tenant's agents, employees, or invitees; or (iii) any breach or default by Tenant in the performance of its obligations under this Lease. Notwithstanding the foregoing, Tenant shall not be required to indemnify Landlord for any claims, actions, damages, liabilities, or expenses to the extent caused by the negligence or willful misconduct of Landlord or its agents, employees, or contractors.

ARTICLE 10. DAMAGE OR DESTRUCTION

10.1. Landlord's Responsibilities. At its cost and expense, the Landlord agrees to maintain the roof, walls, and foundation of the Premises and building in reasonably good order and condition and to make all necessary repairs and replacements in and to the building, including the building flood protection system. If the Landlord fails to perform obligations under this Lease, which creates a condition that interferes substantially with normal use, and consequently, the Tenant is compelled to discontinue business in the Premises in whole or in part, the rental shall be proportionally abated. If the Landlord defaults for more than thirty (30) days after written notice by the Tenant, the Tenant shall have the right but not be obligated to remedy such default. All such sums expended or obligations incurred by the Tenant in connection with the foregoing shall be paid by the Landlord to the Tenant upon demand. If the Landlord fails to reimburse the Tenant, the Tenant may deduct such amount from the next month's rent in addition to any other right or remedy it may have. .

10.2. Termination. In the event of destruction of the Premises or the building containing the same during the said term, which requires repairs to either said Premises or said building, or is declared to be unfit for occupancy by any authorized public authority for any reason other than the Tenant's act, use, or occupation, which declaration requires repairs provided the Tenant gives to the Landlord written notice of the necessity therefore. If those repairs are not, or cannot be, completed within Thirty (30) Days of said notice, then the Tenant may, at its option, cancel this Lease. However, if the Tenant does not desire to cancel the Lease, rent shall be abated during the period which those repairs are made and the Tenant is compelled to discontinue business in the Premises. Further, in the event of flooding, rent shall be abated during that period when the Premises are declared unfit for occupancy by any authorized public authority.

ARTICLE 11. ASSIGNMENT AND SUBLETTING

11.1. Restriction on Transfer. Tenant shall not assign, mortgage, pledge, encumber, or in any manner transfer this Lease or any interest herein, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. Any request for Landlord's consent shall be accompanied by detailed information about the proposed assignee,

including financial statements, business history, and intended use of the Premises.

11.2. Permitted Transfers. Notwithstanding Section 10.1, Tenant may, without Landlord's prior written consent, sublet a portion of the Premises on the first floor. Tenant shall collect, account for, and report to Landlord the revenue derived from the use of this space. Applicable property taxes must be paid by the Tenant.

ARTICLE 12. DEFAULT AND REMEDIES

12.1. Events of Default. The occurrence of any of the following events shall constitute an "Event of Default" by Tenant:

- (a) Failure to pay any installment of Rent or any other amount due hereunder within five (5) days after the same is due and payable;
- (b) Failure to perform any other term, condition, or covenant of this Lease, which failure continues for more than thirty (30) days after written notice from Landlord; provided, however, that if the nature of such default is such that it cannot reasonably be cured within such thirty (30) day period, Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion;
- (c) The filing of a petition by or against Tenant for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of Tenant's property;
- (d) The making by Tenant of an assignment for the benefit of creditors; or
- (e) The abandonment or vacation of the Premises by Tenant.

12.2. Landlord's Remedies. Upon the occurrence of any Event of Default, Landlord shall have the following remedies, in addition to all other rights and remedies provided by law or equity:

- (a) Terminate this Lease and Tenant's right to possession of the Premises, in which case Tenant shall immediately surrender the Premises to Landlord; or
- (b) Pursue any other remedy now or hereafter available to Landlord under the laws or judicial decisions of the state of Iowa.

12.3. Mitigation of Damages. Landlord shall use commercially reasonable efforts to mitigate its damages in the event of a default by Tenant.

12.4. Costs and Attorney Fees. If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, then the Tenant shall be responsible for payment of all reasonable costs and attorney fees of the Landlord that result from the Landlord's use of outside counsel in pursuing its rights and remedies--

ARTICLE 13. MISCELLANEOUS PROVISIONS

13.1. Notices. Any notice required or permitted to be given hereunder shall be in writing and shall be delivered (i) in person, (ii) by certified mail, return receipt requested, or (iii) by a recognized overnight delivery service, and shall be addressed as follows:

To Landlord: City of Davenport

226 w 4th Street, Davenport, IA 52801
Attention: Finance Manager

To Tenant: Visit Quad Cities
1601 River Drive, Suite 110, Moline Illinois 61265
Attention: President/CEO Dave Herrell

13.2. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the state of Iowa. Any disputes arising under this Lease shall be resolved through mediation, and if mediation is unsuccessful, then through binding arbitration, in accordance with the rules of the American Arbitration Association.

13.3. Binding Effect. This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

13.4. Entire Agreement. This Lease, together with the exhibits and schedules attached hereto, constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements, whether written or oral, between the parties.

13.5. Amendments. This Lease may not be amended, modified, or supplemented except by a written instrument signed by both Landlord and Tenant.

13.6. Severability. If any provision of this Lease is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

13.7. Waiver. No waiver of any provision of this Lease shall be effective unless in writing and signed by the party against whom such waiver is sought to be enforced. No waiver of any breach of this Lease shall constitute a waiver of any subsequent breach of the same or any other provision hereof.

13.8. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13.9. Authority. Each party represents and warrants that it has full power and authority to enter into this Lease and that the person signing on its behalf has been duly authorized to do so.

13.10. Limitation of Liability. Notwithstanding anything to the contrary contained in this Lease, neither Landlord nor Tenant shall be liable to the other for any consequential, incidental, indirect, special, or punitive damages arising out of or in connection with this Lease, except in cases of gross negligence or willful misconduct.

13.11. Compliance with Municipal Regulations. Landlord represents and warrants that it has full authority to enter into this Lease and that this Lease complies with all applicable municipal laws, regulations, and policies governing the leasing of City-owned property. Tenant acknowledges that this Lease may be subject to additional municipal requirements and agrees to cooperate with Landlord in complying with any such requirements.

13.12. Non-Profit Accommodation. Landlord acknowledges Tenant's status as a non-profit

organization and agrees to reasonably cooperate with Tenant in maintaining its tax-exempt status, including providing any necessary documentation or certifications related to Tenant's use of the Premises.

13.13. Early Termination Option. Tenant shall have the one-time right to terminate this Lease early, by providing Landlord with at least three months' prior written notice and paying to Landlord a termination fee equal to three months' Rent. This early termination option shall be personal to the original Tenant and may not be exercised by any assignee or subtenant.

13.14. Dispute Resolution. In the event of any dispute arising out of or relating to this Lease, the parties agree to first attempt to resolve the dispute through good-faith negotiations. If the parties are unable to resolve the dispute through negotiations within 30 days, they shall submit the dispute to mediation in accordance with the rules of the American Arbitration Association. If mediation is unsuccessful, the parties shall proceed to binding arbitration, also in accordance with the rules of the American Arbitration Association. The arbitration shall be conducted in Davenport, Iowa, by a single arbitrator mutually agreed upon by the parties or, if they cannot agree, selected in accordance with the American Arbitration Association rules. The arbitrator's decision shall be final and binding on the parties, and may be entered as a judgment in any court of competent jurisdiction. The costs of mediation and arbitration shall be shared equally by the parties.

13.15. Force Majeure. Neither party shall be responsible for delays or failures in performance resulting from events beyond the control of such party, including but not limited to, acts of God, strikes, lockouts, riots, acts of war, epidemics, pandemics, governmental regulations superimposed after the fact, fire, communication line failures, power failures, earthquakes, or other disasters (each a "Force Majeure Event"). If a Force Majeure Event occurs, the party whose performance is affected shall give prompt written notice to the other party and shall use diligent efforts to minimize the impact of such event.

13.16. Holding Over. If Tenant remains in possession of the Premises after the expiration or earlier termination of this Lease without Landlord's written consent, such occupancy shall be a tenancy at sufferance, and Tenant shall pay Rent at 150% of the rate in effect immediately prior to such holding over, computed on a monthly basis for each month or partial month of the holdover period. No holding over by Tenant shall operate to extend the Term of this Lease.

13.17. Estoppel Certificates. Tenant shall, within ten (10) business days after written notice from Landlord, execute, acknowledge, and deliver to Landlord a statement in writing certifying such information as Landlord may reasonably request, including but not limited to the following: (a) that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect); (b) the date to which the Rent and other charges are paid in advance, if any; (c) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed; and (d) such other matters as Landlord may reasonably require.

13.18. Quiet Enjoyment. Landlord covenants that Tenant, upon paying the Rent and performing all of the terms, covenants, and conditions of this Lease, shall peaceably and quietly enjoy the Premises during the Term, subject to the terms and conditions of this Lease.

IN WITNESS WHEREOF, the parties hereto set their hands and seals on the day and year above written.

RIVERFRONT
IMPROVEMENT COMMISSION

VISIT QUAD CITIES

Gwendolyn Lee, Chair

Dave Herrell, President and CEO

Date

Date

City of Davenport

Department: Administration

Contact Info: |

Action / Date

6/24/2025

Subject:

Lindsay Park Yacht Club | Lease and management agreement update

Recommendation:

Background:

Attachments:

None

City of Davenport

Department: Administration
Contact Info: |

Action / Date
6/24/2025

Subject:
Staff report | June 2025

Recommendation:

Background:

Attachments:

1. 06.2025 Staff Report

Park and Recreation Advisory Board

June 2025

Staff Report

Notable updates from Staff

ADMINISTRATIVE SERVICES

AmeriCorps

- Community funding was pulled together funds to support the return to service for 8 members (5 current and 3 new for summer). This support will allow sites to continue to provide services to the community.
- Members are serving un the Iowa National Service Corps instead of AmeriCorps. However, they are serving in the same capacity.

Customer Service & Outreach

- Staff attended to outreach events on June 6 – Common Chord’s Kick of to Summer and June 7 – Davenport Public Library’s Tough-A-Truck.
- The Tough-A-Truck event took place at Fairmount Public Library parking lot and was great exposure for the Fairmount Community Center as staff hosted activities in the center during the event.

Business Functions

- Staff are concluding interviews for the vacant full time Senior Clerk position and anticipate a new employee beginning early July.
- Administration staff conducted training with department staff on new payroll and timekeeping processes.

PARK OPERATIONS

Park Projects

- Staff has been busy opening the aquatic centers. The Annie Wittenmyer Aquatic Center, Fejervary Park Aquatic Center, Dohse Splash and Play, Centennial Splash Park, and Cork Hill Park are all up and running.
- Emeis Playground is approximately 75% complete. Staff has been busy with inspections to ensure the playground meets our safety standards.
- The west loop recreational trail extension is approximately 50% complete, with very few issues, such as weather, slowing its pace.

Horticulture

- Staff have finalized the annual flower planting and have transitioned into mulching, weeding, and pruning the flower beds.
- Fejervary Park Learning Center is now open Tuesday-Sunday, 10AM-4PM.
- The summer theme at Vander Veer Botanical Park is now active. The theme this year is "Follow the Roots". The theme includes a series of interactive stations with a word search involving native plants.

General Operations & Maintenance

- Staff was busy inspecting playgrounds and have included summer park inspections.
- Swings have been replaced at Goose Creek Park, Green Acres Park, Lafayette Park, and Cork Hill Park.
- Dohse Splash and Play Park has had repairs made to the climbing wall.
- Gabe's playground (Vander Veer Botanical Park) has had repairs completed to level the pour in place surfacing.
- Swing mats have been installed at various locations to keep mulch from being spread away from under swing sets.

RECREATION

Events & Aquatics

- Staff received a sunscreen Grant from the Iowa Cancer Consortium, allowing us to provide free sunscreen at Annie and Fejervary Aquatic Centers all summer long.
- Learn to Skate brought in 620 skaters, the third highest over the history of the program in FY 25.
- Learn to Swim registrations are on par with previous years and look to be higher than last year, with many classes already at capacity.
- Staff developed a new Learn to Swim class specifically for DPR Adventure Camp Campers on Mondays throughout the summer.
- Navigating the cold weather has been a bit of a challenge at the beginning of this summer pool season.

Adaptive & Inclusive

- Staff was very excited to learn that Claire Fischer received the **Special Olympics Youth Volunteer of the Year** award! Claire dedicates so much of her time to supporting all of the Special Olympic programs.
- Softball started on Saturday, 6/7 at Lindsey Park. Enough players show up to have a competitive and developmental team. They will practice

through August 2nd. Jack Day, a volunteer from the SAU baseball team, is coaching the competitive team this year.

- Unified Bowling began on Friday, 6/6 at Leisure Lanes. The program will run every Friday until July 18th. There were over 100 bowlers that participated the first night!
- National Games Registrations were submitted on Friday, 6/6. Scott County Special Olympic Association has submitted applications for our 5-on-5 basketball team, tennis, track, bowling, and swimming events.
- Sherrie Fischer was awarded the KWQC/ServePro Hometown Hero Award on May 28th. It aired on Monday, 6/2. The program received \$100.
- Many of our Special Olympic athletes participated in the police and Iowa State fundraising events – Cop on Top and Torch run this past month.

Youth & Adult Sports

- T-ball and coach pitch started with 142 youth participants, 20 more than in the previous 3 years.
- Staff started the free Track and Field program at Brady Street Stadium on Wednesday evenings, over 250 youth participants.
- Adult leagues for softball and soccer are full and proceeding well.

Davenport Junior Theatre Performing Arts

- The first half of the program transition went well. Half of the campus was moved in one day. Staff are now on hold while the new location gets abated.
- Dance recitals went very well, with over 1000 people between those attending and students in the program.
- Camp registrations are doing very well, with all 4 Performing Arts Camp full and Mini Camp and Dance Camp with only 15 slots left between them. Camp size was limited due to sizing constraints.

The River's Edge

- Staff is finalizing fiscal year billing and expenses.
- Staff is working on fall and winter ice schedules.
- Staff solicited and secured the Iowa Games Hockey Tournament.

GOLF OPERATIONS

General Golf Course Updates

- Golf Courses are having a great season with beneficial weather in May and June.

Duck Creek Golf Course

- Many of the repair spots from last Fall projects are now all green with new grass.

Emeis Golf Course

- The Fundraising has begun for the new Emeis Clubhouse project.
- The Fundraising Golf Outing has been moved to Friday Sept 5th 1 pm Shotgun.

Red Hawk Golf and Learning Center

- Red Hawk has started the process of replacing the front business sign with an updated design and features including illumination and modern panels.

COMMUNICATION UPDATES

Community Events

- City of Davenport River Bandits Night | Friday, 6/20 | Modern Woodmen Park
- Take Me Out to the Ball Game Skate | Saturday, 6/21 | The River's Edge
- YouthFest | Wednesday, 6/25 | Fejervary Park
- Party in the Park | Thursday, 6/26 | Goose Creek Park
- Paws in the Park | Saturday, 6/28 | Centennial Dog Park
- Red, White & BOOM! | Thursday, 7/3 | Le Claire Park
- 4th of July Swim | Friday, 7/4 | Both Aquatic Centers
- Picnic in the Park | Friday, 7/11 | Vander Veer Botanical Park
- Kids to Parks Day | Saturday, 7/12 | Fejervary Learning Center
- Party in the Park | Thursday, 7/17 | Fejervary Park
- Concert in the Park | Saturday, 7/19 | Vander Veer Botanical Park
- Barks and Rec | Saturday, 7/19 | Centennial Dog Park
- Urban Scramble | Saturday, 7/19 | QC Recreation Trails (QC Parks & Recreation Departments Collaboration)

Community Outreach Events

Outreach opportunities for staff to be on hand to give out program and hiring information, play games with booth visitors, and hand out prizes for attendees.

- Red White & BOOM! | Thursday, 7/3

Notable Dates

- Juneteenth Day Closures 6/19
 - Davenport Parks and Recreation Administrative Offices
- Independence Day 7/4
 - Davenport Parks and Recreation Administrative Offices
 - Vander Veer Conservatory
 - The River's Edge
 - Roosevelt Community Center
 - Fairmount Community Center

